

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (MG)
AVAILABLE SF:	6,150 SF
BUILDING SIZE:	6,150 SF

PROPERTY DESCRIPTION

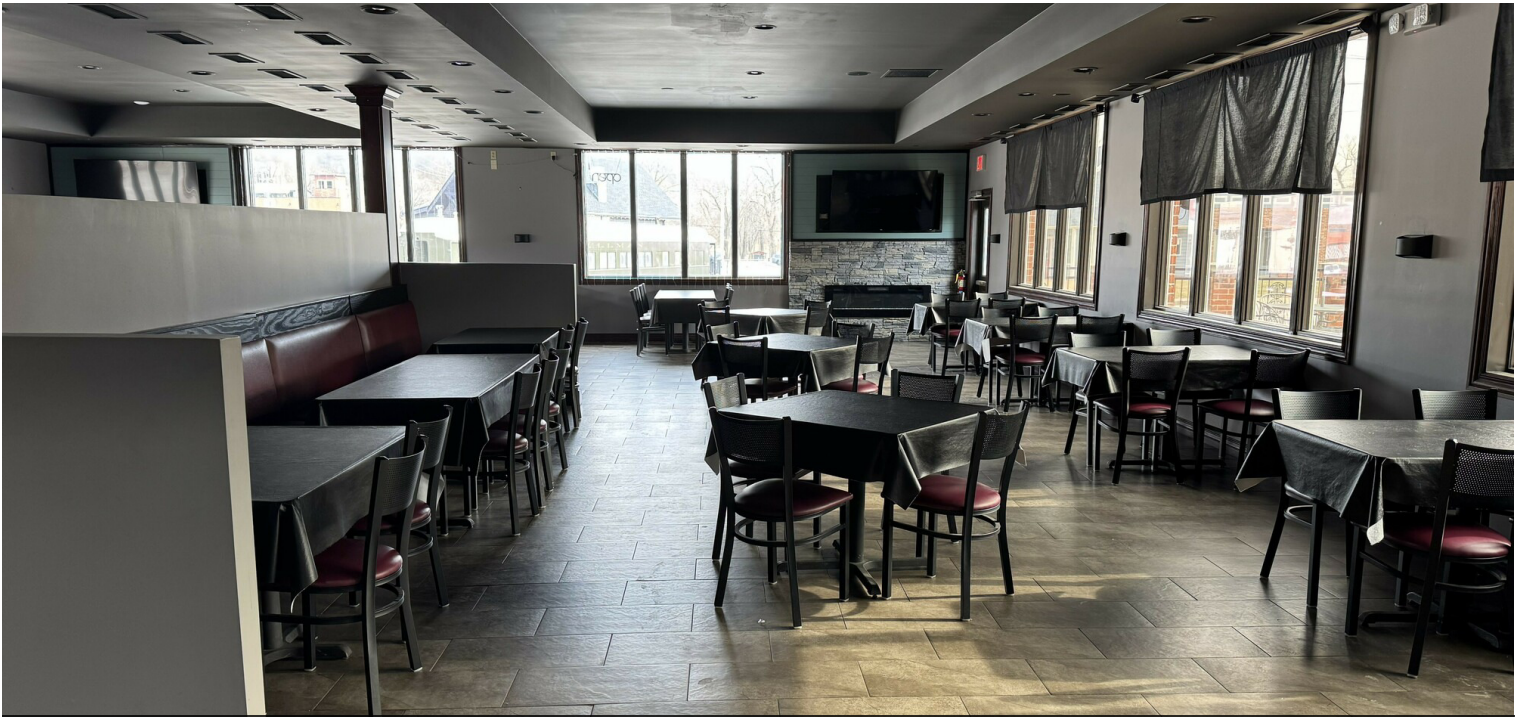
Introducing a turnkey restaurant opportunity at this exceptional property in Parkville, MO. Boasting a spacious dining room with a 200-person capacity, a stunning bar area with Large TV's and a fully-equipped kitchen featuring large hood and walk-ins, this property offers everything you need for a successful restaurant venture. Additional highlights include a private party room, private office, and an inviting outdoor patio. All equipment is included, making it effortless to step into this premier restaurant space. Don't miss out on this prime leasing opportunity to establish your restaurant in a sought-after location with an array of impressive features.

