

# BLAYNEY'S OF WESTPORT

## Business for Sale



Approximately 4,500 Sq Ft Available  
421 Westport Road, Kansas City, Missouri



Estimated Population  
276,360

Average Household Income  
\$54,445

Five Mile Radius

- A Kansas City Landmark for 35 years
- New upstairs pub
- Downstairs Blues Cavern with stage equipment
- Outdoor summer deck with bar for 80 people
- Popular nightspot for over 30 years
- Needs younger owner to take over Westport entertainment venue
- Positive cash flow, rare opportunity, 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:

Larry Gaines  
816.412.7387  
lgaines@blockandco.com

Jerry Gaines  
816.412.7389  
jgaines@blockandco.com



# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.053158/-94.590673

April 2009

RS1

421 Westport Road Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2006 Estimated Population	23,962	118,105	276,360
	2011 Projected Population	24,016	117,694	275,736
	2000 Census Population	23,947	119,032	278,063
	1990 Census Population	25,854	131,433	297,255
	Historical Annual Growth 1990 to 2006	-0.5%	-0.6%	-0.4%
	Projected Annual Growth 2006 to 2011	0.0%	-0.1%	-0.0%
	2006 Median Age	33.8	34.5	34.0
<b>HOUSEHOLDS</b>	2006 Estimated Households	14,361	54,339	118,888
	2011 Projected Households	14,499	54,655	119,922
	2000 Census Households	14,220	54,135	118,024
	1990 Census Households	15,233	57,774	124,216
	Historical Annual Growth 1990 to 2006	-0.4%	-0.4%	-0.3%
	Projected Annual Growth 2006 to 2011	0.2%	0.1%	0.2%
<b>POPULATION BY RACE</b>	2006 Estimated White	72.8%	50.1%	52.3%
	2006 Estimated Black or African American	16.4%	40.9%	36.7%
	2006 Estimated Asian & Pacific Islander	2.3%	2.2%	2.5%
	2006 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.4%
	2006 Estimated Other Races	8.2%	6.3%	8.0%
	2006 Estimated Hispanic	13.7%	12.5%	15.9%
<b>INCOME</b>	2006 Estimated Average Household Income	\$ 46,041	\$ 56,444	\$ 54,445
	2006 Estimated Median Household Income	\$ 33,001	\$ 40,802	\$ 42,727
	2006 Estimated Per Capita Income	\$ 28,517	\$ 26,696	\$ 24,339
<b>EDUCATION (AGE 25+)</b>	2006 Elementary	1.0%	1.9%	2.9%
	2006 Some High School	5.4%	8.8%	9.8%
	2006 High School Graduate	17.9%	23.3%	25.5%
	2006 Some College	21.3%	21.8%	21.8%
	2006 Associates Degree Only	7.6%	7.5%	7.4%
	2006 Bachelors Degree Only	30.1%	22.0%	20.1%
	2006 Graduate Degree	16.7%	14.6%	12.5%
<b>BUSINESS</b>	Number of Businesses	2,728	7,489	16,097
	Total Number of Employees	39,779	132,470	268,234
	Employee Population per Business	14.6	17.7	16.7
	Residential Population per Business	8.8	15.8	17.2

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:** Blayne's of Westport

**Address, City, State:** 421 Westport Road, Kansas City, Missouri

Type: Established business

Category: Entertainment venue

### Financials

**Asking:** \$199,000

**Included in the Asking Price:**

Furniture, Fixtures & Equipment

Inventory: *additional*

**NOT Included in the Asking Price:**

Real Estate

**Gross:** Letter of Confidentiality

**Cash Flow:** Letter of Confidentiality

### Summary Description:

Established in 1974 this local night spot is a piece of Kansas City history. Right in the middle of Westport, Blayne's has been a popular entertainment venue for 35 years. It has a new upstairs pub and the famous downstairs bar and entertainment blues cavern. There is an outdoor summer deck with bar for 80 happy people. Blayne's comes equipped with stage, lighting, and PA system. This opportunity comes by every 30 years. Turn key and cash positive!

### General Information

**Year Established:** 1974

**Employees:** 6

**Facilities:** Approximately 4,500 sq ft

**Rent:** Base rent \$3,600 plus nnn's

### Market Outlook;

**Competition:** Several bar and grills in the Westport entertainment area. None with this entertainment concept.

**Growth and Expansion:** Always room for concept "tweaking"

### About the Sale

**Financing:** Partial possible

**Support/Training:** Yes

**Reason Selling:** Needs younger person to take over this popular Westport landmark!

### Contact Information

**Larry Gaines & Jerry Gaines**

**Block & Company, Inc. Realtors**

Phone: 816.753.6000

Email: lgaines@blockandco.com / jgaines@blockandco.com

www.blockandco.com

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