



THE SHOPPES AT
FOUNTERA
Life Elevated

KANSAS CITY, MISSOURI



A new retail development by

ELEVATED
PROPERTY CO.



CURATED
RETAIL



VIBRANT
COMMUNITY



ELEVATED
EXPERIENCE

Welcome to The Shoppes

SHOP • DINE • CONNECT • THRIVE



A PREMIER DESTINATION

Discover an unparalleled opportunity to establish your business in one of Missouri's most promising retail destinations: The Shoppes at Fountera. Situated just 13 miles northeast of Kansas City, this premier outdoor shopping center is poised to become the region's go-to destination for shopping, dining, and entertainment.



A THRIVING MARKET

The Shoppes boasts a strategic location with access to Kansas City's dynamic metropolitan area, home to over 2.2 million residents. The primary trade area features a robust population base with a median household income of \$119,691 and a well-educated community—nearly 39% of residents hold a bachelor's degree or higher. This thriving region also benefits from steady population growth and an influx of professionals, families, and visitors seeking elevated experiences.



DESIGNED FOR SUCCESS

Designed with upscale architecture, inviting gathering spaces, and a thoughtfully curated mix of retail stores, restaurants, hospitality, and entertainment venues, The Shoppes at Fountera will offer an exceptional setting for business success.



OUR VISION

Our vision is to create more than a shopping center—we're building a vibrant community hub. With its prime location, affluent customer base, and beautifully designed environment, The Shoppes at Fountera is set to redefine retail in Missouri. Join us in creating the future of commerce, connection, and community.



