

FLO'S CABARET

Business For Sale



5,000 Sq Ft Space Available | Crossroads District Location
1911 Main Street, Kansas City, Missouri



- Full kitchen and bar, seats 195 people
- Much desired Crossroads District location
- Popular entertainment venue
- Professional lighting and sound system
- Estimated Population (5 mile radius): 225,186 people
Number of Employees (5 mile radius): 284,637 employees
- Outdoor patio in back, dance floor, two DJ booths
- Profitable, liquor license, turn-key, rare offering!

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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Lat: 39.0899 Lon: -94.5835 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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1911 Main Street Kansas City, Missouri

June 2010

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.089894/-94.5835

June 2010

RS

1911 Main Street Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	8,163	92,943	225,186
	2014 Projected Population	8,359	90,240	217,500
	2000 Census Population	7,352	97,426	241,905
	1990 Census Population	7,499	104,445	257,776
	Historical Annual Growth 1990 to 2009	0.5%	-0.6%	-0.7%
	Projected Annual Growth 2009 to 2014	0.5%	-0.6%	-0.7%
	2009 Median Age	33.9	33.2	33.6
HOUSEHOLDS	2009 Estimated Households	3,853	40,485	95,052
	2014 Projected Households	4,038	40,189	93,987
	2000 Census Households	3,116	41,217	100,284
	1990 Census Households	3,037	44,926	108,044
	Historical Annual Growth 1990 to 2009	1.4%	-0.5%	-0.6%
	Projected Annual Growth 2009 to 2014	1.0%	-0.1%	-0.2%
POPULATION BY RACE	2009 Estimated White	49.6%	41.2%	46.5%
	2009 Estimated Black or African American	33.2%	43.1%	39.0%
	2009 Estimated Asian & Pacific Islander	1.5%	3.0%	2.8%
	2009 Estimated American Indian & Native Alaskan	0.5%	0.5%	0.5%
	2009 Estimated Other Races	15.2%	12.3%	11.3%
	2009 Estimated Hispanic	29.2%	23.3%	22.3%
INCOME	2009 Estimated Average Household Income	\$ 42,414	\$ 37,368	\$ 44,479
	2009 Estimated Median Household Income	\$ 34,557	\$ 30,889	\$ 37,258
	2009 Estimated Per Capita Income	\$ 22,086	\$ 17,146	\$ 19,261
EDUCATION (AGE 25+)	2009 Elementary	5.2%	5.8%	5.5%
	2009 Some High School	10.3%	13.6%	12.9%
	2009 High School Graduate	27.1%	30.9%	31.6%
	2009 Some College	20.2%	20.0%	19.4%
	2009 Associates Degree Only	6.3%	6.0%	6.3%
	2009 Bachelors Degree Only	20.2%	15.3%	15.4%
	2009 Graduate Degree	10.7%	8.2%	8.9%
BUSINESS	Number of Businesses	2,985	9,054	14,787
	Total Number of Employees	83,563	184,759	284,637
	Employee Population per Business	28.0	20.4	19.2
	Residential Population per Business	2.7	10.3	15.2

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Business Name: Flo's Cabaret

Address, City, State: 1911 Main Street, Kansas City, Missouri

Type: Night club

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

Summary Description:

Very popular Crossroads District entertainment venue. Featuring entertainment nightly. A full kitchen and bar and a much desired crossroads liquor license. The club has a professional sound system and lighting. There is seating for 195, dance floor and two DJ booths. Also, an outdoor patio in back. Profitable and completely turn-key.

General Information

Year Established: Night club for ten years

Employees: 4

Facilities: 5,000 sq ft

Rent: Approximately \$5,000 per month

Market Outlook: Strong entertainment venue (rare offering)

Competition: Many restaurants and bars but none with this format

About the Sale

Financing: Partial possible

Support/Training: Yes

Contact Information

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