

EXCLUSIVELY LISTED BY



Tanger
KANSAS CITY

AT **LEGENDS**

FOOD, BEVERAGE & ENTERTAINMENT
LEASING OPPORTUNITIES



Tanger

KANSAS CITY

AT LEGENDS

LEGENDS
267
(Apartments)

Residence INN
BY MARRIOTT
(Ground lease)

I-435 AADT = 53K

Parallel Pkwy AADT = 28K

Proposed
Kansas City
Chiefs
Stadium



JCPenney

HOMewood
SUITES

CANDLEWOOD
SUITES



Yard House

SEPHORA



HomeGoods



Nebraska
Furniture Mart

COUNTRY
KANSAS CITY

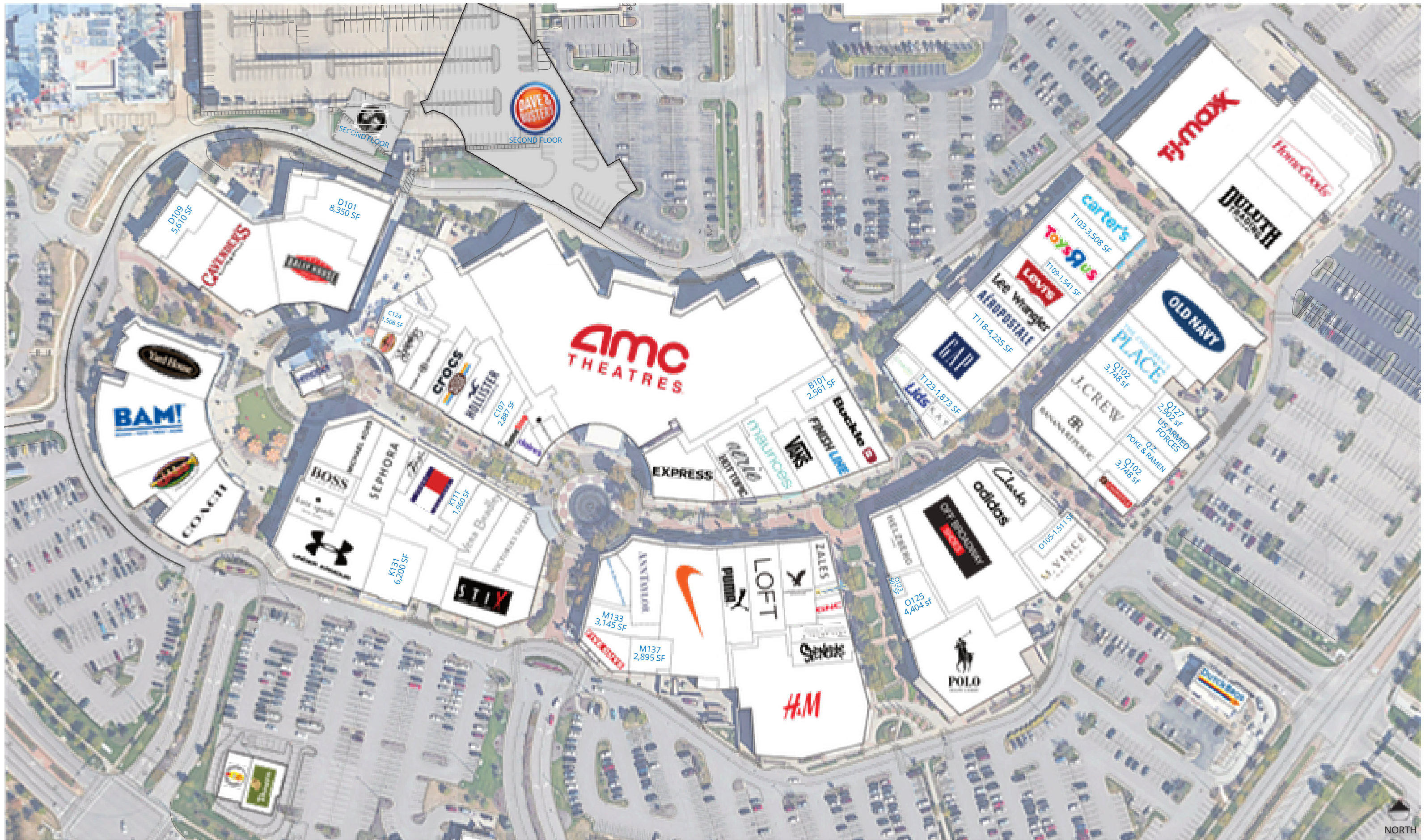
Legends Field
(Minor League
Baseball League)

