Q3

2025 | SOUTHWEST FLORIDA REGIONAL

Industrial Report

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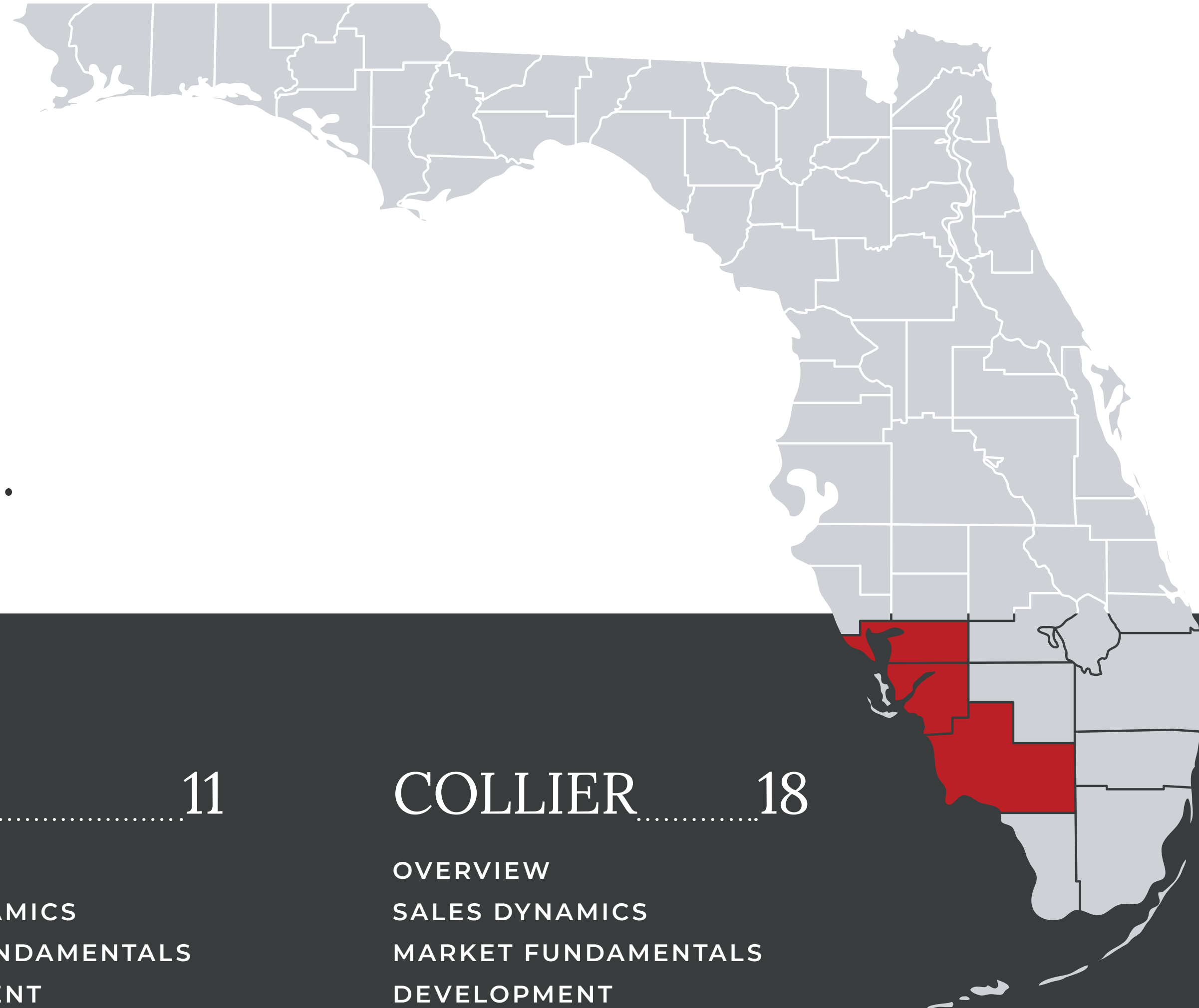

OUR COMPREHENSIVE REPORT ENCOMPASSES SOUTHWEST FLORIDA, COVERING *CHARLOTTE*, *LEE*, & *COLLIER* COUNTIES.

Data Provider: Our market uses data provided by CoStar, a leading provider of commercial real estate information and analytics. CoStar's extensive database offers detailed information on property listings, transactions, market trends, and tenant data, allowing us to analyze key metrics such as leasing activity, vacancy rates, rental pricing, and investment trends with accuracy and depth. By leveraging CoStar's data, we ensure our market report is grounded in reliable and up-to-date information, empowering stakeholders to make informed decisions in the dynamic industrial market environment.

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INDUSTRIAL REPORT | Q2 2025

Charlotte County

CHARLOTTE COUNTY

OVERVIEW

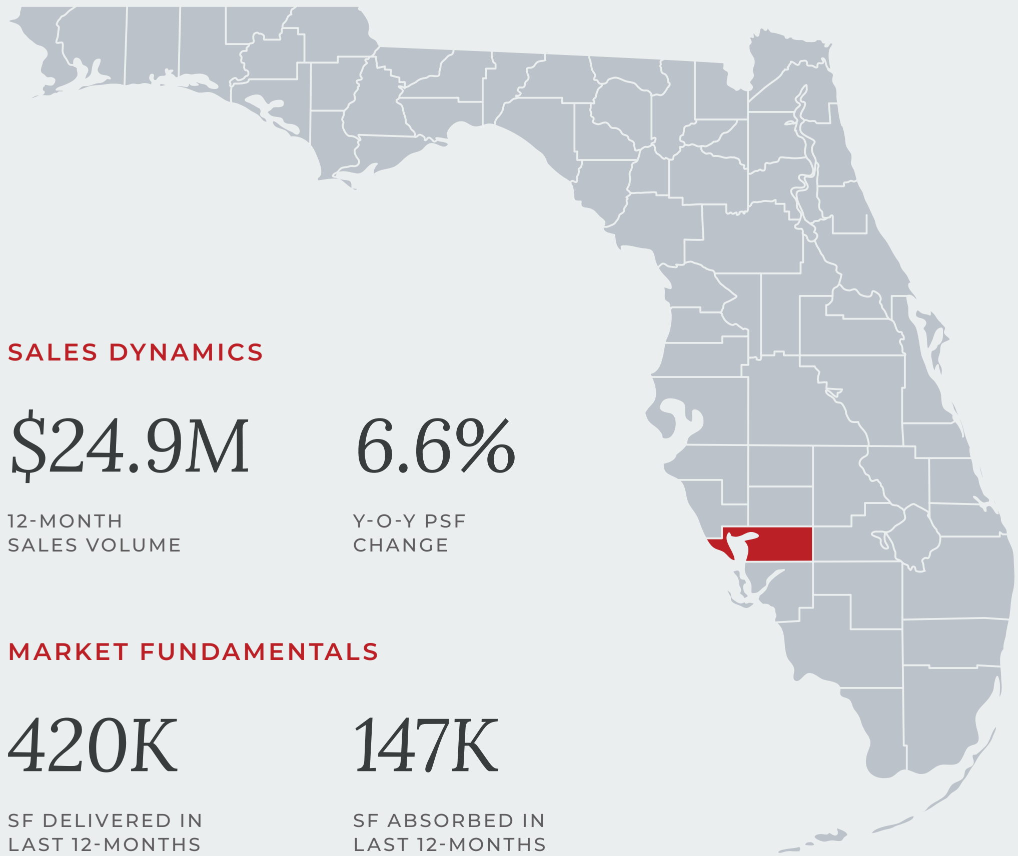
Balanced Growth and Investor Confidence Define Charlotte County's Industrial Market

Charlotte County's industrial market continues to display resilience amid an active construction cycle and shifting capital market dynamics. As of Q4 2025, the market's vacancy rate stands at 10.5%, up from its five-year average of 4.0%, reflecting the delivery of 420K square feet of new industrial space over the past year. Despite elevated vacancies, demand has remained steady, with 147K SF of net absorption recorded.

Rents have proven durable, increasing 3.1% year-over-year to an average of $12.60 per square foot, surpassing national growth trends. Flex properties command the highest rates at $15.50/SF, followed by specialized industrial at $13.10/SF, and logistics at $12.30/SF. With 370K SF currently under construction, just above the 10-year average, developers are showing continued confidence in long-term fundamentals.

On the investment side, sales volume reached $24.9 million over the past 12 months, totaling 160,000 square feet across 17 transactions. Pricing averaged $130 per square foot with an average cap rate of 8.4%, both competitive with regional and national benchmarks. Institutional and private investors alike are active, signaling confidence in the county's position between Fort Myers and Sarasota along the I-75 corridor.

With population and employment growth continuing to outpace national averages, and with new projects like Curry Commerce Center expanding local capacity, Charlotte County's industrial sector remains poised for sustained long-term strength and investor interest.



SALES DYNAMICS

$24.9M
12-MONTH SALES VOLUME

6.6%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

420K
SF DELIVERED IN LAST 12-MONTHS

147K
SF ABSORBED IN LAST 12-MONTHS

10.5%
MARKET VACANCY

3.1%
Y-O-Y RENT CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Investor Activity Accelerates as Industrial Sales Gain Momentum in Charlotte County

Charlotte County's industrial investment market remained active over the past year, marked by a steady flow of transactions and rising pricing benchmarks. Between Q4 2024 and Q4 2025, 17 industrial properties totaling approximately 160,000 square feet changed hands, representing one of the most active sales periods in recent years. Total sales volume reached $24.9 million, well above the county's historical five- and ten-year averages.

The average sale price climbed to $130 per square foot, with standout transactions such as the $8.2 million sale of 19500 Peachland Boulevard and the $2.7 million sale of 25451 Fortran Drive setting new benchmarks for the market. Notably, logistics and flex assets continue to draw strong buyer interest, supported by a mix of institutional investors, private buyers, and owner-users.

