



# 2<sup>nd</sup> Generation Restaurant For Sale

1912 N. Broadway Street, Pittsburg, Kansas



## SALE PRICE: \$599,000 | 6,697 SF BUILDING

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| Estimated Population  | 5,329    | 23,317   | 27,194   |
| Avg. Household Income | \$61,189 | \$65,184 | \$69,296 |

- Turn-key restaurant opportunity - move in ready
- Prime freestanding location on .5 acres - high visibility off Broadway
- Clean, updated kitchen with hood and grease trap
- Minutes from Pittsburg State University
- Potential pad site
- Ample parking



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

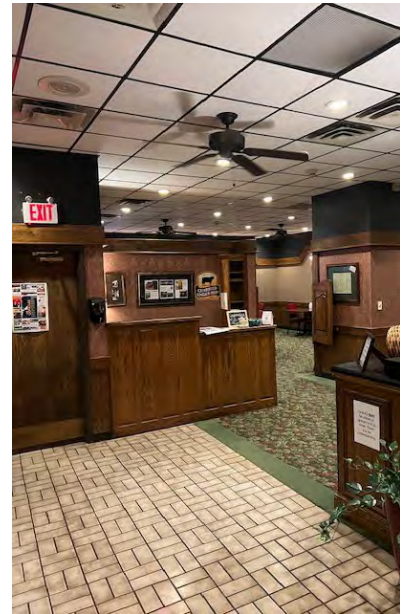
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*Exclusive Agents*

