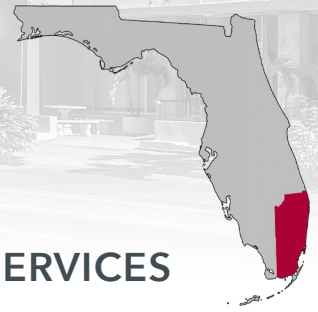




COMMERCIAL REAL ESTATE SERVICES



#### BROKERAGE TEAM



**GREG MIROPOULOS**  
Principal  
M: 954.558.1220  
gmilopoulos@lee-associates.com



**CHRISTIAN BAENA**  
Senior Vice President  
M: 954.682.4030  
cbaena@lee-associates.com



**JAMES GLOCKNER**  
Associate  
M: 808.699.7411  
jglockner@lee-associates.com



#### TEAM RESOURCES

**Sheena Sabatier**  
Marketing Director  
O: 305.235.1500 x1001  
ssabatier@lee-associates.com

**Tatiana Castaneda**  
Senior Marketing Coordinator  
O: 305.235.1500 x1000  
tcastaneda@lee-associates.com

#### RETAIL SERVICES



##### INVESTMENT SALES

Working with property owners to assist in maximizing real estate values during acquisitions and dispositions through a variation of tactics.



##### STRATEGIC CONSULTING

Team services include but not limited to real estate analysis for valuations, construction consulting, National account representation and asset repositioning.



##### TENANT REPRESENTATION

We handle site selections, relocations, renewals, lease restructures, and dispositions. We provide world-class value added real estate services that meets our client's changing needs.

#### ACTIVE DEALS | CLICK ON THE PROPERTY FOR MORE INFO

##### FOR LEASE

1649 E Sample Rd, Pompano Beach, FL  
952 SF

##### FOR SALE

2401-2403 North State Road 7, Margate, FL  
±6,500 SF

##### FOR SALE

31 Northeast 22nd Avenue, Pompano Beach,  
19,575 SF LOT

##### FOR SALE

1101-1103 S Andrews Ave, Fort Lauderdale, FL  
0.73 Acres

#### 2024 CLOSED DEALS

##### SOLD

2601 Reese Rd, Davie, FL  
8,400 SF

##### SOLD

900-901 N Andrews Ave, Fort Lauderdale, FL  
3,941 SF

##### SOLD

927 N Andrews Ave, Fort Lauderdale, FL  
0.21 Acres



# SOUTH FLORIDA Retail Market

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▼ 12 Mo. Net Absorption SF	226,336	466,848	732,564	1,791,043	1,632,870
▲ Vacancy Rate	3.2%	3.1%	3.1%	3.0%	3.0%
▼ Avg NNN Asking Rate PSF	\$36.73	\$36.99	\$36.78	\$35.85	\$36.07
▲ Sale Price PSF	\$394	\$311	\$390	\$354	\$389
▼ Cap Rate	5.61%	6.12%	5.75%	5.51%	5.94%
▼ Under Construction SF	1,745,433	1,945,979	1,922,593	1,738,382	2,229,560
▲ Inventory SF	345,094,306	344,877,260	344,748,847	344,640,387	344,220,675

## BROWARD LEASE RATES

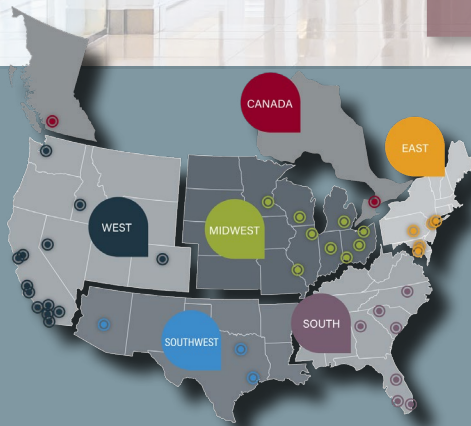
**2025 Q1**

**\$24.00 SF/yr  
NNN  
AVERAGE  
LEASE RATE**

## BROWARD SALE PRICES

**2025 Q1**

**\$332.00 PSF  
AVERAGE  
SALE PRICE**



## Nationwide Retail

The internet has pushed the industry to evolve, and smart retailers are taking advantage. Retail has a new purpose. The space is not necessarily used for transactions, it is used for an experience that is not available online. Customers want to get to know the brand, interact with products, get personal recommendations, and feel a part of something. Brick and mortar locations and e-commerce sites must work together to create an all-encompassing retail experience. It is opening up exciting possibilities, and Lee & Associates Retail Advisors are here to lead you into the future.

Our retail systems enables us to provide the most thorough market surveys and comparables, and our in-house research experts track market trends and translate statistical data into market insight so we are ahead of the curve. We study demographics, consumer spending patterns, traffic flow, transportation and access, and how each impacts and influences consumers and a customer base. We understand which brands fit which neighborhoods and how to position retailers to best support owner and developer objectives.

**\$13.7+**  
BILLION  
2022  
INVESTMENT SALE  
TRANSACTIONS

**243+**  
MILLION SF  
2022  
INVESTMENT SALE  
TRANSACTIONS

**12.6+**  
MILLION SF  
2022  
RETAIL SPACE  
REPRESENTED

**502**  
NATIONAL NETWORK  
OF RETAIL &  
INVESTMENT SALE  
LEE AGENTS