Q3

2025 | SOUTHWEST FLORIDA REGIONAL

Office Report

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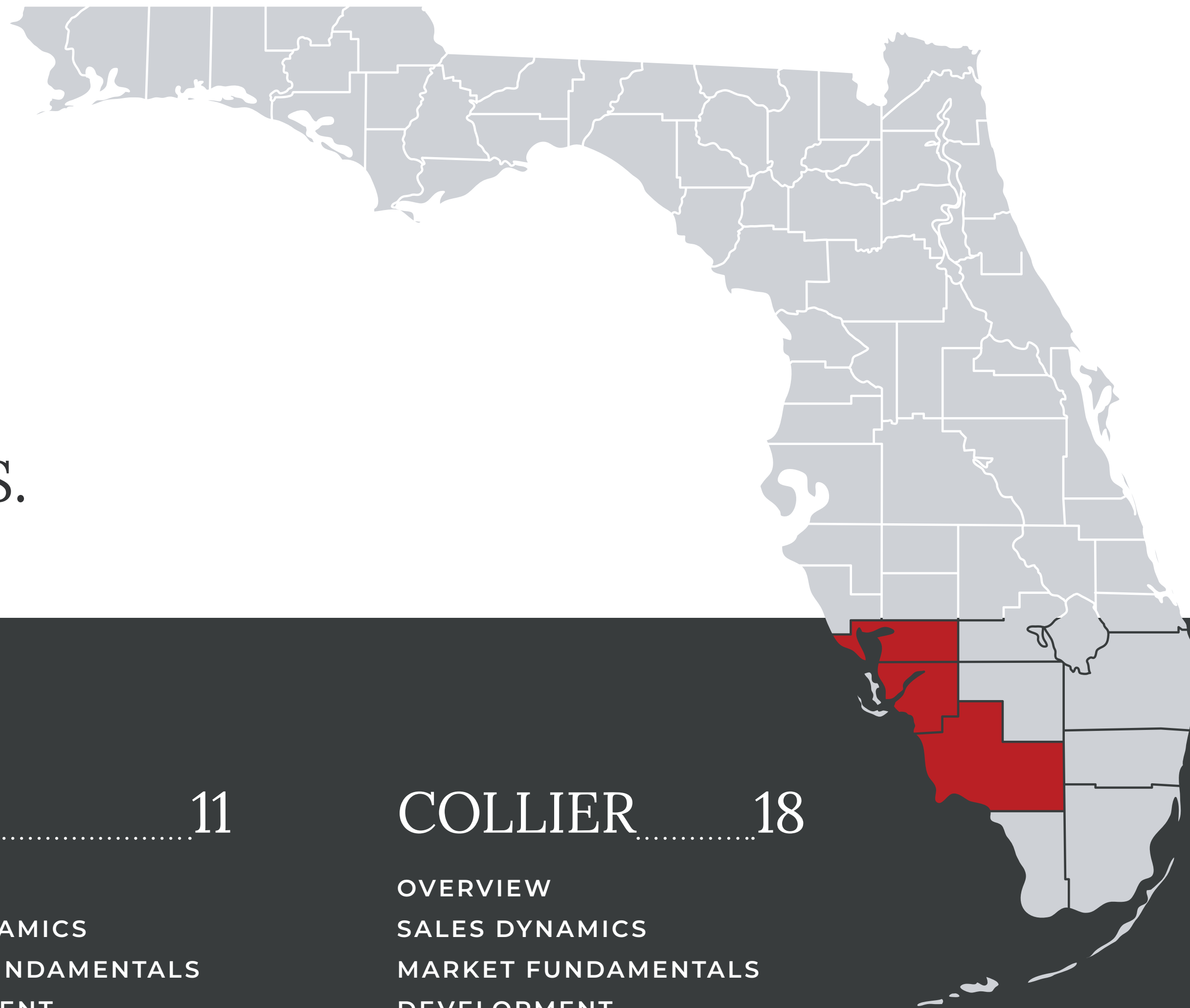

OUR COMPREHENSIVE REPORT ENCOMPASSES SOUTHWEST FLORIDA, COVERING *CHARLOTTE*, *LEE*, & *COLLIER* COUNTIES.

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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RETAIL REPORT | Q2 2025

Charlotte County

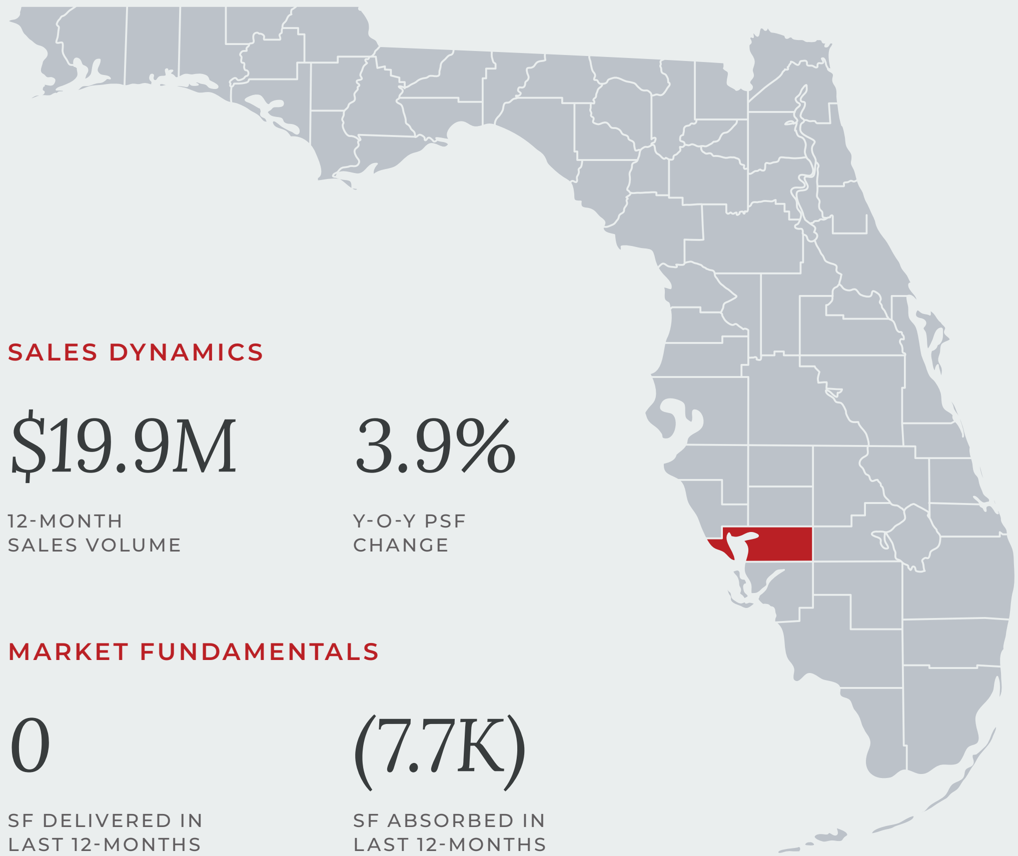
CHARLOTTE COUNTY

OVERVIEW

Charlotte County Office Market Demonstrates Stability Amid Evolving Tenant Dynamics

Charlotte County's office market remains steady as it continues to adjust to changing workplace trends and a shifting tenant mix. The overall vacancy rate stands at 6.2%, reflecting minimal movement year-over-year and consistent tenant retention across professional and medical office users. Limited new construction and a measured pace of leasing activity have kept the market balanced, with modest net absorption of 7,000 square feet over the past 12 months.