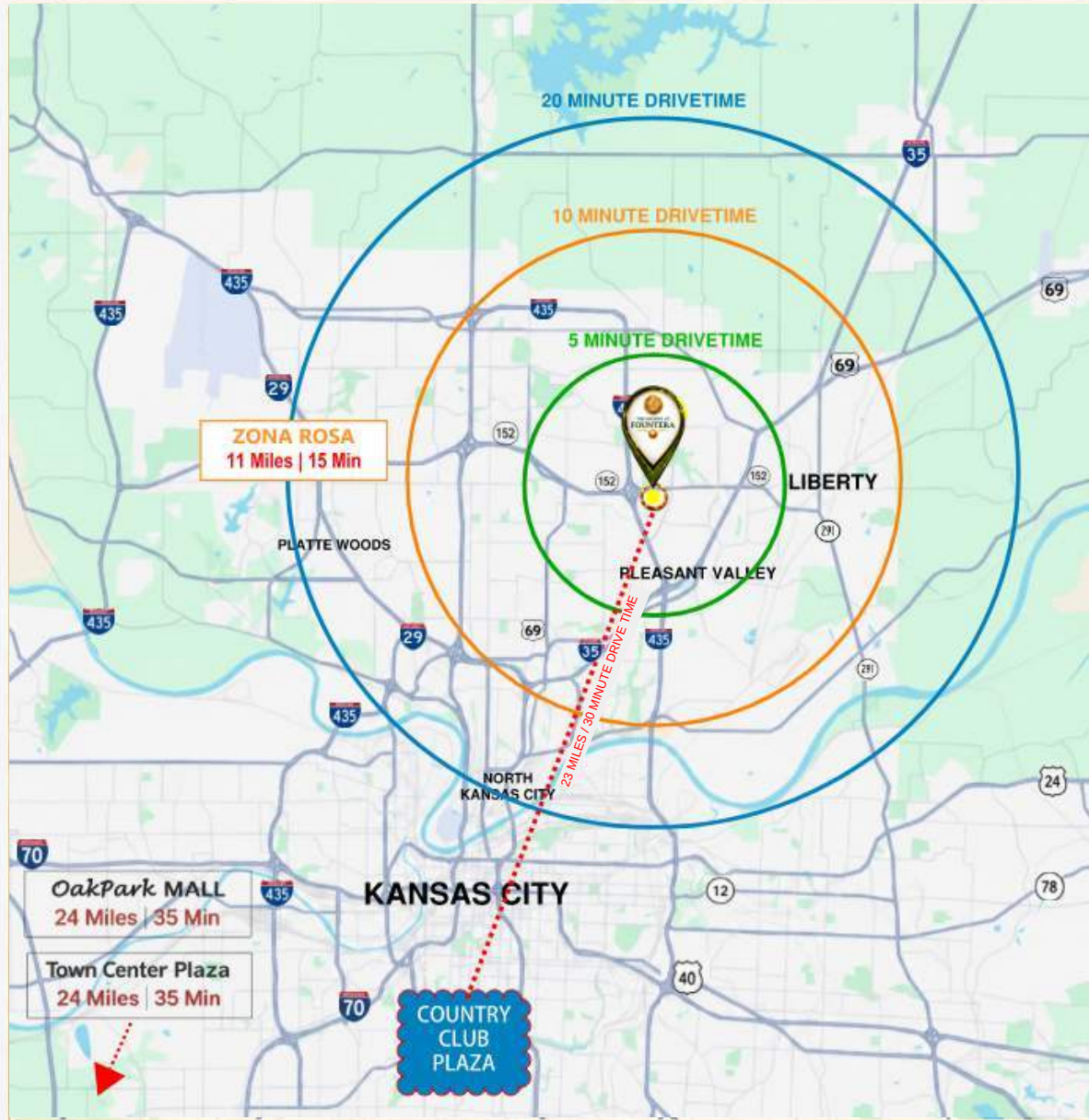
Fountera | Kansas City, Missouri

Source: Metropolitan Statistical Area: otherpedia.com/en/cmsa/31080,kcmoa_cbsa
Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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DEMOGRAPHICS



	5 MINUTE DRIVETIME	10 MINUTE DRIVETIME	20 MINUTE DRIVETIME
Population	144,215	348,901	1,114,281
Median Age	38	37	37
Estimated Households	57,332	143,094	466,892
Average Household Income	\$119,691	\$107,160	\$102,500
Median Home Value	\$235,555	\$275,000	\$312,941
Total Employees	33,381	125,796	492,634

Source: Applied Geographic Solutions 1/2/2024, TIGER Geography - ESRI

Note: Demographic data represents estimates for the drive time areas shown and are subject to change.

Surrounded by Growth. Community. Opportunity.

Our site is at the heart of a thriving corridor of new homes, modern living, and continued investment.

The future is already taking shape—right around us.

-  Single Family
-  Townhomes
-  Apartments
-  Under Construction or Coming Soon



LIVE • PLAY • WORK

The Shoppes at Fountera | Kansas City, Missouri



LIVE

Where rooftops become customers.

A strong residential base and growing communities create an established audience for dining, shopping, services, and everyday needs.

A market people are choosing to call home.

Kansas City's quality of life and approachable lifestyle continue to support vibrant neighborhoods and an expanding customer base.

Built around the way people live today.

Convenient, connected communities create opportunities for retailers and restaurants to become part of customers' everyday routines.



PLAY

Where people come to gather—and spend.

Dining, entertainment, sports, and social experiences are part of Kansas City's culture, creating an active market for concepts that give people a reason to get out.

Kansas City knows how to show up.

From game days and date nights to family outings and weekend dining, KC consumers embrace places that offer something worth experiencing.

More than a meal. More than a store.

Today's customers are looking for destinations, experiences, and places to connect—creating opportunity for standout retail and restaurant concepts.



WORK

A market with momentum—and room to grow.

A diverse economy, central location, and expanding employment base help support a strong daytime and residential customer population.

Put your brand where the customers are.

Kansas City connects jobs, neighborhoods, entertainment, and commerce—creating multiple occasions for customers to visit throughout the day.

The right market. The right moment.

Kansas City's combination of growth, accessibility, and quality of life creates a compelling environment for brands looking to expand.



THE SHOPPES
AT FOUNTERA

The Shoppes at Fountera

A Portion of the Shoal Creek Valley Community
Kansas City, Missouri

Master Planned Community Plan



Master Plan District Summary

MPC-10 Retail/Office

Mixed use buildings with retail, office, residential and/or civic uses.

- Building Height: 1 – 4 stories
- Residential Density: 0 – 30 units/acre
- Non-Residential FAR: 0.00 – 1.50
- Lot Coverage: 0% – 80%
10% min.
As required by use
- Notes: Pedestrian-oriented design encouraged.

