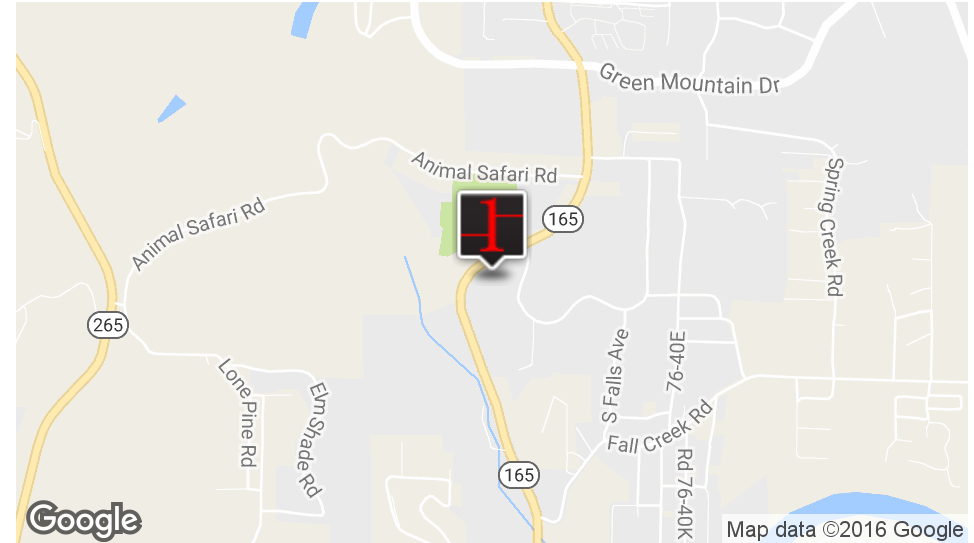


# TURN-KEY RESTAURANT FOR SALE.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,650,000
<b>Lot Size:</b>	1.68 Acres
<b>Building Size:</b>	10,359 SF
<b>Year Built:</b>	1993
<b>Renovated:</b>	2012
<b>Cross Streets:</b>	Hwy 165

## PROPERTY OVERVIEW

Turn Key Restaurant For Sale. Out of Area Landlord Ready To Sell. Located on High Traffic Highway between the tourist district and major residential, condominium and timeshare neighborhoods. Ready to stock the refrigerators, bar and start doing business.

## PROPERTY HIGHLIGHTS

- Well Know BBQ Restaurant Location
- All FF&E included in the asking price (see equipment list attached)
- Multi-functional property that can easily accommodate large groups and walk-ins
- Well Maintained and Equipped

