

FORMER TACO BELL

For Sale



1,360 Sq Ft on 26,136 Sq Ft of Land Available
16820 E. 24 Highway, Independence, Missouri



Estimated Population
91,437

Average Household Income
\$49,169

Five Mile Radius

- Freestanding and drive-thru capable
- Intersection carries over 26,000 cars per day
- Several apartment complexes in the area
- Near McDonald's, Pizza Hut, and Taco Bell
- Large pole sign
- Rare opportunity will convert to many concepts
- All fixtures, furniture, and equipment included

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

Lat: 39.1186 Lon: -94.3785 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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16820 E. 24 Highway
Independence, Missouri

April 2009

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.118561/-94.378505

April 2009

RS

16820 E. 24 Highway Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	6,938	37,338	91,437
	2011 Projected Population	6,887	37,084	90,905
	2000 Census Population	7,032	37,809	92,444
	1990 Census Population	7,429	38,251	92,739
	Historical Annual Growth 1990 to 2006	-0.4%	-0.1%	-0.1%
	Projected Annual Growth 2006 to 2011	-0.1%	-0.1%	-0.1%
	2006 Median Age	31.4	35.3	37.6
HOUSEHOLDS	2006 Estimated Households	2,660	14,492	37,189
	2011 Projected Households	2,644	14,409	37,006
	2000 Census Households	2,695	14,661	37,592
	1990 Census Households	2,665	14,072	36,160
	Historical Annual Growth 1990 to 2006	-0.0%	0.2%	0.2%
	Projected Annual Growth 2006 to 2011	-0.1%	-0.1%	-0.1%
POPULATION BY RACE	2006 Estimated White	83.4%	87.9%	89.4%
	2006 Estimated Black or African American	7.8%	4.9%	4.1%
	2006 Estimated Asian & Pacific Islander	2.4%	2.2%	2.0%
	2006 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.4%
	2006 Estimated Other Races	6.0%	4.7%	4.1%
	2006 Estimated Hispanic	6.8%	5.8%	5.5%
INCOME	2006 Estimated Average Household Income	\$ 42,014	\$ 46,311	\$ 49,169
	2006 Estimated Median Household Income	\$ 37,695	\$ 41,401	\$ 43,867
	2006 Estimated Per Capita Income	\$ 16,128	\$ 18,506	\$ 20,579
EDUCATION (AGE 25+)	2006 Elementary	1.6%	1.5%	1.5%
	2006 Some High School	8.5%	8.4%	8.3%
	2006 High School Graduate	37.7%	39.9%	37.8%
	2006 Some College	28.0%	26.1%	25.4%
	2006 Associates Degree Only	8.3%	8.3%	8.5%
	2006 Bachelors Degree Only	9.8%	10.2%	11.8%
	2006 Graduate Degree	6.1%	5.7%	6.7%
BUSINESS	Number of Businesses	142	1,207	2,920
	Total Number of Employees	1,745	12,023	30,777
	Employee Population per Business	12.3	10.0	10.5
	Residential Population per Business	48.8	30.9	31.3

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Business Name: Former Taco Bell

Address, City, State: 16820 E. 24 Highway, Independence, Missouri

Type: Restaurant with Drive-Thru

Financials

Asking: \$215,000

Included in the Asking Price:

Building

Land

Furniture, fixtures, and equipment

Summary Description:

Very rare freestanding Taco Bell with drive-thru capabilities. Perfect for many concepts. High traffic count and several apartment complexes in area. McDonald's, Taco Bell, and Pizza Hut nearby. Currently a BBQ restaurant. Perfect for many concepts. Priced right. A large pole sign has been approved and is available. Excellent opportunity. All restaurant equipment is included.

Market Outlook

Competition: Yes

Growth & Expansion: Concept

About the Sale

Financing: No

Reason Selling: Bank Repossession

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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