Children's
Mercy Park
(MLS Stadium)

KANSAS
SPEEDWAY

Property line
Separately Owned
Outparcel







Restaurant & Bar

#K-131 (Former Jose Peppers)



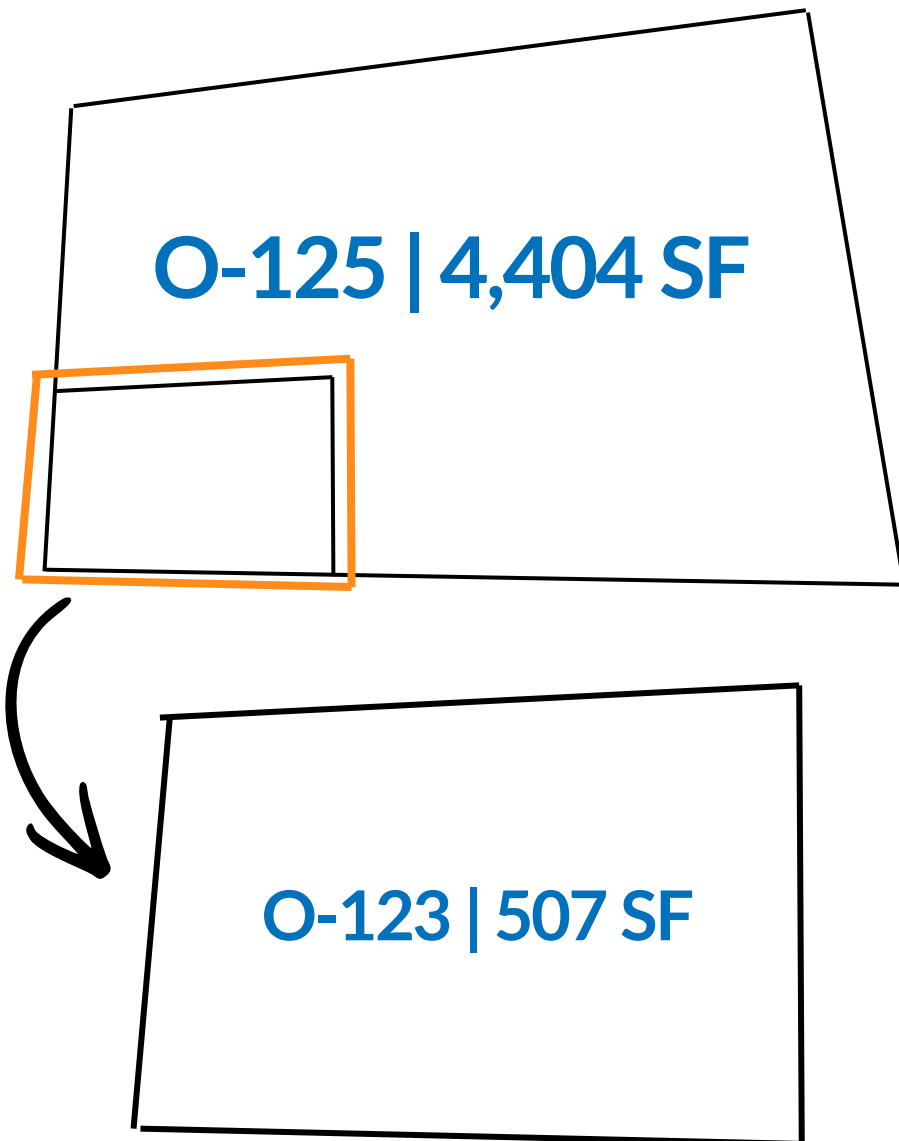
K-131 | 6,200 SF

- Available 2027
- Prime Location
- Ideal For Italian, Mexican & Brunch Concepts



Small Restaurant Opportunities

Building O | Adjacent Spaces



Restaurant/Bakery

#O-125 (Former Panera Bread)

