



# CALIBER

COMPANY



## FOR SALE

2274 US Hwy 63 Oskaloosa, IA 52577

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## PROPERTY DESCRIPTION

The Peppertree has been a landmark in Oskaloosa for years and been the host to many receptions, reunions, parties and events. This turnkey restaurant is ready for operation with all restaurant fixtures, furniture & equipment included and offering 3 unique atmospheres. A formal dining room that can accommodate large private functions, an upscale bar / lounge area and a large patio for outdoor seating. The 8,400 + square foot restaurant sits on 2.77 acres with plenty of parking for the busiest of nights. The restaurant has been under current ownership for 17 years. The restaurant closed this past March due to the owner's retirement. This being said, an excellent opportunity presents itself for the next owner as the community is impatiently waiting for the venue to reopen. Prior to closing, The Peppertree was boasting the best revenues in its existence being open only 17 hours a week and leaving room for expansion and additional revenue possibilities





# CALIBER COMPANY

## OFFERING SUMMARY

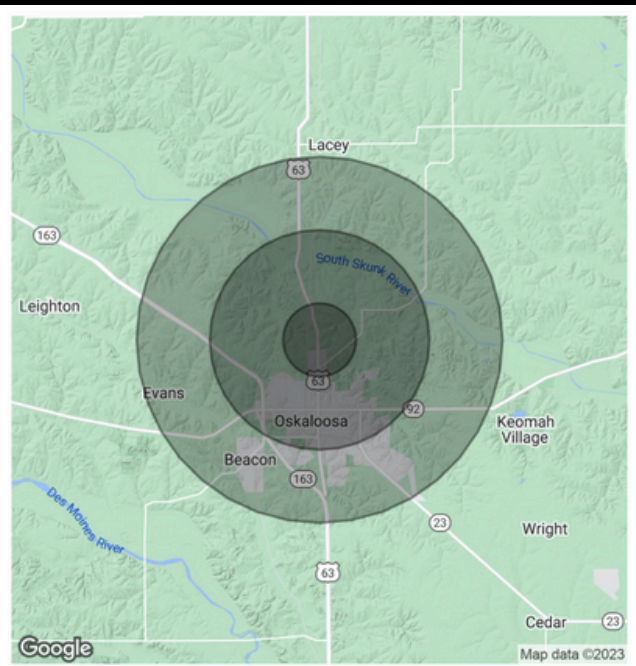
|                |            |
|----------------|------------|
| Sale Price:    | \$499,000  |
| Price / SF:    | \$59.15    |
| Year Built:    | 1972       |
| Building Size: | 8,436 SF   |
| Lot Size:      | 2.77 Acres |

## FINANCIAL SUMMARY

| Financial Summary              |           |           |           |
|--------------------------------|-----------|-----------|-----------|
| Years Established              | 19 years  |           |           |
|                                |           |           |           |
| Last 3 full years in operation | Year 1    | Year 2    | Year 3    |
| Gross Receipt or Sales         | \$665,511 | \$748,923 | \$825,679 |
| Cost of Goods Sold             | \$281,773 | \$314,903 | \$338,729 |
| Gross Profit                   | \$383,738 | \$434,020 | \$486,950 |

## DEMOGRAPHIC DETAILS

| POPULATION   | 1 MILE    | 3 MILES  | 5 MILES   |
|--|-----------|----------|-----------|
| Total Population                                     | 1,624     | 10,601   | 14,349    |
| Average Age  | 31.3      | 34.1     | 35.6      |
| Average Age (Male)                                   | 29.7      | 33.3     | 33.9      |
| Average Age (Female)                                 | 32.1      | 35.2     | 38        |
| HOUSEHOLDS & INCOME                                  | 1 MILE    | 3 MILES  | 5 MILES   |
| Total Households                                     | 671       | 4,712    | 6,317     |
| # of Persons per HH                                  | 2.4       | 2.2      | 2.3       |
| Average HH Income                                    | \$61,325  | \$55,641 | \$58,815  |
| Average House Value                                  | \$115,451 | \$98,099 | \$105,707 |
| RACE   | 1 MILE    | 3 MILES  | 5 MILES   |
| % White  | 93.2%     | 92.3%    | 92.4%     |
| % Black  | 4.8%      | 3.0%     | 2.3%      |
| % Asian  | 0.7%      | 1.4%     | 1.9%      |
| % Hawaiian   | 0.0%      | 0.1%     | 0.3%      |
| % American Indian                                    | 0.1%      | 0.1%     | 0.2%      |
| % Other  | 0.1%      | 1.2%     | 0.9%      |
| TRAFFIC COUNTS                                       |           |          |           |
|  | /day      |          |           |
| * Demographic data derived from 2020 ACS - US Census |           |          |           |





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## INTERIOR PHOTOS







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## INTERIOR PHOTOS







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## LISTING AGENTS



COMMERCIAL AGENT

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