Recent investment activity underscores Charlotte County's growing reputation as a strategic industrial hub along the I-75 corridor. With accessible land, proximity to regional population centers, and a pipeline of modern developments under construction, the market continues to attract buyers seeking value and long-term growth potential.

TRANSACTION VOLUME

(12-Month)

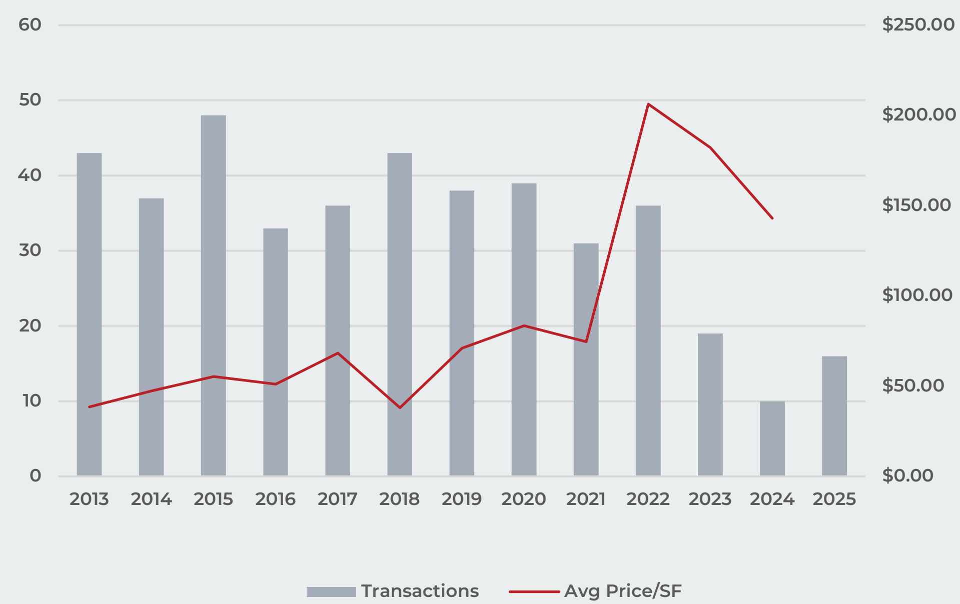
	Total
TRANSACTIONS	17
VOLUME	$24.9M
SF SOLD	156.3K
AVERAGE SF	9.2K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$177
SALE PRICE	$1.8M
SALE VS ASKING PRICE	-14.8%
% LEASED AT SALE	93.3%

TRANSACTIONS VS PRICING

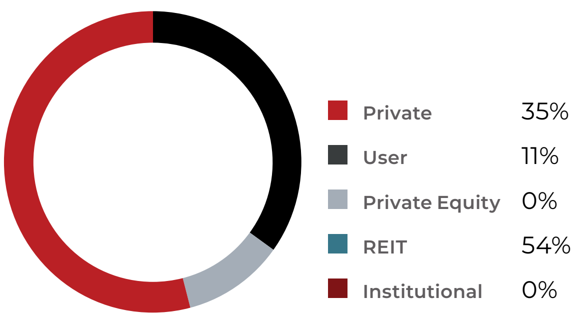


CHARLOTTE COUNTY

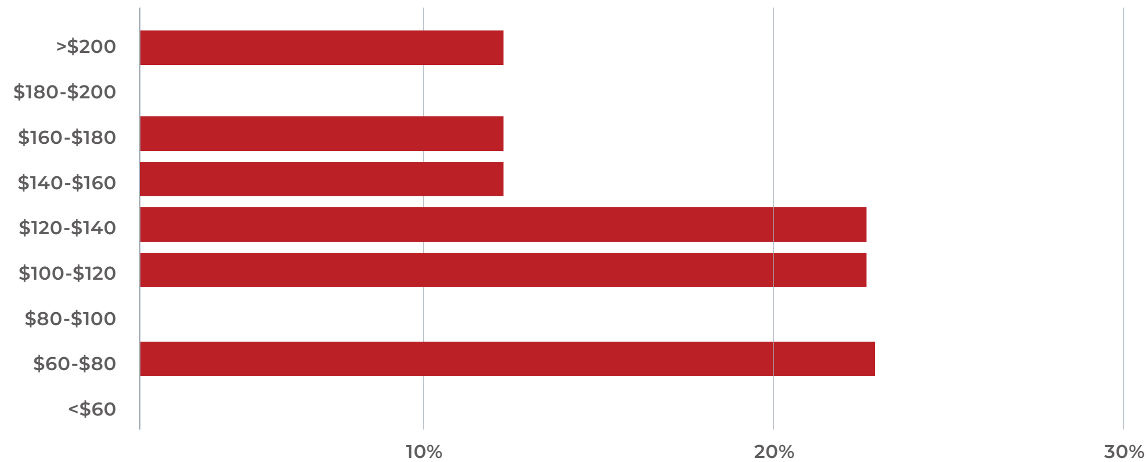
SALES DYNAMICS

VOLUME BY BUYER TYPE

In the past year, all industrial property transactions in Charlotte County have been exclusively conducted by private entities.

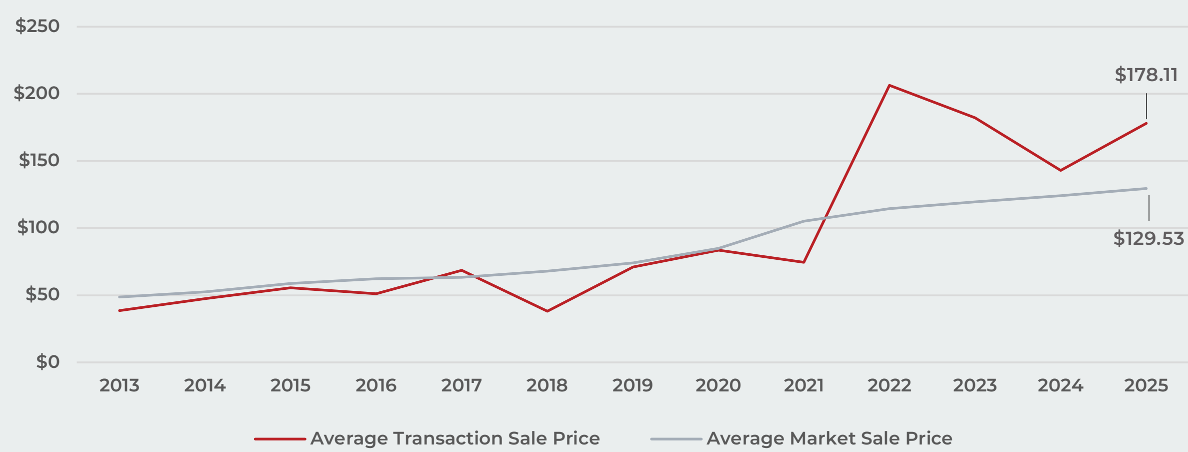


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



TRANSACTION PRICE VS MARKET PRICE

Understanding pricing metrics is essential for navigating the intricacies of the local industrial real estate scene in Punta Gorda and Charlotte County. Key indicators such as price per square foot, cap rates, and rent growth rates provide invaluable insights into property valuation and market dynamics. These metrics serve as fundamental benchmarks guiding investment strategies and market analysis, shedding light on the interplay between supply and demand, investor sentiment, and economic factors shaping the industrial landscape.



CHARLOTTE COUNTY

MARKET FUNDAMENTALS

Leasing Momentum and Rent Growth Sustain Confidence Amid Elevated Vacancy

Charlotte County's industrial sector is adjusting to a wave of new construction while maintaining steady tenant demand. The vacancy rate sits at 10.5% following 420K SF of new deliveries and 147K SF of net absorption over the past year.

Rents remain strong, rising 3.1% year-over-year to an average of $12.60 per square foot, with flex space leading at $15.50/SF, followed by specialized industrial at $13.10/SF and logistics at $12.30/SF.

With 370,000 square feet under construction and nearly 1 million SF available, the market is moving toward equilibrium. Sustained rent growth and active leasing signal continued confidence in Charlotte County's long-term industrial fundamentals.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	3.9%	4.6%	9.8%
RENT CHANGE (YOY)	3.1%	3.4%	3.3%
NET ABSORPTION SF	147K	91,185	186,766
DELIVERIES SF	420K	124,419	218,197

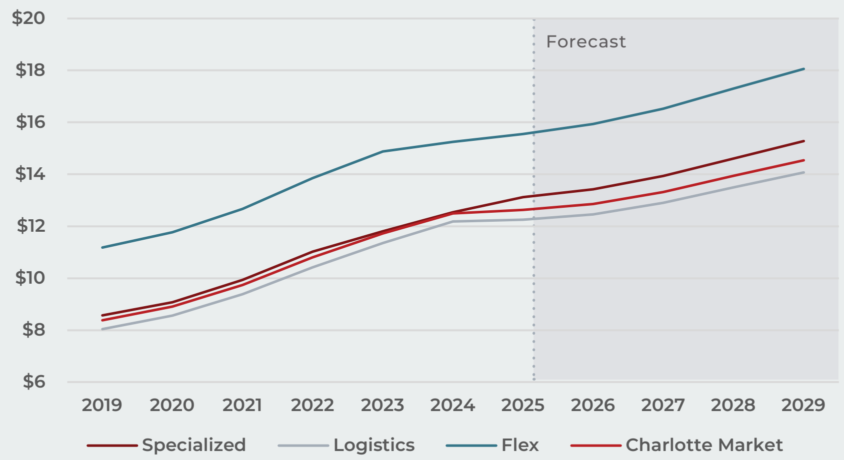
MARKET INDICATORS

Sector	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
LOGISTICS	5,129,271	12.00%	$12.25	15.10%	-2,500	0	266,190
SPECIALIZED INDUSTRIAL	606,270	3.40%	$13.12	18.50%	0	0	108,000
FLEX	568,646	4.50%	$15.55	3.60%	-1,452	0	0
MARKET	**6,304,187**	**10.50%**	**$12.63**	**14.50%**	**-3,952**	**0**	**374,190**