- Roll-In Ovens, No Hood
- Walk-In Freezer
- Front Patio Space
- 4,404 SF



Boba/Smoothie Shop

#O-123

- Front Patio Space
- 507 SF

Key

- Tanger
- Large Retailer
- Sports & Entertainment
- Other
- * Coming Soon



Everything for Everyone, Right Here

Nearby Entertainment Haven | Within 2 Miles

Kansas Speedway & Hollywood Casino: Premier NASCAR venue (50K capacity) / Casino \$166M in annual gaming revenue (2024, +4.0% YoY)

Legends Field (MiLB): 5K seating with 20K capacity for concerts and special events

Great Wolf Lodge: 38K SF indoor water park; 281 resort rooms

Sporting KC (MLS) stadium: 18.5K capacity for major league soccer and 25K for concerts – 2026 FIFA World Cup Host Venue

Margaritaville Hotel: Opened June of 2025; 228 guest rooms/14K SF of event space

Future Attractions: Atlas9 Immersive Art Experience (2026), Mattel Adventure Park (2026), TopGolf (2026), Buc-ee's (2027)

KANSAS CITY

Pro Sports Mecca

Kansas City's sports and entertainment ecosystem creates a built-in demand engine, delivering consistent and predictable traffic, regional draw, and high-intent consumers throughout the year.

\$1B+ annual revenue generated by 5 Professional Sports teams

- National Football League- Kansas City Chiefs
- Major League Soccer- Sporting Kansas City
- Major League Baseball- Kansas City Monarchs
- Professional Softball League- Kansas City Diamonds
- National Women's Soccer League- Kansas City Current

Welcome Home, Chiefs

NFL verified location of the New Chiefs Stadium, under construction and slated to open 2031.

This next-generation, \$3B+ domed stadium will draw the Chiefs Kingdom 2 miles from Tanger Kansas City at Legends.



The Kansas City Chiefs NFL Football Game



Sporting Kansas City



Professional Baseball in Kansas City

Entertainment Destination

Kansas City is a consistent tourism engine, with repeat visitation and strong weekend traffic patterns driven by sports entertainment, conventions, and cultural attractions.

25M+ annual visitors driven by major attractions

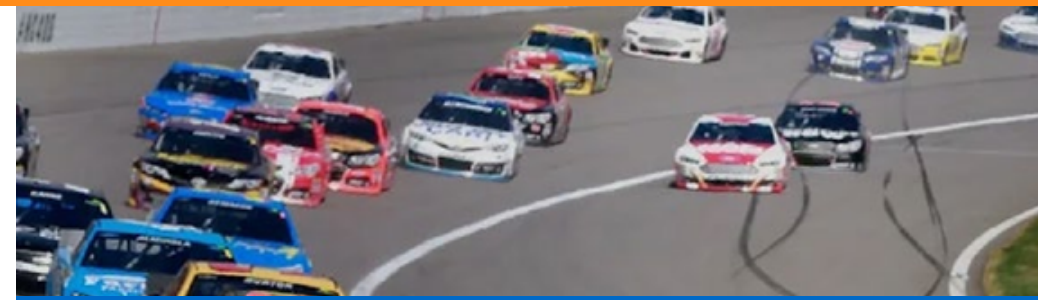
- Kansas City Motor Speedway: Nascar
- Bass Pro: 694.5K annual visits
- Nebraska Furniture: 1.7M annual visits
- Great Wolf Lodge: 522K annual visits
- Hollywood Casino at Kansas Speedway: 950K annual visits
- Margaritaville: 142K (opened June 2025, counts are for 7 months June-Dec)