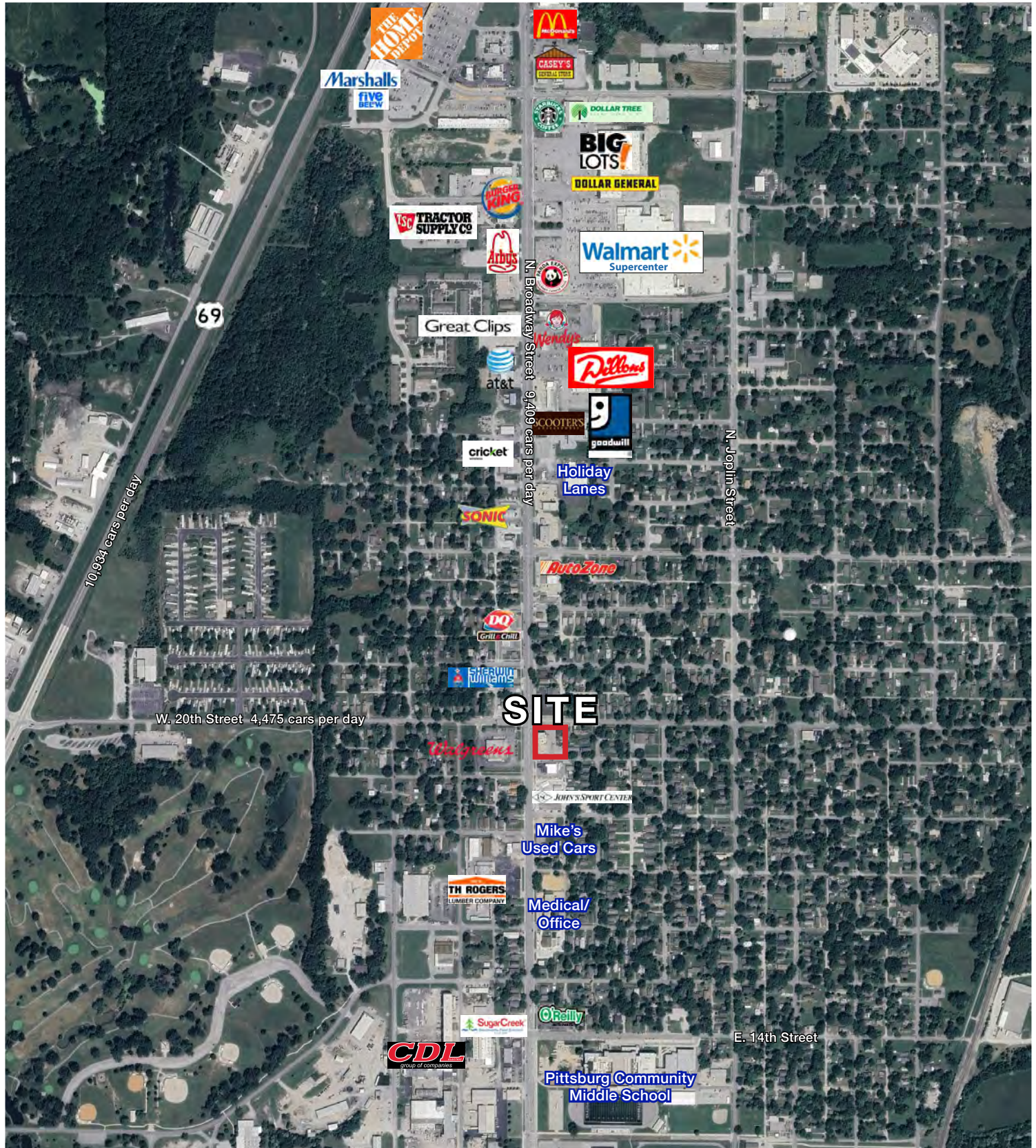


## PHOTOS





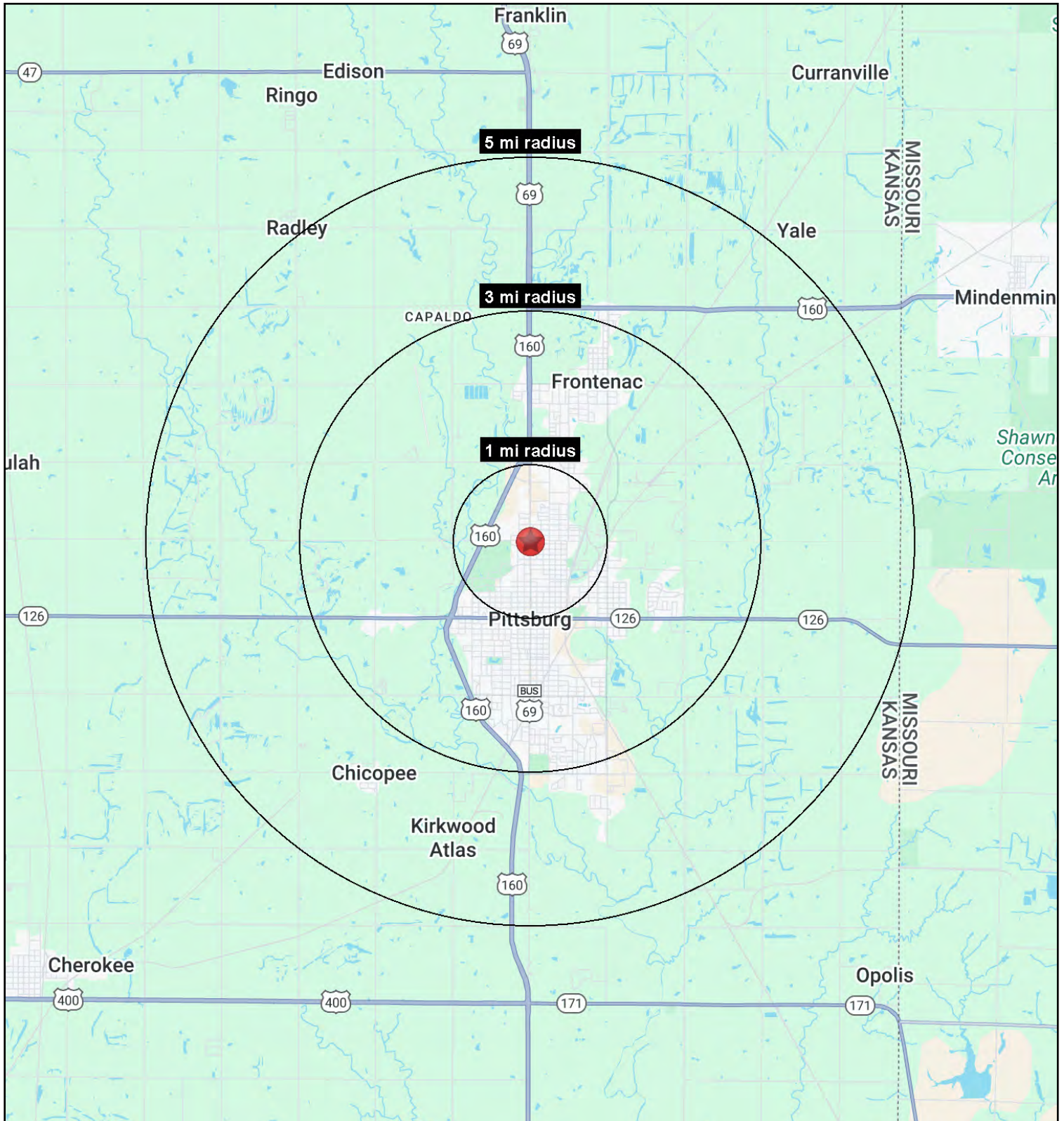
## AERIAL





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## 1912 N. Broadway Street, Pittsburg, Kansas

| 1912 N Broadway St<br>Pittsburg, KS 66762             | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 5,329          | 23,317         | 27,194         |
| 2030 Projected Population                             | 5,092          | 22,286         | 26,026         |
| 2020 Census Population                                | 5,393          | 23,329         | 27,264         |
| 2010 Census Population                                | 5,382          | 23,096         | 26,862         |
| Projected Annual Growth 2025 to 2030                  | -0.9%          | -0.9%          | -0.9%          |
| Historical Annual Growth 2010 to 2025                 | -              | -              | -              |
| 2025 Median Age                                       | 31.3           | 30.2           | 31.2           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 2,223          | 9,353          | 10,880         |
| 2030 Projected Households                             | 2,171          | 9,181          | 10,697         |
| 2020 Census Households                                | 2,229          | 9,334          | 10,882         |
| 2010 Census Households                                | 2,265          | 9,307          | 10,785         |
| Projected Annual Growth 2025 to 2030                  | -0.5%          | -0.4%          | -0.3%          |
| Historical Annual Growth 2010 to 2025                 | -0.1%          | -              | -              |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 77.7%          | 82.6%          | 83.5%          |
| 2025 Estimated Black or African American              | 3.9%           | 3.3%           | 3.0%           |