Average asking rents rose slightly to $20.10 per square foot, supported by continued demand for quality Class A and medical office space. With no significant new deliveries in the pipeline, market fundamentals are expected to remain stable, positioning Charlotte County for gradual rent growth and sustained occupancy through 2026.



SALES DYNAMICS

$19.9M
12-MONTH SALES VOLUME

3.9%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

0
SF DELIVERED IN LAST 12-MONTHS

(7.7K)
SF ABSORBED IN LAST 12-MONTHS

3.7%
MARKET VACANCY

1.8%
Y-O-Y RENT CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Office Investment Volume Holds Steady as Local Buyers Drive Charlotte County Activity

Office investment activity in Charlotte County remained consistent over the past year, with $17.6 million in total sales volume across 10 transactions, totaling approximately 93,000 square feet. The average sale price reached $189 per square foot, reflecting healthy investor appetite for stabilized assets and owner-user opportunities.

Recent transactions were dominated by local and regional buyers focused on medical and professional office buildings near major corridors such as Kings Highway and Harbor Boulevard. With limited new construction and steady occupancy, Charlotte County's office market continues to attract long-term investors seeking reliable income and market stability.

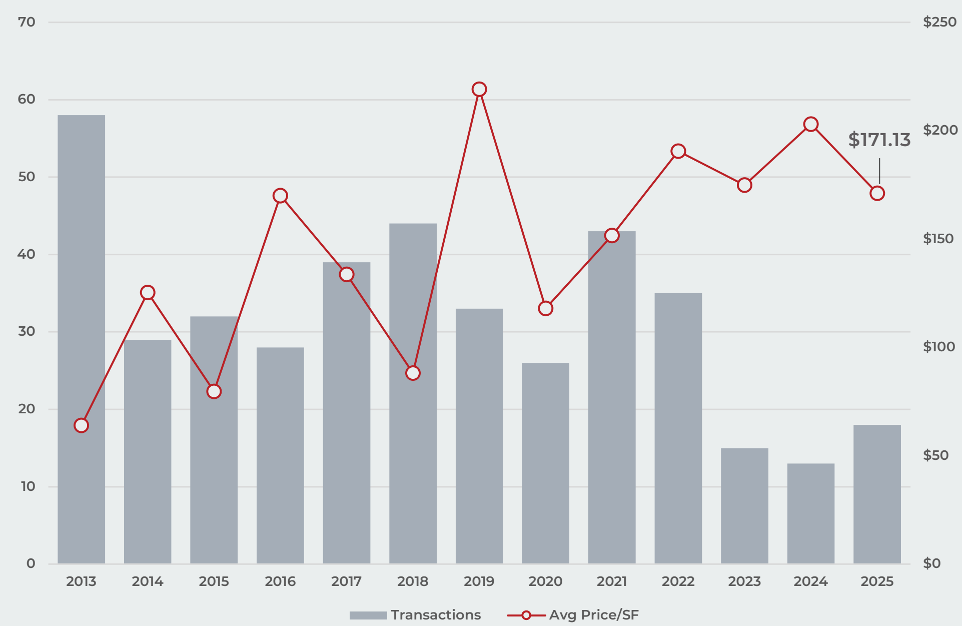
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	22
VOLUME	$19.9M
SF SOLD	123K
AVERAGE SF	5.6K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$176
SALE PRICE	$1.1M
SALE VS ASKING PRICE	-12.1%
% LEASED AT SALE	91.0%

NUMBER OF TRANSACTIONS & AVERAGE PRICE PER SF

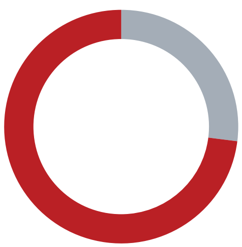


CHARLOTTE COUNTY

SALES DYNAMICS

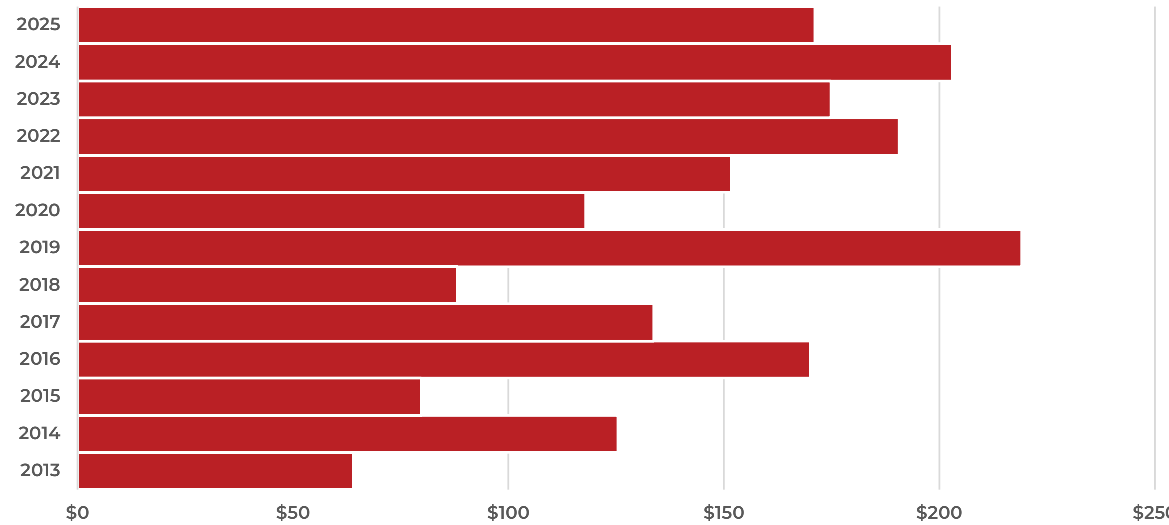
VOLUME BY BUYER ORIGIN

All activity is from national buyers. This trend highlights the strong interest from national investors looking to capitalize on the region's office space.



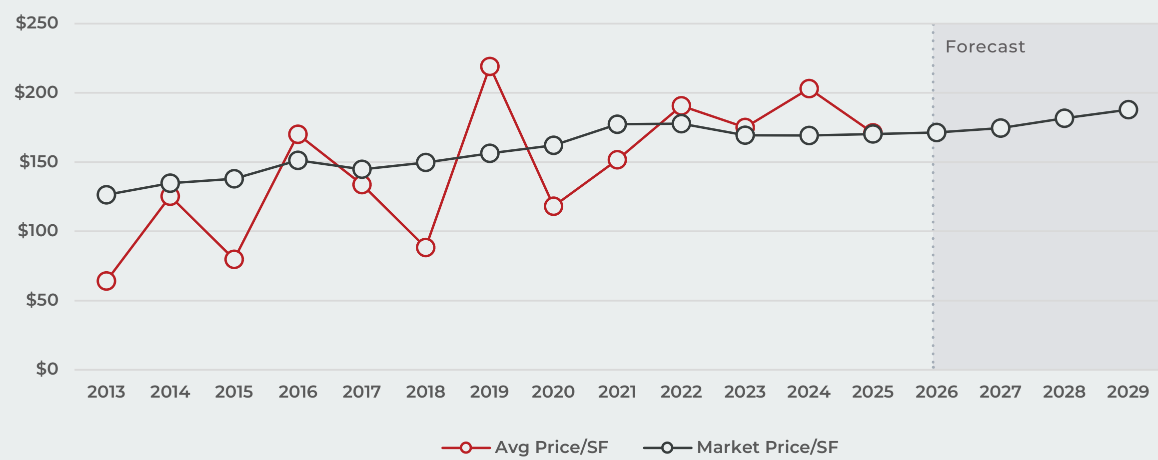
Local	27%
National	73%
Foreign	0%

AVERAGE ANNUAL PRICE PER SQUARE FOOT



SALE PRICE VS MARKET PRICE

Analyzing the disparities between sale price and market price yields valuable insights into the real estate market's dynamics. By comparing the actual sale price of a property with its estimated market value, one can uncover trends in buyer behavior, market demand, and property valuation accuracy. These differences offer a window into the intricacies of pricing strategies, buyer perceptions, and property attributes that influence value.