More attractions underway

- Margaritaville (229 Rooms – opened 2025)
- Atlas9 (46k sf) immersive 90s-themed art, performance, and arcade experience (opened 9/2025)
- Top Golf (opening Summer 2026)
- New Mattel Adventure Park (infrastructure construction starting in 2026, with vertical construction by 2027, and completion no later than 2030) [article](#)
- Buc-ee's: 74K SF Proposed for 2027 on I-70 & 110th St. just south of Kansas Speedway: 120 gas pumps, 12 electric vehicle charging stations

American Royal – Under Construction (open 2026 – 2027) [website](#)

- New \$375M state of the art agriculture showcase and learning and discovery campus
- American Royal's campus features a 390k sf livestock barn/exhibition hall, a pair of indoor arenas and a 75k sf outdoor arena. An 80k sf Agricultural Education Center with 150k sf of additional exhibit and outdoor learning space.
- The American Royal also has the option to develop a 120-acre festival area with a concert lawn as part of a future second phase. If it builds the festival grounds, the total cost would increase to \$450 million.



Kansas Speedway



Great Wolf Lodge



Shopping



AMERICAN EAGLE

BOSS

POLO RALPH LAUREN

BANANA REPUBLIC

Bath & Body Works

crocs

J.CREW

COACH

HOLLISTER

VICTORIA'S SECRET

vera bradley

Levi's

HEY DUDE

kate spade NEW YORK

RALLY HOUSE LOCAL STUFF

PUMA

SEPHORA

Forever 21

TORY BURCH

MICHAEL KORS

Nike

UNDER ARMOUR

Dining & Entertainment



FIVE GUYS BURGERS and FRIES

Yard House

Panera BREAD

AMC THEATRES



Junior Anchors



TJ-MAXX

OLD NAVY

CAVENDER'S BOOT CITY

OFF BROADWAY SHOES

Market Map

NEARBY ATTRACTIONS

LegendsField	<1.0 mi
Children's MercyPark	<1.0 mi
Kansas Speedway	<1.0 mi
Great Wolf Lodge	<1.0 mi
Hollywood Casino at Kansas Speedway	<1.0 mi
Margaritaville Kansas City	1.0 mi
ATLAS9	1.2 mi
Homefield KCK	1.3 mi
Compass Minerals Sporting Fields	1.9 mi
Azura Amphitheater	1.9 mi
Field of Dreams Athletic Complex	2.9 mi
	5.9 mi

COUNTRY CLUBS / GOLF COURSES

Sunflower Hills Golf Course	2.6 mi
Lake of the Forest Golf Course	4.0 mi
Dub's Dread Golf Course	4.1 mi
Painted Hills Golf Course	5.2 mi

