

HILLSDALE LAKE RESTAURANT & BAR

For Sale



5,000+/- Sq Ft Building Available
25540 W. 255th Street, Hillsdale, Kansas



Estimated Visitors Per Year
5 million people

Average Household Income
\$79,184 (5 mile radius)

- Full service restaurant and bar
- Closest restaurant to Hillsdale Lake (1/4 mile away)
- Hillsdale Lake estimated 5 million visitors this year
- Swim beaches, horse trails, campgrounds, trophy fishing

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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25540 W. 255th Street
Hillsdale, Kansas

May 2011

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.66546/-94.88196

May 2011

RS

25540 W. 255th Street Hillsdale, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	159	1,312	4,116
	2014 Projected Population	164	1,353	4,274
	2000 Census Population	146	1,206	3,592
	1990 Census Population	98	812	2,718
	Historical Annual Growth 1990 to 2009	3.3%	3.2%	2.7%
	Projected Annual Growth 2009 to 2014	0.6%	0.6%	0.8%
	2009 Median Age	38.6	38.8	38.2
HOUSEHOLDS	2009 Estimated Households	56	463	1,470
	2014 Projected Households	56	461	1,474
	2000 Census Households	51	418	1,261
	1990 Census Households	33	275	923
	Historical Annual Growth 1990 to 2009	3.6%	3.6%	3.1%
	Projected Annual Growth 2009 to 2014	-0.1%	-0.1%	0.1%
POPULATION BY RACE	2009 Estimated White	97.6%	97.6%	96.3%
	2009 Estimated Black or African American	0.5%	0.5%	1.5%
	2009 Estimated Asian & Pacific Islander	-	0.2%	0.3%
	2009 Estimated American Indian & Native Alaskan	0.6%	0.6%	0.6%
	2009 Estimated Other Races	1.1%	1.1%	1.4%
	2009 Estimated Hispanic	1.8%	1.8%	1.7%
INCOME	2009 Estimated Average Household Income	\$ 82,103	\$ 83,031	\$ 79,184
	2009 Estimated Median Household Income	\$ 78,878	\$ 79,555	\$ 77,129
	2009 Estimated Per Capita Income	\$ 28,977	\$ 29,294	\$ 28,286
EDUCATION (AGE 25+)	2009 Elementary	1.1%	1.1%	1.3%
	2009 Some High School	4.1%	4.2%	4.6%
	2009 High School Graduate	39.1%	38.5%	35.2%
	2009 Some College	21.8%	21.7%	25.1%
	2009 Associates Degree Only	11.2%	11.2%	9.9%
	2009 Bachelors Degree Only	17.5%	17.5%	17.0%
	2009 Graduate Degree	5.3%	5.8%	6.9%
BUSINESS	Number of Businesses	3	21	85
	Total Number of Employees	9	73	660
	Employee Population per Business	3.6	3.4	7.8
	Residential Population per Business	62.9	61.3	48.5

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Business Name: HILLSDALE LAKE RESTAURANT & BAR

Address, City, State: 25540 W. 255th Street, Hillsdale, Kansas

Financials

Asking: \$199,000

Included in the Asking Price:

Real Estate

Furniture, fixtures, and equipment

Gross: Currently closed

Summary Description:

Only a 1/4 from the Hillsdale Lake, the closest bar and grill to the lake. Was originally a boat repair facility but has been rehabbed and is now a bar and grill. The lake enjoyed over 3.5 million visitors last year and 5 million are expected this year. There are two swim beaches, horse trails, campgrounds, a full service marina, as well as sponsored bass tournaments. With the purchase is an allowance for additional bar and restaurant.

General Information

Year Established:

Facilities: 5,000+/- square foot building

Market Outlook

Competition: Very little

Growth & Expansion: There is room to expand

About the Sale

Reason Selling: Moving

Contact Information

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