CHARLOTTE COUNTY

MARKET FUNDAMENTALS

Steady Rent Growth and Balanced Occupancy Define Charlotte County's Office Fundamentals

The Charlotte County office market continues to exhibit balance across key performance indicators. Vacancy remains low at 6.2%, supported by 7,000 square feet of net absorption over the past year and no new speculative deliveries. Asking rents have held firm, rising 1.9% year-over-year to $20.10 per square foot, led by the medical office segment, which continues to outperform traditional office uses.

The lack of significant new development—coupled with healthy demand from healthcare, financial, and service-based tenants—has kept fundamentals stable. This measured environment positions Charlotte County for continued steady performance as tenant demand aligns with limited supply.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0.2%	7.3%	3.7%
RENT CHANGE (YOY)	1.8%	1.3%	1.4%
NET ABSORPTION SF	(7.7K)	24,809	(7,141)
DELIVERIES SF	0	37,904	529

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
4 & 5 STAR	207,980	0%	$27.66	0%	0	0	0
3 STAR	1,570,553	4.80%	$24.07	5.10%	-10,185	0	0
1 & 2 STAR	2,372,330	3.30%	$22.68	3.40%	0	0	0
MARKET	**4,150,863**	**3.70%**	**$23.46**	**3.90%**	**-10,185**	**0**	**0**

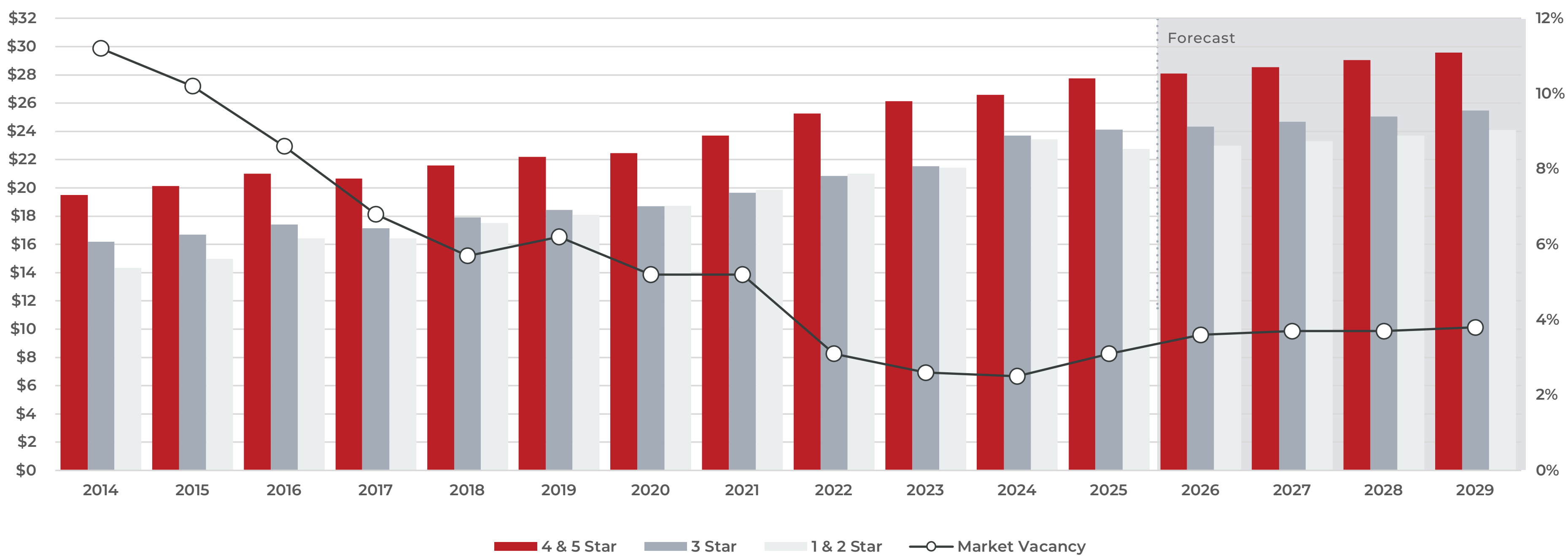
CHARLOTTE COUNTY

RENT & VACANCY

Tight Vacancy and Incremental Rent Growth Support Market Stability

Charlotte County's vacancy rate of 6.2% reflects one of the most stable occupancy environments in Southwest Florida. Rents continue to edge upward, with the average asking rate now at $20.10 per square foot, marking a 1.9% annual increase. Class A medical and professional office space leads the market, with rates exceeding $22/SF in prime submarkets.

With little new space being added to inventory and sustained tenant retention, Charlotte County's rent and vacancy fundamentals are expected to remain consistent through the coming year.



CHARLOTTE COUNTY

DEVELOPMENT

Minimal New Construction Reflects Balanced Supply and Enduring Stability

No new office projects were delivered in Charlotte County over the past 12 months, and there is currently no space under construction, underscoring a period of supply restraint. Developers have adopted a cautious stance amid stable but unspectacular leasing demand, focusing instead on repositioning or improving existing assets.

This limited pipeline supports the market's equilibrium, preventing oversupply and sustaining rent stability. With demand concentrated among small professional and medical users, future development is expected to remain modest and highly targeted to specific tenant needs.