CHARLOTTE COUNTY

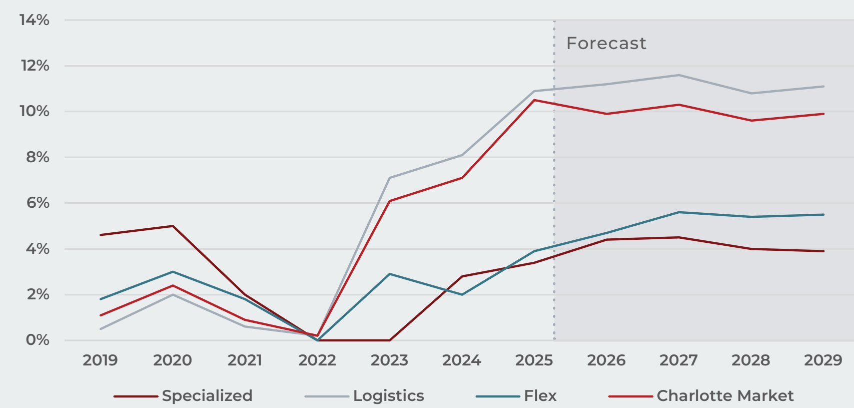
RENT & VACANCY

MARKET ASKING RENT



Average industrial rents in Charlotte County continue to rise despite broader market adjustments. As of Q4 2025, asking rents have increased 3.1% year-over-year to an average of $12.60 per square foot, outperforming national growth trends. Flex properties command the highest rates at $15.50/SF, followed by specialized industrial at $13.10/SF, and logistics at $12.30/SF. This steady rent appreciation reflects sustained tenant demand, strong absorption in newer facilities, and the market's ability to maintain pricing power even amid increased supply.

VACANCY



Vacancy has edged up to 10.5%, compared to a five-year average of 4.0%, driven primarily by the delivery of 420,000 square feet of new space over the past year. Despite the rise, leasing activity remains healthy, with 147,000 square feet of net absorption recorded as tenants continue to expand or relocate within the region. The elevated vacancy represents a temporary recalibration rather than a downturn, as new projects lease up and the market works toward a more balanced supply-demand environment heading into 2026.

CHARLOTTE COUNTY

DEVELOPMENT

New Development Activity Reflects Ongoing Confidence

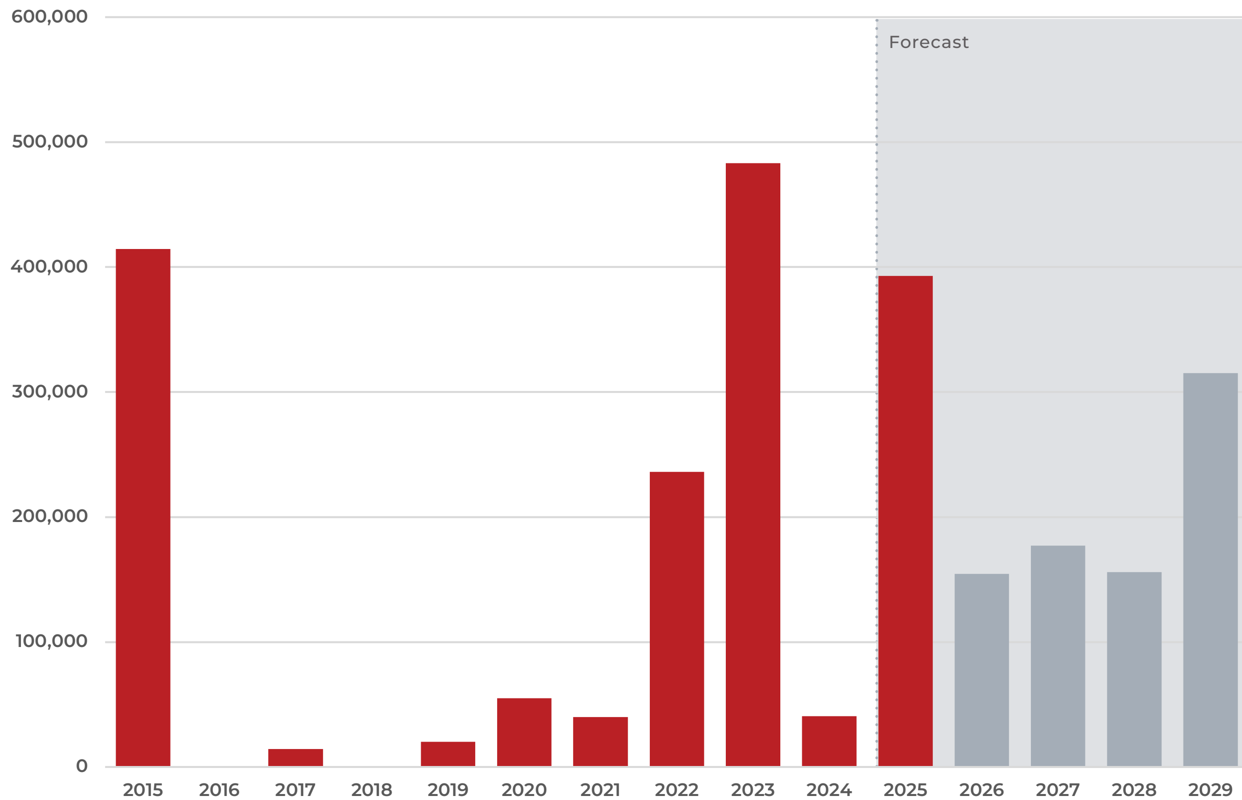
Developers remain active in Charlotte County, signaling sustained confidence in the region's industrial growth trajectory. Over the past 12 months, the market delivered 420,000 square feet of new industrial space, expanding total inventory to more than 6.3 million square feet. Construction activity continues at a healthy pace, with an additional 370,000 square feet currently underway, slightly above the 10-year average.

Most new projects are concentrated in established industrial corridors such as Curry Commerce Center, where multiple buildings are under construction, reflecting ongoing demand from logistics and service-based users. While new supply has temporarily lifted vacancy, these additions are positioning the market for long-term expansion and improved functionality as modern inventory replaces older stock and accommodates growing tenant requirements.

DEVELOPMENT STATS

10	374K	6.5%	7.6%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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INDUSTRIAL REPORT | Q2 2025

Lee County

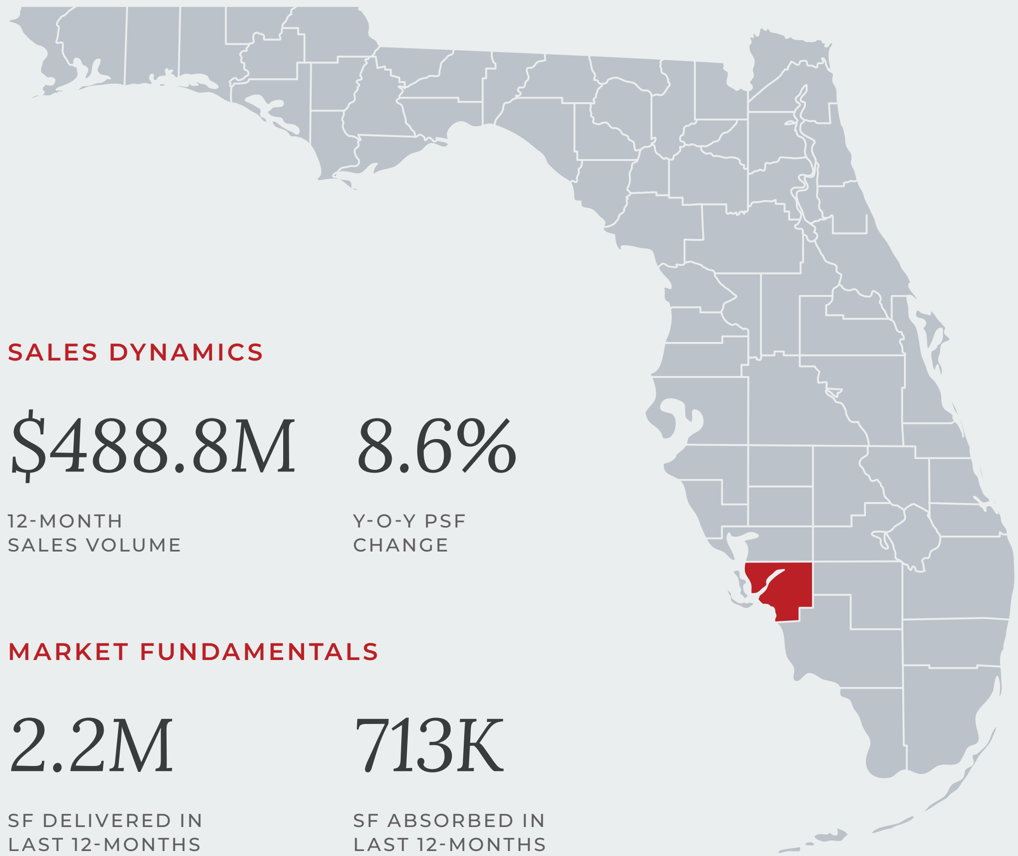
LEE COUNTY

OVERVIEW

Development Wave and Investor Demand Redefine Fort Myers Industrial Landscape

The Fort Myers industrial market is experiencing a period of recalibration following several years of record-setting development. Over the past 12 months, 2.2 million square feet of new industrial space was delivered, contributing to a vacancy rate of 8.5%, the highest in a decade. Despite elevated vacancy, 713,000 square feet of net absorption and continued leasing activity demonstrate sustained tenant demand.

