



SECOND GENERATION RESTAURANT with Long-Term Parking Revenue

2801 Nicholson Ave. & 840 N. Chestnut Ave., Kansas City, MO



SALE PRICE: \$285,000 | 971 SF BUILDING ON 25,919 SF LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,113	75,560	190,196
Avg. Household Income	\$90,704	\$79,027	\$80,381

- Value add opportunity with minimal investment
- Located minutes away from Knucklheads and J Reiger & Co.
- Comes with all Restaurant FF&E
- Shipping container has access to power
- 2nd lot generates +/- \$1,000/month in passive income



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

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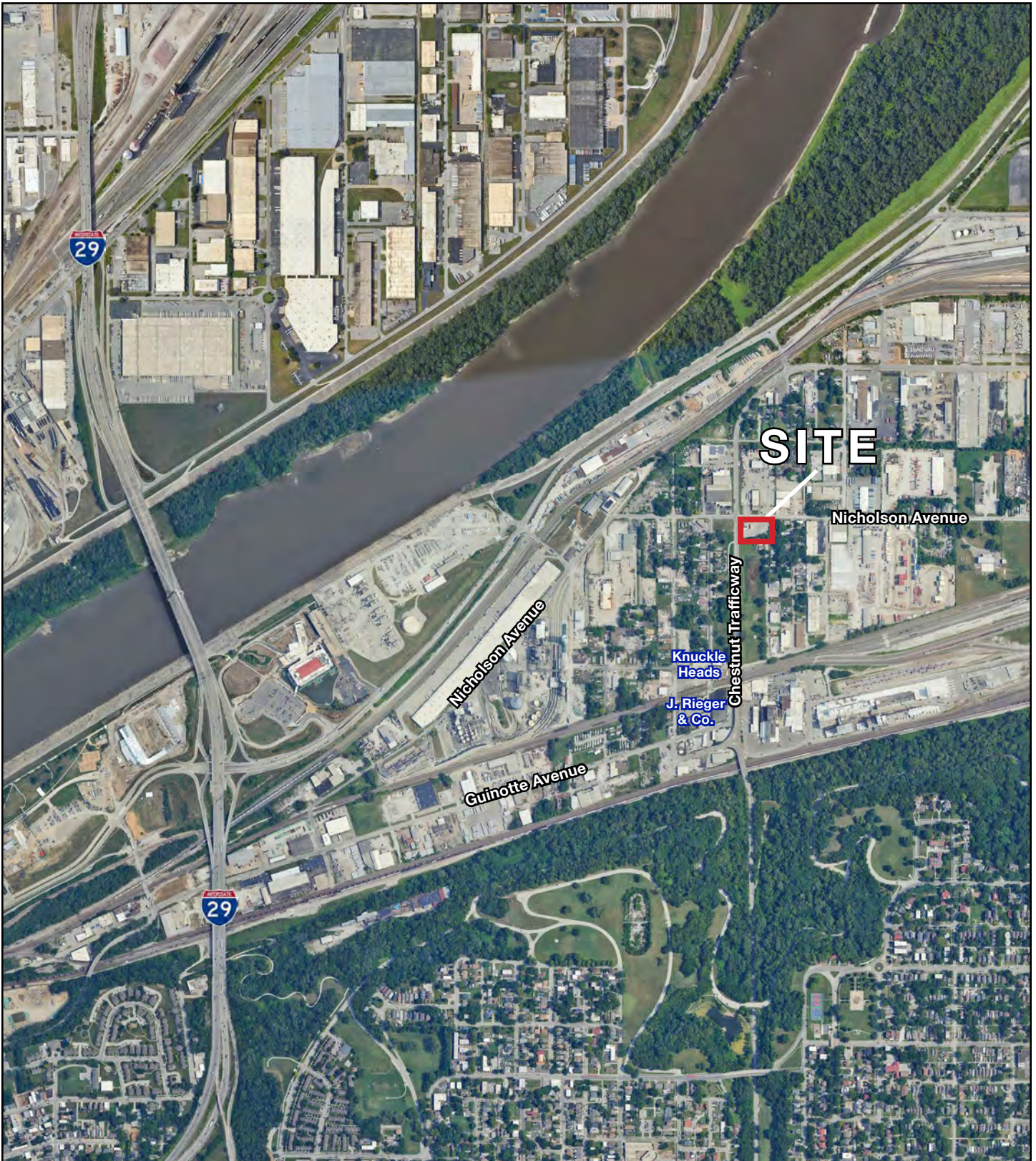
PHOTOS