DEVELOPMENT STATS

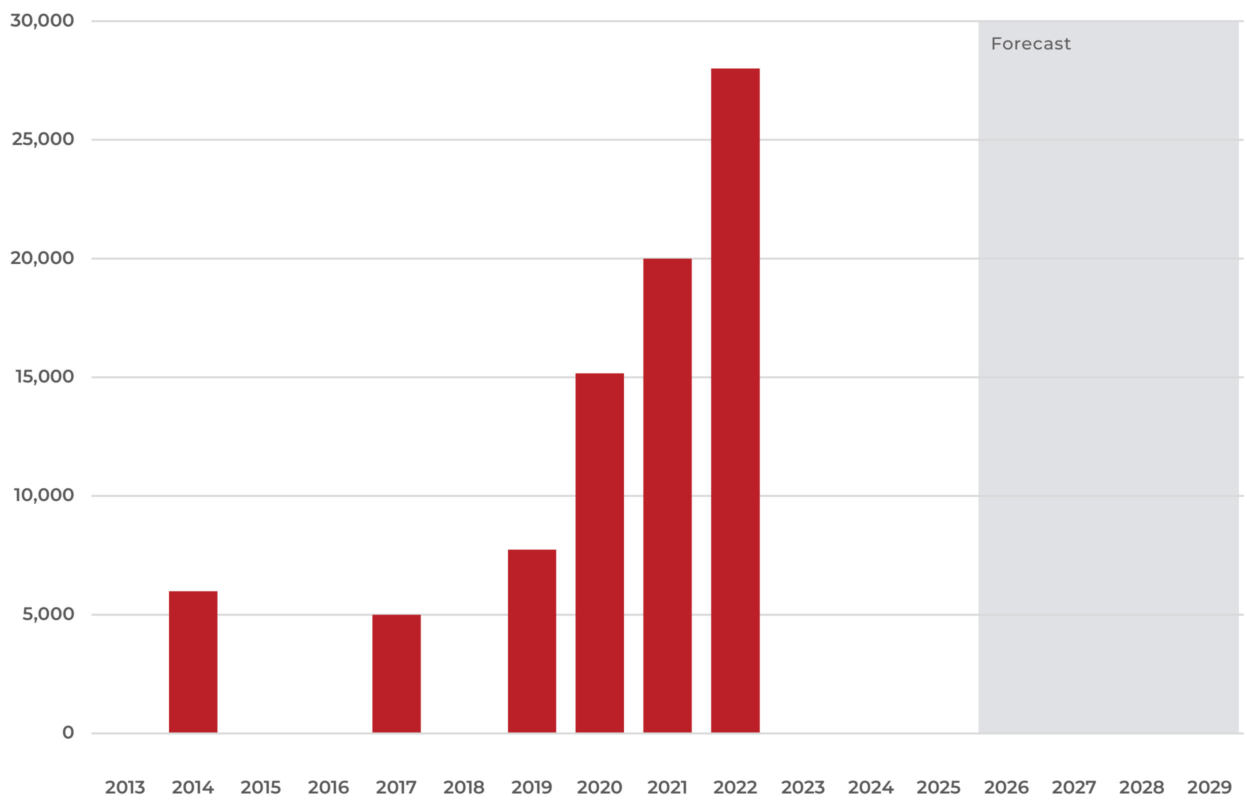
0
PROPERTIES UNDER CONSTRUCTION

0
SQUARE FEET UNDER CONSTRUCTION

0
PERCENT OF INVENTORY

0
SPACE PRE-LEASED

SQUARE FEET DELIVERED



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RETAIL REPORT | Q2 2025

Lee County

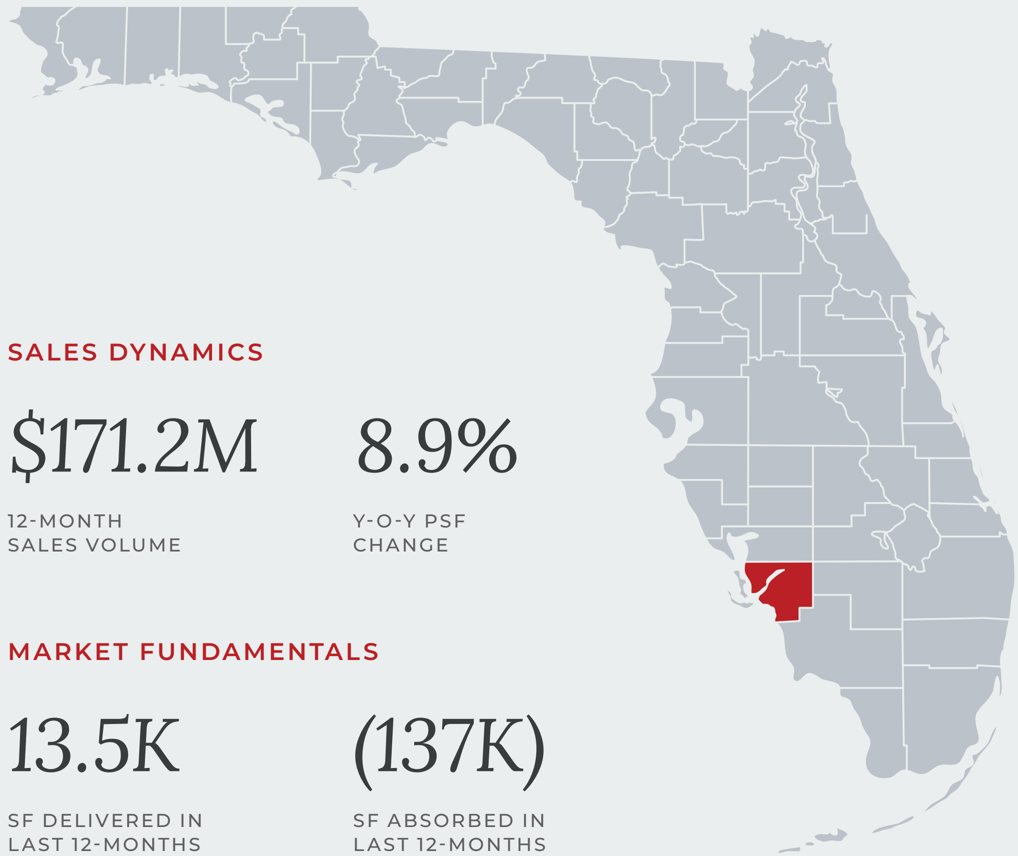
LEE COUNTY

OVERVIEW

Steady Leasing and Investor Activity Underscore Fort Myers Office Market Stability

Fort Myers' office market remains steady, supported by consistent tenant demand and resilient pricing across the region. The market's vacancy rate stands at 8.9%, reflecting minor fluctuations amid moderate leasing activity and limited new supply. While hybrid work trends continue to influence space utilization, healthcare and professional services remain key drivers of occupancy.

Average asking rents have held firm at $20.80 per square foot, a 1.5% year-over-year increase, led by demand for well-located Class A and medical office properties. With development activity subdued and absorption balanced, the Fort Myers office market continues to demonstrate long-term stability and strong investor appeal.



SALES DYNAMICS

$171.2M

12-MONTH SALES VOLUME

8.9%

Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

13.5K

SF DELIVERED IN LAST 12-MONTHS

(137K)

SF ABSORBED IN LAST 12-MONTHS

5.4%

MARKET VACANCY

4.8%

Y-O-Y RENT CHANGE

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OFFICE REPORT | Q3 2025

LEE COUNTY

SALES DYNAMICS

Fort Myers Office Investment Activity Climbs Past $170 Million as Local Buyers Lead the Marke

Over the past 12 months, Fort Myers recorded $171 million in total office sales volume across 123 transactions, totaling nearly 870,000 square feet. The average sale price reached $189 per square foot, consistent with the prior year. Notable transactions included Lee Health's $14.6 million acquisition of a new 21,000-square-foot surgery center, and the $9.7 million purchase of 9530 Marketplace Road by Mayhugh Commercial Advisors, both highlighting the market's mix of institutional and local investment.

Sales activity remains dominated by regional owner-users, healthcare systems, and private investors pursuing medical and professional office buildings. With limited new supply and continued leasing stability, Fort Myers remains a preferred market for investors seeking durable, income-producing assets.

