

# BOB & DEE'S FAMILY RESTAURANT

## Business for Sale



6,250 Sq Ft Building on 1.61 Acres of Land  
175 N. Moonlight Road, Gardner, Kansas



PRICE REDUCED  
BY \$400,000



Estimated Population  
23,890

Average Household Income  
\$68,545

Five Mile Radius

- Freestanding building built in 2005
- Full bar and state of the art kitchen
- Seats 264 people, banquet room for 100, sun room, and outdoor patio
- Beautiful, well designed, turn-key, restaurant that will convert to many concepts
- Large parking lot

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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**Mark McConahay**  
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**Business Name:** Bob & Dee's Family Restaurant  
**Address, City, State:** 175 N. Moonlight Road, Gardner, Kansas  
**Type:** Established business  
**Category:** Full service restaurant with bar and banquet facility

#### Financials

**Asking:** \$1,500,000

**Included in the Asking Price:**

Real Estate: *6,250 sq ft Building on 1.61 acres of land*

Furniture, Fixtures & Equipment

**NOT Included in the Asking Price:**

Inventory

#### Summary Description:

This great looking restaurant was just built four years ago. The restaurant has a full bar. The kitchen is well designed and lacks nothing. There is a banquet room for private parties and special events. There is an enclosed sun room as well as an outdoor patio. Gardner is growing rapidly and Bob and Dee's is in the right place at the right time. The restaurant shows very well.

#### General Information

**Year Established:** 2005

**Employees:** 40 full and part time

**Facilities:** 6,250 sq. ft. building on 1.61 acres of land

#### Market Outlook:

**Competition:** Some

**Growth & Expansion:** There is room to add an additional 4,000 sq ft. Concept change although not necessary would be easy

#### Contact Information

**Larry Gaines & Jerry Gaines**

**Block & Company, Inc. Realtors**

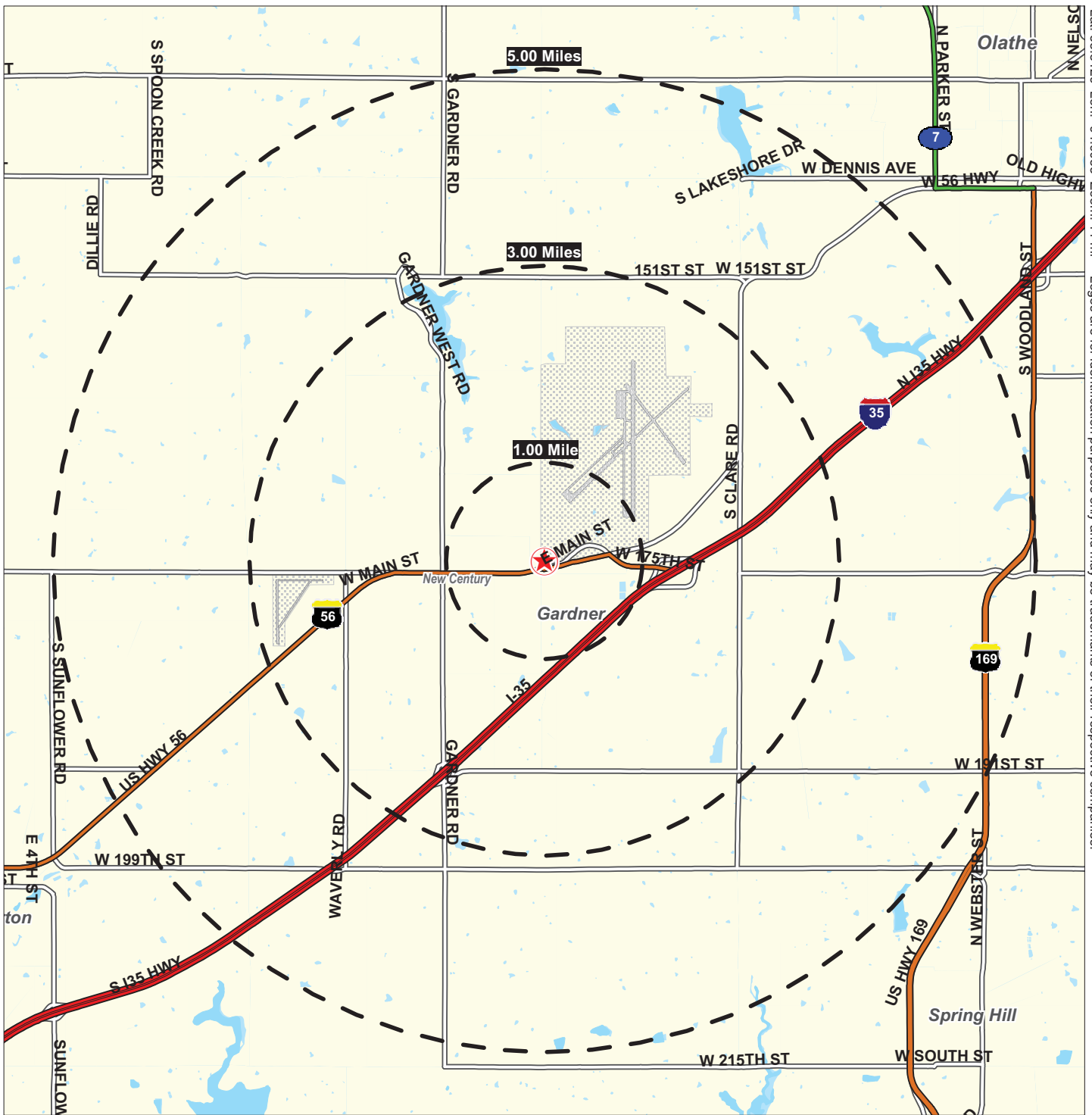
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## 175 N Moonlight Road Gardner, Kansas

