

# Bite Me BBQ

132 St. Francis Wichita, Kansas 67202

## **Property Highlights**

- 14,236 SF 2 Story Retail Building with 1st floor 4,800 SF Restaurant Space & Operating Business and 2nd Floor +/-4,500 SF Executive Residence and 2,500 SF unfinished workshop
- Located in the heart of Wichita's Prime CBD & Old Town Entertainment Area
- · CBD Daytime Population of 25,000 with excellent evening traffic
- · 3,062 Apartments Downtown
- · Centrally located and easy walking distance between Intrust Bank Arena and WAVE Social Oasis and Multimedia Center, near Century II & Riverfront Stadium (home of the Wichita Wind Surge, the Miami Marlins Triple A Affiliate)
- · Built and fully occupied since 1925

## **Property Features**

- Bite Me BBQ Business Family Owned and Operated Since 2003 (at Current Location since 2012)
- 2019 Business Revenues \$1.9M
- Fully Equipped and Furnished BBQ Restaurant including 750 lb Southern Pride Smoker, Freight Elevator, 4 Car Garage

OFFERING SUMMARY			
Sale Price Total	\$1,750,000		
Business & Equipment	\$450,000		
Building	\$1,300,000		
Building Size	14,236 SF		

DEMOGRAPHICS					
Stats	Population	Avg. HH Income			
1 Mile	8,530	\$31,897			
3 Miles	106,265	\$39,782			
5 Miles	244,813	\$43,849			

#### Troy Farha

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#### Steven J. Martens, CPM, CCIM, SIOR