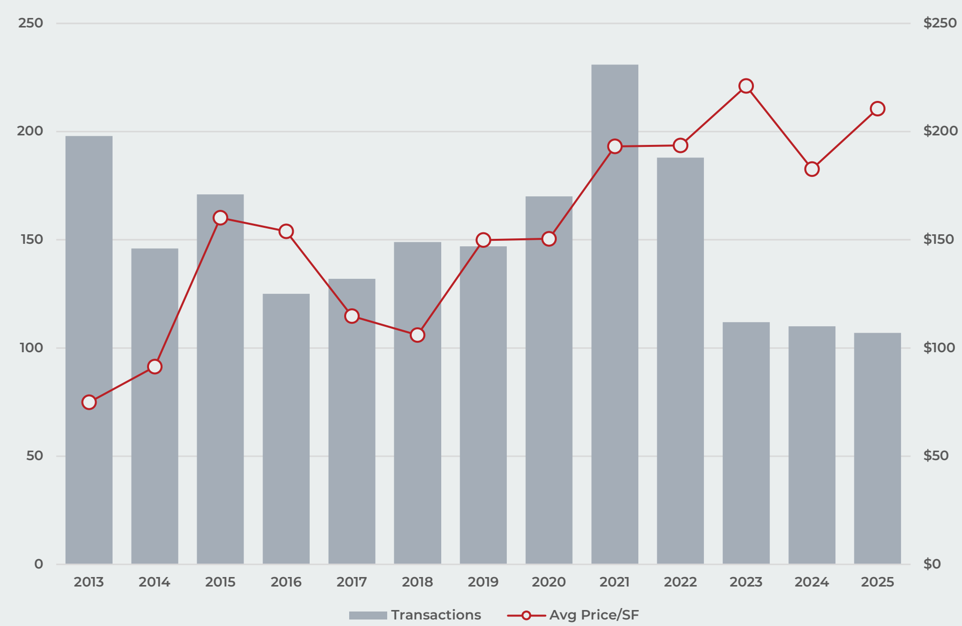
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	123
VOLUME	$171.2M
SF SOLD	868K
AVERAGE SF	7.1K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$209
SALE PRICE	$1.6M
SALE VS ASKING PRICE	-11.1%
% LEASED AT SALE	89.1%

NUMBER OF TRANSACTIONS & AVERAGE PRICE PER SF

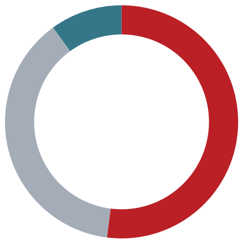


LEE COUNTY

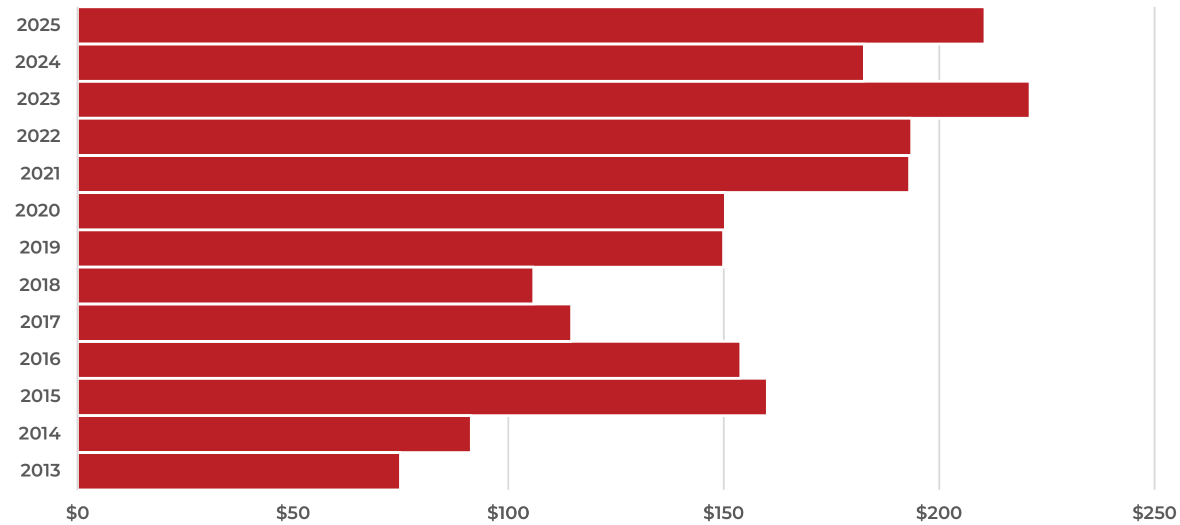
SALES DYNAMICS

VOLUME BY BUYER TYPE

Private and user buyers dominate the Fort Myers office market, accounting for nearly all transactions. Private investors made up 52% of buyers over the past year, closely followed by owner-users at 39%.



AVERAGE ANNUAL PRICE PER SQUARE FOOT



SALE PRICE VS MARKET PRICE

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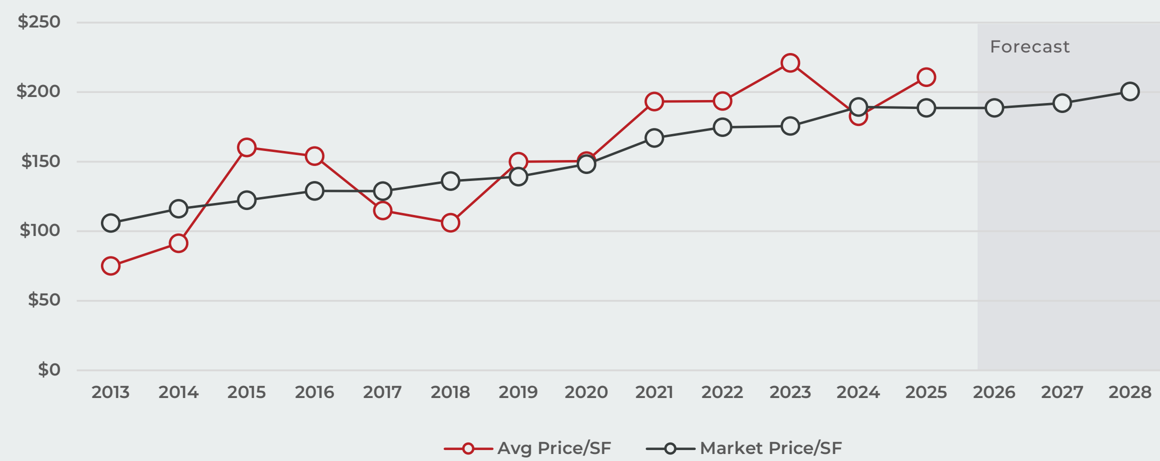


LEE COUNTY

MARKET FUNDAMENTALS

Balanced Leasing, Limited New Supply, and Rising Rents Define Market Fundamentals

Fort Myers' office market fundamentals remain well-balanced heading into 2026. The vacancy rate of 8.9% reflects a healthy equilibrium between new leasing and available space, while absorption has remained positive for most of the past year. Rent growth continues at a moderate pace, with average asking rates increasing 1.5% year-over-year to $20.80/SF.

New development remains restrained, keeping overall supply in check and supporting pricing stability. Strong demand from healthcare providers, financial institutions, and professional services continues to anchor the market, while smaller local tenants sustain consistent leasing activity.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0.4%	9.1%	5.2%
RENT CHANGE (YOY)	4.8%	0.7%	1.6%
NET ABSORPTION SF	(137K)	240,623	(7,641)
DELIVERIES SF	13.5K	295,218	22,661

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
4 & 5 STAR	2,638,469	9.4%	$26.71	10.3%	3,301	0	0
3 STAR	11,294,484	5.4%	$26.96	6.2%	(11,732)	0	40,316
1 & 2 STAR	8,128,672	4.1%	$22.87	4.5%	7,493	0	2,500
MARKET	**22,061,625**	**5.4%**	**$25.43**	**6.0%**	**(938)**	**0**	**42,816**

