

Former MelBee's Restaurant Building For Sale - Bank Owned

RESTAURANT (2,400 Sq Ft) & attached RETAIL SPACE (1,800 Sq Ft)



4,200 Total Sq Ft plus Basement - Can Be Expanded

6118 - 6120 Johnson Drive, Mission, Kansas



- 2,400 sq ft Restaurant Space
1,800 sq ft Retail Space

4,200 sq ft Total Available
- Superb Mission Location (Johnson Drive retail corridor)
- Completely turn-key includes tables, chairs, dishware, fully equipped kitchen, full bar, and contemporary decor
- Priced below appraisal - bank says get it sold!
- Johnson Drive carries over 26,000 cars per day
- Waddell & Reed to staff 200 +/- across the street from site
- *Aggressive price reduction for quick sale!*

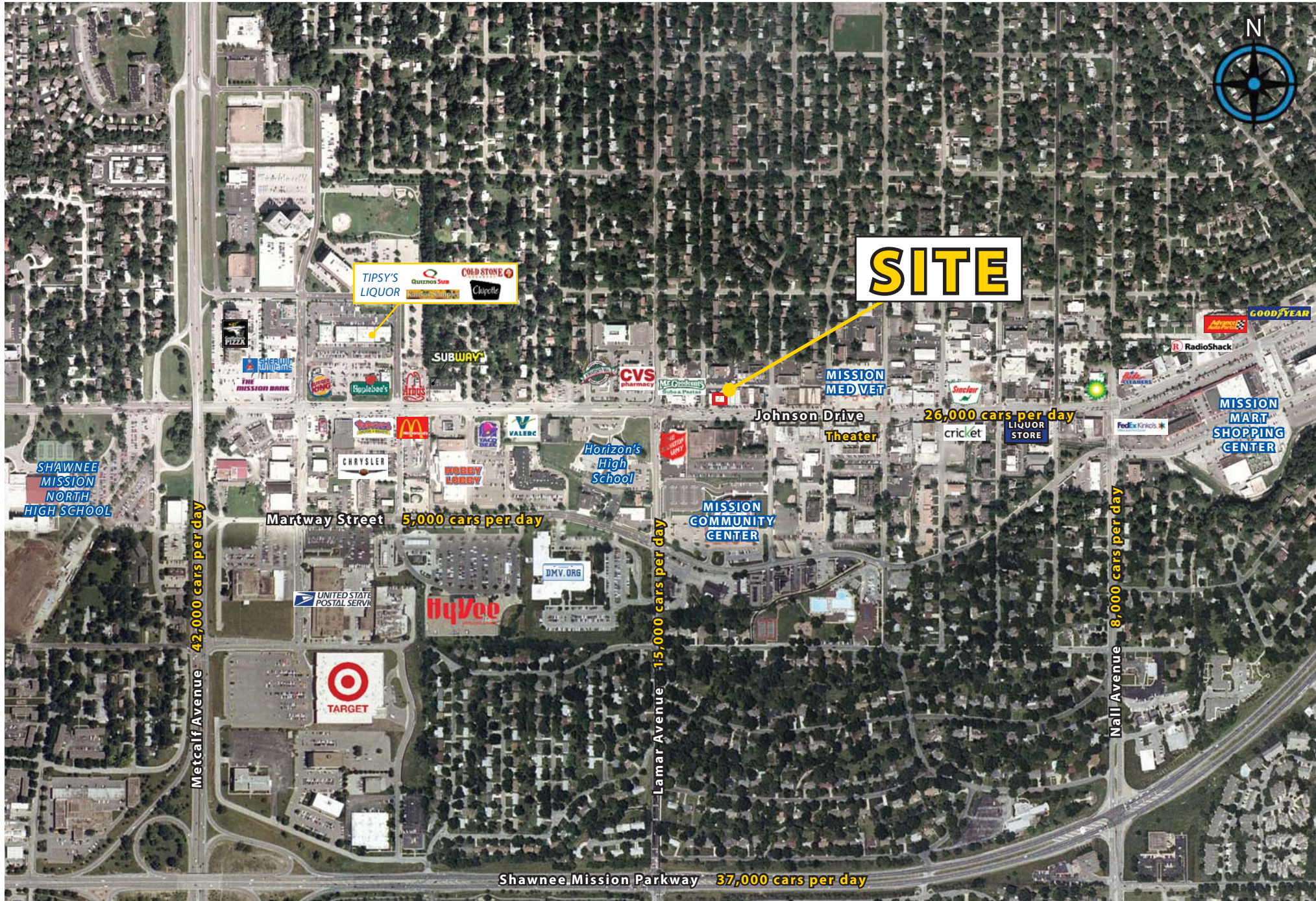
BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
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6118 - 6120 Johnson Drive, Mission, Kansas



