

DOUBLE DRIVE-THRU RESTAURANT

For Sale or Lease



1,000 Sq Ft Freestanding Building with Outdoor Patio
700 N. Country Avenue, Kearney, Missouri



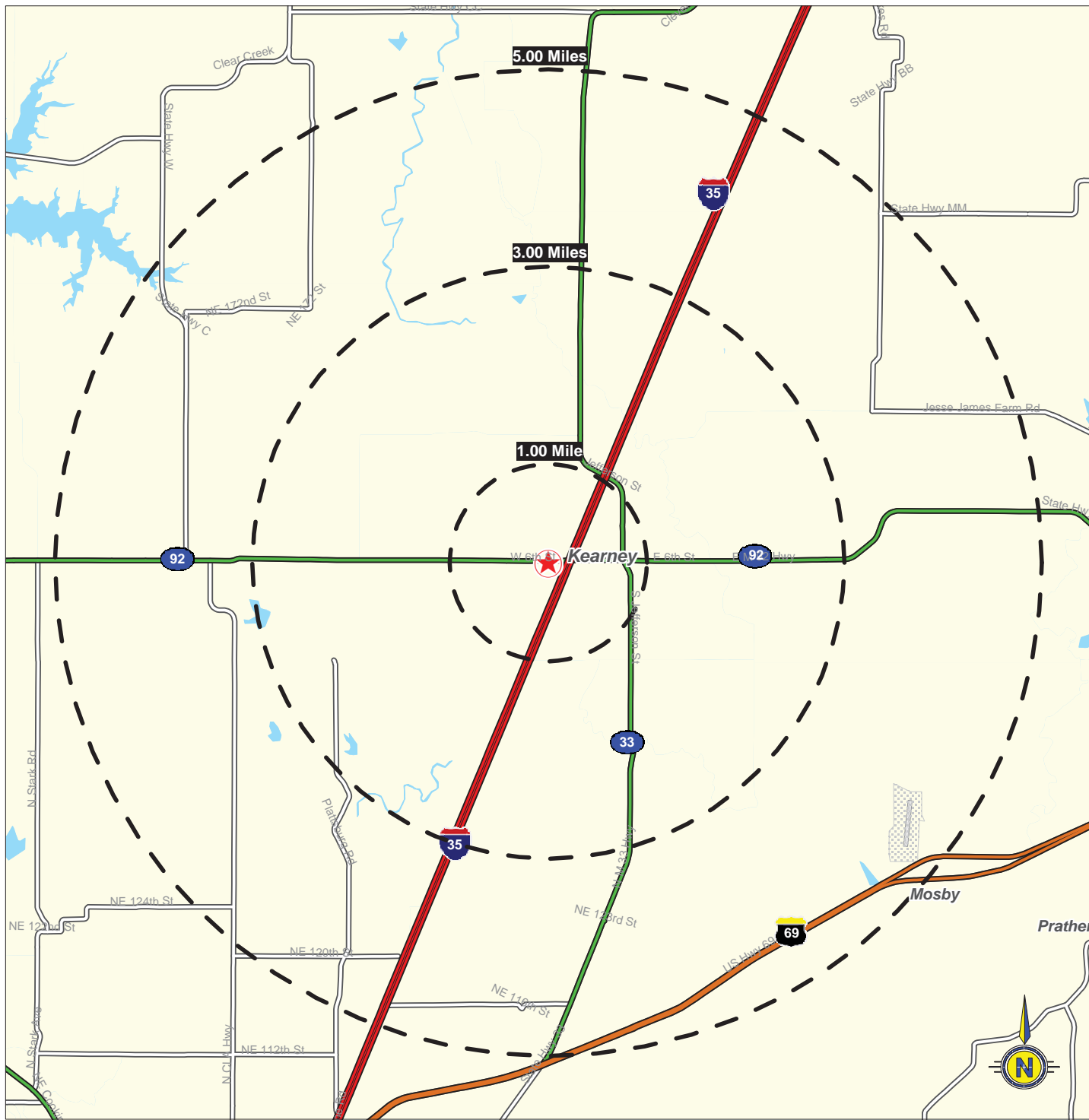
- Set up for restaurant but will convert
- Ideal for liquor store, office, car lot
- Parking for 65 cars
- 30' pole sign
- Monthly utilities approximately \$500 per month
- 1,000 sq ft building on approximately 1 acre of land
- 30' x 30' patio
- Partial owner financing
- Rent \$2,000 per month