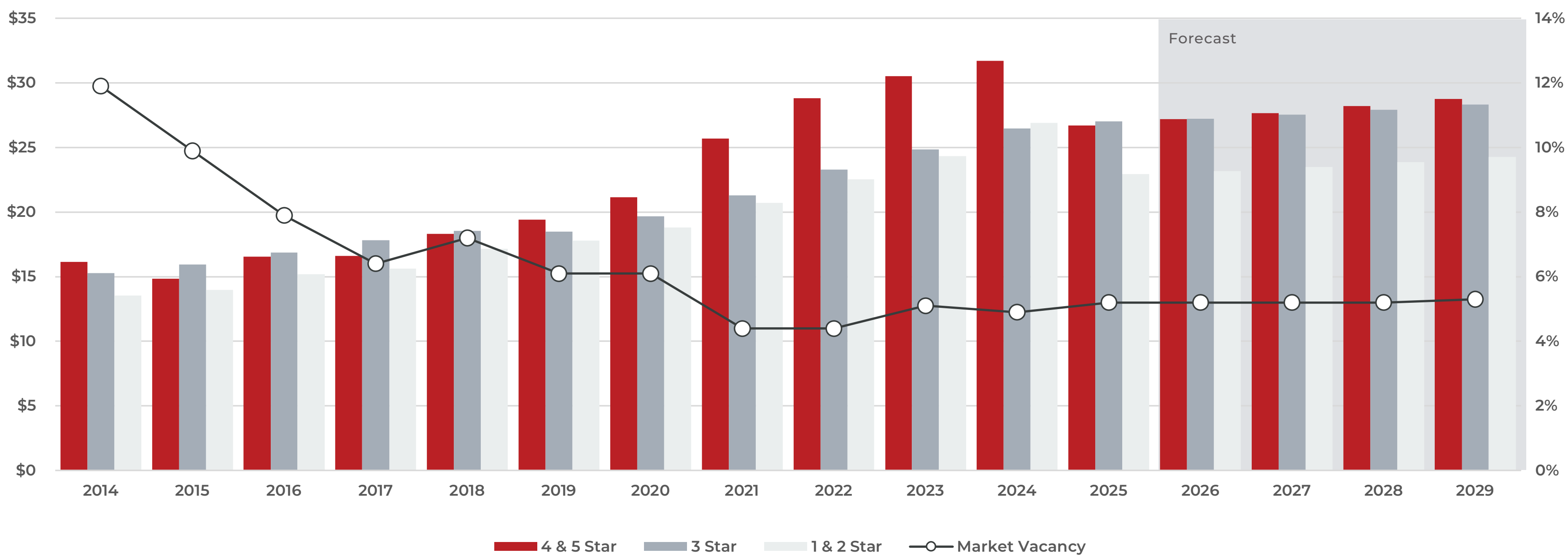
LEE COUNTY

RENT & VACANCY

Modest Rent Growth and Stable Vacancy Reflect Market Resilience

Average asking rents in the Fort Myers office market rose to $20.80 per square foot, marking a 1.5% annual increase despite modest leasing activity. Class A and medical office assets continue to outperform, achieving rates above $22/SF in top submarkets such as South Fort Myers and Estero.

Vacancy remains stable at 8.9%, a manageable level given the broader national trends of elevated office availability. With no significant new supply expected in the near term, rents are projected to remain steady through 2026.



LEE COUNTY

DEVELOPMENT

New Office Construction Slows as Market Absorbs Recent Additions

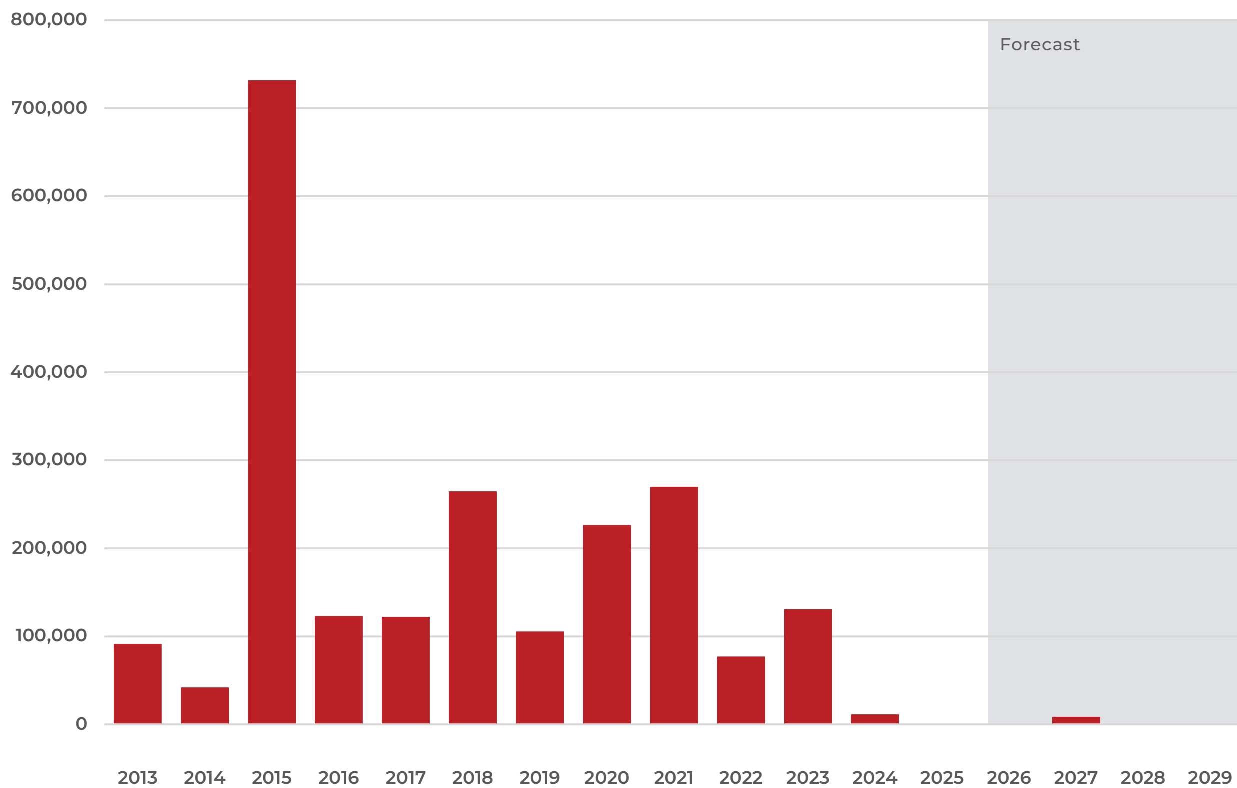
Office construction in Fort Myers has tapered off following several years of moderate development. The market added less than 100,000 square feet of new space over the past 12 months, with most deliveries concentrated in medical office and owner-user projects.

Currently, no major speculative projects are under construction, signaling a cautious approach by developers amid steady but unspectacular leasing demand. This limited pipeline supports long-term market balance and should help sustain rent growth and occupancy levels throughout 2026.