Average asking rents climbed 2.8% year-over-year to $13.30 per square foot, underscoring the market's ability to maintain pricing power even as supply outpaces demand. Construction has slowed sharply, with 1.2 million square feet currently underway, the lowest pipeline in five years, signaling a short-term pause as the market works through its recent influx of speculative deliveries. Supported by steady population and employment growth, Fort Myers remains one of Southwest Florida's most dynamic and investable industrial hubs.



SALES DYNAMICS

$488.8M
12-MONTH SALES VOLUME

8.6%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

2.2M
SF DELIVERED IN LAST 12-MONTHS

713K
SF ABSORBED IN LAST 12-MONTHS

8.5%
MARKET VACANCY

2.8%
Y-O-Y RENT CHANGE

LEE COUNTY

SALES DYNAMICS

Fort Myers Industrial Investment Volume Nears $500 Million as Institutional Buyers Expand Presence

Industrial investment activity in Fort Myers surged over the past year, with $489 million in total sales volume across 156 transactions, marking one of the most active 12-month periods on record. Average pricing reached $182 per square foot, up from $143/SF in 2024, highlighting strong investor confidence and competitive bidding for high-quality assets.

Several headline deals set new benchmarks, including Walton Street Capital's $155 million purchase of Tri-County Commerce Center and EQT Exeter's $87 million acquisition of two 2023-built buildings at Legacy at Oriole Park. These transactions solidify Fort Myers' standing as a regional magnet for institutional and REIT buyers seeking scale and stability in Florida's industrial corridor.

TRANSACTION VOLUME

(12-Month)

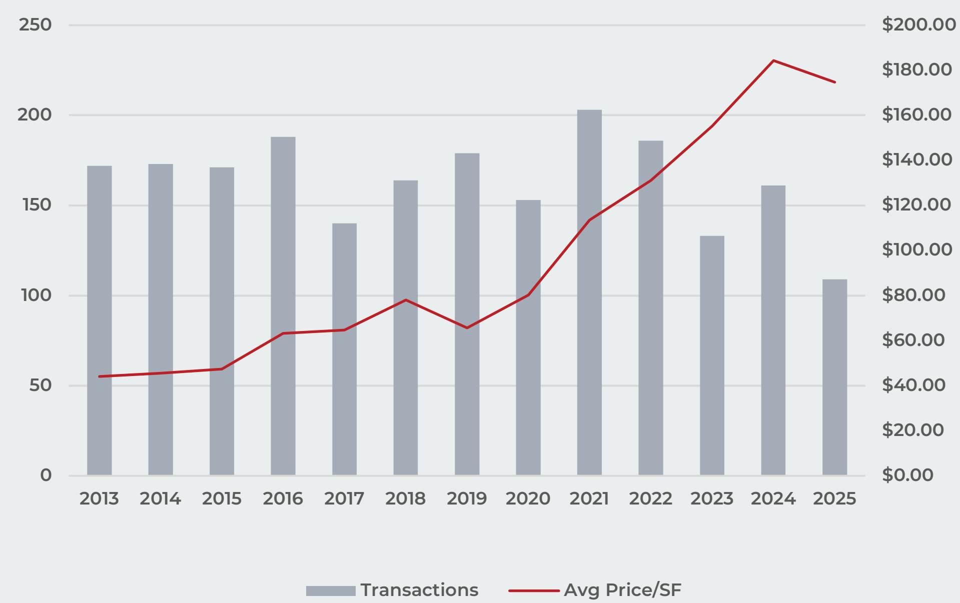
	Total
TRANSACTIONS	156
VOLUME	$488.8M
SF SOLD	3.1M
AVERAGE SF	19.8K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$182
SALE PRICE	$3.6M
SALE VS ASKING PRICE	-5.0%
% LEASED AT SALE	75.2%

TRANSACTIONS VS PRICING

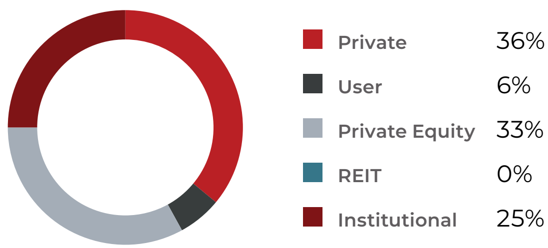


LEE COUNTY

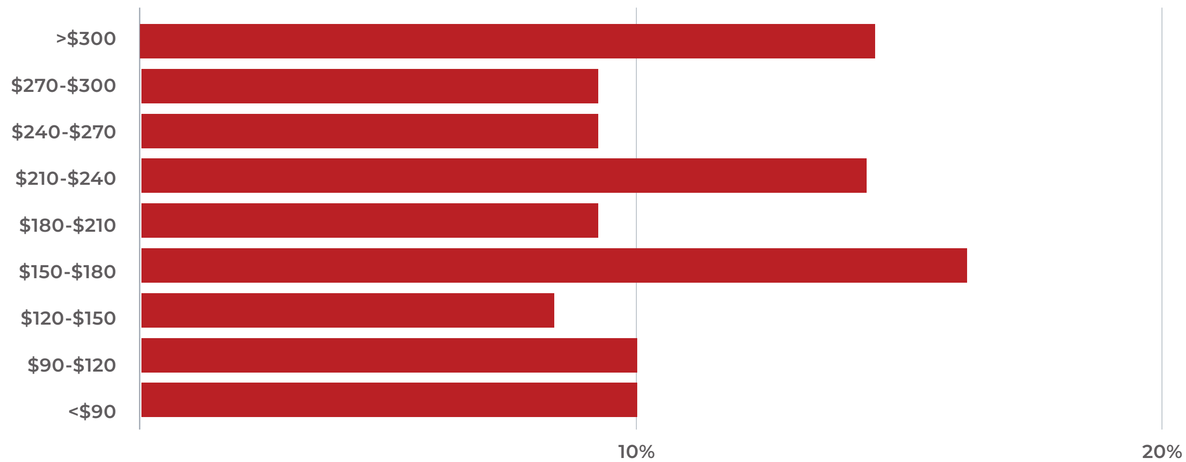
SALES DYNAMICS

VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 42% of the total volume. Meanwhile, User buyers account for 8% of the total volume, reflecting their niche role in the market. Notably, REIT buyers are absent.

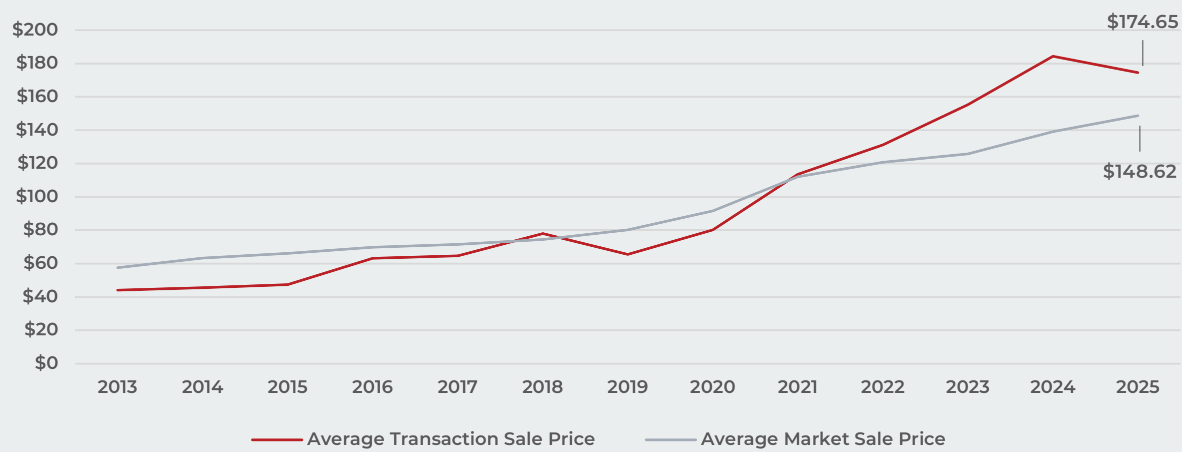


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



SALE PRICE VS TRANSACTION PRICE

Pricing metrics play a vital role in understanding the nuances of the local industrial real estate market. Price per square foot, cap rates, and rent growth rates are pivotal indicators influencing investment decisions and market analysis. These metrics offer insights into the valuation of industrial properties in Lee County, reflecting the balance between supply and demand, investor sentiment, and economic conditions. By closely monitoring these metrics, stakeholders can make informed decisions, assess risk, and capitalize on opportunities within the dynamic industrial landscape of Lee County.



LEE COUNTY

MARKET FUNDAMENTALS

Rent Growth Holds Steady as Vacancy Peaks Following Record Construction Run

Fort Myers' vacancy rate stands at 8.5%, reflecting a decade-high after multiple years of aggressive new development. Deliveries totaling 2.2 million square feet have temporarily outpaced demand, though 713,000 square feet of net absorption over the same period signals continued leasing momentum.