OWN THIS PROPERTY AT LESS THAN REPLACEMENT.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI

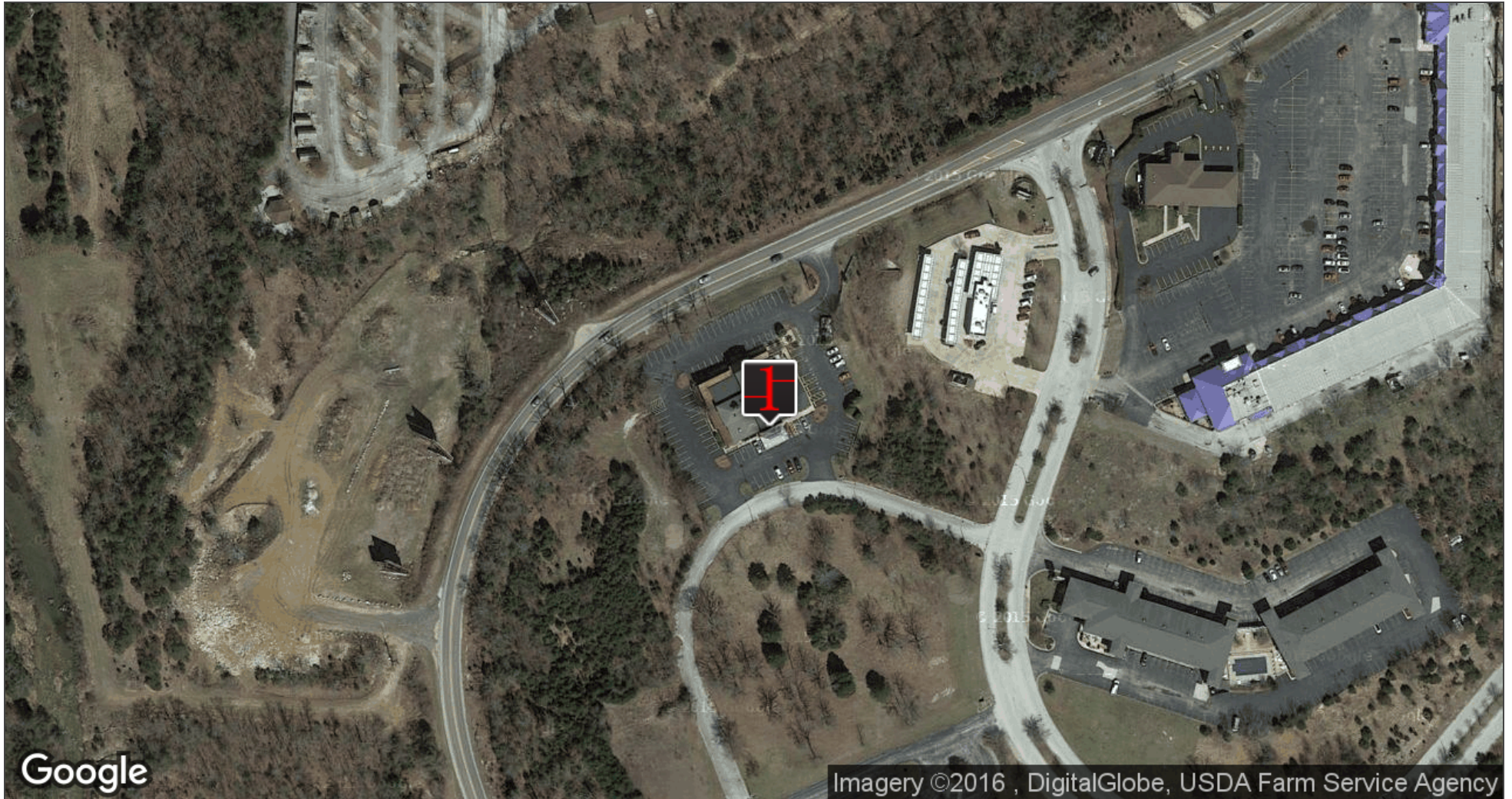


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# 3270 YELLOW RIBBON RD.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI



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# Restaurant



# 3270 YELLOW RIBBON RD.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,698	21,149	51,581
MEDIAN AGE	44.9	41.1	41.6
MEDIAN AGE (MALE)	43.0	37.4	39.3
MEDIAN AGE (FEMALE)	46.1	43.3	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	780	8,892	21,230
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$51,806	\$57,160	\$56,951
AVERAGE HOUSE VALUE		\$226,802	\$201,231

## PROPERTY HIGHLIGHTS

- Located between the Branson Entertainment District and a major residential, timeshare and condominium neighborhoods.
- The Property operated as a successful BBQ Restaurant for more than 20 years.
- Branson Attracts more than 8.4 Million visitors a year.
- Restaurant tax collections have increased for the last three years and are up 8% YTD.
- Own This Property At Less Than Replacement Cost

# LARGE WELL EQUIPPED KITCHEN.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI



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# HIGHLY THEMED RESTAURANT.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI



# FUNCTIONAL DINNING AREAS.

3270 YELLOW RIBBON RD., BRANSON, MISSOURI



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## Piece of Equipment

## Location

standup freezer - true	line/ fry
prep cooler - continental	line/ fry
tumbler	prep
2 oven unit	prep
industrial deepfryer - holstein	prep
6 burner range/ oven - us range	prep
2 oven unit - imperial	prep
2 oven unit - garland	prep
deli slicer - hobart	prep
ice machine - follet	prep
trash compactor - liftpak	prep
pressure wassure - hydrotek	prep
water heater-rheem/ ruud - commercial	break room
table top steam table - vollrath	expo
steam kettle - groen	prep
lemon slicer	prep
tomato slicer - vollrath	prep
table top scales x 2 - taylor	prep
receiving scales	prep
digital receiving scales	prep
paper towel dispensers x6	line, restrooms, bar
aloha - POS units x6	dinning room and bar
office - aloha main computer	office
office - off ice computer	office
office - fax/printer	office

## Piece of Equipment

## Location

keg cooler--continental	bar/ facing 300's
large mug cooler/ true	bar/ facing 300's
drink mixers x2 - blend tec	bar
bottle cooler - true	bar/ facing lobby
juice cooler - true	bar/ facing lobby
induction burners x2 - update international	expo
dessert cooler - true	expo
lg salad cooler - beverage air	expo
small salad cooler - continental	expo
lg standup cooler - true	expo
ice cream freezer - holiday	expo
potato, chip warmer	expo
microwave x 3 - panasonic	expo
convection oven - amana	expo
lg prep cooler - continental	line/grill
cooler under grill	line/grill
plate warming shelf	line/grill
cheese melter -lang, melt master plus	line/grill
grill - accu-steam	line/grill
alto sham	line/ grill/ middle
broiler - wolf	line/ middle
steam table	line/ middle
fryers - 4 total - pitco	line/ fry
prep cooler -true	line/ fry