DEVELOPMENT STATS

5	42,816	0.2%	70.7%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

SQUARE FEET DELIVERED



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RETAIL REPORT | Q2 2025

Collier County

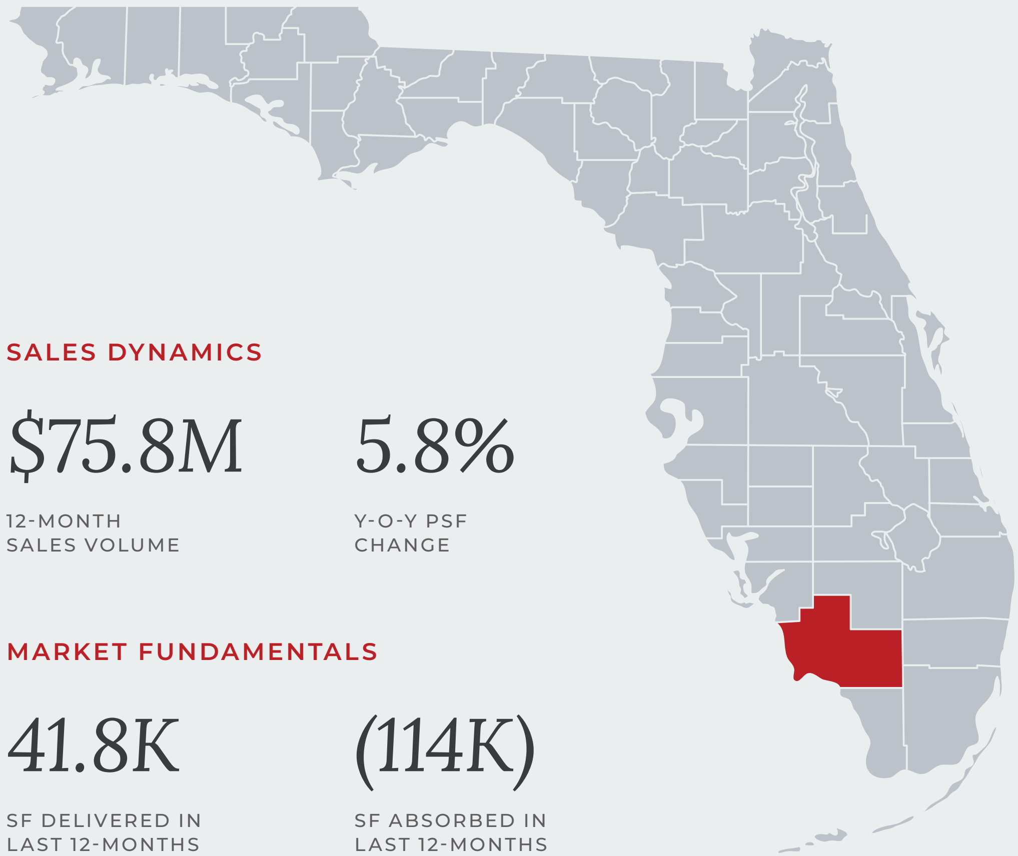
COLLIER COUNTY

OVERVIEW

Tight Supply and Steady Demand Sustain Momentum in Collier County Office Market

Collier County's office market continues to perform with remarkable stability, supported by strong tenant retention, limited new construction, and consistent rent growth. The vacancy rate stands at 4.4%, among the lowest in Southwest Florida, reflecting continued strength in the medical and professional office sectors. Net absorption totaled 48,000 square feet over the past year, with activity concentrated in North Naples and the Collier Boulevard corridor.

Average asking rents climbed 2.4% year-over-year to $25.90 per square foot, the highest in the region. With virtually no speculative construction underway and sustained demand from healthcare and financial users, Collier County's office market remains positioned for steady growth and enduring stability through 2026.



SALES DYNAMICS

$75.8M	5.8%
12-MONTH SALES VOLUME	Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

41.8K	(114K)
SF DELIVERED IN LAST 12-MONTHS	SF ABSORBED IN LAST 12-MONTHS
5.5%	2.3%
MARKET VACANCY	Y-O-Y RENT CHANGE

COLLIER COUNTY

SALES DYNAMICS

Local Investors Drive $83 Million in Annual Office Sales Across Collier County

Collier County recorded $83 million in total office sales volume over the past 12 months, representing 305,000 square feet across 47 transactions. The average sale price reached $273 per square foot, reflecting strong investor confidence and continued competition for well-located assets in the Naples market.

Sales were led by local and regional buyers, including physicians, professional practices, and private investors targeting stabilized medical and boutique office properties. With limited available inventory and high barriers to new construction, pricing remains firm—underscoring Collier County's appeal as one of Southwest Florida's most resilient and desirable office markets.

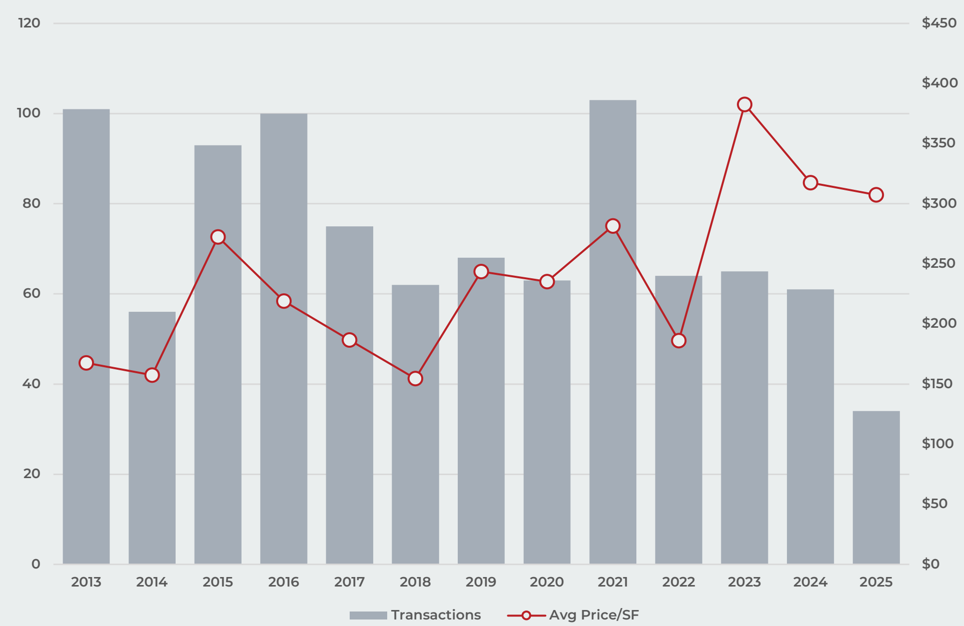
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	38
VOLUME	$75.8M
SF SOLD	320.5K
AVERAGE SF	8.4K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$309
SALE PRICE	$2.4M
SALE VS ASKING PRICE	-8.2%
% LEASED AT SALE	78.6%

