



Operating BBQ Restaurant For Sale

6201 Blue Parkway, Kansas City, Missouri 64129



SALE PRICE: \$625,000

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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,112	53,166	222,891
Avg. Household Income	\$57,174	\$54,667	\$71,647

- 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

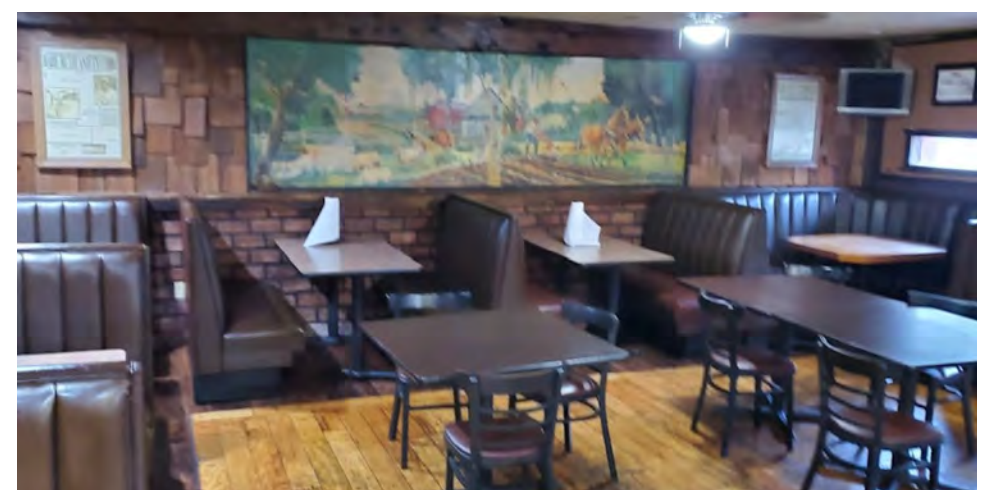




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PHOTOS





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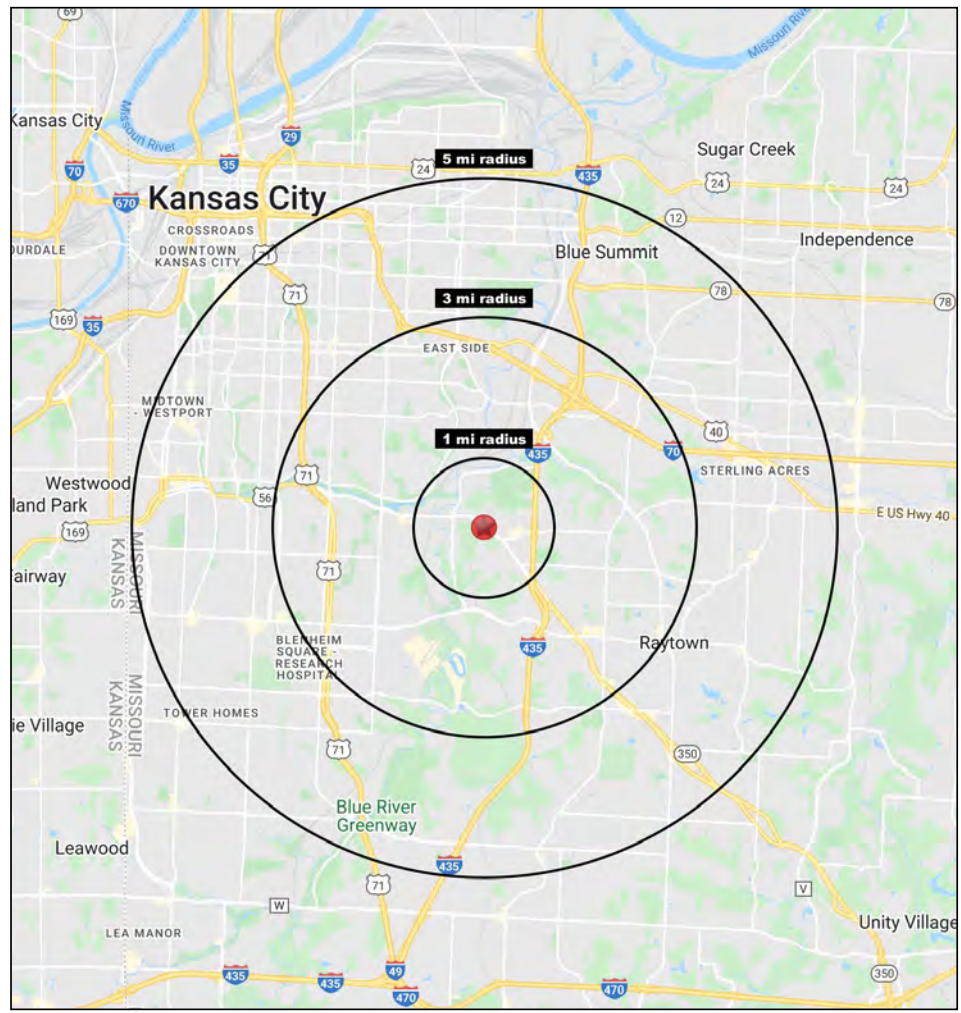
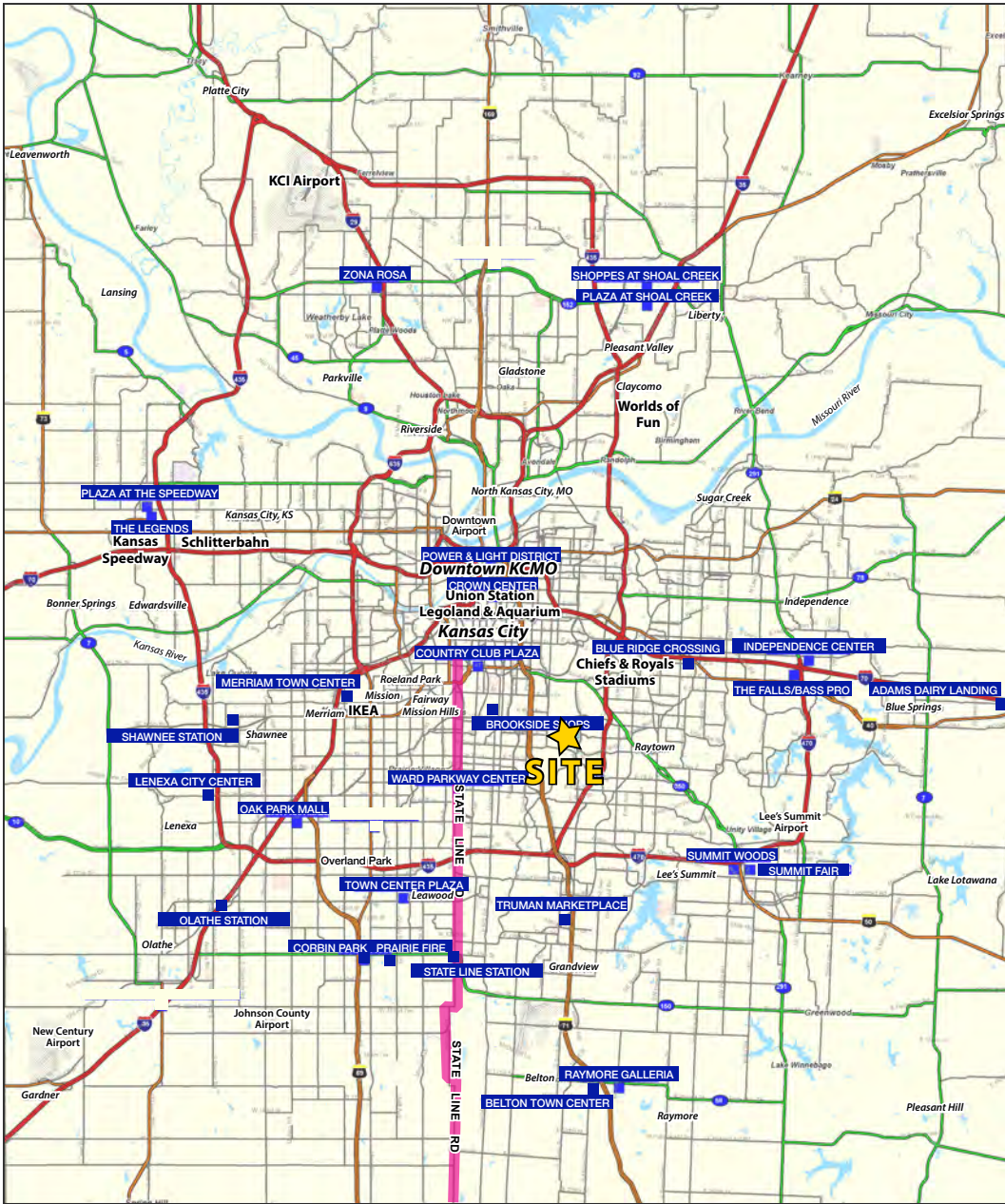
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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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6201 Blue Pkwy Kansas City, MO 64129	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	3,112	53,166	222,891
2026 Projected Population	3,114	53,499	225,486
2020 Census Population	3,180	52,683	222,335
2010 Census Population	3,200	52,832	216,917
Projected Annual Growth 2021 to 2026	-	0.1%	0.2%
Historical Annual Growth 2010 to 2021	-0.2%	-	0.3%
2021 Median Age	36.5	38.1	36.9
Households			
2021 Estimated Households	1,344	22,021	97,386
2026 Projected Households	1,364	22,545	100,105
2020 Census Households	1,360	21,837	97,108
2010 Census Households	1,331	21,553	93,335