O: 316 847 4901 smartens@naimartens.com

Member Kansas City BBQ Society





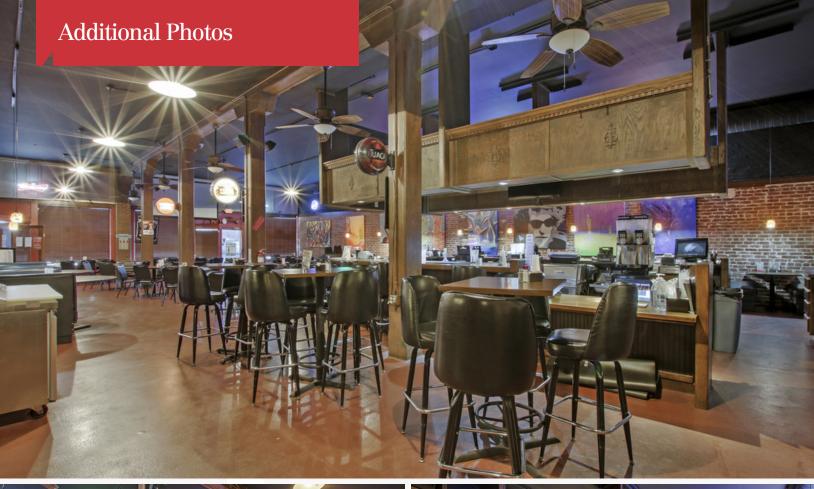




















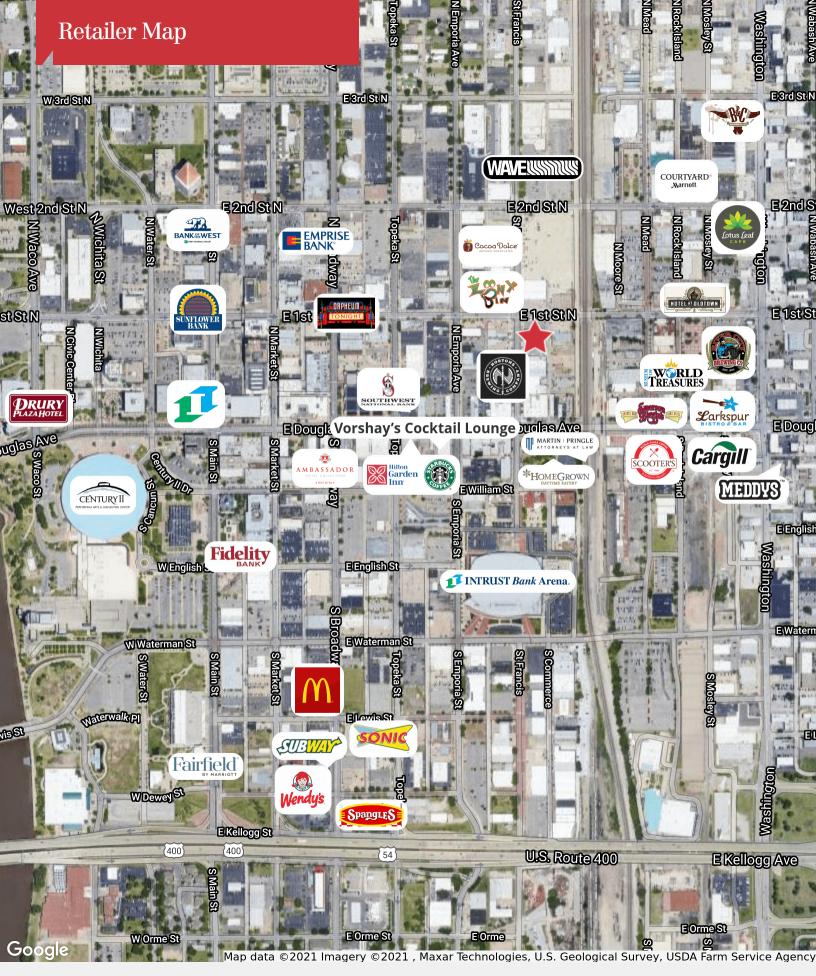












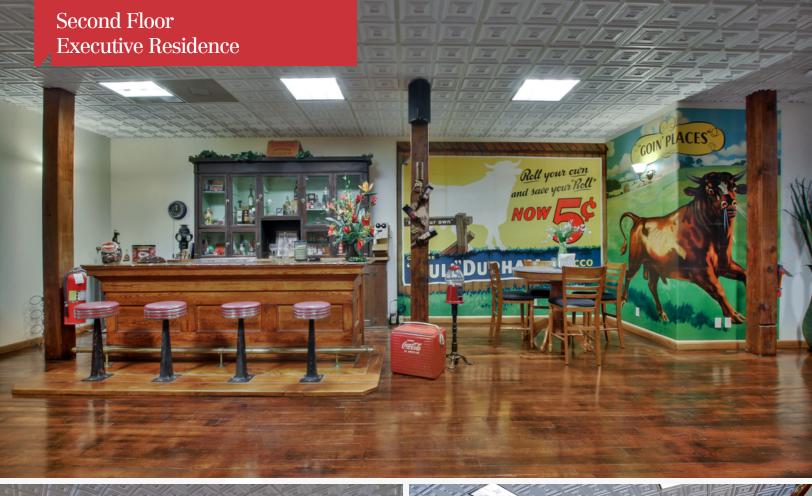


































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Email:

### **CONFIDENTIALITY AGREEMENT**

(Seller proprie	) shall furnish to _ ety information rela	ting to the affairs of the Seller and	its customers solely for the purpose of	ain confidential and using such information and			
			for the purpose of "evaluation for acqui				
			inspect or obtain such information only pursuant to the terms of this agreement				
BE IT I	·	er has or shall furnish Prospective	Buyer certain confidential information, a	all on the following			
1.			proprietary information or trade secrets				
2.	At the conclusion of any discussions, or upon demand of Seller, all written information including written notes, engineering drawings, disk files, programming, photographs, financial statements, tax returns, customer lists, inventory records, equipment lists or memoranda shall be returned to the Seller without making any copies or reproduction thereof.						
3.	Prospective Buyer agrees that it will use any information solely for evaluating a transaction and that reasonable precautions will be taken to keep the evaluation material provided confidential, however, you may disclose evaluation material to your directors, officers, agents, or advisors (collectively representatives) who have the need to know such information. Such "representatives" shall be bound by the same terms and conditions of this agreement.						
4.	Prospective Buyer acknowledges that any information obtained from Seller by virtue of this Agreement is of a proprietary nature.						
5.	Prospective Buyer shall have no obligation with respect to any information known by the Prospective Buyer, or as may be generally known within the industry or business community, prior to the date of this Agreement, or that shall become common knowledge within the industry or business community thereafter.						
6.	This Agreement	shall be binding upon and inure to	the benefit of the parties, their success	ors and assigns.			
7.	This constitutes	the entire Agreement.					
Execut	ted this	day of	,				
Prospe	ective Buyer	By:	Title				
Prospe	ctive Buyer, if you ar	re currently represented by a Brokerag	e Firm, please disclose to NAI Martens at th	is time.			
Requi	red Information:	Ship-to Address:					
	Phone:						