



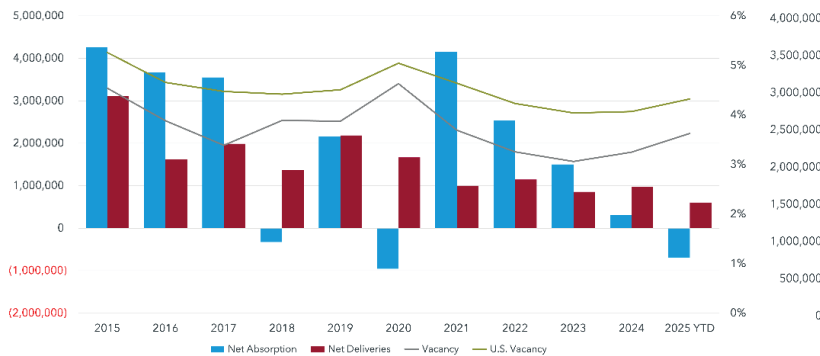
RETAIL MARKET OVERVIEW

STEPHEN DEMEO, *Principal*

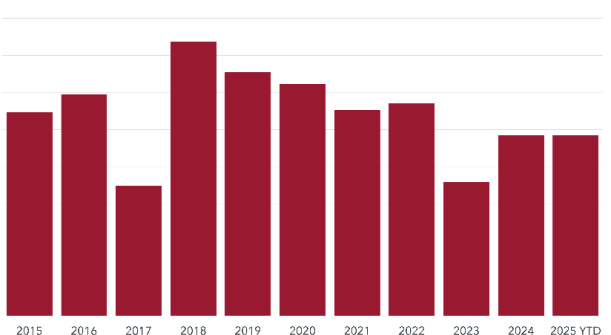
South Florida's retail market remained resilient through Q3 2025, balancing steady demand with measured new supply. The vacancy rate remained stable at 3.4%, flat quarter-over-quarter, and up slightly from 3.1% a year ago, while asking rents inched upward to \$36.36 PSF-reflecting strong tenant retention and limited availabilities in prime higher end demographic corridors. Despite softer absorption and a recalibration in pricing, investor appetite remains intact, with cap rates compressing slightly as quality assets continue to trade in the \$300-\$350 per square foot range throughout South Florida. Developers are cautiously optimistic, with over 2.4 million square feet under construction, signaling long-term confidence in the region's demographic growth and tourism-driven retail base.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	(537,404)	(518,356)	(22,848)	311,826	477,130
◀ ▶ Vacancy Rate	3.40%	3.40%	3.30%	3.20%	3.10%
▲ Avg NNN Asking Rate PSF	\$36.36	\$36.07	\$36.11	\$36.27	\$36.51
▼ Sale Price PSF	\$278.00	\$456.00	\$395.00	\$393.00	\$311.00
▼ Cap Rate	5.31%	5.72%	6.02%	6.22%	5.98%
▲ Under Construction SF	2,429,507	2,181,578	2,116,087	2,424,417	2,484,308
▲ Inventory SF	337,282,102	337,147,973	337,145,718	336,677,210	336,480,361

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2300-2650 E. Sunrise Boulevard Fort Lauderdale, FL	1,270,219 SF	\$73,000,000 \$57.47 PSF	GFO Inv/InSite Group/ Prime Fncl Ptnrs/Atlas Hill R.E.	Multi-Tenant
2900 W. Sample Road Pompano Beach, FL	262,000 SF	\$66,000,000 \$251.91 PSF	Foundry Comm'l/Wheelock St Cap IMC Equity Group	Multi-Tenant
65-201 N. US Hwy 1 Jupiter, FL	210,284 SF	\$52,750,000 \$250.85 PSF	Ram Realty Orion Real Estate Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
18205-18299 Biscayne Boulevard Aventura, FL	60,000 SF	Triarch Capital Group LLC	Whole Foods Market	Grocery Stores
3580 W. 18th Avenue Hialeah, FL	40,000 SF	Sterling Organization	Undisclosed	Undisclosed
7841-7899 Pines Boulevard Pembroke Pines, FL	36,000 SF	Coney Island Avenue Properties LLC	Undisclosed	Undisclosed