

BROCK'S BAR & GRILL

Business for Sale



Platte County's #1 Sports Bar
6541 N. Cosby Avenue, Kansas City, Missouri



Estimated Population
107,852

Average Household Income
\$76,975

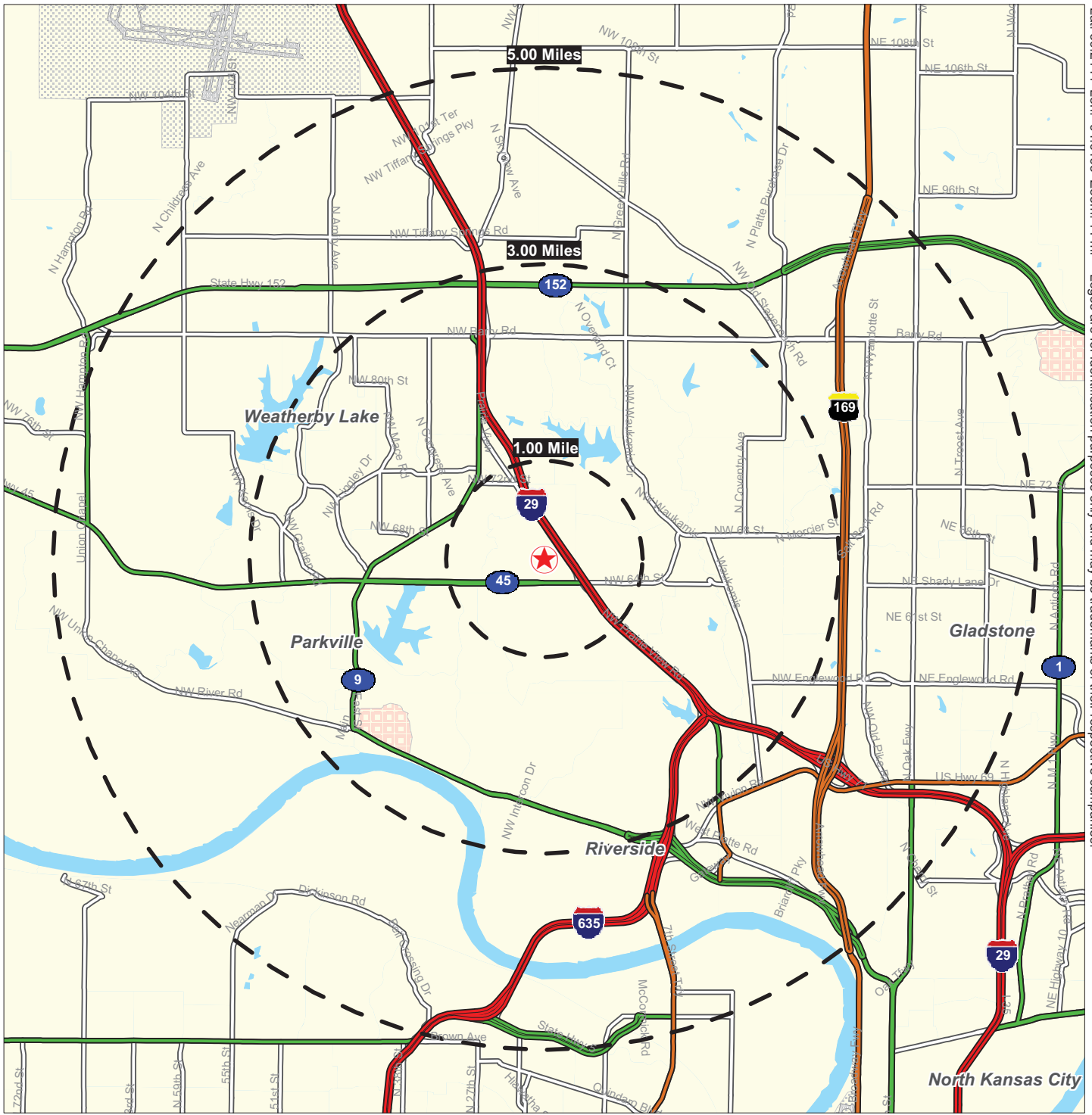
Five Mile Radius

- Popular sports bar with a loyal customer base
- Established over 25 years
- Seats 100
- Covered outdoor patio
- Rare profitable, turn key opportunity
- After 25 successful years - owner is simply ready to retire

