LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SOUTH FLORIDA, FL



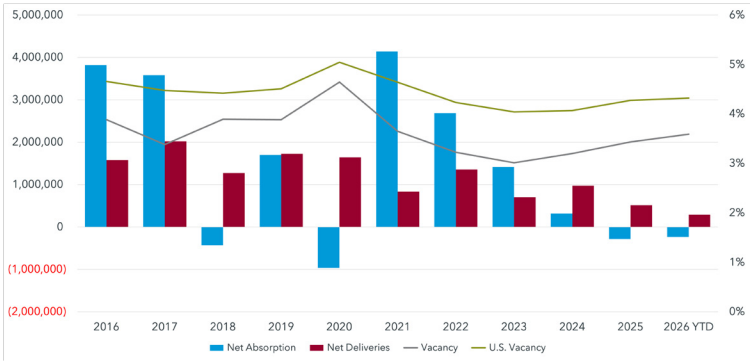
RETAIL MARKET OVERVIEW

STEPHEN DEMEO, *Principal*

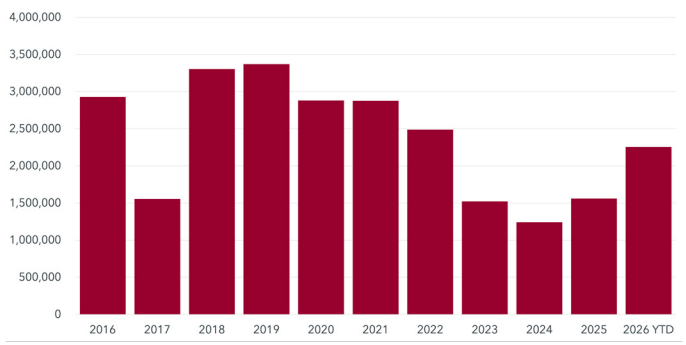
South Florida's retail market delivered a compelling contrast in Q3, with Miami-Dade asking rents reaching a record $44.34 PSF NNN, while Palm Beach County ($31.78 PSF) posted 10.9% annual rent growth and Broward ($27.65 PSF) maintained stable occupancy. Major investment transactions reinforced the region's appeal, including Kimco Realty's $109 million acquisition of two Broward shopping centers and the $66.9 million sale of Publix-anchored Promenade Shopping Plaza. Most notably, two downtown Delray Beach properties traded for $38.2 million, approximately $1,640 PSF, illustrating the substantial premiums commanded by premier retail locations. Despite more selective leasing and investment activity, constrained supply and strong demographics continue supporting South Florida's long-term retail fundamentals, with prime locations increasingly outperforming the broader retail investment market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	221,184	564,646	(565,694)	(282,563)	(828,926)
▲ Vacancy Rate	3.50%	3.40%	3.50%	3.40%	3.40%
▲ Avg NNN Asking Rate PSF	$36.87	$36.44	$36.00	$35.49	$36.24
▼ Sale Price PSF	$389.00	$471.00	$469.00	$424.00	$371.00
▼ Cap Rate	5.51%	6.59%	6.15%	6.31%	5.60%
▼ Under Construction SF	2,255,144	2,349,209	1,981,128	1,560,542	1,540,034
▲ Inventory SF	333,567,443	333,458,544	333,260,941	333,275,907	333,171,926

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4021-4299 W Commercial Blvd Tamarac, FL	243,690 SF	$48,769,188 $200.13 PSF	Kimco Realty Corporation KPR Centers	Multi-Tenant
1115-1299 S Federal Hwy Pompano Beach, FL	234,625 SF	$55,536,803 $236.70 PSF	Kimco Realty Corporation KPR Centers	Multi-Tenant
9810-9930 Alternate A1A Hwy Palm Beach Gardens, FL	207,877 SF	$66,850,000 $321.58 PSF	The Mount Vernon Company Nuveen	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
850-980 Ives Dairy Rd Miami, FL	56,000 SF	RK Centers	Bridgeprep Academy, Inc.	Charter School
3200-3340 NW 62 Ave Coral Springs, FL	41,000 SF	Nuveen	PGA Tour Superstore	Sporting Goods Retailer
630-650 Royal Palm Beach Blvd Royal Palm Beach, FL	31,841 SF	Iberic Malls	Bridgeprep Academy, Inc.	Charter School