

RESTAURANT For Sale or Lease



12712 E. US Highway 40, Independence, Missouri



Estimated Population
147,000 (five mile radius)

Average Household Income
\$54,688 (five mile radius)

US Highway 40 carries over
20,000 cars per day

- Major Japanese Steak House restaurant/bar
- 6,000 sq ft freestanding building
- 65,000 sq ft +/- lot size
- Turn key operation
- State of the art equipment
- Near Blue Ridge Wal-Mart
- Ideal for any type of restaurant/buffet operations
- High traffic and demographics

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Business Name: JAPANESE STEAKHOUSE
Address, City, State INDEPENDENCE, MO.
Type: Established business
Category: Restaurant with Bar

Financials

Asking: \$950,000 (or will lease for \$8,000 per month to qualified tenant)

Included in the Asking Price:

Furniture, Fixtures & Equipment:

Inventory:

Real Estate: Real estate is included

Gross: \$40-50,000 per month

Cash Flow: Positive

Summary Description: Beautiful ski lodge décor. Approx. 6,000 sq. ft. Very nicely decorated. Includes 10 upscale smokeless Hibachi tables if used as a Japanese steak house. All restaurant equipment is state of art. Over 20,000 cars pass this location daily. The restaurant seats up to 200 people including the bar and private dining area. Excellent restaurant for a concept change including steakhouse or Barbeque. Almost any concept will adapt. There's plenty of parking for over 100 cars. Near Blue Ridge Wall Mart. High demographics.

General Information

Year Established: 2002

Employees: 9 full time

Facilities: 6,000 sq. ft. on 65,000 sq. ft. lot

Market Outlook

Competition: No Japanese Steakhouses nearby

Growth and Expansion: Plenty of room for expansion

About the Sale

Financing: No

Support/Training: Yes

Reason Selling: Other interests

Contact Information

Larry Gaines and Jerry Gaines , Dimitri Rodopoulos

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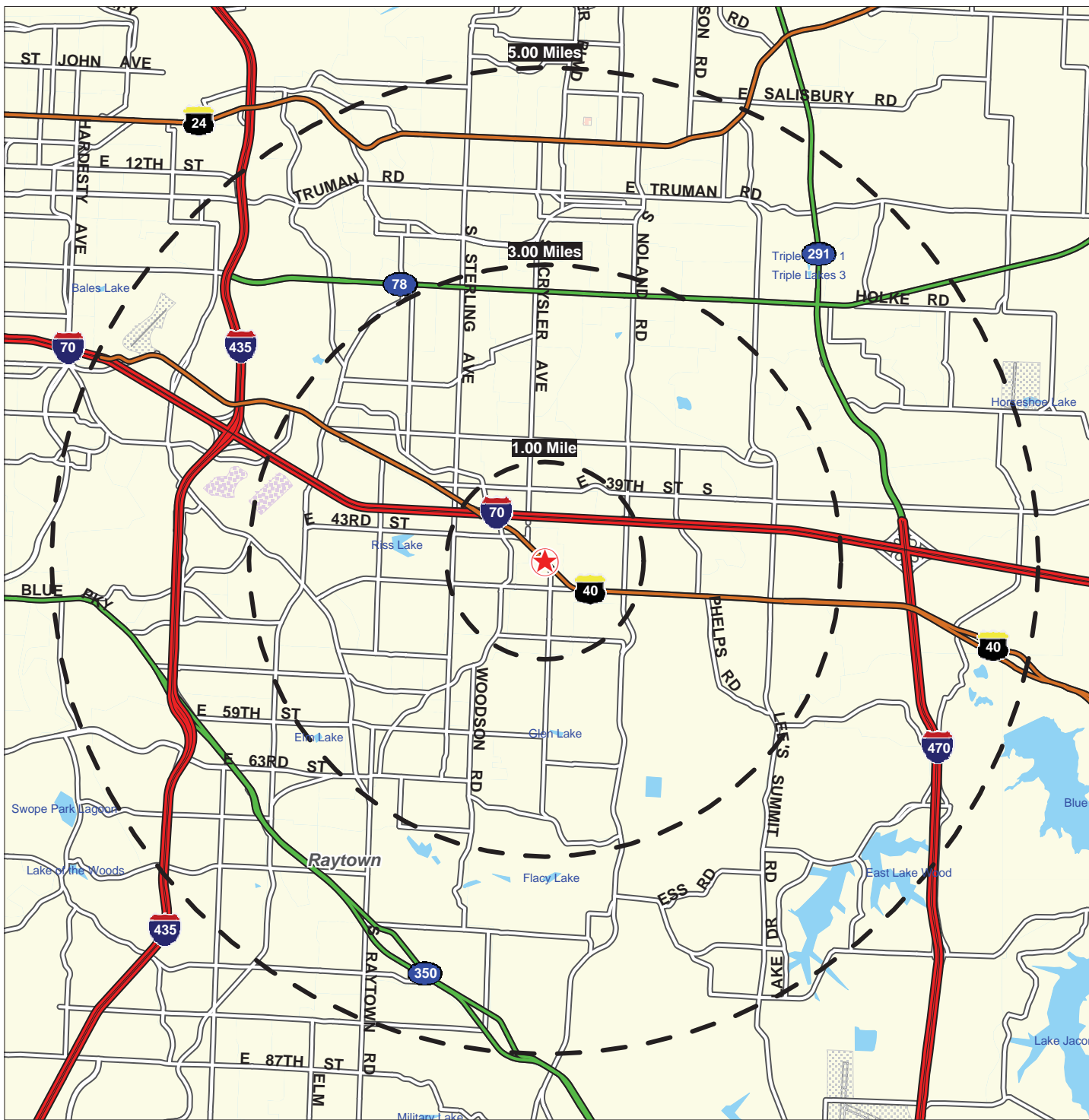
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12712 E US 40 Hwy
Independence, Missouri

