



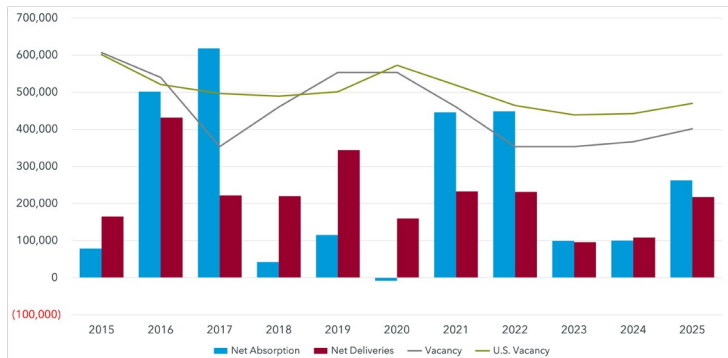
RETAIL MARKET OVERVIEW

LINDA GARRISON, Office Manager

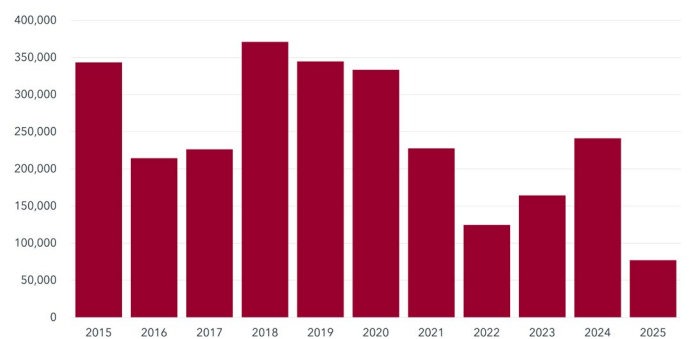
The Naples retail real estate market in 2025 shows strong demand driven by population growth and tourism, with low vacancy rates, short times on market, and rising rents, particularly in essential services, fitness, and food. While overall inventory remains tight, new construction is limited, creating scarcity, though some big-box closures caused localized vacancy spikes. The market favors newer centers, growth corridors, and medical/ service tenants catering to an aging demographic, with investors targeting North Naples for low vacancy and East Naples for emerging opportunities. While the broader Southwest Florida region saw some vacancy increases, Naples maintained strong demand in 2025. High-growth corridors and well-located areas in Naples and surrounding communities will continue to attract investment and development in 2026.

| MARKET INDICATORS | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 |
|---------------------------|------------|------------|------------|------------|------------|
| ▲ Qtrly Net Absorption SF | 257,147 | 135,000 | 19,779 | (7,705) | 9,657 |
| ▼ Vacancy Rate | 3.76% | 3.80% | 3.50% | 3.40% | 3.20% |
| ▲ Avg NNN Asking Rate PSF | \$29.67 | \$29.37 | \$31.15 | \$30.53 | \$29.78 |
| ◀ ▶ Sale Price PSF | \$347.00 | \$347.00 | \$456.00 | \$532.00 | \$618.00 |
| ▲ Cap Rate | 6.00% | 5.79% | 5.84% | 6.25% | 0.00% |
| ▼ Under Construction SF | 77,198 | 173,758 | 221,997 | 221,997 | 287,442 |
| ▲ Inventory SF | 23,591,267 | 23,380,839 | 23,537,335 | 23,537,335 | 23,461,890 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | TENANCY TYPE |
|--|-----------|------------------------------|---|---------------|
| 648-698 Bald Eagle Drive Marco Island, FL | 69,300 SF | \$26,600,000 \$383.84 PSF | Island Plaza 2025 LLC Island Plaza Investments LLC | Multi-Tenant |
| 3301 Tamiami Trail Naples, FL | 24,996 SF | \$8,500,000 \$340.05 PSF | 3333 Tamiami Trail LLC CLS Partnership | Multi-Tenant |
| 77 Golden Gate Boulevard, W Naples, FL | 23,729 SF | \$11,539,137 \$486.29 PSF | Minter Homewood LLC HSC Orangetree LLC | Single-Tenant |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|--|----------|-------------------------------|---------------------------------|-----------------------------------|
| 1115 Airport Pulling Road Naples, FL | 7,013 SF | 1115 Airport Rd, LLC | Platellas Manos-Flamingo Arcade | Arts, Entertainment, & Recreation |
| 2355 Vanderbilt Beach Road Naples, FL | 4,791 SF | The Shoppes at Vanderbilt LLC | Spotlight Dance Studio | Dance Studio |
| 2343 Vanderbilt Beach Road Naples, FL | 3,200 SF | The Shoppes at Vanderbilt LLC | Ambrosi & Sons | Grocery Store |

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2025 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com