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:

Larry Gaines
816.412.7387
lgaines@blockandco.com



©2011, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

6541 N Cosby Avenue
Kansas City, Missouri

December 2011

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.21407/-94.646459

December 2011

RS1

6541 N Cosby Avenue Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	7,391	53,031	107,852
	2016 Projected Population	7,442	54,296	110,765
	2010 Census Population	7,405	52,063	107,343
	2000 Census Population	7,244	47,055	94,961
	Historical Annual Growth 2000 to 2011	0.2%	1.2%	1.2%
	Projected Annual Growth 2011 to 2016	0.1%	0.5%	0.5%
	2011 Median Age	37.4	37.4	37.0
HOUSEHOLDS	2011 Estimated Households	3,158	22,140	45,396
	2016 Projected Households	3,313	23,554	47,717
	2010 Census Households	3,204	21,525	44,869
	2000 Census Households	3,038	19,260	39,187
	Historical Annual Growth 2000 to 2011	0.2%	0.7%	0.8%
	Projected Annual Growth 2011 to 2016	1.0%	1.3%	1.0%
POPULATION BY RACE	2011 Estimated White	85.2%	82.6%	81.6%
	2011 Estimated Black or African American	7.9%	8.7%	9.3%
	2011 Estimated Asian & Pacific Islander	2.9%	3.5%	3.3%
	2011 Estimated American Indian & Native Alaskan	0.4%	0.6%	0.6%
	2011 Estimated Other Races	3.6%	4.6%	5.2%
	2011 Estimated Hispanic	5.4%	6.5%	7.3%
INCOME	2011 Estimated Average Household Income	\$ 86,156	\$ 82,207	\$ 76,975
	2011 Estimated Median Household Income	\$ 62,913	\$ 65,426	\$ 62,146
	2011 Estimated Per Capita Income	\$ 36,864	\$ 34,713	\$ 32,666
EDUCATION (AGE 25+)	2011 Elementary	1.3%	1.6%	1.9%
	2011 Some High School	5.1%	4.7%	4.8%
	2011 High School Graduate	28.8%	24.6%	27.5%
	2011 Some College	24.8%	23.3%	23.3%
	2011 Associates Degree Only	7.0%	8.0%	7.7%
	2011 Bachelors Degree Only	21.8%	26.5%	23.9%
	2011 Graduate Degree	11.2%	11.4%	10.9%
BUSINESS	Number of Businesses	181	1,328	3,498
	Total Number of Employees	1,741	15,140	45,991
	Employee Population per Business	9.6	11.4	13.1
	Residential Population per Business	40.8	39.9	30.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Business Name: Brock's Bar & Grill

Address, City, State: 6541 N. Cosby Avenue, Kansas City, Missouri

Financials

Asking: \$199,000

Included in the Asking Price:

Furniture, fixtures, equipment, menus, training, and a large customer base

Not Included in the Asking Price:

Real estate

Gross: Letter of Confidentiality

Cash Flow: Very strong

Summary Description:

This perfect sports bar has been successful for over 25 years in the same location. Very popular and well accepted. It is rare to find such an established bar and grill available. Completely turn key and well equipped it would be an easy transition for someone to take the reins and keep it headed in the same direction. Just a short drive from 64th Street and Interstate 29. Very reasonable rent and highly successful this is not only a rare opportunity but a value in today's market.

General Information

Year Established: 1985

Employees: 10

Facilities: 2,800 sq ft, rent - \$2,807 per month including taxes, insurance, and common area maintenance

Market Outlook; Good

Competition: Some

About the Sale

Financing: Partial is possible due to the strong cash flow

Support/Training: Yes

Reason Selling: Owner has worked the business for 25 years and is tired and wants a change of pace

Contact Information

Larry Gaines

Block & Company, Inc., Realtors

Phone: 816.753.6000

Email: lgaines@blockandco.com

www.blockandco.com

The information in this listing has been provided by the broker stated above. Block & Company, Inc. assumes no responsibility for its accuracy or completeness.