Average asking rents rose 2.8% year-over-year to $13.30/SF, led by flex properties achieving $16.00/SF, followed by specialized industrial at $13.00/SF and logistics at $12.80/SF. While growth has moderated, Fort Myers continues to outperform national averages, maintaining long-term rental resilience amid elevated availability.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	3.1%	6.7%	6.2%
RENT CHANGE (YOY)	2.8%	3.3%	3.4%
NET ABSORPTION SF	713K	685,228	1,080,317
DELIVERIES SF	2.2M	836,530	1,102,214

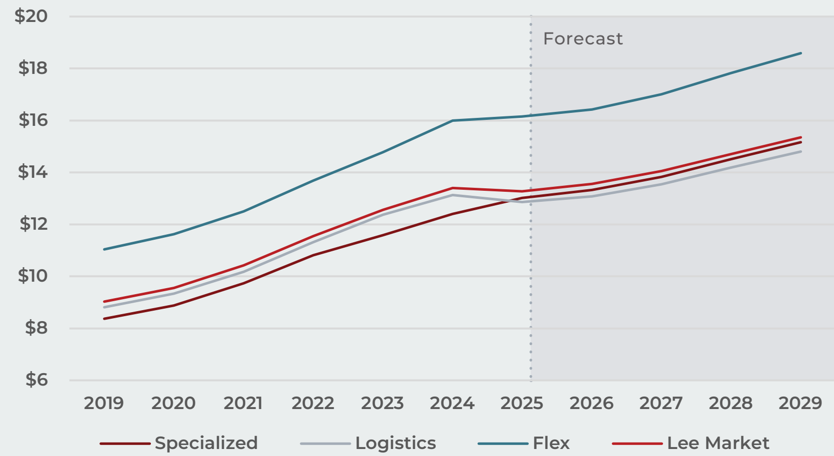
MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
LOGISTICS	32,276,753	9.70%	$12.81	12.20%	-74,155	0	963,220
SPECIALIZED INDUSTRIAL	6,035,181	3.20%	$13.02	6.30%	-35,628	0	197,954
FLEX	6,046,451	7.20%	$16.07	9.10%	-7,849	0	41,500
MARKET	**44,358,385**	**8.50%**	**$13.28**	**11.00%**	**-117,632**	**0**	**1,202,674**

LEE COUNTY

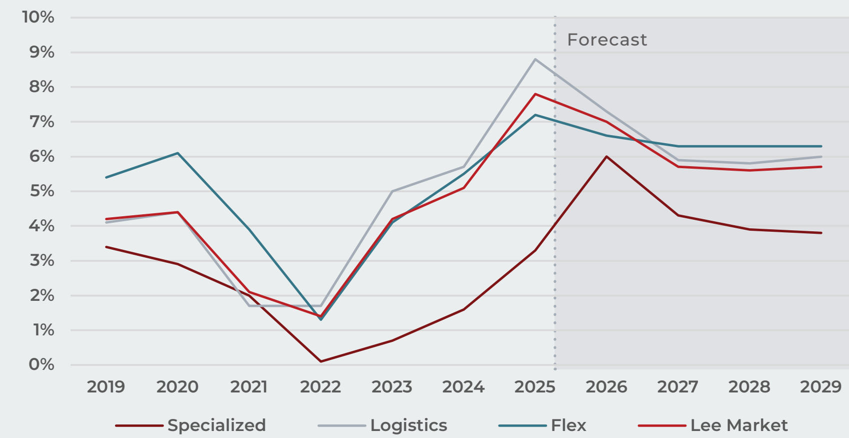
RENT & VACANCY

MARKET ASKING RENT



Average asking rents in the Fort Myers industrial market reached $13.30 per square foot in Q4 2025, a 2.8% annual increase that continues to outperform national norms. Smaller spaces under 25,000 SF are achieving the highest rents—often exceeding $14/SF—driven by limited availability and strong tenant preference for modern, small-bay product. Newer facilities built since 2020 are commanding premium lease rates in the mid-teens, reflecting both their functionality and market appeal.

VACANCY



Vacancy climbed to 8.5%, up more than 250 basis points year-over-year as supply growth outpaced absorption. The majority of vacant space lies within recently completed projects, with more than 2.3 million square feet still seeking tenants. With the development pipeline shrinking to a five-year low, vacancy is expected to gradually improve through 2026 as demand continues to absorb excess inventory and leasing velocity stabilizes.

LEE COUNTY

DEVELOPMENT

Construction Activity Eases as Fort Myers Market Absorbs Record Deliveries

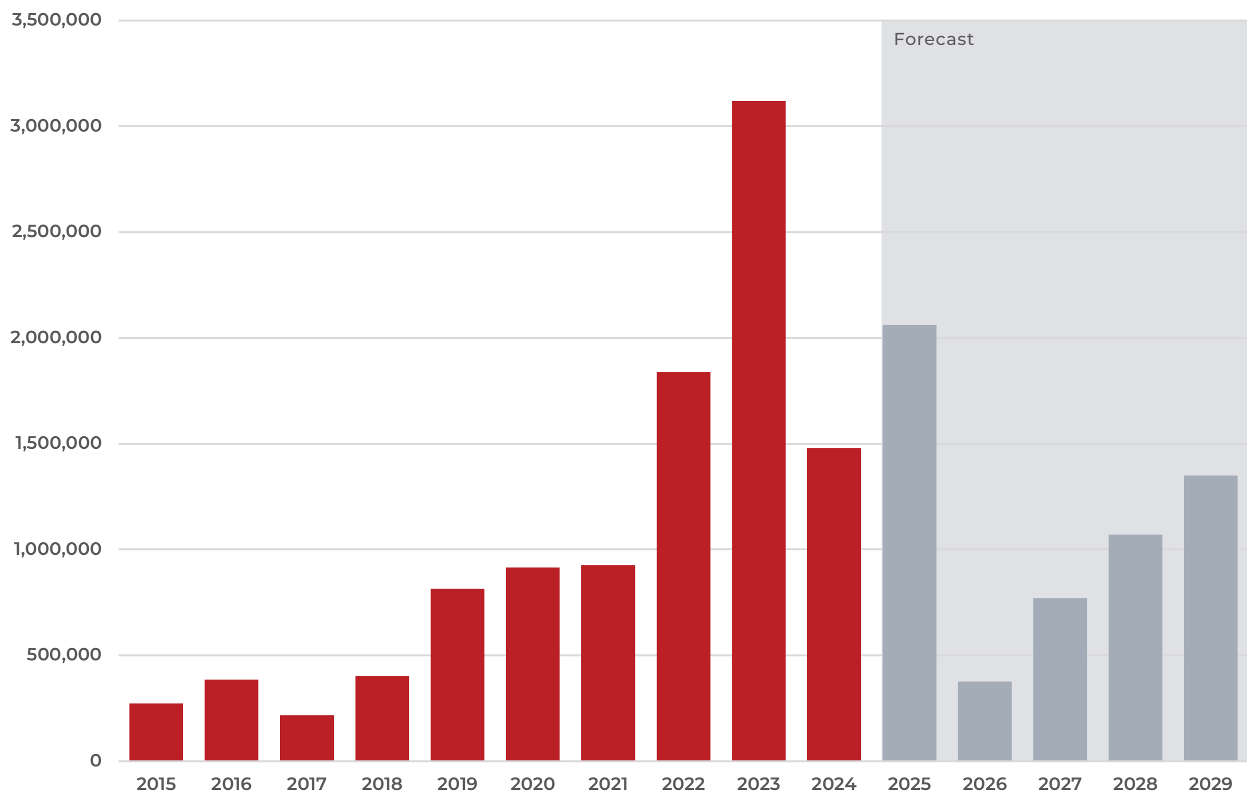
After five years of robust construction, Fort Myers' industrial development cycle is entering a pause. Developers completed 2.2 million square feet over the past year, expanding total inventory by nearly 5%. Much of this new supply remains available for lease, contributing to the market's elevated vacancy rate.

The pipeline has now contracted to 1.2 million square feet under construction, a 30% decline from last year and the lowest level since 2020. Most active projects are concentrated in South Fort Myers and Treeline Avenue corridors, led by Knott Realty Group and Capital Partners. This measured slowdown marks a healthy recalibration—allowing the market to digest new space before the next wave of multi-phase projects breaks ground in 2026.

DEVELOPMENT STATS

25	1.2M	3.1%	16.7%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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INDUSTRIAL REPORT | Q2 2025

Collier County

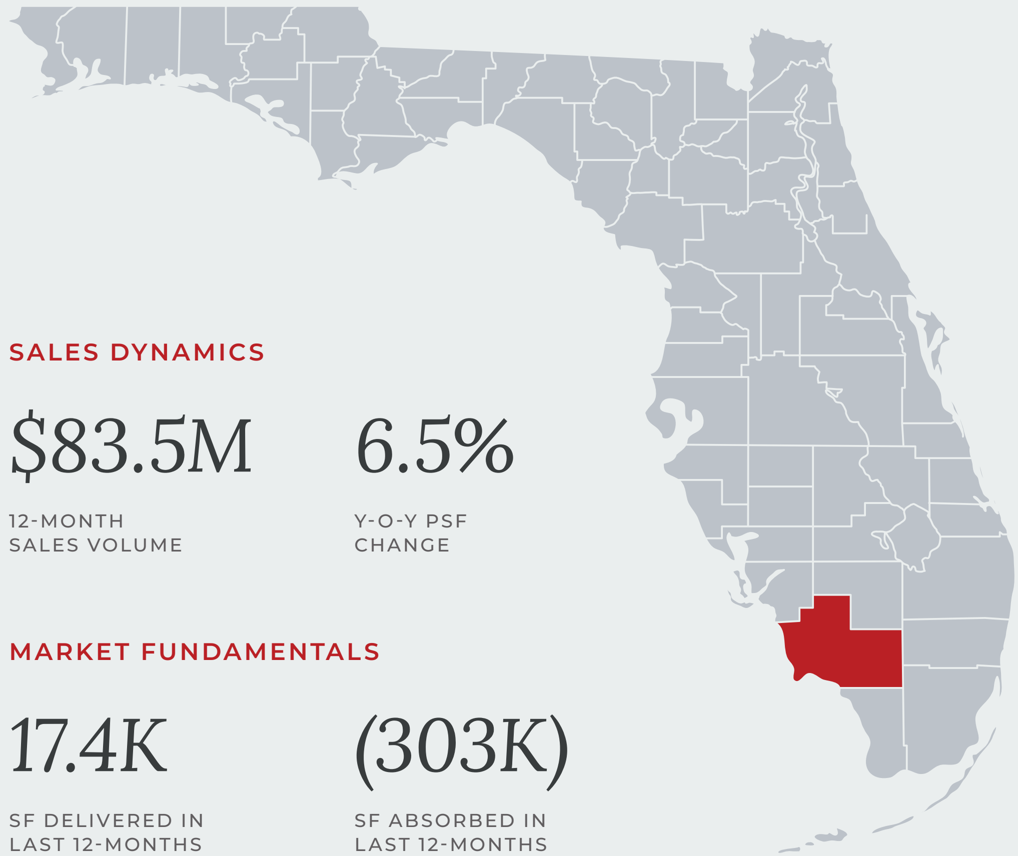
COLLIER COUNTY

OVERVIEW

Tenant Demand and Investor Confidence Sustain Growth Across Collier County Industrial Market

Collier County's industrial market remains fundamentally strong as tenant demand holds steady amid limited new construction. Over the past 12 months, the market recorded 143,000 square feet of net absorption, keeping vacancy at a healthy 3.5%, well below state and national averages. The total inventory now exceeds 8.2 million square feet, with just 145,000 square feet currently under construction, underscoring the area's constrained supply environment.

