



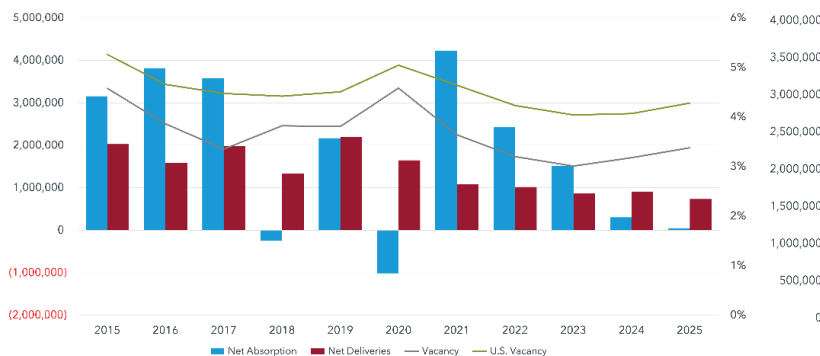
RETAIL MARKET OVERVIEW

STEPHEN DEMEO, *Principal*

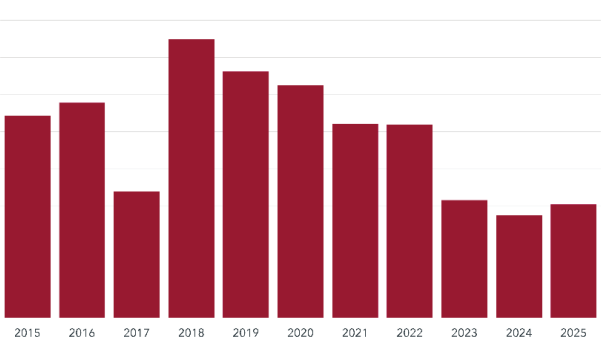
South Florida's Retail market closed 2025 demonstrating continued stability following a 3-4 year period of accelerated growth. Vacancy remained historically low, ranging between 3.2% and 3.5% throughout the year, while average asking rents held firm in the mid \$36 PSF NNN range despite moderating absorption. Capital markets activity was led by grocery and necessity-based retail, with average sale prices for these assets generally ranging between \$350 and \$450 per square foot. Publix was notably active in 2025, acquiring 8 shopping centers across the region and reinforcing investor confidence in long-term fundamentals. Entering 2026, disciplined development and strong demographic trends are expected to support occupancy and pricing stability throughout the region.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	48,682	(616,800)	(589,041)	(42,164)	305,194
▼ Vacancy Rate	3.30%	3.40%	3.40%	3.20%	3.10%
▼ Avg NNN Asking Rate PSF	\$35.59	\$36.23	\$35.92	\$35.94	\$36.16
▲ Sale Price PSF	\$419.00	\$348.00	\$454.00	\$423.00	\$365.00
▲ Cap Rate	6.30%	5.54%	5.70%	6.02%	6.22%
▼ Under Construction SF	1,524,508	1,561,739	1,212,558	1,066,489	1,376,731
▲ Inventory SF	334,914,959	334,751,855	334,628,186	334,648,931	334,179,429

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
19505 Biscayne Boulevard Aventura, FL	219,003 SF	\$131,000,000 \$598.17 PSF	Simon Prop Grp, Inc./Turnberry Assoc Seritage Growth Properties	Multi-Tenant
750-950 N. University Drive Coral Springs, FL	183,000 SF	\$40,500,000 \$221.31 PSF	United Agent Group, Inc. Allied District Property Corporation	Multi-Tenant
10201-10323 Hammocks Boulevard Miami, FL	166,907 SF	\$60,415,542 \$361.97 PSF	Publix Super Markets Inc. Regency Centers	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1400 NW 37th Street Miami, FL	75,000 SF	City of Miami / Miami Freedom Park, LLC	PopStroke	Amusement/ Recreation
21759 State Road 7 Boca Raton, FL	52,000 SF	10ak Capital LLC	Undisclosed	Undisclosed
7100 Fairway Drive Palm Beach Gardens, FL	41,255 SF	Fondo Atlas	LA Fitness	Health & Fitness