


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
NW 36th & NW 87th Ave	Doral	37,000	24-Hour Fitness
19505 Biscayne Blvd.	Aventura	30,000	Industrious
2701 N. Federal Hwy	Fort Lauderdale	25,132	Bed Bath & Beyond

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
20 W. Atlantic Ave Delray Beach	\$29,502,000 Investment	\$686.00 -	43,000 Store Front	Pebb Capital Hudson Holdings
4050 US Hwy 1 Jupiter	\$25,900,000 Investment	\$209.00 -	123,917 Class A	Sterling Organization Regency Centers
8821 Southern Blvd West Palm Beach	\$23,550,000 Investment	\$117.00 -	200,888 Class A	Claudio Mekler Garrison Investment Grp

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
100 S. Krome Ave	Homestead	69,059	Axiom Const.
NW 117th Pl & 14th St	Miami	53,043	Stiles Realty
4601 SW 64th Ave	Davie	35,000	Janoura Rlty Mgmt

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
2300 NE 151st St	North Miami	800,000	Q1 2020
1400 NW North River Dr	Miami	345,000	Q1 2020
9700 Collins Ave	Bal Harbour	340,387	Q1 2024

TOTAL RETAIL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	4.1%	\$29.47	97,531	320,019,176	5,148,646
Q3 2019	4.0%	\$29.76	762,273	319,695,841	4,647,870
Q2 2019	4.1%	\$28.66	200,755	319,250,165	5,234,873
Q1 2019	4.3%	\$28.37	(255,588)	319,746,637	5,104,364
Q4 2018	4.0%	\$27.22	283,039	318,850,463	4,974,918


97,531 **NET ABSORPTION**
SF


4.1% **VACANCY**
13,039,031 SF


\$29.47 **AVG. ASKING RATE**
PSF GROSS


416,700 **DELIVERIES**
26 Buildings


5,317,665 **UNDER CONSTRUCTION**
139 Buildings

MATTHEW ROTOLANTE, SIOR,
CCIM, President

The South Florida Retail Market remained steady through Q4. Net absorption totaled 97,531 SF with total average rental rates slightly cooling to \$29.47/SF down from \$29.76/SF last quarter throughout the Tri-County area. During Q4, 26 retail buildings totaling 416,700 SF were reported delivered with about 5,148,646 SF still under construction. Sales volume through 2019 came in at over \$2.5 Billion, down 13% year over year. The average price per square foot for South Florida retail transactions in 2019 was about \$263/SF, and cap rates averaging at 6.5% over the last four quarters.