Average asking rents reached $16.90 per square foot, a 3.6% year-over-year increase, highlighting the continued premium commanded by modern Class A assets in Naples and North Naples. With strong population growth, robust small business activity, and limited available land for industrial development, Collier County continues to deliver stable performance and long-term investor confidence.



SALES DYNAMICS

$83.5M
12-MONTH SALES VOLUME

6.5%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

17.4K
SF DELIVERED IN LAST 12-MONTHS

(303K)
SF ABSORBED IN LAST 12-MONTHS

3.8%
MARKET VACANCY

2.9%
Y-O-Y RENT CHANGE

COLLIER COUNTY

SALES DYNAMICS

Tight Supply and Strong Pricing Define Collier County's Industrial Investment Market

Industrial investment in Collier County remains highly competitive as investors target limited, high-quality assets in a supply-constrained environment. Over the past year, 19 transactions totaling approximately 261,000 square feet generated $64 million in total volume, reflecting continued confidence in the market's long-term fundamentals.

The average sale price rose to $246 per square foot, among the highest in Southwest Florida, driven by demand for well-located owner-user and multi-tenant buildings in the Naples corridor. Several smaller trades under 20,000 square feet achieved pricing north of $300/SF, demonstrating sustained appetite from private buyers and regional investors seeking stable, income-producing industrial product.

TRANSACTION VOLUME

(12-Month)

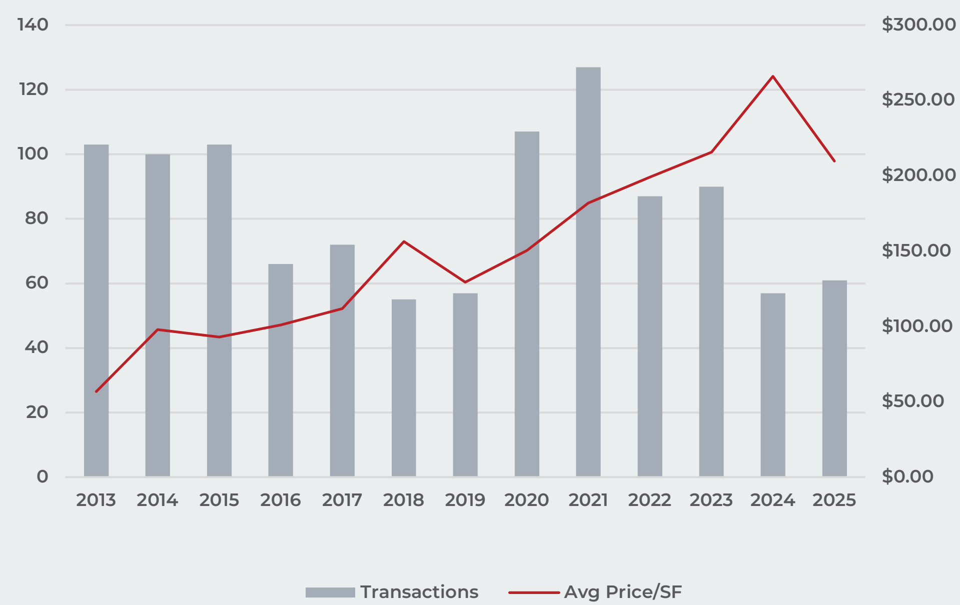
	Total
TRANSACTIONS	73
VOLUME	$83.5M
SF SOLD	490K
AVERAGE SF	6.7K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$208
SALE PRICE	$1.5M
SALE VS ASKING PRICE	-5.9%
% LEASED AT SALE	82.6%

TRANSACTIONS VS PRICING

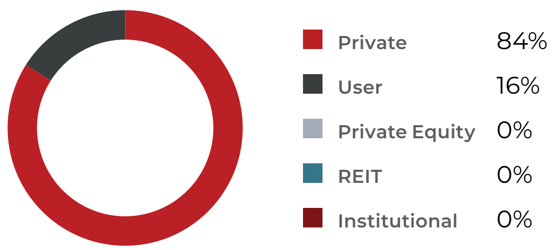


COLLIER COUNTY

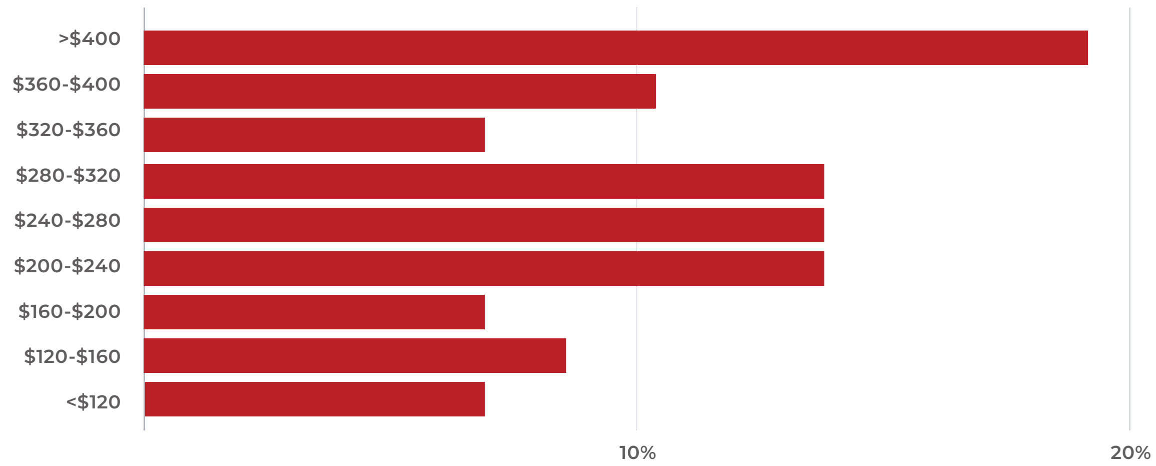
SALES DYNAMICS

VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 83% of the total volume. User buyers make up a significant portion, comprising 17%, showcasing substantial presence in the market.



PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



SALE PRICE VS TRANSACTION PRICE

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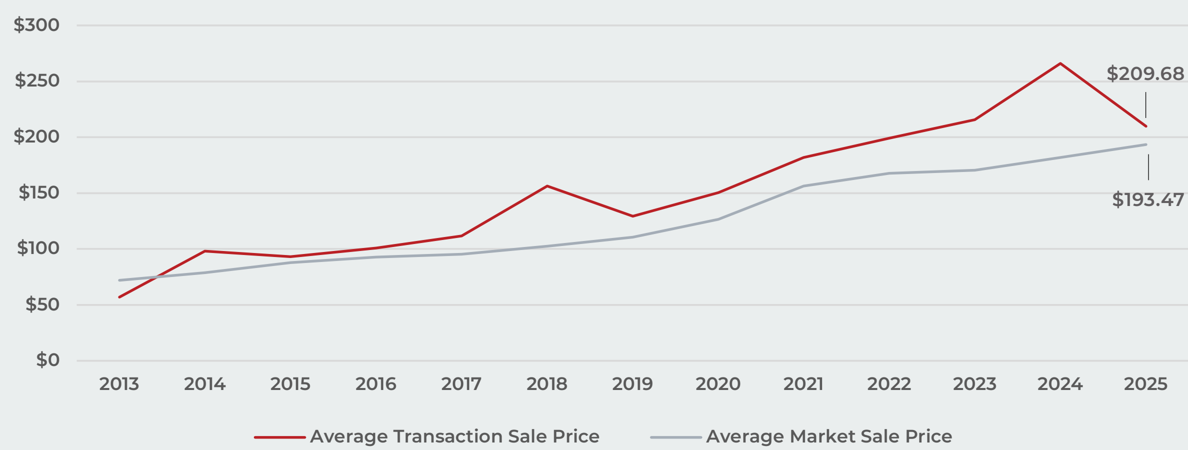


COLLIER COUNTY

MARKET FUNDAMENTALS

Strong Rent Growth Persists as Collier County Maintains Tightest Vacancy in SWFL

Collier County continues to outperform neighboring markets, maintaining a 3.5% vacancy rate amid steady leasing activity and minimal new supply. Net absorption totaled 143,000 square feet over the past year, reflecting balanced tenant movement across distribution, service, and small-bay industrial uses.

