

# FORMER PONDEROSA

## For Sale or Lease



**6,054 Sq Ft Building on a 61,208 Sq Ft Lot**  
7210 NE 43rd Street, Kansas City, Missouri



Estimated Population  
**109,785**

Average Household Income  
**\$59,792**

Five Mile Radius

- Full kitchen and bar - completely turn-key
- Adjacent to Worlds of Fun, Oceans of Fun, Ameristar Casino, and the world's largest underground office/distribution/industrial park
- Seats 200 people with parking for 85 cars
- Easily adaptable to many concepts
- Excellent visibility to I-435 and over 66,000 cars per day
- Currently a bar and grill

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



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**7210 NE 43rd Street**  
**Kansas City, Missouri**

May 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.170956/-94.494424

May 2010

RS1

7210 NE 43rd Street Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	3,849	33,026	109,785
	2014 Projected Population	3,953	33,841	112,953
	2000 Census Population	3,247	31,791	105,319
	1990 Census Population	3,300	32,388	99,230
	Historical Annual Growth 1990 to 2009	0.9%	0.1%	0.6%
	Projected Annual Growth 2009 to 2014	0.5%	0.5%	0.6%
	2009 Median Age	30.9	36.2	36.9
<b>HOUSEHOLDS</b>	2009 Estimated Households	1,361	12,444	42,248
	2014 Projected Households	1,342	12,225	41,905
	2000 Census Households	1,227	12,808	42,864
	1990 Census Households	1,177	12,176	39,980
	Historical Annual Growth 1990 to 2009	0.8%	0.1%	0.3%
	Projected Annual Growth 2009 to 2014	-0.3%	-0.4%	-0.2%
<b>POPULATION BY RACE</b>	2009 Estimated White	76.6%	86.1%	82.8%
	2009 Estimated Black or African American	7.3%	3.0%	4.1%
	2009 Estimated Asian & Pacific Islander	1.1%	0.8%	1.8%
	2009 Estimated American Indian & Native Alaskan	0.9%	1.0%	0.8%
	2009 Estimated Other Races	14.0%	9.2%	10.5%
	2009 Estimated Hispanic	9.4%	7.3%	11.4%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 48,873	\$ 59,077	\$ 59,792
	2009 Estimated Median Household Income	\$ 48,354	\$ 53,895	\$ 54,418
	2009 Estimated Per Capita Income	\$ 17,280	\$ 22,362	\$ 23,258
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	2.0%	2.4%	3.0%
	2009 Some High School	8.5%	8.1%	8.3%
	2009 High School Graduate	37.6%	37.1%	33.7%
	2009 Some College	22.0%	21.4%	21.2%
	2009 Associates Degree Only	8.3%	8.6%	7.7%
	2009 Bachelors Degree Only	15.3%	16.0%	18.0%
	2009 Graduate Degree	6.3%	6.4%	8.0%
<b>BUSINESS</b>	Number of Businesses	102	1,005	3,530
	Total Number of Employees	5,655	23,544	69,797
	Employee Population per Business	55.3	23.4	19.8
	Residential Population per Business	37.7	32.9	31.1

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**Business Name: Former Ponderosa**

**Address, City, State:** 7210 NE 43rd Street, Kansas City, Missouri

Type: Established business

Category: Buffet Restaurant

### **Financials**

**Asking:** \$699,000 (or lease for \$6,000 per month NNN - fully equipped)

**Included in the Asking Price:**

Furniture, Fixtures & Equipment

Real Estate - 6,054 sq ft building on 61,208 sq ft lot

**NOT Included in the Asking Price:**

Inventory: Not included

### **Summary Description:**

Former Ponderosa Steak House. Adjacent to Worlds of Fun, Oceans of Fun, and the worlds largest underground office/distribution/industrial park. Excellent access and visibility to I-435 with over 66,000 cars per day. Easily adaptable to many concepts. Seats 200 with parking for 85 cars.

### **General Information**

**Year Established:** Built in 1987

### **Market Outlook:**

**Competition:** Some

**Growth & Expansion:** Expand the concept

### **About the Sale**

**Reason Selling:** Devote time to other operation

### **Contact Information**

**Larry Gaines**

**Block & Company, Inc., Realtors**

Phone: 816-753-6000

Email: lgaines@blockandco.com

www.blockandco.com

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