| 2025 Estimated Asian or Pacific Islander              | 1.6%           | 2.5%           | 2.4%           |
| 2025 Estimated American Indian or Native Alaskan      | 0.8%           | 0.7%           | 0.7%           |
| 2025 Estimated Other Races                            | 16.0%          | 10.9%          | 10.3%          |
| 2025 Estimated Hispanic                               | 14.4%          | 9.7%           | 9.0%           |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$61,189       | \$65,184       | \$69,296       |
| 2025 Estimated Median Household Income                | \$38,953       | \$48,489       | \$52,589       |
| 2025 Estimated Per Capita Income                      | \$25,638       | \$26,546       | \$28,122       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 6.3%           | 2.9%           | 2.7%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 5.2%           | 3.4%           | 3.2%           |
| 2025 Estimated High School Graduate                   | 34.1%          | 27.8%          | 26.5%          |
| 2025 Estimated Some College                           | 22.0%          | 23.6%          | 23.5%          |
| 2025 Estimated Associates Degree Only                 | 9.3%           | 9.0%           | 9.0%           |
| 2025 Estimated Bachelors Degree Only                  | 17.2%          | 21.7%          | 22.3%          |
| 2025 Estimated Graduate Degree                        | 5.9%           | 11.7%          | 12.9%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 313            | 834            | 1,005          |
| 2025 Estimated Total Employees                        | 3,084          | 9,750          | 12,088         |
| 2025 Estimated Employee Population per Business       | 9.9            | 11.7           | 12.0           |
| 2025 Estimated Residential Population per Business    | 17.0           | 28.0           | 27.0           |

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