Average asking rents climbed 3.6% year-over-year to $16.90/SF, leading all Southwest Florida markets. Flex properties command the highest rates at $17.50/SF, followed by specialized industrial at $16.80/SF and logistics at $16.50/SF. With limited new product in the pipeline, Collier County's rent growth trajectory remains strong heading into 2026.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	2.2%	3.7%	4.1%
RENT CHANGE (YOY)	2.9%	3.5%	3.6%
NET ABSORPTION SF	(303K)	106,877	(17,794)
DELIVERIES SF	17.4K	134,680	16,942

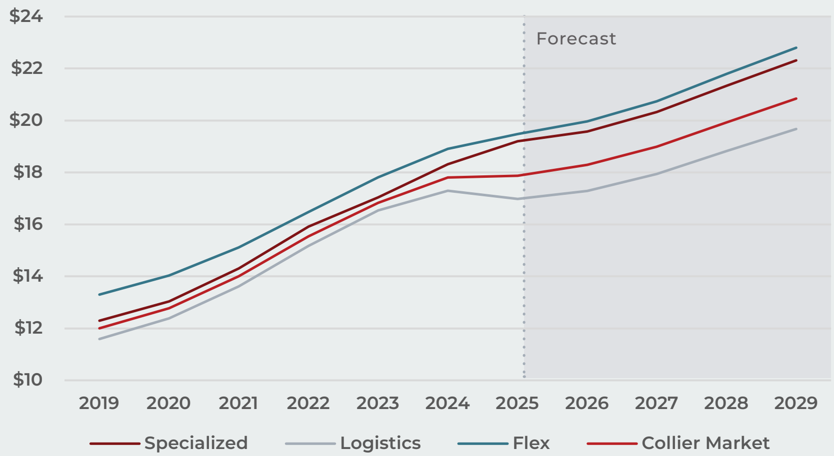
MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
LOGISTICS	8,394,308	4.40%	$16.90	5.20%	13,795	0	22,086
SPECIALIZED INDUSTRIAL	4,621,286	3.30%	$19.10	0	17,162	0	0
FLEX SPACE	1,547,587	2.60%	$19.48	3.80%	-4,731	0	0
MARKET	**14,563,181**	**3.80%**	**$17.87**	**4.60%**	**26,226**	0	**22,086**

COLLIER COUNTY

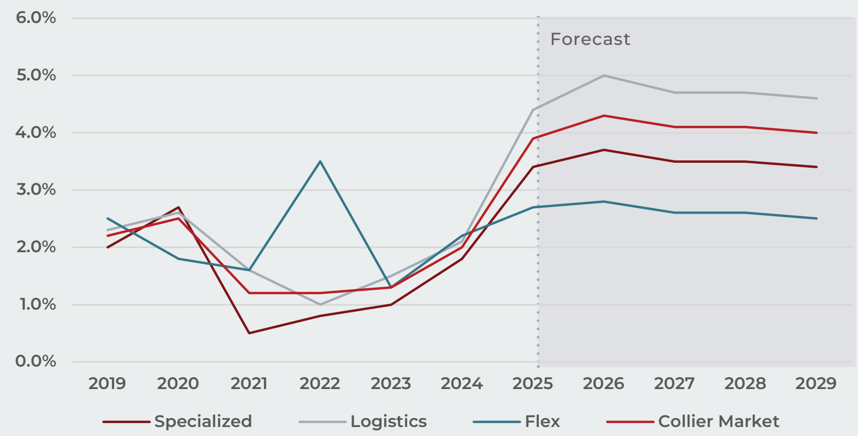
RENT & VACANCY

MARKET ASKING RENT



Industrial rents in Collier County reached a record $16.90 per square foot, a 3.6% increase from the prior year. Class A properties, particularly those in Naples and North Naples, continue to attract tenants at premium rates above $17/SF. The limited availability of modern product and ongoing demand from regional service and logistics users are keeping pressure on pricing, with small-bay flex space seeing the most consistent growth.

VACANCY



Vacancy remains exceptionally tight at 3.5%, among the lowest levels in Florida. With just 145,000 square feet under construction, the market is operating near full occupancy, leaving tenants with few expansion options. Leasing velocity remains steady but highly competitive, as Collier County's constrained industrial land supply limits future development opportunities.

COLLIER COUNTY

DEVELOPMENT

Limited New Construction Reinforces Tight Market Conditions in Collier County

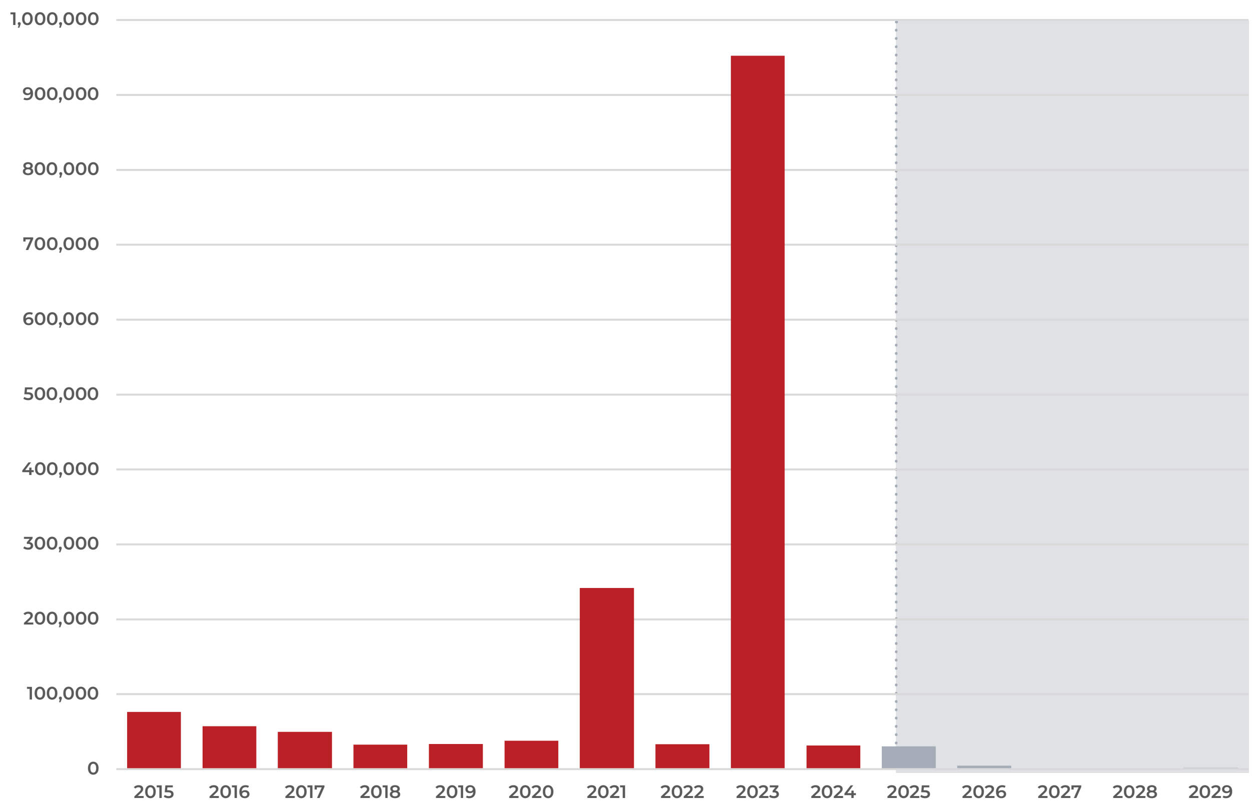
Collier County's industrial development remains modest, with only 145,000 square feet currently under construction—well below regional averages. Over the past year, the market delivered just 82,000 square feet of new space, primarily within small-bay flex and service-oriented projects in North Naples and the Collier Boulevard corridor.

This restrained development pipeline continues to support low vacancy and strong rent growth, as tenant demand outpaces new supply. With limited industrial land availability and high construction costs, most future projects are expected to remain small-scale or build-to-suit. The lack of speculative inventory positions Collier County for continued pricing stability and sustained long-term growth.

DEVELOPMENT STATS

1	22,086	0.2%	0%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



MAYHUGH
COMMERCIAL ADVISORS

ABOUT

MAYHUGH COMMERCIAL ADVISORS

Unlock Exceptional Commercial Property Services Tailored to Your Needs

At Mayhugh Commercial Advisors, our team of seasoned professionals stands ready to provide comprehensive support across all aspects of commercial real estate. Whether you're seeking assistance with sales, leasing, or property management, our expertise ensures top-notch service. With a rich history spanning 45 years, our firm has played a pivotal role in some of Southwest Florida's most significant land and development transactions, boasting a total dollar volume exceeding $1 billion. Count on our local expertise and commitment to excellence as we continue to serve the diverse needs of the Southwest Florida community since 1975.

TRACK RECORD

50+
YEARS IN CRE

2,900+
TRANSACTIONS

2.1B+
TOTAL BROKERED

1M+
SF MANAGED

ABOUT

Meet the dedicated team at Mayhugh Commercial Advisors

CHASE MAYHUGH, SIOR, CCIM, President / CEO

Chase, a Southwest Florida native, is a real estate leader since 2003. With CCIM and SIOR designations and CoStar Power Broker awards, he consults for Fortune 500 firms and advises regional investors on complex commercial assets.

JUSTIN ANKNEY, CCIM, Senior Advisor

Justin, a Yale University Political Science graduate, began as a business strategist in Fort Lauderdale after college. Joining Mayhugh Commercial Advisors in 2020, Justin utilizes his math and business background for asset analysis and risk assessment, aiding clients in investment decisions.

CHRIS FERRITTO, Advisor

Chris is a seasoned real estate professional. He began with Coldwell Banker Commercial in Denver, securing leases for prestigious buildings. At Broadstreet, he contributed to its IPO transition. He specializes in Owners Representation, Development Consulting, Vacant Land Brokerage, and Leasing.

JHONNY IGLESIAS, Junior Advisor

Jhonny specializes in land and industrial transactions, office leasing, investment advisory, and 1031 exchanges. His expertise in real estate analytics and strategic decision-making enables clients to make data-driven choices that strengthen their portfolios. He also provides guidance on complex acquisitions, tax appeals, and customized leasing solutions.

