

**LC'S HAMBURGERS ETC.**  
**For Sale**  
**REAL ESTATE INCLUDED**



**985 Sq Ft Building on 30,000 Sq Ft Corner Lot**  
**7108 N. Oak Trafficway, Kansas City, Missouri**



Estimated Population  
**149,252**

Average Household Income  
**\$70,454**

Five Mile Radius

- Freestanding building with double drive-thru
- All furniture, fixtures, and equipment included
- Monument sign, flag pole, excellent visibility
- Join Sonic, McDonald's, Margarita's, and many other successful restaurants and businesses
- Turnkey, perfect for many concepts
- 50,048 employees work with in a five mile radius
- N. Oak Trafficway carries over 23,000 cars per day

**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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## 7108 N. Oak Trafficway Kansas City, Missouri

January 2012

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.223438/-94.576574

January 2012

RS1

7108 N. Oak Trafficway Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2011 Estimated Population	9,078	68,573	149,252
	2016 Projected Population	9,325	70,079	153,188
	2010 Census Population	9,060	67,547	149,589
	2000 Census Population	9,274	61,178	131,846
	Historical Annual Growth 2000 to 2011	-0.2%	1.1%	1.2%
	Projected Annual Growth 2011 to 2016	0.5%	0.4%	0.5%
	2011 Median Age	35.1	36.5	36.5
<b>HOUSEHOLDS</b>	2011 Estimated Households	3,912	29,129	62,478
	2016 Projected Households	3,991	29,899	64,745
	2010 Census Households	3,903	28,600	62,390
	2000 Census Households	3,983	25,655	54,702
	Historical Annual Growth 2000 to 2011	-0.1%	0.6%	0.7%
	Projected Annual Growth 2011 to 2016	0.4%	0.5%	0.7%
<b>POPULATION BY RACE</b>	2011 Estimated White	83.6%	82.5%	83.1%
	2011 Estimated Black or African American	6.9%	8.0%	7.6%
	2011 Estimated Asian & Pacific Islander	2.5%	3.1%	3.3%
	2011 Estimated American Indian & Native Alaskan	0.8%	0.6%	0.6%
	2011 Estimated Other Races	6.1%	5.8%	5.4%
	2011 Estimated Hispanic	8.0%	7.8%	7.6%
<b>INCOME</b>	2011 Estimated Average Household Income	\$ 57,370	\$ 68,972	\$ 70,454
	2011 Estimated Median Household Income	\$ 47,555	\$ 59,165	\$ 59,990
	2011 Estimated Per Capita Income	\$ 24,864	\$ 29,413	\$ 29,623
<b>EDUCATION (AGE 25+)</b>	2011 Elementary	3.3%	1.9%	2.3%
	2011 Some High School	6.1%	4.7%	5.6%
	2011 High School Graduate	32.7%	30.1%	29.7%
	2011 Some College	25.1%	24.0%	23.4%
	2011 Associates Degree Only	10.6%	7.5%	7.8%
	2011 Bachelors Degree Only	18.0%	22.0%	21.7%
	2011 Graduate Degree	4.3%	9.8%	9.5%
<b>BUSINESS</b>	Number of Businesses	433	1,743	3,955
	Total Number of Employees	3,429	17,767	46,591
	Employee Population per Business	7.9	10.2	11.8
	Residential Population per Business	20.9	39.4	37.7

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**Business Name:** LC'S Hamburgers Etc.

**Address, City, State:** 7108 N. Oak Trafficway, Kansas City, Missouri

Type: Freestanding Restaurant

### Financials

**Asking:** \$275,000

**Included in the Asking Price:**

Furniture, fixtures, equipment

Real estate

### Summary Description:

A rare opportunity to own a double drive-thru, fully equipped restaurant. Located on N. Oak Trafficway there is an enormous amount of traffic and residential in the area. There is a monument sign and a large flag pole for even better exposure. Turn key and ready to go and perfect for a variety of concepts including BBQ, check cashing, pizza, tacos, Asian and more.....above all A DOUBLE DRIVE-THRU ON A BUSY STREET, TURN-KEY, PRICED BELOW MARKET....DEFINATELY A VALUE!

### General Information

**Year Established:** 9 years

**Facilities:** 985 sq ft on 30,000 sq ft lot

### Market Outlook

**Competition:** Many popular restaurants (*Margarita's, Sonic, McDonald's*)

### Contact Information

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