HOSPITALS

Providence Medical Center	2.1 mi
---------------------------	--------

EDUCATION

Kansas City Community College 2.5KStudents	4.1 mi
--	--------

TRANSPORTATION

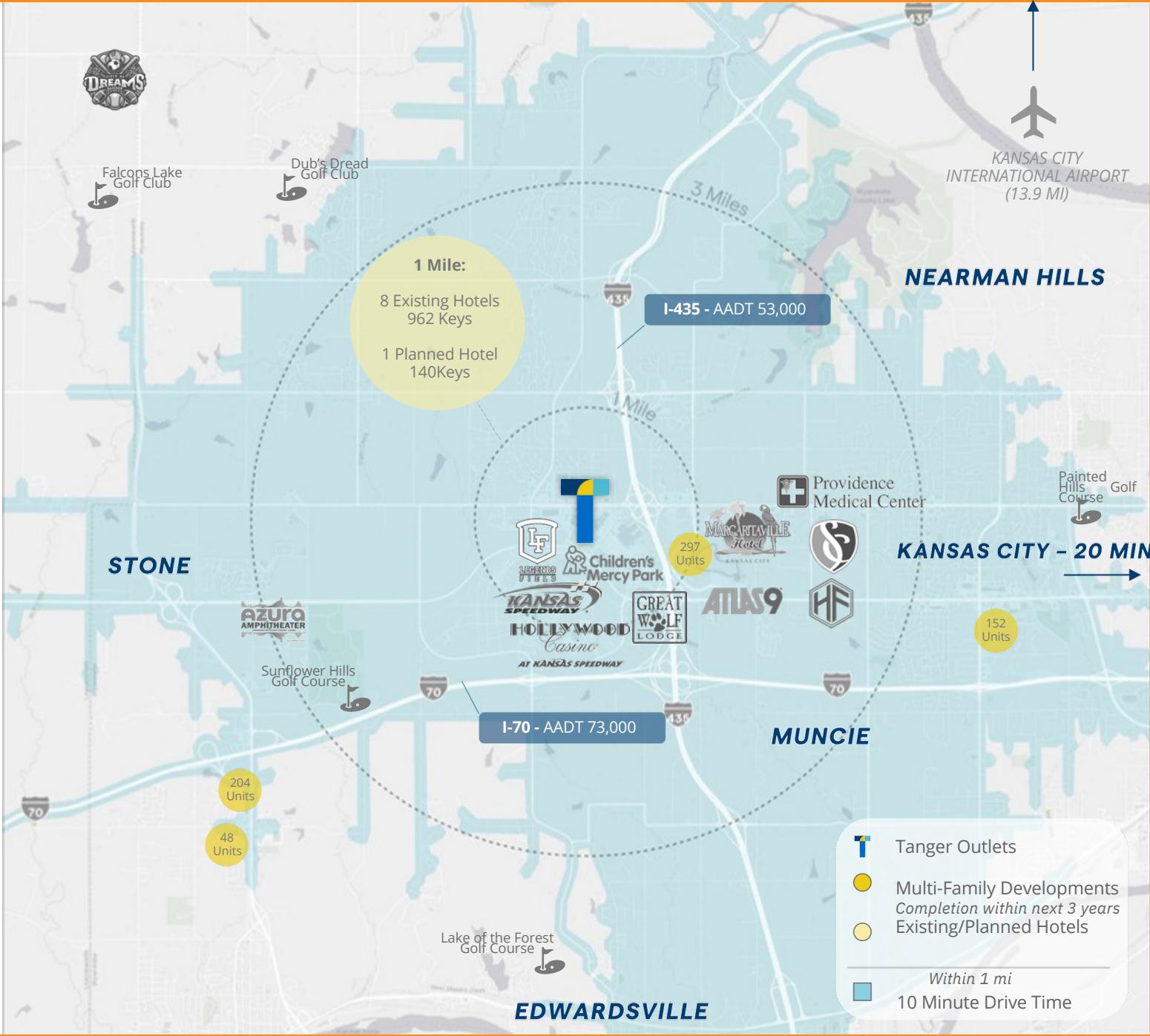
Kansas City Int'l Airport 12Mpassengers(2024),+5% YOY	13.9 mi
---	---------

10 MINUTE
DRIVE TIME

38K
Total Population

42K
DaytimePopulation

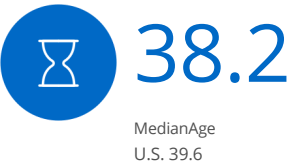
Note: Maps not comprehensive; information as of November 2024
Sources: CoStar, 2024 ESRI Demographics