November 2007

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.0383/-94.428305

November 2007

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12712 E US Hwy 40 Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	8,507	61,061	147,000
	2011 Projected Population	8,447	60,836	147,899
	2000 Census Population	8,610	61,500	145,822
	1990 Census Population	8,837	63,336	144,868
	Historical Annual Growth 1990 to 2006	-0.2%	-0.2%	0.1%
	Projected Annual Growth 2006 to 2011	-0.1%	-0.1%	0.1%
	2006 Median Age	44.7	42.5	40.0
HOUSEHOLDS	2006 Estimated Households	3,824	26,338	62,483
	2011 Projected Households	3,802	26,277	62,891
	2000 Census Households	3,870	26,514	62,024
	1990 Census Households	3,819	26,285	59,629
	Historical Annual Growth 1990 to 2006	0.0%	0.0%	0.3%
	Projected Annual Growth 2006 to 2011	-0.1%	-0.0%	0.1%
POPULATION BY RACE	2006 Estimated White	90.4%	87.3%	84.8%
	2006 Estimated Black or African American	5.0%	7.6%	9.6%
	2006 Estimated Asian & Pacific Islander	1.3%	1.4%	1.6%
	2006 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.3%
	2006 Estimated Other Races	3.0%	3.3%	3.6%
	2006 Estimated Hispanic	4.9%	5.0%	5.2%
INCOME	2006 Estimated Average Household Income	\$ 52,796	\$ 54,834	\$ 54,688
	2006 Estimated Median Household Income	\$ 48,435	\$ 48,991	\$ 48,255
	2006 Estimated Per Capita Income	\$ 24,010	\$ 24,354	\$ 23,991
EDUCATION (AGE 25+)	2006 Elementary	1.3%	1.2%	1.3%
	2006 Some High School	5.2%	5.8%	6.9%
	2006 High School Graduate	33.6%	34.2%	33.4%
	2006 Some College	26.2%	26.1%	26.0%
	2006 Associates Degree Only	10.7%	9.7%	8.9%
	2006 Bachelors Degree Only	15.7%	14.7%	14.9%
	2006 Graduate Degree	7.4%	8.2%	8.5%
BUSINESS	Number of Businesses	469	2,209	5,719
	Total Number of Employees	4,194	21,714	62,477
	Employee Population per Business	8.9	9.8	10.9
	Residential Population per Business	18.1	27.6	25.7

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