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

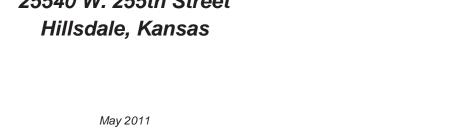
Swim beaches, horse trails, campgrounds, trophy fishing

Larry Gaines

816.412.7387

For Information Contact:





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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

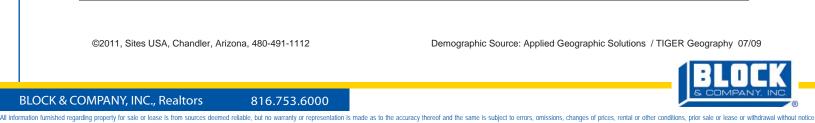
Lat/Lon: 38.66546/-94.88196

May 2011

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

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Demographic Source: Applied Geographic Solutions / TIGER Geography 07/09



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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 Larry Gaines & Phil Peck Block & Company, Inc., Realtors

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www.blockandco.com

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