KANSAS CITY

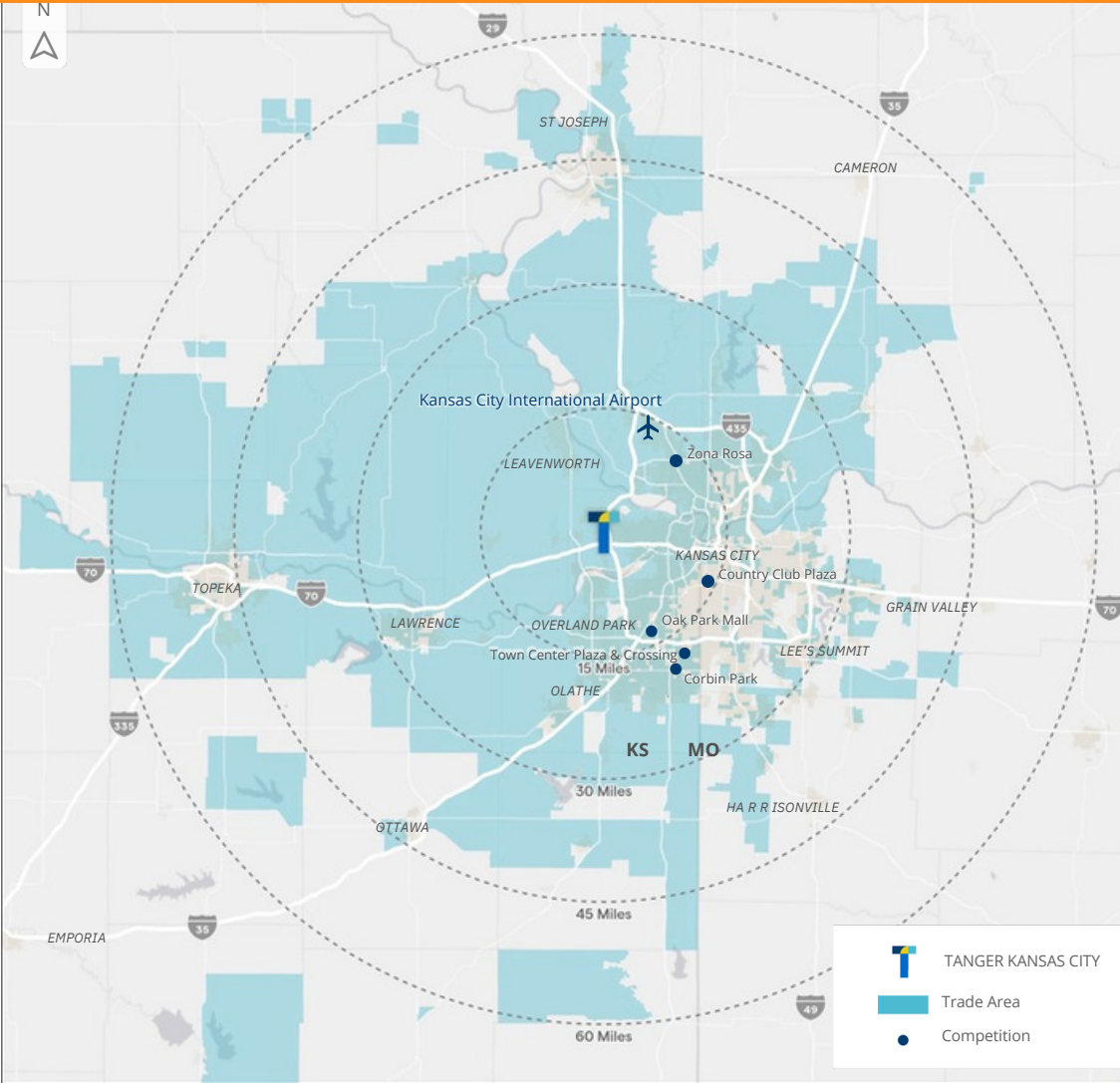
Demographics

TRADE AREA

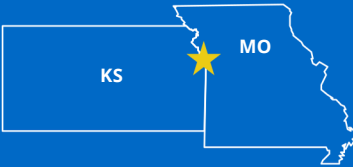


Average Household Income

	Trade Area	15 Miles	30 Miles	45 Miles	MSA
2025 Population	1,730,296	747,968	2,024,749	2,434,612	2,254,397
2025-2030 Pop. Growth	2.1%	2.8%	2.2% U.S. \$116K	1.9%	2.1%
Households	674,484	315,323	823,054	979,880	905,412
Average HH Income	\$119,070	\$113,621	\$113,311	\$111,684	\$113,623
Median Age	38.2	37.6	38	38.4	38.6

