

# KYOTO JAPANESE STEAKHOUSE

## Business for Sale



**3,200 Sq Ft Available**  
**14310 E. 42nd Street, Independence, Missouri**



Estimated Population  
**144,962**

Average Household Income  
**\$55,587**

Five Mile Radius

- Established over 20 years
- Full bar, kitchen, sushi bar, and upscale décor
- Seats 125 people
- 7 hibachi tables
- Easy access from I-70 which carries over 114,000 cars per day
- Completely turn-key

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:

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**14310 E. 42nd Street**  
**Independence, Missouri**

January 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.044642/-94.411347

January 2010

RS1

| 14310 E. 42nd Street<br>Independence, Missouri |   | 1.00 mi<br>radius | 3.00 mi<br>radius | 5.00 mi<br>radius |
|--|---|-------------------|-------------------|-------------------|
| <b>POPULATION</b>                              | 2009 Estimated Population                       | 8,548             | 63,848            | 144,962           |
|  | 2014 Projected Population                       | 8,069             | 62,417            | 145,980           |
|  | 2000 Census Population                          | 9,251             | 63,688            | 143,983           |
|  | 1990 Census Population                          | 9,833             | 63,643            | 141,032           |
|  | Historical Annual Growth 1990 to 2009           | -0.7%             | 0.0%              | 0.1%              |
|  | Projected Annual Growth 2009 to 2014            | -1.1%             | -0.4%             | 0.1%              |
|  | 2009 Median Age                                 | 47.0              | 42.8              | 41.1              |
| <b>HOUSEHOLDS</b>                              | 2009 Estimated Households                       | 3,797             | 27,518            | 61,287            |
|  | 2014 Projected Households                       | 3,591             | 26,919            | 61,461            |
|  | 2000 Census Households                          | 4,092             | 27,361            | 60,793            |
|  | 1990 Census Households                          | 4,113             | 26,261            | 57,669            |
|  | Historical Annual Growth 1990 to 2009           | -0.4%             | 0.3%              | 0.3%              |
|  | Projected Annual Growth 2009 to 2014            | -1.1%             | -0.4%             | 0.1%              |
| <b>POPULATION<br/>BY RACE</b>                  | 2009 Estimated White                            | 93.0%             | 90.4%             | 87.9%             |
|  | 2009 Estimated Black or African American        | 2.8%              | 5.1%              | 7.1%              |
|  | 2009 Estimated Asian & Pacific Islander         | 1.0%              | 1.1%              | 1.2%              |
|  | 2009 Estimated American Indian & Native Alaskan | 0.2%              | 0.3%              | 0.4%              |
|  | 2009 Estimated Other Races                      | 3.0%              | 3.0%              | 3.4%              |
|  | 2009 Estimated Hispanic                         | 6.6%              | 6.6%              | 6.9%              |
| <b>INCOME</b>                                  | 2009 Estimated Average Household Income         | \$ 55,439         | \$ 55,174         | \$ 55,587         |
|  | 2009 Estimated Median Household Income          | \$ 55,543         | \$ 55,404         | \$ 54,932         |
|  | 2009 Estimated Per Capita Income                | \$ 24,696         | \$ 24,124         | \$ 23,912         |
| <b>EDUCATION (AGE 25+)</b>                     | 2009 Elementary                                 | 1.6%              | 2.1%              | 2.3%              |
|  | 2009 Some High School                           | 5.9%              | 6.8%              | 7.7%              |
|  | 2009 High School Graduate                       | 37.1%             | 37.2%             | 36.6%             |
|  | 2009 Some College                               | 23.7%             | 23.1%             | 22.9%             |
|  | 2009 Associates Degree Only                     | 8.9%              | 7.2%              | 6.9%              |
|  | 2009 Bachelors Degree Only                      | 15.9%             | 15.1%             | 14.9%             |
|  | 2009 Graduate Degree                            | 6.9%              | 8.6%              | 8.7%              |
| <b>BUSINESS</b>                                | Number of Businesses                            | 514               | 2,155             | 5,088             |
|  | Total Number of Employees                       | 5,537             | 23,454            | 60,158            |
|  | Employee Population per Business                | 10.8              | 10.9              | 11.8              |
|  | Residential Population per Business             | 16.6              | 29.6              | 28.5              |

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**Business Name: Koyoto Japanese Steakhouse**

**Address, City, State:** 14310 E. 42nd Street, Independence, Missouri

### **Financials**

**Asking:** \$175,000

**Included in the Asking Price:**

Furniture, fixtures, and equipment

**NOT Included in the Asking Price:**

Real Estate

**Gross:** Letter of confidentiality required

### **Summary Description:**

A beautiful upscale Japanese Steakhouse with a full bar and sushi bar. Completely turn-key. 7 hibachi tables and seating for 120 people. This restaurant has been a Kansas City favorite for over twenty years. Access off of I-70 which carries over 114,000 cars per day. Good parking and very reasonable rent. Great opportunity!

### **General Information**

**Year Established:** Approximately 20 years ago

**Employees:** 6

**Facilities:** 3,200 sq ft

**Rent:** \$3,300 per month plus NNN's

**Market Outlook:** Good

**Competition:** Very little

### **About the Sale**

**Financing:** Partial possible

**Support/Training:** Yes

**Reason Selling:** Other interests

### **Contact Information**

**Larry Gaines & Connor Sweeney**

**Block & Company, Inc. Realtors**

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