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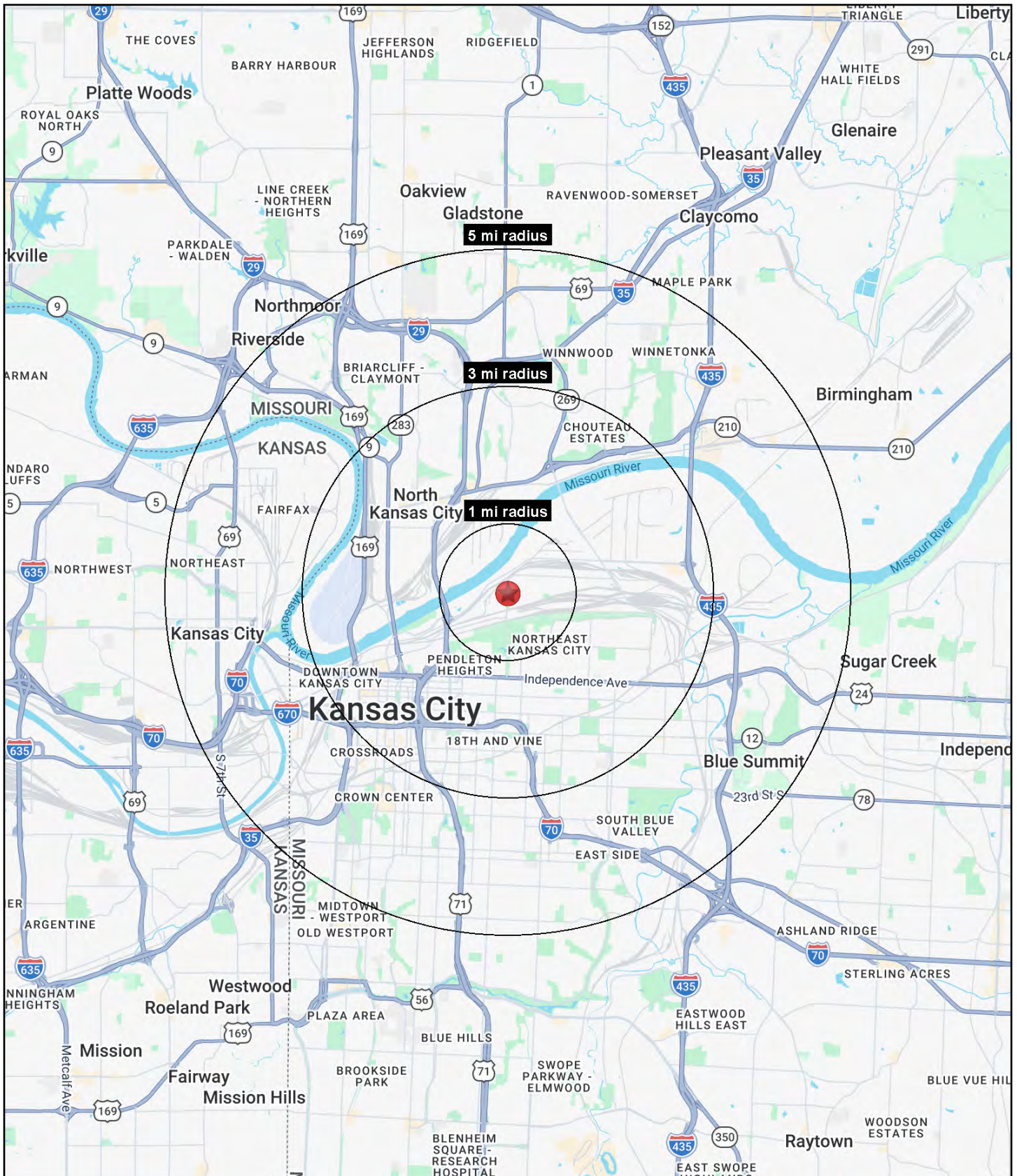


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2801 Nicholson Avenue Kansas City, MO 64120	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	4,113	75,560	190,196
2031 Projected Population	4,538	79,626	196,942
2020 Census Population	3,262	68,059	174,063
2010 Census Population	3,218	62,856	161,006
Projected Annual Growth 2026 to 2031	2.1%	1.1%	0.7%
Historical Annual Growth 2010 to 2026	1.7%	1.3%	1.1%
2026 Median Age	32.7	31.9	33.0
Households			
2026 Estimated Households	1,770	34,968	85,343
2031 Projected Households	1,986	37,817	89,969
2020 Census Households	1,205	29,651	74,574
2010 Census Households	1,165	24,892	66,120
Projected Annual Growth 2026 to 2031	2.4%	1.6%	1.1%
Historical Annual Growth 2010 to 2026	3.2%	2.5%	1.8%
Race and Ethnicity			
2026 Estimated White	48.2%	46.6%	47.7%
2026 Estimated Black or African American	20.6%	23.0%	26.5%
2026 Estimated Asian or Pacific Islander	9.6%	6.2%	4.6%
2026 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.8%
2026 Estimated Other Races	20.3%	23.4%	20.5%
2026 Estimated Hispanic	24.2%	26.2%	22.7%
Income			
2026 Estimated Average Household Income	\$90,704	\$79,027	\$80,381
2026 Estimated Median Household Income	\$63,136	\$61,340	\$61,319
2026 Estimated Per Capita Income	\$39,105	\$36,732	\$36,255
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	11.9%	7.5%	7.3%
2026 Estimated Some High School (Grade Level 9 to 11)	10.0%	7.8%	7.6%
2026 Estimated High School Graduate	17.9%	26.6%	28.8%
2026 Estimated Some College	19.2%	19.2%	19.9%
2026 Estimated Associates Degree Only	8.3%	6.2%	6.6%
2026 Estimated Bachelors Degree Only	20.0%	20.2%	18.6%
2026 Estimated Graduate Degree	12.7%	12.6%	11.3%
Business			
2026 Estimated Total Businesses	194	5,599	11,658
2026 Estimated Total Employees	3,304	84,426	174,381
2026 Estimated Employee Population per Business	17.0	15.1	15.0
2026 Estimated Residential Population per Business	21.2	13.5	16.3

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