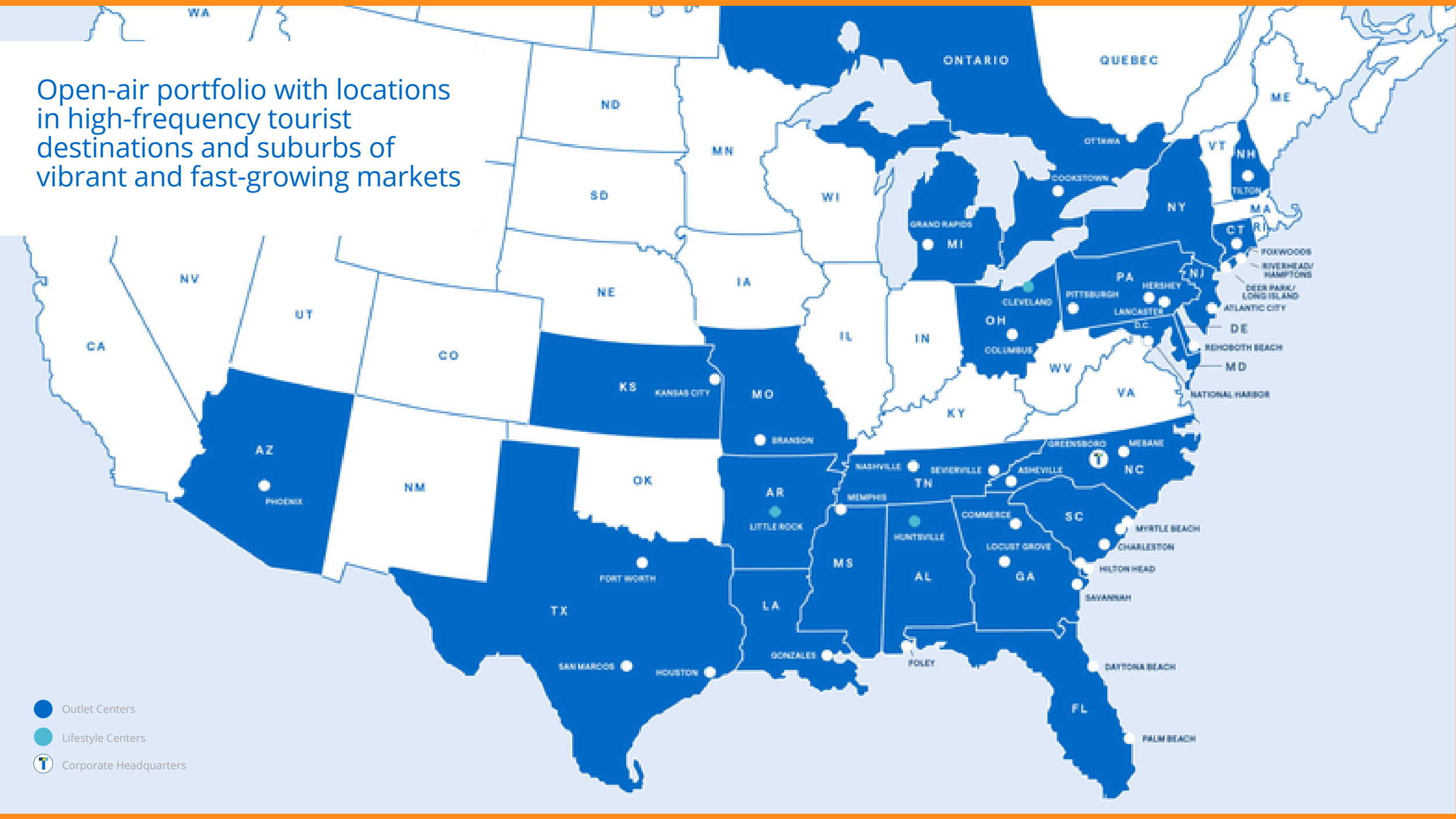


Market Retail	Distance (Miles)	Drive Time (Minutes)
Zona Rosa	1	19
Oak Park Mall	2	22
Country Club Plaza	1	23
Town Center Plaza Plaza & Crossing	3	23
Corbin Park	1	25
	4	
	1	



Sources: 2025 Alexander Babbage Trade Areas, 2025 ESRI Demographics

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



Exclusively Listed by Select Sites LLC

Sheryl Vickers CCIM | svickers@selectsitesllc.com

For more Information: (913) 999-0824

6330 Lamar Ave, Mission KS

selectsitesllc.com



Sheryl Vickers CCIM



Bridget Rodewald



Sara Nylund

