

CHEEZTEAK COMPANY

Business for Sale



1,600 sq ft Available

18931 E Valley View Parkway, Independence, Missouri



Estimated Population
110,294 (five mile radius)

Total Number of Employees
44,286 (five mile radius)

Intersection carries over
180,000 cars per day

- Intersection of Interstate 70, M-291 Highway, and US 40 Highway
- Across from new Bass Pro Shop, Lowe's, Costco, CarMax, and more
- Two years new
- 200 unit apartment complex within walking distance
- Seats 70 people

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

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**18931 E Valley View Pky
Independence, Missouri**

September 2007

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.033307/-94.357131

September 2007

RS

18931 E Valley View Pky Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	4,122	39,818	110,294
	2011 Projected Population	4,581	41,899	112,926
	2000 Census Population	3,411	36,716	106,636
	1990 Census Population	1,998	29,557	95,966
	Historical Annual Growth 1990 to 2006	6.6%	2.2%	0.9%
	Projected Annual Growth 2006 to 2011	2.2%	1.0%	0.5%
	2006 Median Age	38.2	38.8	39.4
HOUSEHOLDS	2006 Estimated Households	1,794	15,921	44,030
	2011 Projected Households	2,005	16,798	45,133
	2000 Census Households	1,475	14,646	42,564
	1990 Census Households	858	11,393	36,733
	Historical Annual Growth 1990 to 2006	6.8%	2.5%	1.2%
	Projected Annual Growth 2006 to 2011	2.4%	1.1%	0.5%
POPULATION BY RACE	2006 Estimated White	88.5%	90.4%	90.1%
	2006 Estimated Black or African American	6.6%	5.0%	5.1%
	2006 Estimated Asian & Pacific Islander	1.3%	1.7%	1.6%
	2006 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.3%
	2006 Estimated Other Races	3.4%	2.7%	2.9%
	2006 Estimated Hispanic	4.6%	4.4%	4.6%
INCOME	2006 Estimated Average Household Income	\$ 57,236	\$ 73,778	\$ 66,454
	2006 Estimated Median Household Income	\$ 53,473	\$ 65,388	\$ 59,344
	2006 Estimated Per Capita Income	\$ 26,443	\$ 29,910	\$ 27,053
EDUCATION (AGE 25+)	2006 Elementary	0.9%	0.6%	0.9%
	2006 Some High School	6.3%	4.0%	5.0%
	2006 High School Graduate	28.0%	27.3%	30.1%
	2006 Some College	26.5%	26.6%	25.9%
	2006 Associates Degree Only	6.9%	8.8%	9.3%
	2006 Bachelors Degree Only	21.9%	20.8%	18.4%
	2006 Graduate Degree	9.6%	11.8%	10.4%
BUSINESS	Number of Businesses	325	1,607	4,566
	Total Number of Employees	3,279	16,575	44,286
	Employee Population per Business	10.1	10.3	9.7
	Residential Population per Business	12.7	24.8	24.2

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Business Name: CHEEZTEAK COMPANY
18931 E. Valley View Pkwy., Independence, MO.

Type: Established business

Category: Restaurant

Financials

Asking: \$79,000 - Price Reduced For Quick Sale!

Included in the Asking Price:

Furniture, Fixtures & Equipment:

Inventory:

NOT Included in the Asking Price:

Real Estate: n/a

Gross: Letter of Confidentiality

Cash Flow: Letter of Confidentiality

Summary Description: This popular sandwich restaurant is located in the busy Valley View Parkway corridor just across from Lowe's and Costco. It is near McDonald's and Subway. Under construction is Bass Pro Shop which will draw many customers. There is a 200 unit apartment complex within close walking distance. Owners are absentee and need to sell. Hours: 11-9 and 11-10 on weekends

General Information

Year Established: 2005

Employees: 9

Facilities: Rent \$3,015 per month for 1,600 sq. ft.

Market Outlook

Competition: some

Growth and Expansion: Grow the business through advertising

About the Sale

Financing: Possibly some

Support/Training: Yes

Reason Selling: Absentee

Contact Information

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