Projected Annual Growth 2021 to 2026	0.3%	0.5%	0.6%
Historical Annual Growth 2010 to 2021	-	0.2%	0.4%
Race and Ethnicity			
2021 Estimated White	33.7%	21.8%	43.2%
2021 Estimated Black or African American	49.2%	64.9%	38.1%
2021 Estimated Asian or Pacific Islander	1.5%	1.0%	2.9%
2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2021 Estimated Other Races	15.0%	11.7%	15.2%
2021 Estimated Hispanic	10.7%	7.4%	12.3%
Income			
2021 Estimated Average Household Income	\$57,174	\$54,667	\$71,647
2021 Estimated Median Household Income	\$46,149	\$39,190	\$53,245
2021 Estimated Per Capita Income	\$24,714	\$22,744	\$31,449
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	6.6%	3.4%	3.4%
2021 Estimated Some High School (Grade Level 9 to 11)	6.4%	10.6%	8.0%
2021 Estimated High School Graduate	35.9%	39.9%	30.6%
2021 Estimated Some College	20.7%	25.3%	22.3%
2021 Estimated Associates Degree Only	11.6%	6.4%	6.1%
2021 Estimated Bachelors Degree Only	13.5%	9.4%	17.8%
2021 Estimated Graduate Degree	5.3%	5.0%	11.7%
Business			
2021 Estimated Total Businesses	124	1,458	8,066
2021 Estimated Total Employees	2,198	25,141	120,780
2021 Estimated Employee Population per Business	17.8	17.2	15.0
2021 Estimated Residential Population per Business	25.1	36.5	27.6

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