PROPERTY HIGHLIGHTS

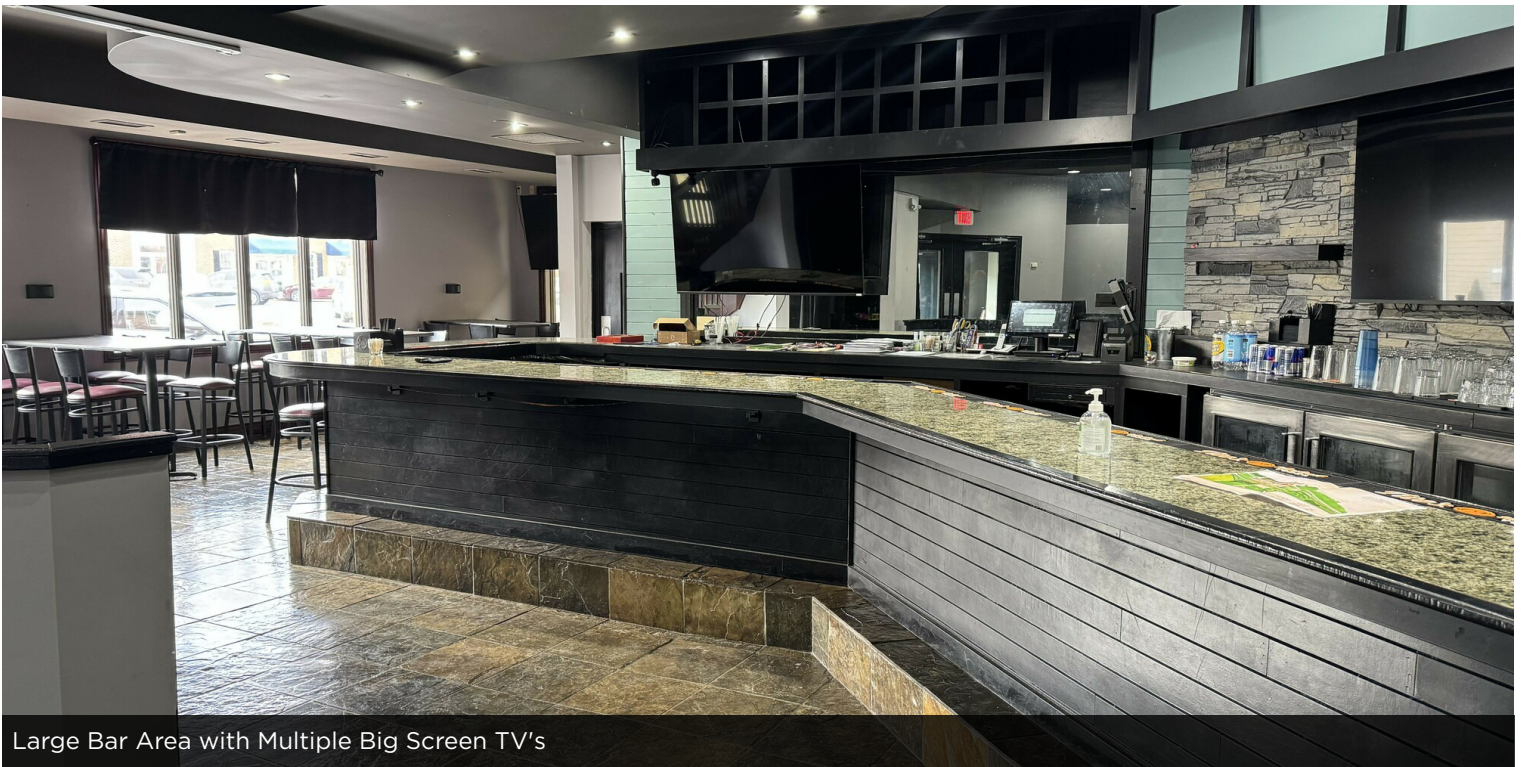
- Turn Key Restaurant Opportunity
- Large Dining Room with 200 Occupancy
- Beautiful Bar Area with Big Screen TV's
- Full Kitchen w/Large Hood, Walk-ins, All Equipment
- Private Party Room and Private Office
- Outdoor Patio

C. STERLING SCOTT, CCIM **STERLING H. SCOTT**
O: 816.436.4600 O: 816.436.4600
sterling.scott@svn.com sterlingh.scott@svn.com
MO #1999021979 MO #2021033673