For Information Contact:

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

Larry Gaines
816.412.7387
lgaines@blockandco.com

Lat: 39.3676 Lon: -94.3764 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**700 N. Country Avenue
Kearney, Missouri**

November 2011

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SUMMARY DEMOGRAPHIC PROFILE

- Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.36757/-94.3764

November 2011

RS

700 N. Country Avenue Kearney, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	2,464	10,468	16,115
	2016 Projected Population	2,525	10,683	16,402
	Census Population	1,777	7,523	11,651
	Census Population	791	3,631	6,503
	Historical Annual Growth to 2011	10.1%	9.0%	7.0%
	Projected Annual Growth 2011 to 2016	0.5%	0.4%	0.4%
	2011 Median Age	33.7	33.8	33.8
HOUSEHOLDS	2011 Estimated Households	897	3,750	5,731
	2016 Projected Households	919	3,824	5,826
	Census Households	627	2,606	4,010
	Census Households	299	1,292	2,229
	Historical Annual Growth to 2011	9.5%	9.1%	7.5%
	Projected Annual Growth 2011 to 2016	0.5%	0.4%	0.3%
POPULATION BY RACE	2011 Estimated White	95.8%	95.8%	95.4%
	2011 Estimated Black or African American	0.5%	0.7%	1.1%
	2011 Estimated Asian & Pacific Islander	0.6%	0.6%	0.7%
	2011 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.4%
	2011 Estimated Other Races	2.7%	2.5%	2.4%
	2011 Estimated Hispanic	3.4%	3.3%	3.3%
INCOME	2011 Estimated Average Household Income	\$ 71,214	\$ 78,468	\$ 85,986
	2011 Estimated Median Household Income	\$ 67,415	\$ 72,642	\$ 77,865
	2011 Estimated Per Capita Income	\$ 25,931	\$ 28,124	\$ 30,612
EDUCATION (AGE 25+)	2011 Elementary	1.0%	0.9%	0.9%
	2011 Some High School	4.5%	4.1%	3.7%
	2011 High School Graduate	25.2%	26.9%	28.8%
	2011 Some College	27.4%	25.8%	23.5%
	2011 Associates Degree Only	9.9%	9.6%	8.9%
	2011 Bachelors Degree Only	23.5%	24.0%	24.6%
	2011 Graduate Degree	8.3%	8.8%	9.5%
BUSINESS	Number of Businesses	64	317	445
	Total Number of Employees	412	2,460	3,338
	Employee Population per Business	6.4	7.8	7.5
	Residential Population per Business	38.4	33.0	36.2

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Business Name: Double Drive-thru Restaurant
Address, City, State: 700 N. Country Avenue, Kearney, Missouri
Type: Freestanding

Financials

Asking: \$269,000 or will lease for \$2,000 per month plus taxes and insurance

Included in the Asking Price:

Furniture, fixtures, and equipment
Real Estate

Summary Description:

The restaurant was built approximately 6 years ago. It is set up for restaurant use and has the necessary infrastructure for easy adaptation. The parking lot holds 60+ cars. There is a 30' pole sign. Gas heat and electric cooling. One ADA bathroom, 5 floor drains, and 3 hand sinks. Security camera and alarm. Perfect for restaurant use or will easily convert to a variety of uses.

General Information

Year Established: 2006

Facilities: 1,000 sq ft with double drive-thru, patio, and parking for 65 cars

About the Sale

Financing: owner will participate

Contact Information

Larry Gaines

Block & Company, Inc., Realtors

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