



RESTAURANT, LOUNGE, & EVENT CENTER

1300 W. US 136 Highway Rock Port, Missouri

PRICE REDUCED




SALE PRICE: \$2,495,000 | 8,000 SF ON 1.72 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- Building in very good move-in condition
- Newer paved lot with approximately 80 spaces
- Great Interstate 29 intersection with two hotels and three c-stores
- Opportunity for repurposing to retail
- Join McDonald's, Trails End Truck and Auto Plaza, Subway, Super 8, Rock Port Inn, Liberty Fireworks, Shelton Fireworks, and more
- Restaurant equipment, FF&E, and decor not included but available

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com



RESTAURANT PHOTOS



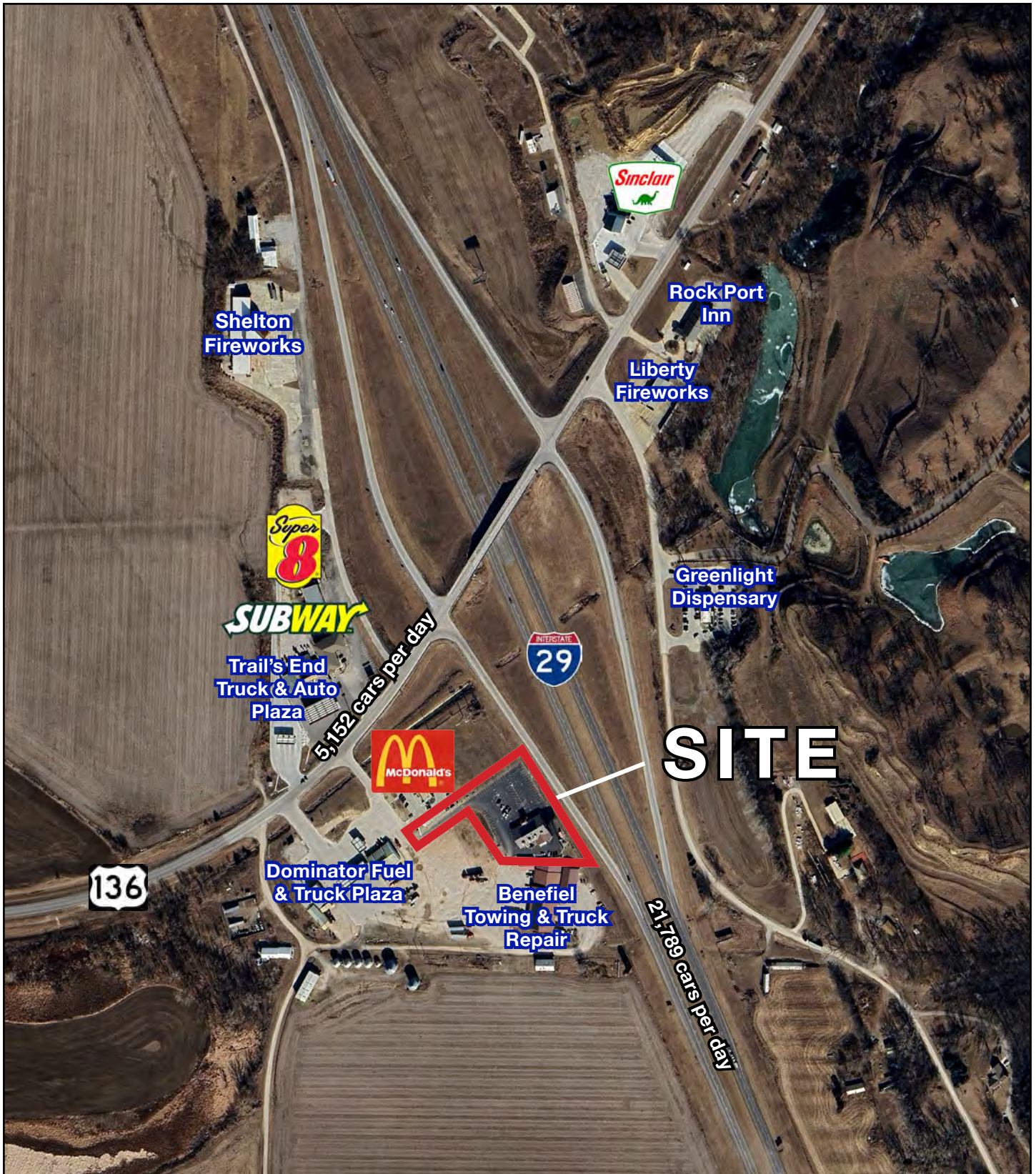
LEWIS BANQUET ROOM



CLARK BANQUET ROOM



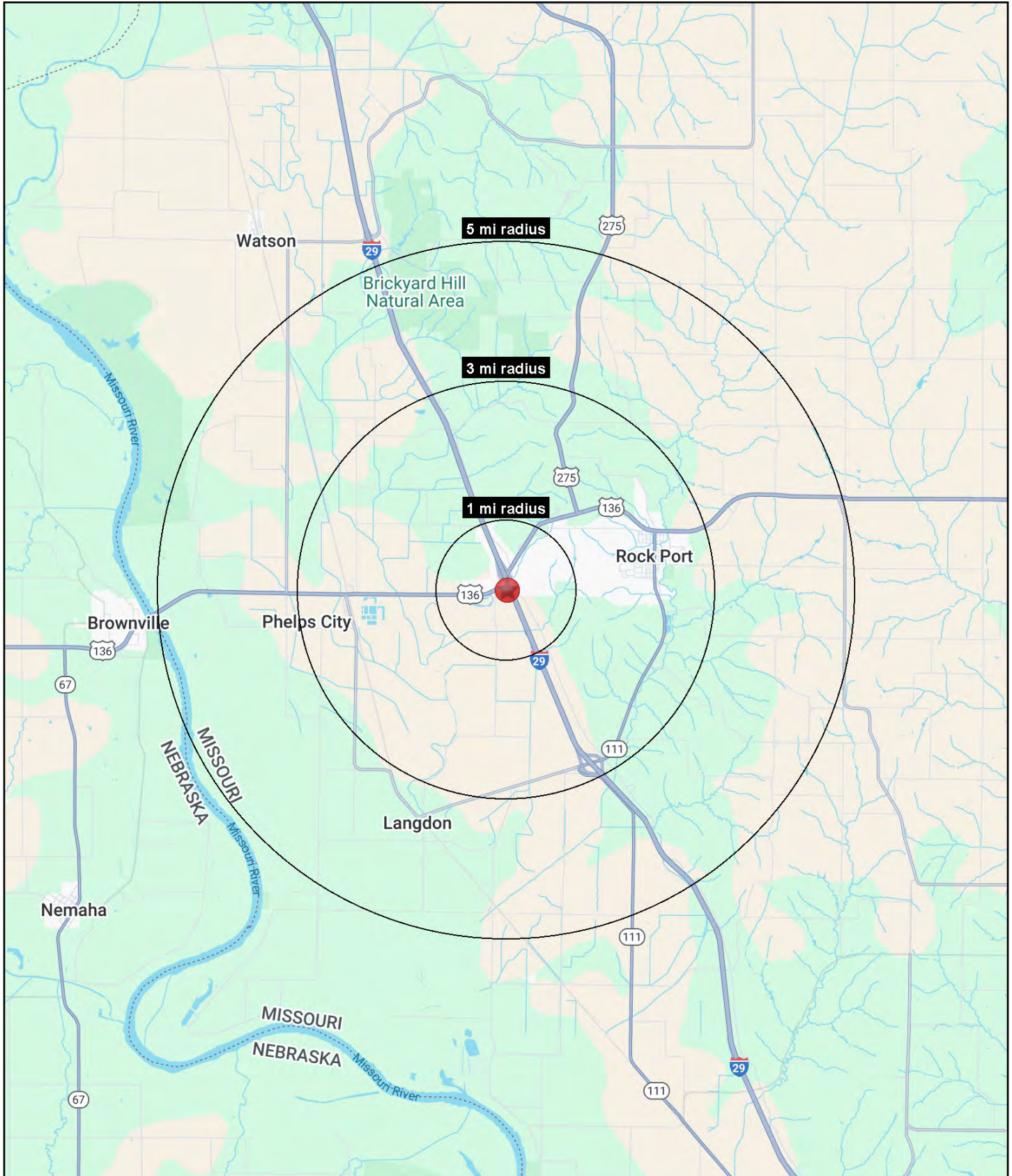
AERIAL





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1300 W. US 136 Highway Rock Port, MO 64482	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	16	1,441	1,645
2030 Projected Population	16	1,439	1,642
2020 Census Population	27	1,597	1,805
2010 Census Population	32	1,712	1,936
Projected Annual Growth 2025 to 2030	-0.2%	-	-
Historical Annual Growth 2010 to 2025	-3.3%	-1.1%	-1.0%
2025 Median Age	44.0	44.1	44.2
Households			
2025 Estimated Households	7	623	712
2030 Projected Households	7	598	683