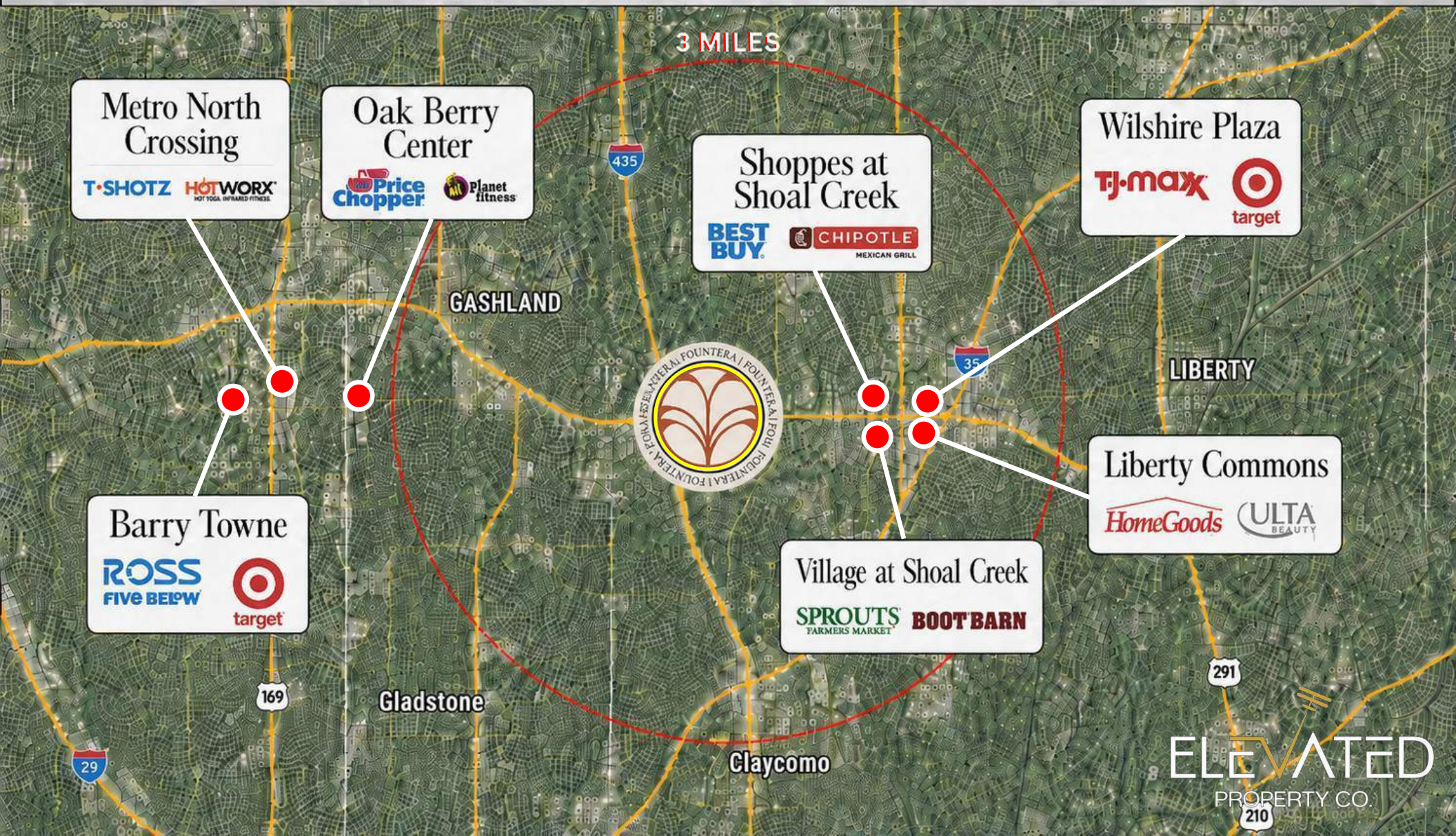
MPC-5 Residential/Business

Office uses and complementary services.

- Building Height: 1 – 6 stories
- Non-Residential FAR: 0.10 – 2.50
- Lot Coverage: 0% – 70%
- Open Space: 15% min.
- Parking: As required by use
- Notes: High-quality site and building design.

Note: All development is subject to the applicable zoning and City of Kansas City, MO ordinances.

COMPETING RETAILERS IN THE AREA





43,400 ADT



152

40,000 ADT

SHOAL CREEK PKWY

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PROPERTY CO.



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FOUNTERA

KANSAS CITY, MISSOURI



CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN

MAJOR
115,000 sf

MINI MAJOR
20,000 sf

SHOPS
42,310 sf

SHOPS
46,310 sf

MINI MAJOR
24,000 sf

MAJOR
99,992 sf

SHOPS
27,200 sf

SHOPS
27,200 sf

SHOPS
8,400 sf

SHOPS
8,400 sf

SHOPS
3,160 sf

SHOPS
9,100 sf

PAD
5,100 sf

TRACT 6

TRACT 7

TRACT 10

TRACT 10

PAD
5,600 sf

PAD
5,530 sf

SHOPS
8,700 sf



CONCEPT ONLY



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Join The Shoppes at Fountera

Be part of Kansas City's newest premier shopping destination. Strategically located for maximum visibility, The Shoppes at Fountera offers a thriving community hub, an affluent customer base, and a beautifully designed environment. Secure your space today and grow your business in a vibrant retail and dining experience.

Contact us now to learn more!

CHRIS C. BYERS

PRESIDENT & CHIEF
REVENUE OFFICER

chris@elevatedpropertyco.com

801.865.2995

GARY HALL

CHIEF LEASING OFFICER
gary@elevatedpropertyco.com

435.901.1934

LEXIE BYERS

LEASING DIRECTOR
lexie@elevatedpropertyco.com

801.244.5805



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