

# RESTAURANT SITE FOR SALE OR LEASE

## I-435 & Bannister Road

### IMMEDIATE OCCUPANCY!



**10,200 Sq Ft Building on 84,681 Sq Ft Lot**  
4601 E. Bannister Road, Kansas City, Missouri



Estimated Population  
**158,581**

Average Household Income  
**\$54,277**

Daytime Population  
**5,673**

Five Mile Radius

- Former Hometown Buffet restaurant with furniture, fixtures, and equipment included - **excellent condition inside & out!**
- Excellent access and visibility
- Just north of proposed South Patrol Police Station
- Home Depot pad site near the former Bannister Mall and K-Mart
- I-435 & Bannister Road carries over 118,000 cars per day
- Seating for over 200 individuals
- Over 100 parking spaces

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:

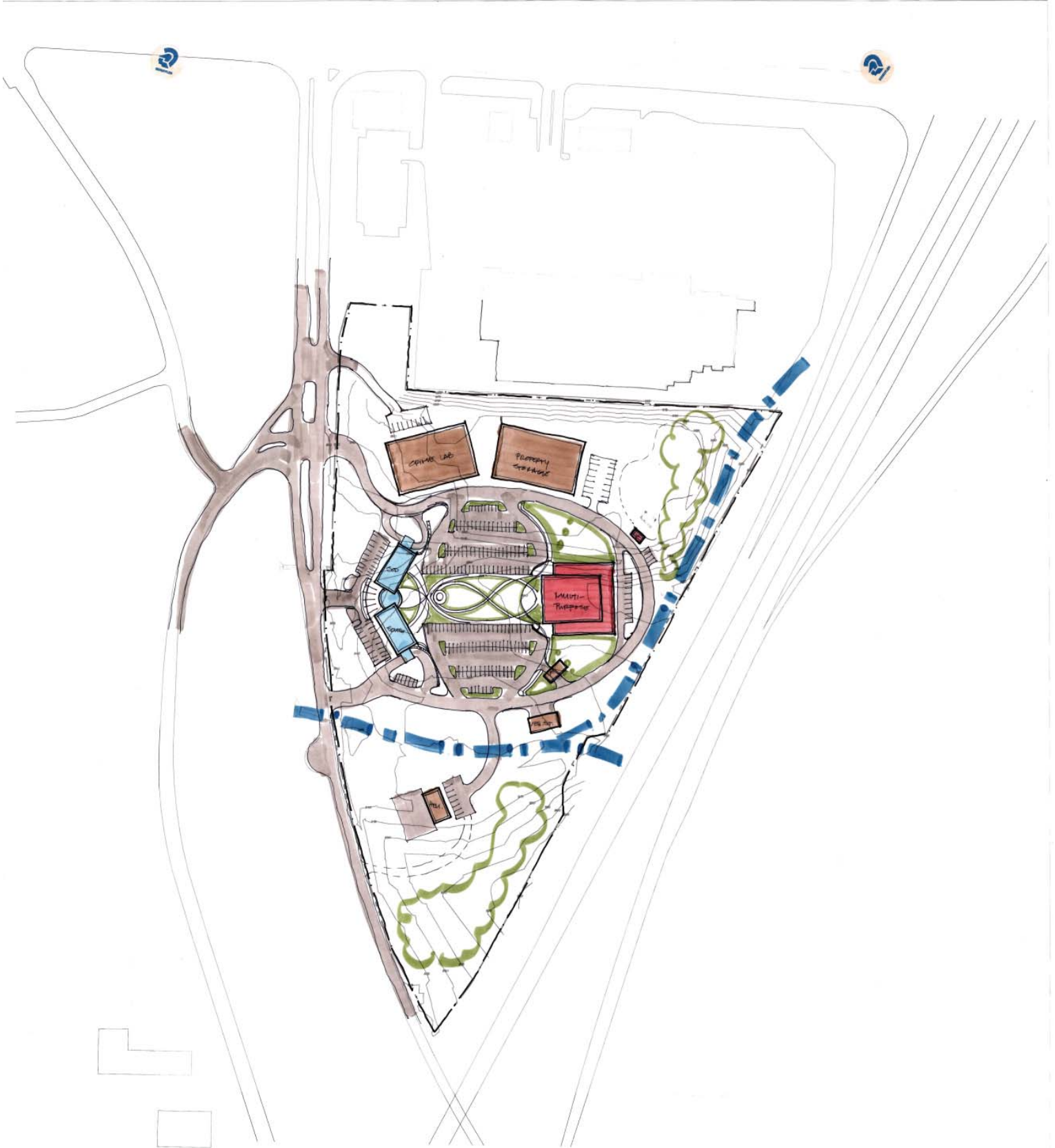
**Phil Peck**  
816.412.7364  
ppeck@blockandco.com