2020 Census Households	12	693	784
2010 Census Households	14	752	850
Projected Annual Growth 2025 to 2030	-0.6%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	-3.4%	-1.1%	-1.1%
Race and Ethnicity			
2025 Estimated White	96.4%	96.6%	96.6%
2025 Estimated Black or African American	0.3%	0.2%	0.2%
2025 Estimated Asian or Pacific Islander	-	0.1%	0.1%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	2.9%	2.7%	2.7%
2025 Estimated Hispanic	2.1%	2.3%	2.2%
Income			
2025 Estimated Average Household Income	\$89,755	\$84,362	\$85,543
2025 Estimated Median Household Income	\$59,226	\$54,702	\$55,459
2025 Estimated Per Capita Income	\$38,105	\$36,638	\$37,154
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.3%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.1%	4.0%
2025 Estimated High School Graduate	39.4%	38.6%	39.1%
2025 Estimated Some College	22.9%	19.2%	19.2%
2025 Estimated Associates Degree Only	4.7%	6.1%	6.0%
2025 Estimated Bachelors Degree Only	18.6%	19.9%	19.8%
2025 Estimated Graduate Degree	10.3%	9.8%	9.6%
Business			
2025 Estimated Total Businesses	2	123	133
2025 Estimated Total Employees	9	628	672
2025 Estimated Employee Population per Business	5.1	5.1	5.1
2025 Estimated Residential Population per Business	9.3	11.7	12.4

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