



Operating BBQ Restaurant For Sale

6201 Dr. Martin Luther King Jr. Blvd, Kansas City, MO



SALE PRICE: \$795,000

2,450 SF & 690 SF BUILDINGS ON .86 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,173	53,301	224,030
Avg. Household Income	\$69,067	\$65,259	\$85,087

- 2,450 +/- SF Main BBQ Restaurant - Fully Fixtured
- 690 +/- SF Separate Restaurant Building to Lease or Use by Owner
- Potential Redevelopment Site
- Highly Visible Location and Great Access
- Established Well Known BBQ Restaurant
- Major Traffic Corridor Between Plaza/Midtown and Raytown and Lee's Summit
- Blue Parkway carries over 25,098 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



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PHOTOS

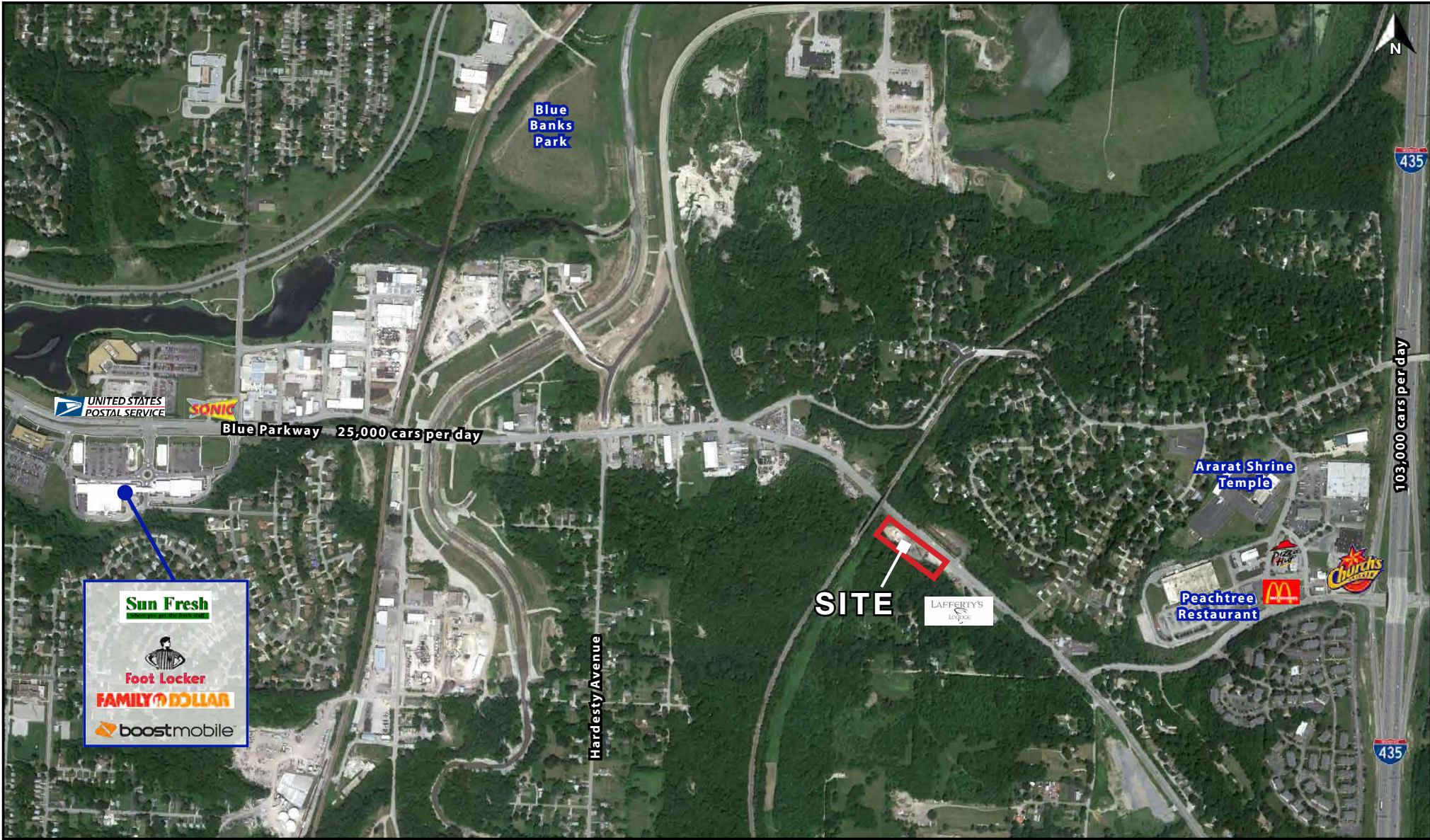




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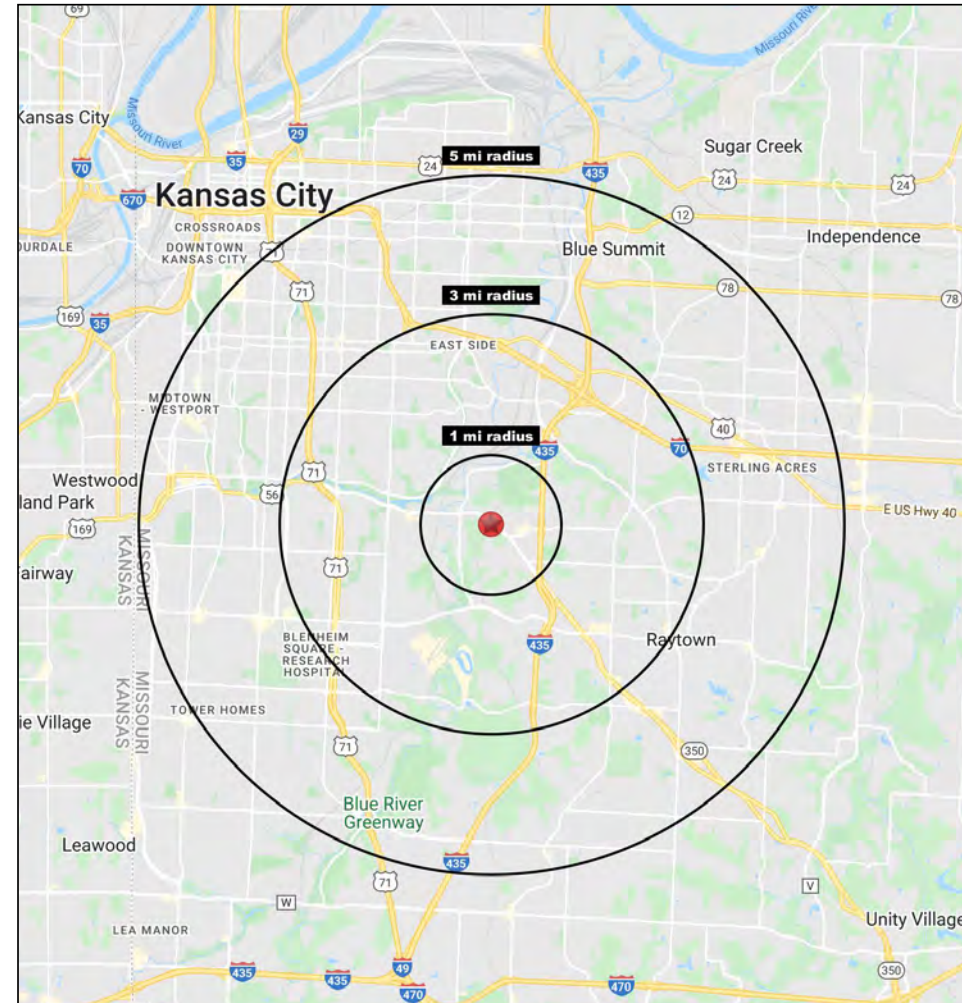
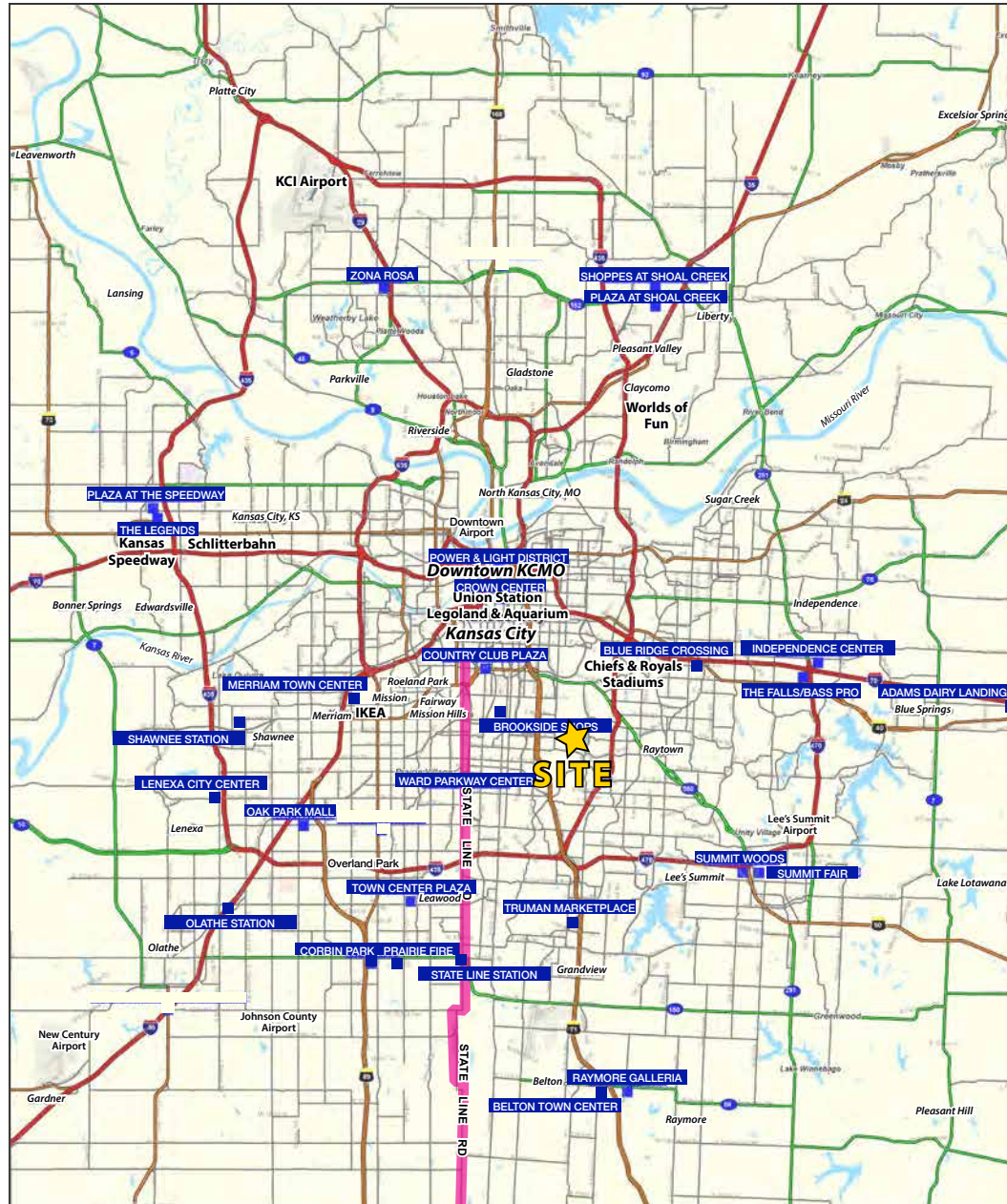
AERIAL





