



RESTAURANT BUSINESS FOR SALE

19800 E. Valley View Parkway, Independence, Missouri



BUSINESS SALE PRICE: \$1,100,000

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,081	49,834	128,602
Avg. Household Income	\$53,191	\$103,249	\$101,912

- Turnkey Hibachi Restaurant Business for Sale
- New Lease Term Upon Purchase
- Located at the SEC of I-70 and Little Blue Parkway
- Strong Historical Sales Numbers
- New HVAC and Parking Lot
- Large 1.3 Acre Lot
- Property could also be purchased separately
- [Click Here To View Drone Photos](#)



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agents

INTERIOR PHOTOS





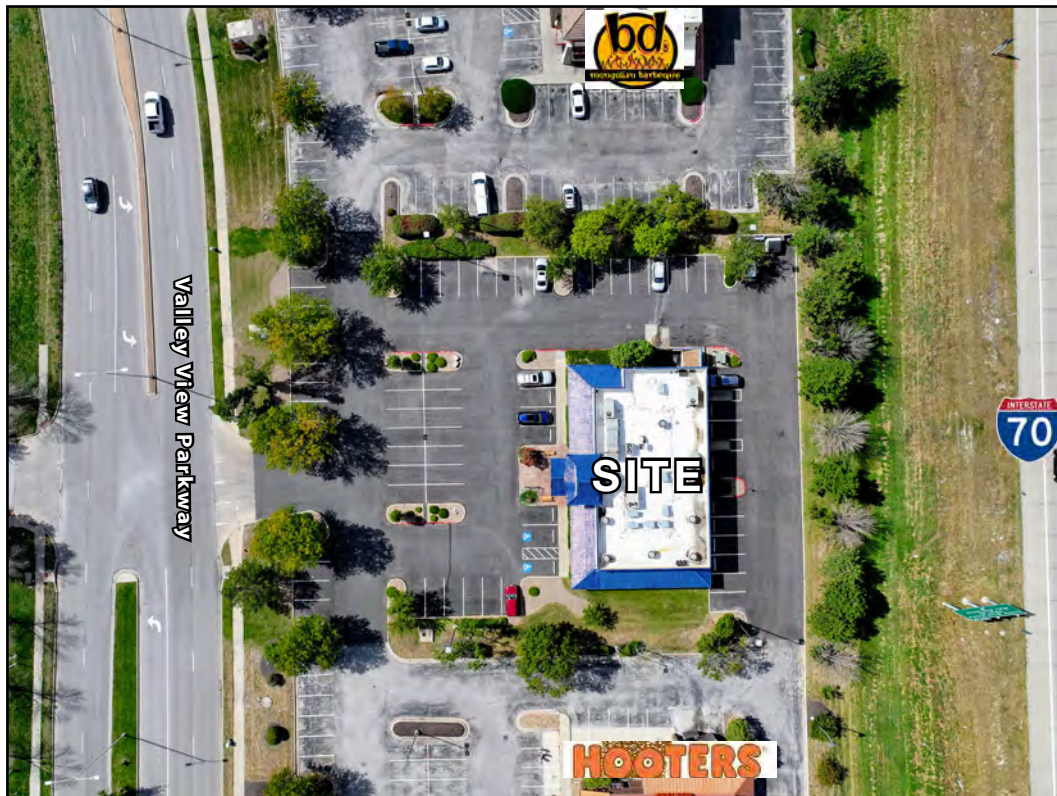
RESTAURANT BUSINESS FOR SALE

19800 E. Valley View Parkway, Independence, Missouri

DRONE PHOTOS



DRONE PHOTOS





RESTAURANT BUSINESS FOR SALE

19800 E. Valley View Parkway, Independence, Missouri

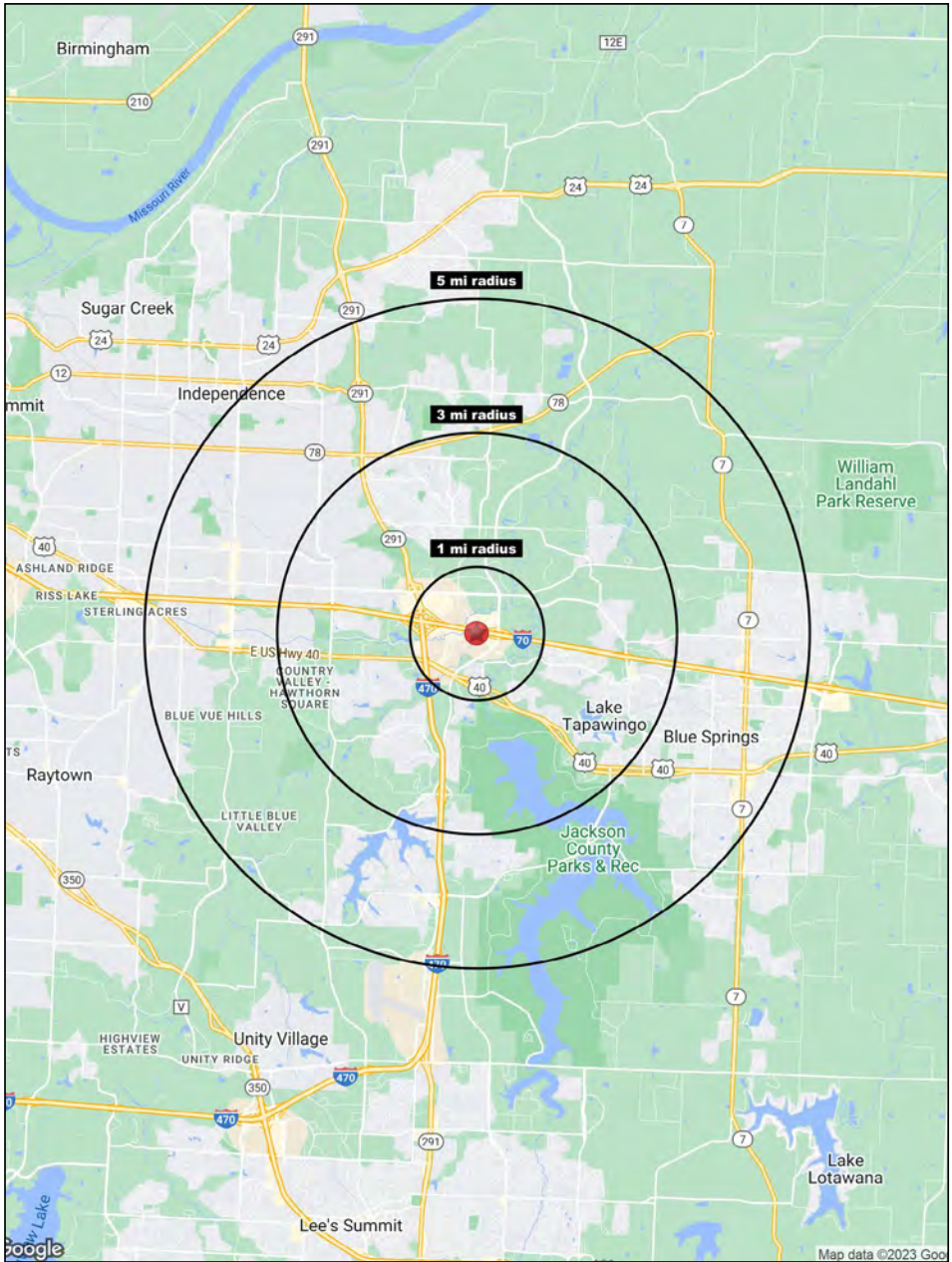
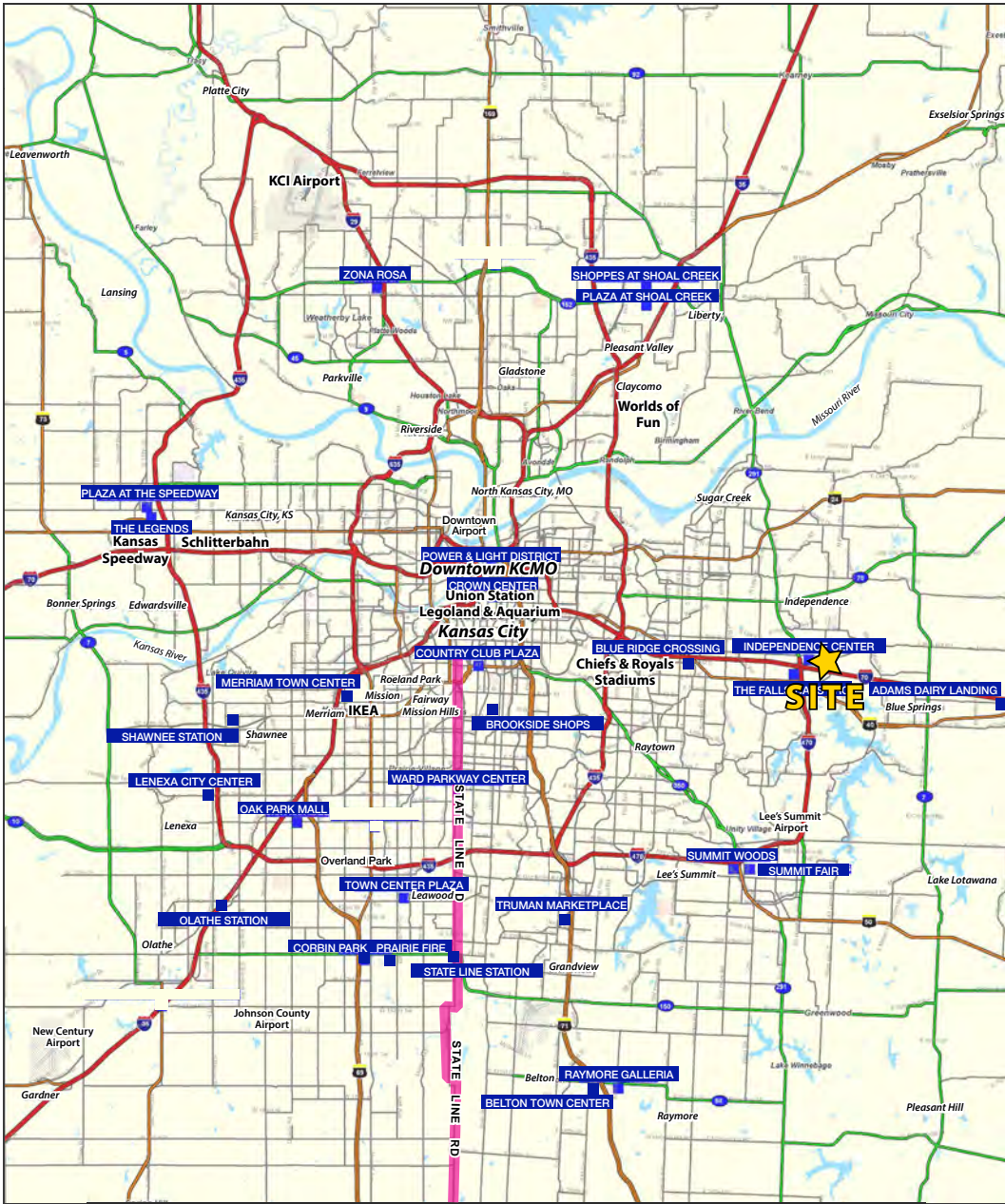
AERIAL





