

FORBES WOODFIRE GRILL

Business for Sale



2,400 Sq Ft Upscale Restaurant & Bar
221 S. 291 Highway, Lee's Summit, Missouri



Estimated Population
81,594

Average Household Income
\$77,574

Five Mile Radius

- Seats 80 people inside + 50 people outside
- Located on 291 Highway (Lee's Summit's main corridor)
- Upscale build-out (granite bar), large patio with waterfall, complete kitchen, smoker, pizza oven, and more
- Completely turn-key from POS system, TV's, plates, and silverware
- Outdoor patio can be covered
- Approximately \$800,000 in build-out, designed by Forbes Cross

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

Jerry Gaines
816.412.7389
jgaines@blockandco.com



©2010, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

221 S. 291 Highway Lee's Summit, Missouri

March 2010

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

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.91538/-94.3622

March 2010

RS1

221 S. 291 Highway Lee's Summit, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	11,104	53,087	81,594
	2014 Projected Population	11,151	55,755	87,666
	2000 Census Population	11,455	48,939	68,747
	1990 Census Population	11,265	36,153	47,971
	Historical Annual Growth 1990 to 2009	-0.1%	2.5%	3.7%
	Projected Annual Growth 2009 to 2014	0.1%	1.0%	1.5%
	2009 Median Age	34.9	36.3	36.9
HOUSEHOLDS	2009 Estimated Households	4,488	20,544	30,402
	2014 Projected Households	4,537	21,757	32,868
	2000 Census Households	4,591	18,974	25,847
	1990 Census Households	4,265	14,226	18,300
	Historical Annual Growth 1990 to 2009	0.3%	2.3%	3.5%
	Projected Annual Growth 2009 to 2014	0.2%	1.2%	1.6%
POPULATION BY RACE	2009 Estimated White	91.9%	92.1%	91.6%
	2009 Estimated Black or African American	4.2%	4.2%	4.9%
	2009 Estimated Asian & Pacific Islander	0.8%	1.0%	1.1%
	2009 Estimated American Indian & Native Alaskan	0.4%	0.3%	0.3%
	2009 Estimated Other Races	2.8%	2.4%	2.1%
	2009 Estimated Hispanic	6.0%	5.6%	5.5%
INCOME	2009 Estimated Average Household Income	\$ 58,515	\$ 67,345	\$ 77,574
	2009 Estimated Median Household Income	\$ 62,910	\$ 70,360	\$ 79,534
	2009 Estimated Per Capita Income	\$ 23,653	\$ 26,135	\$ 29,110
EDUCATION (AGE 25+)	2009 Elementary	1.5%	1.4%	1.2%
	2009 Some High School	5.6%	4.4%	4.1%
	2009 High School Graduate	25.9%	24.9%	23.8%
	2009 Some College	26.4%	25.4%	23.9%
	2009 Associates Degree Only	10.9%	8.8%	8.4%
	2009 Bachelors Degree Only	20.0%	23.8%	24.9%
	2009 Graduate Degree	9.7%	11.2%	13.7%
BUSINESS	Number of Businesses	664	2,275	2,941
	Total Number of Employees	6,199	29,669	37,712
	Employee Population per Business	9.3	13.0	12.8
	Residential Population per Business	16.7	23.3	27.7

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: Forbes Woodfire Grill
Address, City, State: 221 S. 291 Highway, Lee's Summit, Missouri
Type: Restaurant

Financials

Asking: \$125,000

Included in the Asking Price:

Furniture, Fixtures, and Equipment

NOT Included in the Asking Price:

Real Estate

Gross: Closed

Summary Description:

Excellent Lee's Summit location. There is a large outdoor patio with waterfall. The restaurant is fully equipped down to the dishes. Designed by Forbes Cross, well known throughout the Kansas City restaurant industry. There is a wood fire pizza oven behind the granite bar. The décor is excellent and easily adaptable to many concepts. The asking price is far below the replacement cost. Near McDonald's, Starbucks, Applebee's, and 54th Street Bar & Grill. It is set up for drive up carry out. Again this was professionally built, well designed, prime location, priced below replacement value. Completely turn-key. Approximately \$800,000 in build-out.

General Information

Year Established: 2007-2008

Facilities: 2,400 sq ft + outdoor seating

Rent: \$2,900 base

Market Outlook

Competition: Yes

Growth & Expansion: Concept

About the Sale

Financing: Yes (\$25,000 down and carry back \$100,000)

Support/Training: Yes

Reason Selling: Personal

Contact Information

Larry Gaines & Jerry Gaines

Block & Company, Inc. Realtors

Phone: 816.753.6000

Email: lgaines@blockandco.com / jgaines@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.