


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
8595 SW 124th Ave	Kendall	70,271	Regal Cinemas
4065-4085 N Haverhill N	West Palm Beach	52,995	Publix
9001-9565 W. Atlantic	Pompano Beach	45,247	Unavailable

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
11001 Southern Blvd Royal Palm Beach	\$96,800,000 Investment	\$280.00 -	346,042 Class A	Inven Trust Blackstone
333-399 N. Congress Ave Boynton Beach	\$50,000,000 Investment	\$161.00 -	310,382 Class A	Carlyle Management Inland American REIT
509-511 Collins Ave Miami Beach	\$33,100,000 Investment	\$1,446 -	22,857 Class A	Allied Partners D&R Design District

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
1870 NW 117th Pl	Miami	285,226	Stiles Realty
1045 5th St	Miami Beach	67,673	The Comras Co.
181 S. Bryan Rd (Bldg N)	Dania Beach	49,932	Kimco Realty

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
2300 NE 151st St	North Miami	800,000	Q4 2019
1400 NW North River Dr	Miami	345,000	Q1 2020
NE 1st Ave (Miami World Ctr)	Miami	300,000	Q1 2020


TOTAL RETAIL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	3.9%	\$30.04	727,835	324,986,909	5,317,665
Q2 2019	4.0%	\$28.90	451,115	324,447,385	5,807,304
Q1 2019	4.0%	\$28.62	414,265	323,994,807	5,878,726
Q4 2018	4.0%	\$27.51	393,694	323,294,948	4,819,995
Q3 2018	3.9%	\$27.49	421,588	322,628,987	4,730,720


727,835 NET ABSORPTION
SF


3.9% VACANCY
13,043,460 SF


\$30.04 AVG. ASKING RATE
PSF GROSS


659,000 DELIVERIES
27 Buildings


5,317,665 UNDER
CONSTRUCTION
141 Buildings

**MATTHEW ROTOLANTE, SIOR,
CCIM, President**

The South Florida Retail Market continues to show promise with several major developments underway. Net absorption increased to 727,835 SF with total average rental rates for South Florida increasing to over \$30 PSF up from \$28.90 PSF last quarter. During Q3, 27 retail buildings totaling 659,000 SF were reported delivered with about 5,317,665 SF still under construction. Sales volume so far year-to-date comes in at almost \$1.5 Billion, down 35% year over year. The average price per square foot for recent South Florida transactions is \$268 PSF, and cap rates are down 50 basis points averaging at 6% over the last four quarters.