



JJ'S ROADSIDE CAFE

307 EAST STATE STREET, DELTA, MO 63744

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

JJ's Roadside Café in Delta is a fully operational, turn-key business opportunity waiting for its new owner. Land, buildings, furniture, fixtures, and equipment included! The two buildings sit on 1.15 acres on E. State St. (MO-25). The main building is a very clean, 1,080 SF space sitting on six inch thick concrete floors with 400 amp electrical service, currently used as a drive-thru café and BBQ restaurant. The second building is a brand new 18x21, insulated metal building with 100 amp service used for BBQ prep. Continue the café business, or remodel/redevelop into a new use! Lots of flexibility with no city zoning restrictions or city permits needed.

PROPERTY HIGHLIGHTS

- Two buildings totaling 1,458 SF
- High traffic/visibility location
- Turn-key business opportunity
- FF&E included (some exceptions)
- No city zoning requirements

OFFERING SUMMARY

Sale Price:	\$190,000
Lot Size:	1.15 Acres
Building Size:	1,458 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	162	292	1,949
Total Population	390	717	4,785
Average HH Income	\$112,020	\$102,177	\$80,339

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LOCATION MAP



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ADDITIONAL PHOTOS



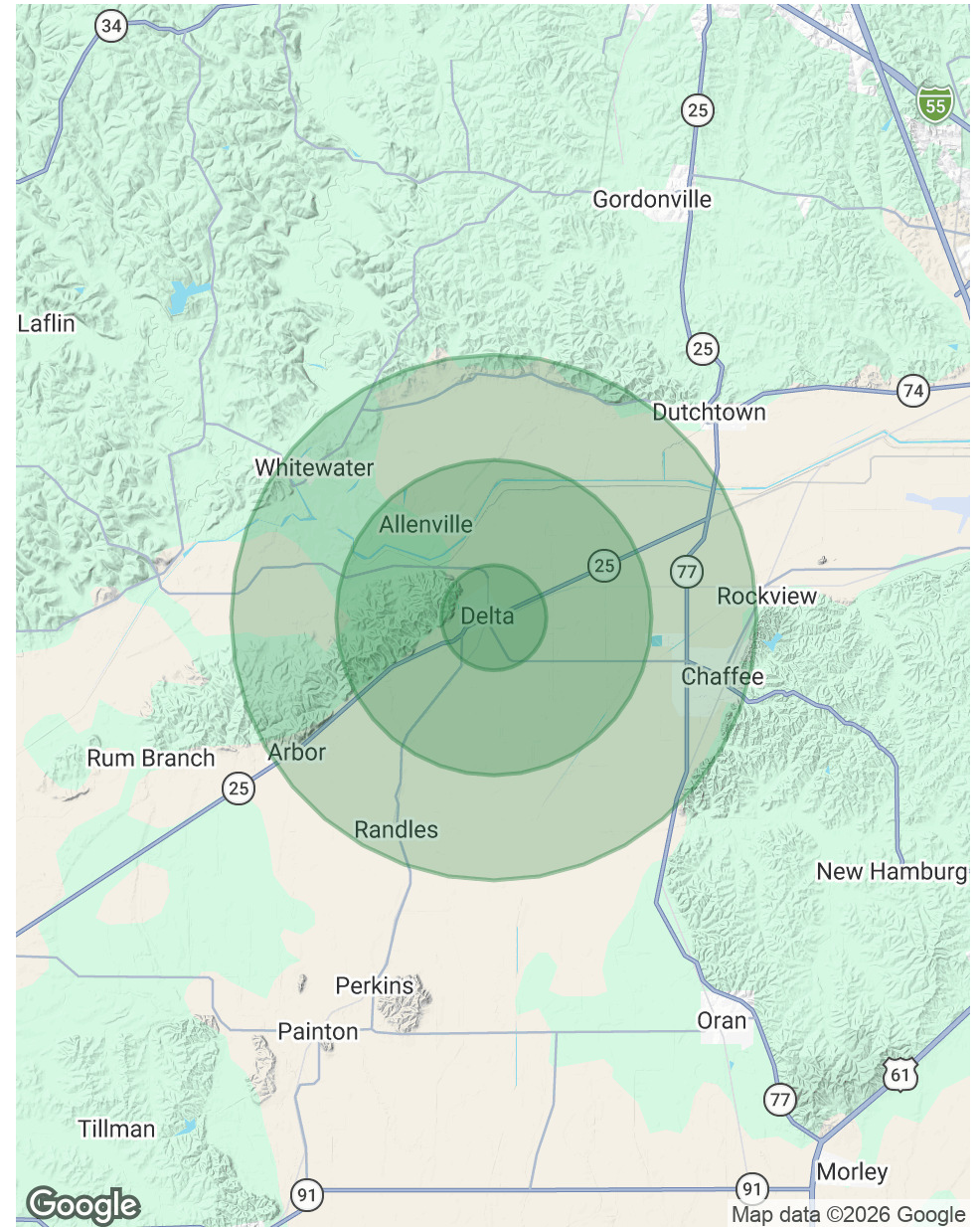
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	390	717	4,785
Average Age	45	44	41
Average Age (Male)	44	42	39
Average Age (Female)	47	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	162	292	1,949
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$112,020	\$102,177	\$80,339
Average House Value	\$200,780	\$217,825	\$266,449

Demographics data derived from AlphaMap



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