



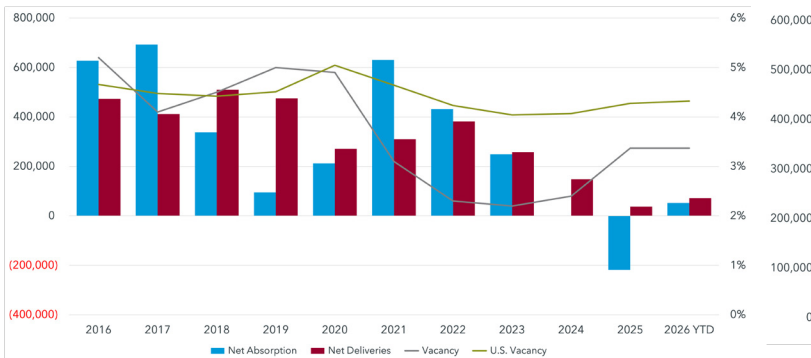
RETAIL MARKET OVERVIEW

LINDA GARRISON, Office Manager

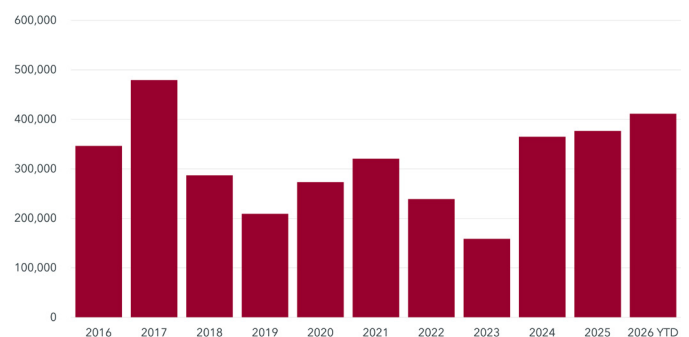
The Fort Myers retail market in Q3 2026 exhibits tight vacancy and rising pricing power, backed by regional data from the City of Cape Coral Q3 2026 Report and RERI Southwest Florida Report. Fort Myers vacancy rate stands tightly at 3.4% according to CoStar data cited in recent regional economic tracking, while Cape Coral registers even lower at 2.3%. Across Southwest Florida, commercial retail property sales increased 22% year-over-year, while real median prices per square foot for retail assets rose 18% year-over-year. Retail continues to capture major investor interest, leading commercial transaction breakdowns alongside industrial and office sectors. Commercial land and permitting activity across Southwest Florida remain robust as developers position for targeted infill and corridor growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	526,997	516,706	38,400	(217,857)	(245,000)
▲ Vacancy Rate	3.40%	3.38%	3.60%	3.37%	3.40%
▲ Avg NNN Asking Rate PSF	\$23.27	\$23.12	\$23.07	\$22.74	\$22.59
◀ ▶ Sale Price PSF	\$257.00	\$257.00	\$250.00	\$247.00	\$247.00
▼ Cap Rate	6.80%	6.86%	6.82%	6.77%	6.71%
▲ Under Construction SF	411,447	293,123	420,960	376,663	377,857
▲ Inventory SF	49,993,409	49,744,686	49,497,200	49,387,820	49,338,482

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1612 Kismet Pkwy E Cape Coral, FL	82,764 SF	\$5,000,000 \$60.41	TE Properties Cape Coral Kismet, LLC TX Cape Coral Kismet, LLC	Multi-Tenant
10560 Colonial Blvd Fort Myers, FL	42,500 SF	\$14,180,000 \$333.65	Ft Myers Gym, LLC BG Pelican Preserve, LLC	Single-Tenant
1901 Crystal Dr Fort Myers, FL	28,600 SF	\$3,100,000 \$108.39	1901 Crystal, LLC Kenwood Lanes Limited	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1830 Tamiami Trl North Fort Myers, FL	24,200 SF	Blava, Inc.	Goodwill	Thrift Store
1700 Tamiami Trl North Fort Myers, FL	15,000 SF	WMD Asset Manage- ment, LLC	Northern Palms Charter School	Education
14508 Tamiami Trl Fort Myers, FL	7,500 SF	Venture Realty & Invest- ments	True Fashionistas	Apparel

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