



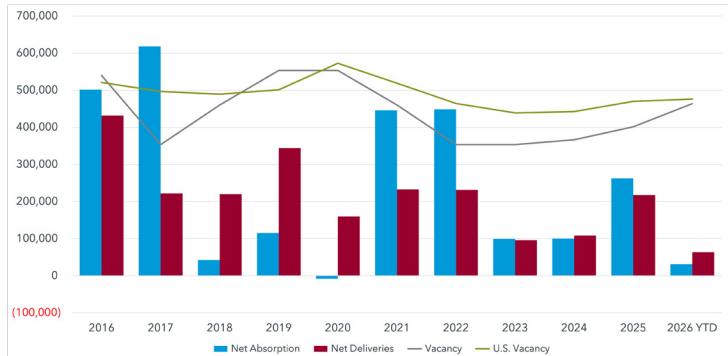
RETAIL MARKET OVERVIEW

LINDA GARRISON, Office Manager

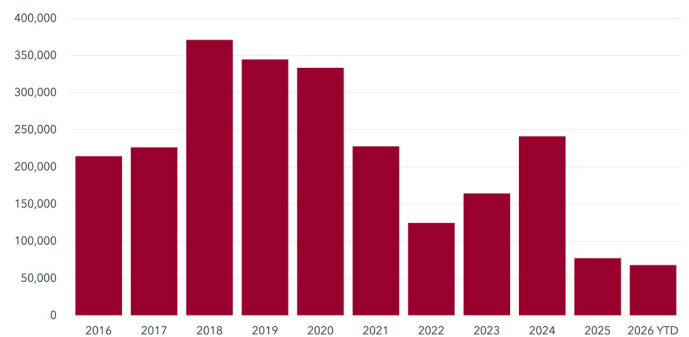
The Naples commercial retail market in Q3 2026 remains tightly constrained, resilient, and defined by high household incomes, steady tourism, and low vacancy rates. Overall retail vacancy across the broader Naples market hovers around 4.2%, while prime luxury and lifestyle corridors continue to report near-zero availability. Necessity-based tenants, upscale casual dining, wellness/fitness concepts, and national luxury brands are aggressively targeting well-anchored Class A lifestyle centers (such as Naples Walk, Pavilion, and Creekside Corners). Strict growth boundaries in Collier County and elevated construction costs have kept new retail construction disciplined. Developers are primarily focusing on high-margin mixed-use infill and strategic outparcel pads rather than speculative large-scale builds.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	115,892	195,036	173,482	257,147	135,000
▲ Vacancy Rate	4.20%	4.10%	4.07%	3.76%	3.80%
▲ Avg NNN Asking Rate PSF	\$30.42	\$30.23	\$30.06	\$29.67	\$29.37
▲ Sale Price PSF	\$355.00	\$353.00	\$345.00	\$347.00	\$347.00
▲ Cap Rate	5.90%	5.87%	5.91%	6.00%	5.79%
◀ ▶ Under Construction SF	67,787	67,787	58,912	77,198	173,758
▲ Inventory SF	23,979,007	23,765,121	23,803,588	23,591,267	23,380,839

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2650 - 2700 Immokalee Rd Naples, FL	70,422 SF	\$26,000,000 \$369.20 PSF	LNMT Uptown, LLC Mt Ridge Realty Associates, LLC	Multi-Tenant
701 - 721 Bald Eagle Dr Marco Island, FL	27,200 SF	\$8,650,000 \$318.01 PSF	Pelican Plaza Marco, LLC Stephen J Lockwood & Company, LLC	Multi-Tenant
1011 N 15th St Immokalee, FL	9,170 SF	\$2,090,000 \$227.92 PSF	Thistlewood Immokalee, LLC 1011 Immokalee, LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1200 Central Ave Naples, FL	6,000 SF	JCS Realty Group	The Bowl	Fast Casual Restaurant
650 Goodlette-Frank Rd Naples, FL	3,600 SF	Cona Law	Headwaters	Apparel & Footwear
2355 Vanderbilt Beach Road Naples, FL	2,339 SF	Galleria Shoppes at Vanderbilt	Look Mode	Apparel