ADDITIONAL PHOTOS



Large Dining Room Surrounded by Glass Windows



Large Bar Area with Multiple Big Screen TV's

C. STERLING SCOTT, CCIM **STERLING H. SCOTT**

O: 816.436.4600

sterling.scott@svn.com

MO #1999021979

O: 816.436.4600

sterlingh.scott@svn.com

MO #2021033673

ADDITIONAL PHOTOS



Huge Fully Equipped Kitchen with Multiple Walk-ins and Uprights



Beautiful Large Outdoor Patio with Big Screen TV's

C. STERLING SCOTT, CCIM

O: 816.436.4600

sterling.scott@svn.com

MO #1999021979

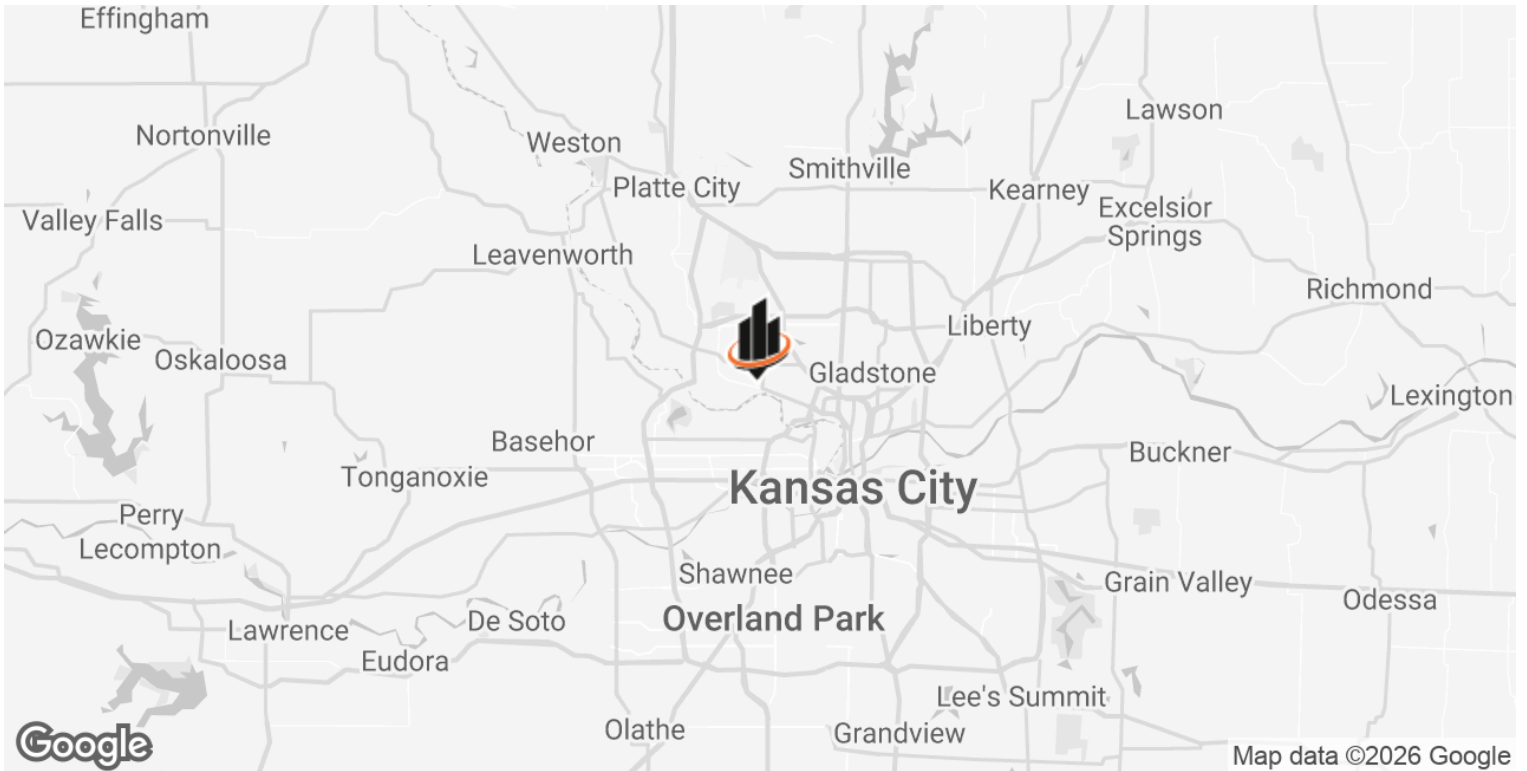
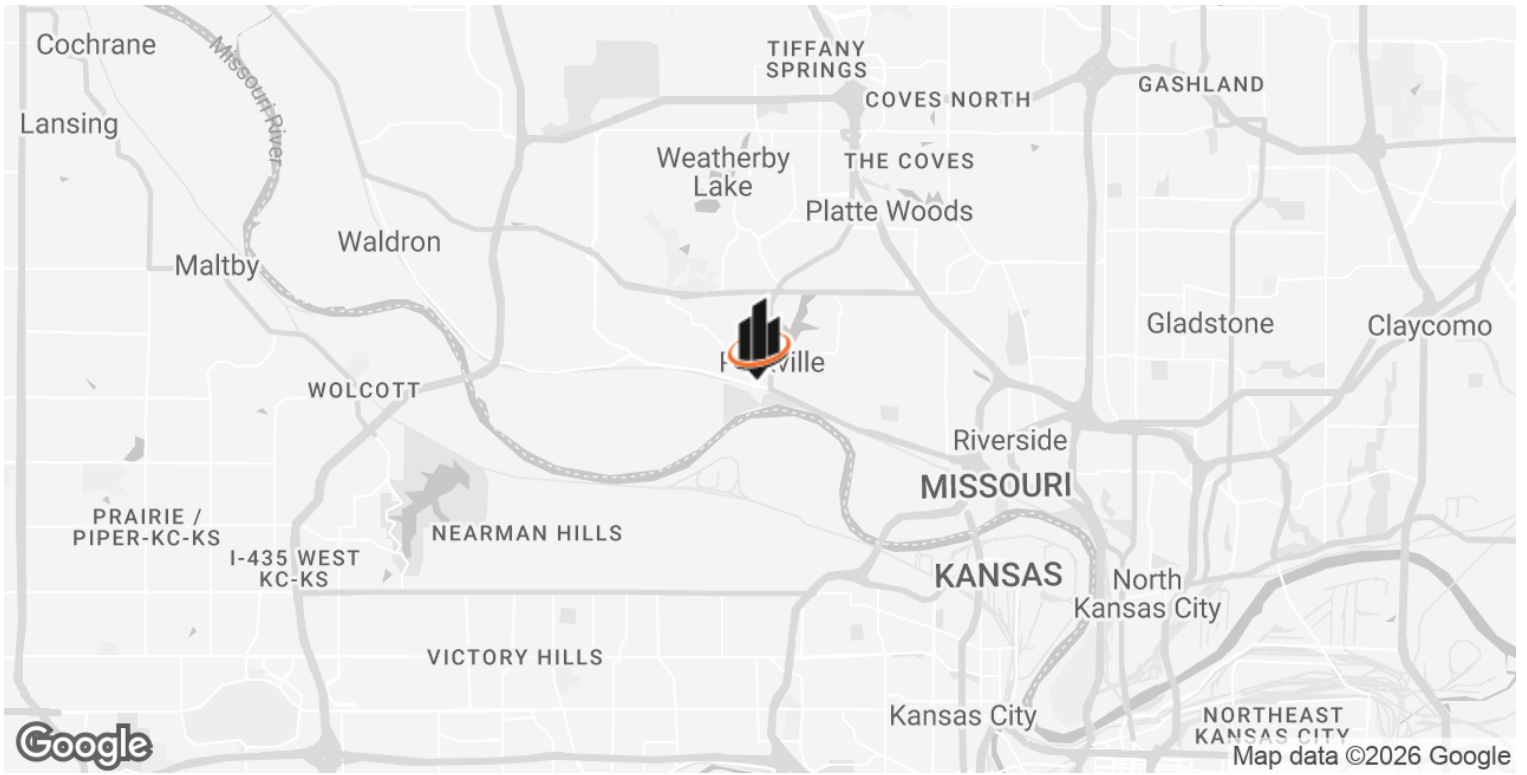
STERLING H. SCOTT