LUKE KENZIK, LCAM, CMCA, AMS, Vice President of Property Management

Luke, our Vice President of Property and Asset Management, brings over 11 years of industry expertise. Previously serving as Executive Director at Capital Consultants Management Corporation (CCMC), Luke spearheaded the development of Babcock Ranch, FL, a prestigious community. A Florida native, Luke holds a bachelor's degree in Economics from Florida State University.

SYDNEY OUDI, Chief Operations Office

Sydney oversees Brokerage, Property Management, and Accounting, managing a portfolio of 1M+ sq. ft. valued over $100M in Florida. With extensive asset management expertise, she maintains strong vendor and client relationships, enhancing our team's effectiveness.

ASHLEY WOODLIFF, Director of Marketing and Branding

Ashley spearheads marketing efforts enhancing brand awareness and industry positioning. With a decade of experience in commercial real estate marketing, she utilizes domestic and international expertise to elevate the team's collateral as a market leader. Her proficiency in data visualization, trends, and market insights not only enhances knowledge but also maximizes brand visibility.

MAYHUGH
COMMERCIAL ADVISORS

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CHARLOTTE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
19500 PEACHLAND BLVD	Port Charlotte	7/28/2025	$8,204,141	$483
25451 FORTRAN DR	Punta Gorda	9/19/2025	$2,650,000	$161
19500 PEACHLAND BLVD	Port Charlotte	7/28/2025	$2,145,859	$551
18100 PAULSON DR	Port Charlotte	8/14/2025	$2,095,000	$98
5469 WILLIAMSBURG DR	Punta Gorda	3/21/2025	$1,680,614	$112
5475 WILLIAMSBURG DR	Punta Gorda	3/21/2025	$1,319,386	$112
8261 BURNT STORE RD	Punta Gorda	5/1/2025	$1,250,000	$180
16000 TAMIAMI TRL	Punta Gorda	2/28/2025	$1,050,000	$71
8270 PASCAL DR	Punta Gorda	9/5/2025	$1,000,000	$171
5468 WILLIAMSBURG DR	Punta Gorda	7/7/2025	$1,000,000	$143
5136 DUNCAN RD	Punta Gorda	2/19/2025	$475,000	$79
2720 PLACIDA RD	Englewood	10/25/2024	$206,500	$207

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
8001 NORTHUP DR	108,000	Jul 2026
17990 CURRY PRESERVE DR	45,000	Feb 2026
17990 CURRY PRESERVE DR	45,000	Feb 2026
17990 CURRY PRESERVE DR	33,000	Nov 2025
17990 CURRY PRESERVE DR	30,000	Nov 2025
BABCOCK RANCH RD	30,000	Nov 2025
17785 CURRY PRESERVE DR	30,000	Feb 2026

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LEE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
6165 TRI COUNTY COMMERCE WAY	Fort Myers	10/21/2024	$66,641,821	$165
16670 ORIOLE RD	Fort Myers	4/17/2025	$43,502,532	$174
16680 ORIOLE RD	Fort Myers	4/17/2025	$43,497,468	$174
6135 TRI COUNTY COMMERCE WAY	Fort Myers	10/21/2024	$42,566,006	$199
9111 CHEETOS CIR	Fort Myers	12/23/2024	$34,980,000	$336
6195 TRI COUNTY COMMERCE WAY	Fort Myers	10/21/2024	$27,627,221	$230
6115 TRI COUNTY COMMERCE WAY	Fort Myers	10/21/2024	$18,264,952	$232
8951 ALICO TRADE CENTER RD	Fort Myers	7/15/2025	$6,000,000	$170
3140 KUTAK LN	Fort Myers	4/29/2025	$5,700,000	$150
10960 HARMONY PARK DR	Bonita Springs	5/14/2025	$5,625,000	$249
4840 LAREDO AVE	Fort Myers	9/5/2025	$5,600,000	$236
3760 FOWLER ST	Fort Myers	12/17/2024	$5,600,000	$114
10995 METRO PKY	Fort Myers	4/29/2025	$5,252,300	$134
16260-16280 OLD US 41	Fort Myers	1/9/2025	$5,050,000	$168
3531 METRO PKY	Fort Myers	7/24/2025	$4,500,000	$164
735 NE 19TH PL	North Fort Myers	6/26/2025	$4,175,000	$153

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LEE COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
11901 METRO PKY	Fort Myers	7/9/2025	$3,850,000	$229
17195 JEAN ST	Fort Myers	9/29/2025	$3,791,000	$150
3440 CANAL ST	Fort Myers	5/20/2025	$3,617,000	$182
3842 IRONBRIDGE BLVD	Fort Myers	10/24/2024	$3,360,000	$200
11350-11354 METRO PKY	Fort Myers	11/12/2024	$3,258,970	$185
11350-11354 METRO PKY	Fort Myers	11/12/2024	$3,258,970	$232
1603 BENCHMARK AVE	Fort Myers	8/15/2025	$3,250,000	$271
15050 SERVICE RD	Fort Myers	3/13/2025	$3,160,100	$113
2129 ANDREA LN	Fort Myers	4/17/2025	$3,150,000	$109
10915 ENTERPRISE AVE	Bonita Springs	12/30/2024	$3,075,000	$271
16125 OLD US HIGHWAY 41	Fort Myers	6/10/2025	$3,000,000	$292
17101 PINE RIDGE RD	Fort Myers	12/11/2024	$2,855,000	$155
382 PONDELLA RD	Fort Myers	3/5/2025	$2,800,000	$264
2950 VAN BUREN ST	Fort Myers	2/28/2025	$2,694,000	$264

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LEE COUNTY

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
14101 TREELINE AVE S	197,954	Jul 2026
16681 ORIOLE RD	153,000	Jan 2026
16671 ORIOLE RD	136,000	Jan 2026
2501-2551 ALESSIO DR	114,000	Dec 2025
7530 PENZANCE BLVD	99,622	Jan 2026
14051 TREELINE AVE S	83,138	Jul 2026
14181 TREELINE AVE	75,956	Jun 2026
16225 PINE RIDGE RD	42,980	Jan 2026
16101 LEE RD	34,000	Feb 2026
16235 PINE RIDGE RD	33,804	Jan 2026
16261 PINE RIDGE RD	27,945	Nov 2025
16261 PINE RIDGE RD	25,100	Nov 2025
16261 PINE RIDGE RD	22,400	Nov 2025
7530 PENZANCE BLVD	19,200	Dec 2025
7530 PENZANCE BLVD	19,200	Dec 2025
7530 PENZANCE BLVD	19,200	Dec 2025
7530 PENZANCE BLVD	19,200	Dec 2025
5725 LEE BLVD	18,000	Jan 2026
2555 CRYSTAL DR	16,242	Nov 2025
2644 NE 9TH AVE	10,000	Nov 2025
8023 IRONSIDE DR	7,500	Nov 2025
8033 IRONSIDE DR	7,500	Nov 2025
8053 IRONSIDE DR	7,500	Nov 2025
7958 USA INDUSTRIAL DR	7,500	Nov 2025
121 GRETCHEN AVE S	5,733	Dec 2025

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COLLIER COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
2884 HORSESHOE DR S	Naples	7/18/2025	$10,250,000	$259
1956-1960 TRADE CENTER WAY	Naples	1/15/2025	$6,665,000	$323
4176 MERCANTILE AVE	Naples	6/9/2025	$6,500,000	$356
76 INDUSTRIAL BLVD	Naples	12/27/2024	$4,550,000	$263
1901 ELSA ST	Naples	6/9/2025	$4,000,000	$1,333
1610 TRADE CENTER WAY	Naples	3/25/2025	$3,200,000	$332
800 MAIN ST E	Immokalee	5/14/2025	$2,800,000	$130
1447 RAIL HEAD BLVD	Naples	6/17/2025	$2,500,000	$161
4327 ARNOLD AVE	Naples	8/28/2025	$2,275,000	$325
5795 WASHINGTON ST	Naples	7/17/2025	$1,950,000	$217
4344 ARNOLD AVE	Naples	6/6/2025	$1,900,000	$297
1902 ELSA ST	Naples	2/3/2025	$1,900,000	$380
4491 MERCANTILE AVE	Naples	4/17/2025	$1,600,000	$267
1009 ALACHUA ST	Immokalee	9/5/2025	$1,300,000	$108
6145 LEE ANN LN	Naples	11/20/2024	$1,075,000	$441
502 NEW MARKET RD E	Immokalee	3/13/2025	$925,000	$87
5465 JAEGER RD	Naples	10/31/2024	$860,000	$403
185 BASIK #6 DR	Naples	3/27/2025	$650,000	$474
4776 RADIO RD	Naples	3/7/2025	$650,000	$433

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COLLIER COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
5850 HOUCHIN ST	Naples	9/10/2025	$636,203	$105
100 MADISON AVE E	Immokalee	6/24/2025	$600,000	$94
710 BROWARD ST	Immokalee	10/31/2024	$600,000	$126
5830 HOUCHIN ST	Naples	9/10/2025	$563,897	$93
4776 RADIO RD	Naples	1/9/2025	$525,000	$438
1750 J AND C BLVD	Naples	5/28/2025	$486,200	$325
5700 WASHINGTON ST	Naples	5/12/2025	$417,950	$73
3808-3846 EXCHANGE AVE	Naples	2/21/2025	$400,000	$287
195 BASIK DR	Naples	4/23/2025	$375,000	$39
3573 ENTERPRISE AVE	Naples	4/16/2025	$350,000	$412
5720 WASHINGTON ST	Naples	5/12/2025	$298,506	$73
5750 WASHINGTON ST	Naples	5/12/2025	$283,543	$73

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
3584 PLOVER	22,086	Nov 2025

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