RESTAURANT BUSINESS FOR SALE

19800 E. Valley View Parkway, Independence, Missouri



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



RESTAURANT BUSINESS FOR SALE

19800 E. Valley View Parkway, Independence, Missouri

19800 E. Valley View Parkway Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	3,081	49,834	128,602
2028 Projected Population	3,092	51,663	131,456
2020 Census Population	3,109	49,579	128,400
2010 Census Population	2,326	45,265	119,786
Projected Annual Growth 2023 to 2028	-	0.7%	0.4%
Historical Annual Growth 2010 to 2023	2.5%	0.8%	0.6%
2023 Median Age	40.2	40.2	39.7
Households			
2023 Estimated Households	1,672	20,801	52,711
2028 Projected Households	1,663	21,282	53,166
2020 Census Households	1,663	20,428	51,984
2010 Census Households	1,041	18,573	48,493
Projected Annual Growth 2023 to 2028	-0.1%	0.5%	0.2%
Historical Annual Growth 2010 to 2023	4.7%	0.9%	0.7%
Race and Ethnicity			
2023 Estimated White	74.1%	76.3%	76.1%
2023 Estimated Black or African American	14.3%	12.4%	12.6%
2023 Estimated Asian or Pacific Islander	1.7%	2.3%	2.0%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	9.6%	8.7%	9.0%
2023 Estimated Hispanic	8.6%	7.5%	7.9%
Income			
2023 Estimated Average Household Income	\$53,191	\$103,249	\$101,912
2023 Estimated Median Household Income	\$47,717	\$79,329	\$77,130
2023 Estimated Per Capita Income	\$29,385	\$43,148	\$41,841
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.5%	1.3%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.0%	4.2%
2023 Estimated High School Graduate	34.9%	29.8%	31.1%
2023 Estimated Some College	20.6%	24.3%	23.7%
2023 Estimated Associates Degree Only	7.7%	7.9%	8.0%
2023 Estimated Bachelors Degree Only	19.0%	21.3%	19.6%
2023 Estimated Graduate Degree	8.3%	11.5%	11.7%
Business			
2023 Estimated Total Businesses	417	1,346	4,455
2023 Estimated Total Employees	7,564	14,754	40,042
2023 Estimated Employee Population per Business	18.2	11.0	9.0
2023 Estimated Residential Population per Business	7.4	37.0	28.9

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1