April 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.812861/-94.908313

April 2010

RS1

175 N Moonlight Road Gardner, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	7,407	17,562	23,890
	2014 Projected Population	9,348	21,723	29,155
	2000 Census Population	4,557	10,477	14,556
	1990 Census Population	1,879	5,409	8,743
	Historical Annual Growth 1990 to 2009	15.5%	11.8%	9.1%
	Projected Annual Growth 2009 to 2014	5.2%	4.7%	4.4%
	2009 Median Age	28.0	30.6	32.1
<b>HOUSEHOLDS</b>	2009 Estimated Households	2,471	5,940	7,949
	2014 Projected Households	2,848	6,743	8,926
	2000 Census Households	1,578	3,666	5,002
	1990 Census Households	692	1,977	3,093
	Historical Annual Growth 1990 to 2009	13.5%	10.5%	8.3%
	Projected Annual Growth 2009 to 2014	3.1%	2.7%	2.5%
<b>POPULATION BY RACE</b>	2009 Estimated White	88.4%	88.3%	87.8%
	2009 Estimated Black or African American	3.2%	3.5%	3.6%
	2009 Estimated Asian & Pacific Islander	1.8%	1.6%	1.7%
	2009 Estimated American Indian & Native Alaskan	1.3%	1.0%	1.0%
	2009 Estimated Other Races	5.4%	5.6%	5.8%
	2009 Estimated Hispanic	4.6%	4.8%	5.4%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 59,689	\$ 64,905	\$ 68,545
	2009 Estimated Median Household Income	\$ 60,411	\$ 64,769	\$ 67,194
	2009 Estimated Per Capita Income	\$ 20,266	\$ 22,732	\$ 23,758
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	1.6%	1.9%	2.3%
	2009 Some High School	7.0%	6.5%	6.0%
	2009 High School Graduate	36.2%	34.8%	33.7%
	2009 Some College	20.7%	23.5%	24.4%
	2009 Associates Degree Only	8.7%	8.1%	8.6%
	2009 Bachelors Degree Only	19.1%	18.3%	18.1%
	2009 Graduate Degree	6.7%	7.0%	6.9%
<b>BUSINESS</b>	Number of Businesses	165	431	863
	Total Number of Employees	1,968	6,980	19,595
	Employee Population per Business	11.9	16.2	22.7
	Residential Population per Business	44.9	40.8	27.7

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