# 4601 E. Bannister Road (I-435 & Bannister Road), Kansas City, Missouri

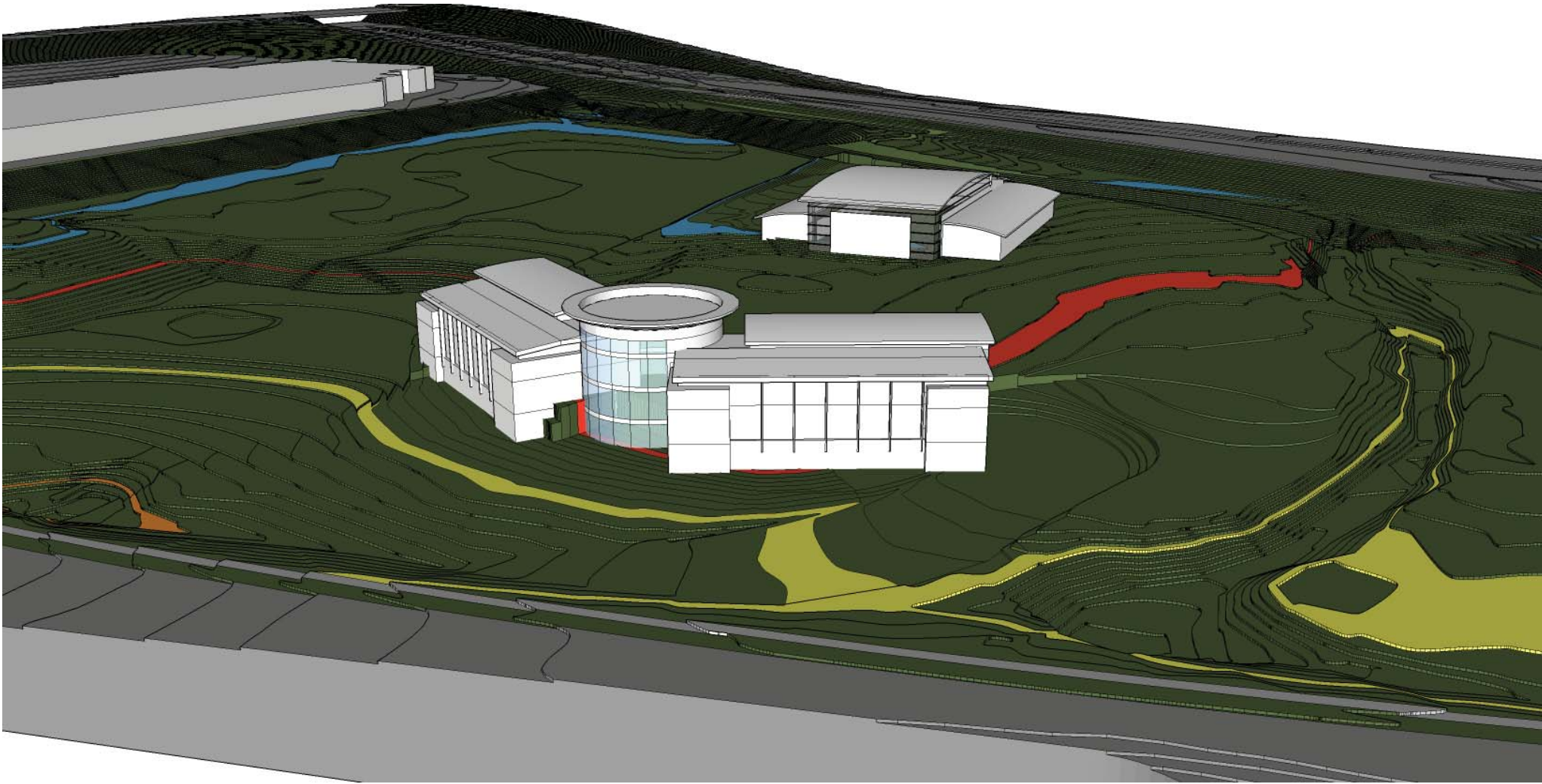




# I-435 & Bannister Road, Kansas City, Missouri PROPOSED SOUTH PATROL POLICE STATION



# I-435 & Bannister Road, Kansas City, Missouri PROPOSED SOUTH PATROL POLICE STATION





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**4601 E. Bannister Road**  
**Kansas City, Missouri**

February 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.953235/-94.529737

June 2011

RS1

I-435 & Bannister Road Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	4,617	52,066	158,581
	2014 Projected Population	4,318	49,645	152,121
	2000 Census Population	4,887	54,481	164,574
	1990 Census Population	4,945	55,939	168,404
	Historical Annual Growth 1990 to 2009	-0.3%	-0.4%	-0.3%
	Projected Annual Growth 2009 to 2014	-1.3%	-0.9%	-0.8%
	2009 Median Age	31.6	34.7	38.1
<b>HOUSEHOLDS</b>	2009 Estimated Households	2,018	21,231	67,158
	2014 Projected Households	1,888	20,337	64,278
	2000 Census Households	2,114	22,009	69,248
	1990 Census Households	2,180	22,264	68,134
	Historical Annual Growth 1990 to 2009	-0.4%	-0.2%	-0.1%
	Projected Annual Growth 2009 to 2014	-1.3%	-0.8%	-0.9%
<b>POPULATION BY RACE</b>	2009 Estimated White	44.3%	52.3%	59.1%
	2009 Estimated Black or African American	49.2%	41.9%	35.9%
	2009 Estimated Asian & Pacific Islander	1.5%	1.3%	1.3%
	2009 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.3%
	2009 Estimated Other Races	4.7%	4.1%	3.5%
	2009 Estimated Hispanic	7.2%	6.8%	6.3%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 42,673	\$ 46,504	\$ 54,277
	2009 Estimated Median Household Income	\$ 44,766	\$ 46,497	\$ 52,686
	2009 Estimated Per Capita Income	\$ 18,862	\$ 19,257	\$ 23,429
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	1.7%	1.9%	1.8%
	2009 Some High School	8.5%	7.6%	7.1%
	2009 High School Graduate	30.3%	32.5%	29.3%
	2009 Some College	25.2%	26.2%	24.2%
	2009 Associates Degree Only	8.4%	8.1%	7.1%
	2009 Bachelors Degree Only	17.0%	15.9%	19.4%
	2009 Graduate Degree	8.9%	7.8%	11.1%
<b>BUSINESS</b>	Number of Businesses	115	1,201	5,673
	Total Number of Employees	2,616	22,126	82,055
	Employee Population per Business	22.8	18.4	14.5
	Residential Population per Business	40.2	43.4	28.0

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