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6201 Dr. Martin Luther King Jr. Blvd	1 mi	3 mi	5 mi
Kansas City, MO 64129	radius	radius	radius
Population			
2023 Estimated Population	3,173	53,301	224,030
2028 Projected Population	3,344	54,127	226,946
2020 Census Population	3,244	53,054	222,701
2010 Census Population	3,210	53,222	217,413
Projected Annual Growth 2023 to 2028	1.1%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	-	-	0.2%
2023 Median Age	37.5	37.4	36.6
Households			
2023 Estimated Households	1,377	22,349	99,179
2028 Projected Households	1,430	22,349	99,124
2020 Census Households	1,387	22,024	97,559
2010 Census Households	1,339	21,674	93,515
Projected Annual Growth 2023 to 2028	0.8%	-	-
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.5%
Race and Ethnicity			
2023 Estimated White	35.9%	29.0%	49.0%
2023 Estimated Black or African American	52.4%	59.5%	36.7%
2023 Estimated Asian or Pacific Islander	0.5%	1.0%	2.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2023 Estimated Other Races	10.8%	10.0%	11.3%
2023 Estimated Hispanic	10.1%	9.7%	11.4%
Income			
2023 Estimated Average Household Income	\$69,067	\$65,259	\$85,087
2023 Estimated Median Household Income	\$51,847	\$46,785	\$62,659
2023 Estimated Per Capita Income	\$29,993	\$27,475	\$37,828
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.8%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	4.7%	9.7%	7.5%
2023 Estimated High School Graduate	36.0%	40.6%	30.3%
2023 Estimated Some College	25.9%	24.1%	21.4%
2023 Estimated Associates Degree Only	11.3%	7.1%	6.8%
2023 Estimated Bachelors Degree Only	10.3%	10.6%	18.7%
2023 Estimated Graduate Degree	7.4%	5.2%	12.2%
Business			
2023 Estimated Total Businesses	78	1,736	9,463
2023 Estimated Total Employees	1,508	20,707	108,317
2023 Estimated Employee Population per Business	19.2	11.9	11.4
2023 Estimated Residential Population per Business	40.5	30.7	23.7

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