O: 816.436.4600

sterlingh.scott@svn.com

MO #2021033673

LOCATION MAP



C. STERLING SCOTT, CCIM

O: 816.436.4600

sterling.scott@svn.com

MO #1999021979

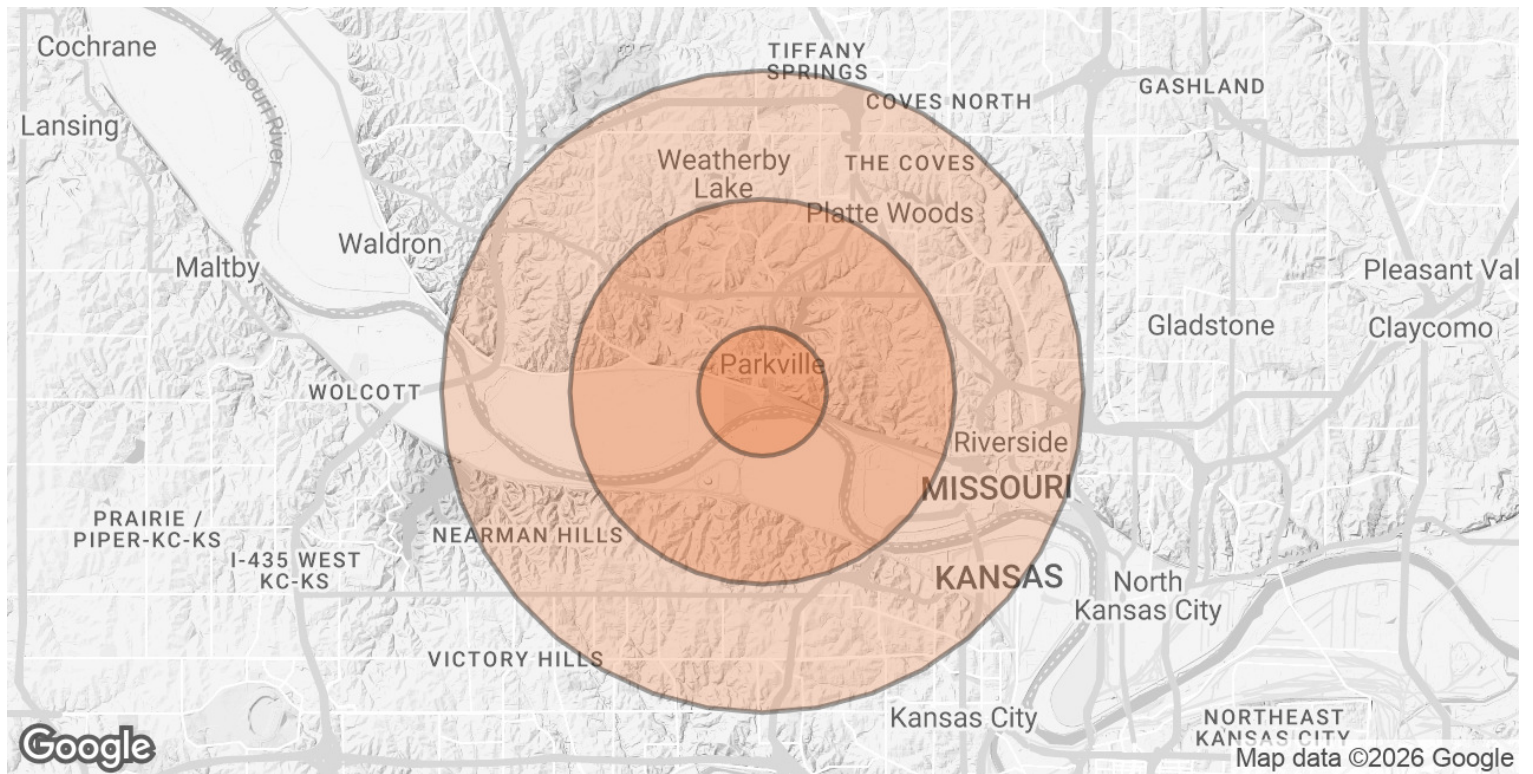
STERLING H. SCOTT

O: 816.436.4600

sterlingh.scott@svn.com

MO #2021033673

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,922	27,971	106,956
AVERAGE AGE	40	40	38
AVERAGE AGE (MALE)	40	39	38
AVERAGE AGE (FEMALE)	41	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	744	10,968	40,431
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$172,803	\$131,554	\$104,143
AVERAGE HOUSE VALUE	\$533,032	\$431,306	\$318,690

Demographics data derived from AlphaMap

C. STERLING SCOTT, CCIM **STERLING H. SCOTT**
 O: 816.436.4600 O: 816.436.4600
 sterling.scott@svn.com sterlingh.scott@svn.com
 MO #1999021979 MO #2021033673