



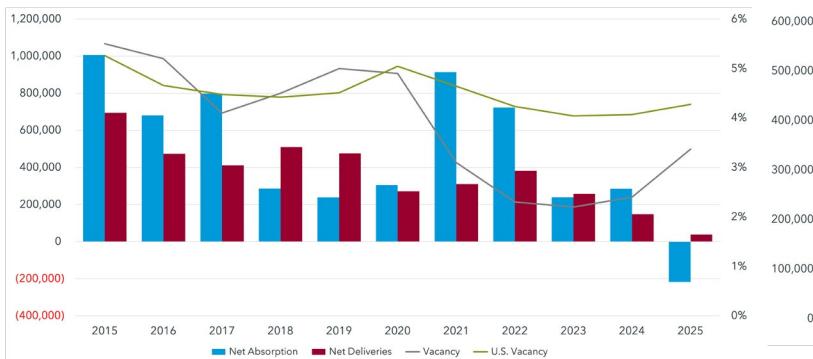
RETAIL MARKET OVERVIEW

LINDA GARRISON, Office Manager

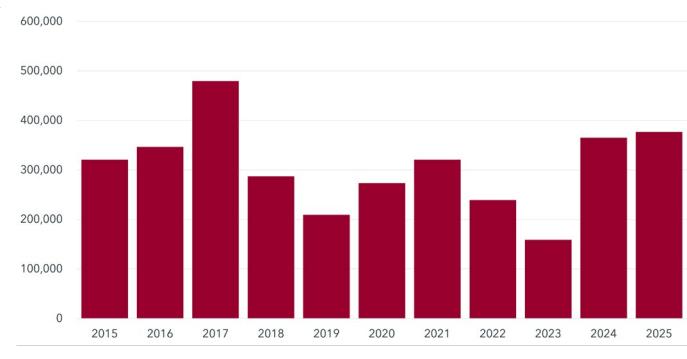
The Fort Myers retail market in 2025 showed resilience with strong leasing demand driven by population growth and essential services, while facing pressures from big-box closures and rising vacancies in some areas, leading to demand for newer centers, but with significant new construction underway. Key trends included robust demand for fitness, discount retailers, and essentials, a cooling residential market influencing investor outlook, and strong interest in new developments focusing on walkability and mixed-use, despite economic headwinds and some regional vacancy increases. The market remained dynamic, with strong fundamentals in newer developments and essential retail, but challenges persisted in older retail segments. Ongoing population gains and new construction suggests continued evolution, with a move towards modern, experience-focused retail environments.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	(217,857)	(245,000)	(99,061)	(10,000)	55,287
▼ Vacancy Rate	3.37%	3.40%	3.00%	2.80%	2.40%
▲ Avg NNN Asking Rate PSF	\$22.74	\$22.59	\$20.98	\$21.59	\$2.53
◀ ▶ Sale Price PSF	\$247.00	\$247.00	\$300.00	\$355.00	\$205.00
▲ Cap Rate	6.77%	6.71%	5.40%	6.70%	6.50%
▼ Under Construction SF	376,663	377,857	540,799	549,115	364,957
▲ Inventory SF	49,387,820	49,338,482	49,667,277	49,616,786	49,532,982

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
8951 Bonita Beach Road, SE Bonita Springs, FL	195,416 SF	\$24,357,755 \$124.65 PSF	Springs Station LLC G&1 VII Springs Plaza LLC	Multi-Tenant
15660 San Carlos Boulevard Fort Myers, FL	131,006 SF	\$3,095,165 \$23.63 PSF	RMC MSC LLC Gulf Myers SC Company Ltd.	Multi-Tenant
12995 S. Cleveland Avenue Fort Myers, FL	102,906 SF	\$6,668,733 \$64.80 PSF	FI Real Estate Fund 3 S Cleveland LLC Pinebrook Pine LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
25141-25191 Chamber of Commerce Bonita Springs, FL	28,000 SF	Isram Prado LLC	The Sanctuary Golf & Social Club	Arts, Entertainment, & Recreation
5100 S. Cleveland Avenue Fort Myers, FL	13,000 SF	Page Plaza Acquisition LP	ArchWell Health	Healthcare
2615 Santa Barbara Boulevard Cape Coral, FL	7,922 SF	CCALDIFL LLC	Pet Supplies Plus	Pet Supplies



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