Business Name: MelBee's Restaurant

Address, City, State: 6118 - 6120 Johnson Drive, Mission, Kansas

Type: Established business

Category: Full Service Restaurant and Lounge

Financials

Asking: \$325,000

Included in the Asking Price:

Furniture, Fixtures & Equipment

Completely turn key down to the plates and tableware

Real Estate is included (*two spaces side by side*)

2,400 sq ft Restaurant Space Available

1,800 sq ft Retail Space Available

4,200 sq ft Total Available

Summary Description:

This is a wonderful opportunity to not only purchase a completely turn-key restaurant and bar but due to the economy purchase the real estate as well. The restaurant is 2,400 sq ft completely decorated with a very usable basement. There are walk-ins, storage rooms and office in the basement. Next door 1,800 sq ft of prime retail space fronting Johnson Drive. This can be used for restaurant expansion (banquet facility, additional bar or restaurant seating or can be rented out for retail and additional income. ADDITIONAL PARKING CAN BE NEGOTIATED.

General Information

Facilities:

RESTAURANT: 2,400 sq ft plus 1,500 sq ft basement

RETAIL: 1,800 sq ft

Market Outlook: Johnson Drive Corridor has always been strong

Competition: Yes. There are a variety of food concepts

Growth and Expansion: Yes. Another building next door is easily adaptable

About the Sale

Financing: Bank owned-financing is an option.

Option To Lease: Possible

Reason Selling: Bank owned

Contact Information

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Lat: 39.0222 Lon: -94.6569 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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6118 - 6120 Johnson Drive
Mission, Kansas

August 2009

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.02219/-94.65695

August 2009

RS1

6118 - 6120 Johnson Drive Mission, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	11,299	91,875	257,890
	2011 Projected Population	11,522	93,031	259,542
	2000 Census Population	11,174	91,427	258,144
	1990 Census Population	11,450	94,725	269,030
	Historical Annual Growth 1990 to 2006	-0.1%	-0.2%	-0.3%
	Projected Annual Growth 2006 to 2011	0.4%	0.3%	0.1%
	2006 Median Age	39.1	37.5	37.1
HOUSEHOLDS	2006 Estimated Households	5,463	41,142	116,841
	2011 Projected Households	5,615	42,192	118,785
	2000 Census Households	5,362	40,370	115,628
	1990 Census Households	5,316	40,395	117,058
	Historical Annual Growth 1990 to 2006	0.2%	0.1%	-0.0%
	Projected Annual Growth 2006 to 2011	0.6%	0.5%	0.3%
POPULATION BY RACE	2006 Estimated White	92.1%	90.2%	83.7%
	2006 Estimated Black or African American	2.4%	3.1%	7.9%
	2006 Estimated Asian & Pacific Islander	2.1%	2.4%	3.0%
	2006 Estimated American Indian & Native Alaskan	0.4%	0.5%	0.5%
	2006 Estimated Other Races	3.0%	3.8%	4.9%
	2006 Estimated Hispanic	7.2%	10.0%	11.4%
INCOME	2006 Estimated Average Household Income	\$ 63,986	\$ 74,001	\$ 67,090
	2006 Estimated Median Household Income	\$ 55,845	\$ 64,429	\$ 57,022
	2006 Estimated Per Capita Income	\$ 31,979	\$ 33,680	\$ 30,945
EDUCATION (AGE 25+)	2006 Elementary	1.0%	1.5%	1.7%
	2006 Some High School	1.5%	3.5%	4.1%
	2006 High School Graduate	19.4%	19.5%	19.6%
	2006 Some College	20.3%	20.1%	21.1%
	2006 Associates Degree Only	9.5%	9.2%	8.9%
	2006 Bachelors Degree Only	32.4%	29.8%	28.4%
	2006 Graduate Degree	16.0%	16.3%	16.2%
BUSINESS	Number of Businesses	1,057	4,208	14,276
	Total Number of Employees	11,786	52,059	184,049
	Employee Population per Business	11.1	12.4	12.9
	Residential Population per Business	10.7	21.8	18.1

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