

PE Raymore, LLC

Foxwood & Broadmoor | Raymore, MO

PROPERTY OVERVIEW

Location: 901-919 W. Foxwood Dr. & 242-246 Broadmoor Dr.

Property Type: Neighborhood Retail

Size: 18,634 SF

Acquisition Date: December 2022

Tenants: Silverlake Dentistry, Advanced Eye Care, Raymore Oral & Surgery, Anytime Fitness, Luminare Aesthetics & Wellness, Edward Jones, Nervology

THE OPPORTUNITY

Following acquisition, the property lost a large tenant that limited income potential and created an opportunity to reposition the space. The objective was to maximize its usability and increase rental income through strategic leasing.

PEAK STRATEGY

- Reconfigured a large vacant space into three suites
- Marketed the new spaces to a diversified tenant base
- Executed leases at higher rental rates than the prior configuration
- Completed buildouts to bring tenants online and stabilize the asset



BEFORE CHALLENGES

- Large single vacancy impacting performance
- Underutilized space with limited leasing flexibility
- Lower income potential from single-tenant configuration

AFTER RESULTS

- Vacancy divided into **three tenant spaces**
- **Fully leased property**
- **Higher overall rental income**
- Improved tenant mix and diversification

INVESTOR IMPACT

The repositioning increased the property's income and improved overall returns to investors. By dividing the space and leasing at higher rates, the asset achieved stronger cash flow and stabilized performance, positioning it for consistent income moving forward.

PEAK PERSPECTIVE

Thoughtful repositioning and leasing can unlock additional income and enhance long-term performance.