NUMBER OF TRANSACTIONS & AVERAGE PRICE PER SF

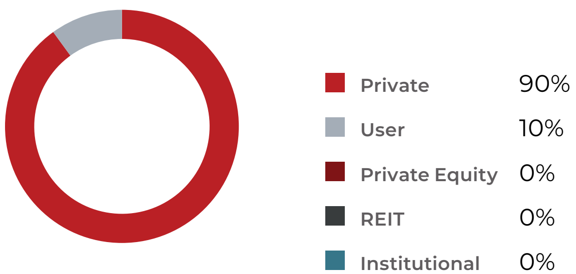


COLLIER COUNTY

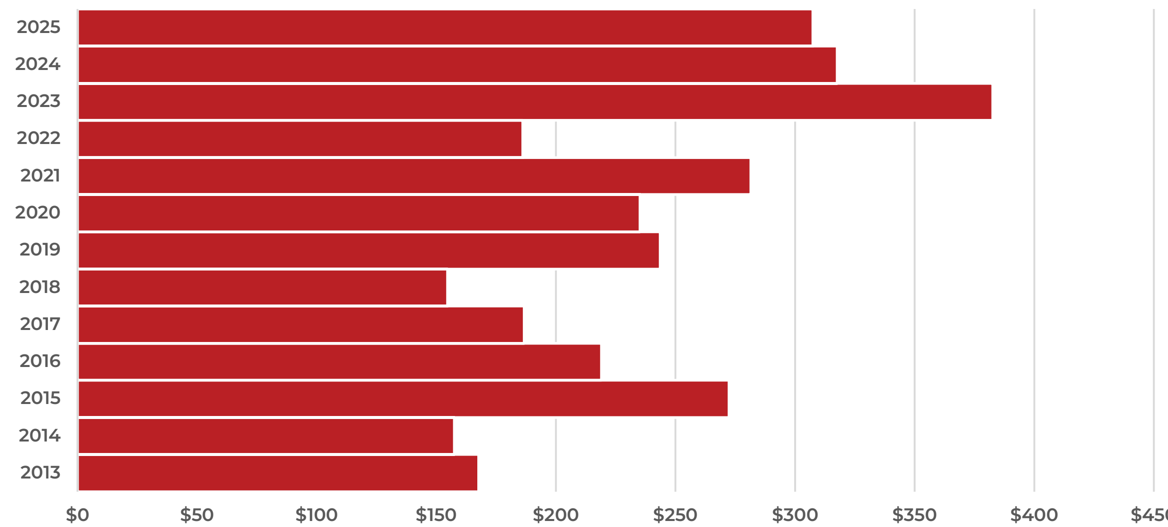
SALES DYNAMICS

VOLUME BY BUYER TYPE

The Naples office market is predominantly driven by private investors, who make up 90% of all transactions. User buyers account for 10%, indicating some businesses are looking to occupy their spaces.



AVERAGE ANNUAL PRICE PER SQUARE FOOT



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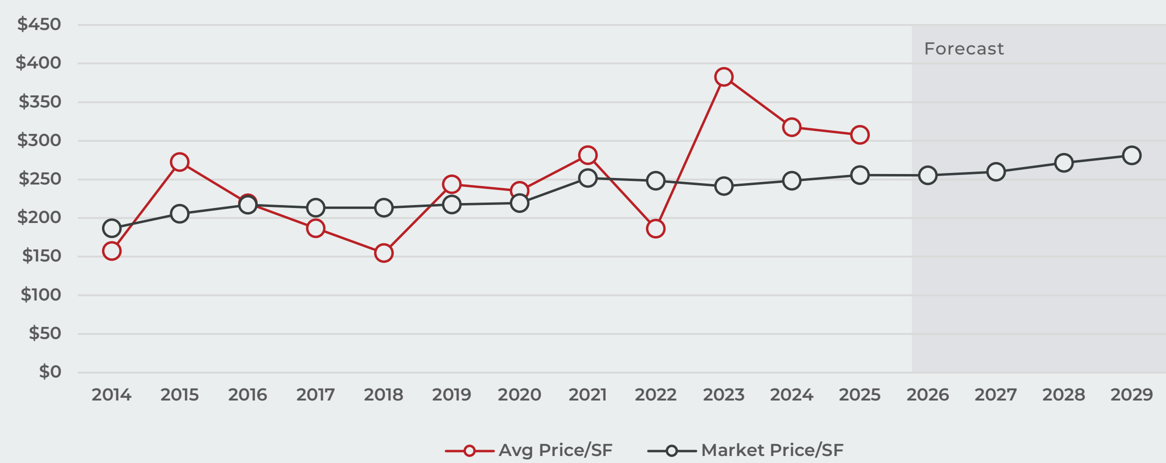


COLLIER COUNTY

MARKET FUNDAMENTALS

Low Vacancy and Sustained Rent Growth Reinforce Market Fundamentals

Collier County's office fundamentals remain exceptionally strong, marked by 4.4% vacancy and 48,000 square feet of net absorption over the past year. Average asking rents increased 2.4% to $25.90/SF, reflecting ongoing demand for high-quality office space and limited new supply.

The dominance of medical and professional office tenants continues to provide market stability, while smaller flex-office users have also contributed to occupancy gains. With minimal speculative construction and steady tenant renewals, Collier County's office sector remains one of the tightest and most stable in Florida.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	1.4%	8.1%	4.9%
RENT CHANGE (YOY)	2.3%	1.6%	1.4%
NET ABSORPTION SF	(114K)	105,666	10,488
DELIVERIES SF	41.8K	142,821	17,858

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
4 & 5 STAR	2,147,948	3.7%	$40.56	3.6%	(14,481)	0	0
3 STAR	6,588,802	6.3%	$36.09	6.7%	2,758	0	0
1 & 2 STAR	2,390,481	4.8%	$32.67	5.9%	(2,907)	0	0
MARKET	**11,127,231**	**5.5%**	**$36.22**	**5.9%**	**(14,630)**	**0**	**0**

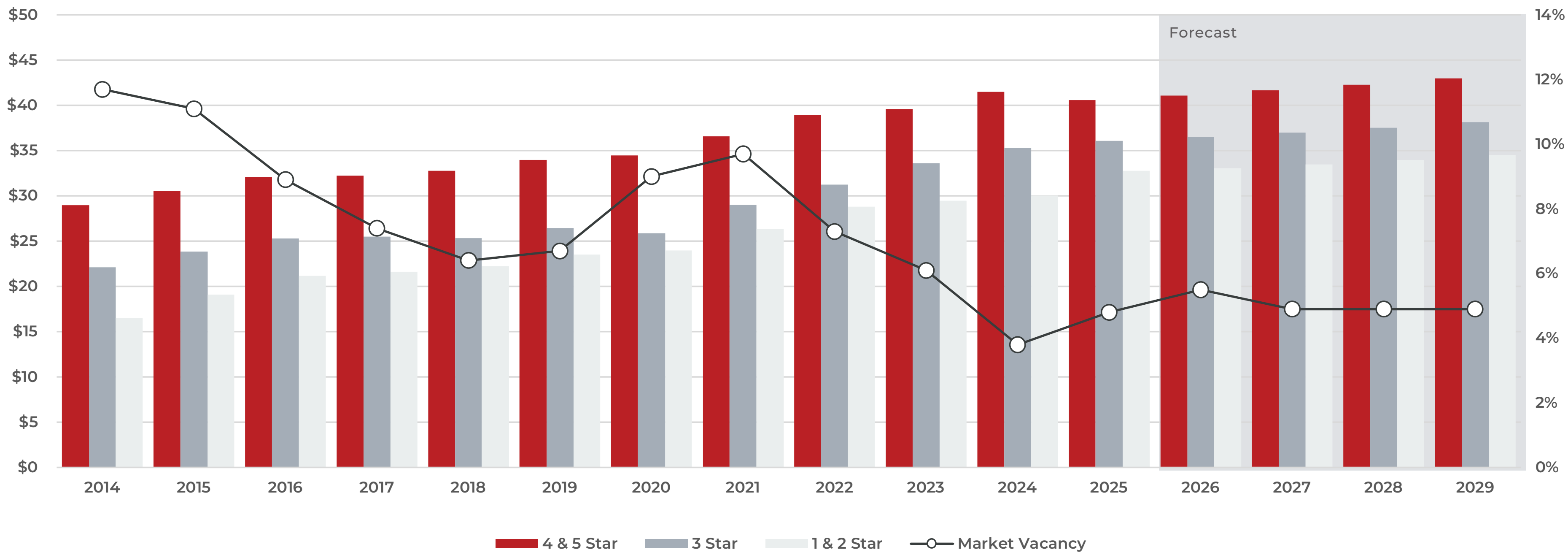
COLLIER COUNTY

RENT & VACANCY

Rents Reach Regional High as Vacancy Holds Near Record Lows

Collier County's average asking rent of $25.90 per square foot marks a new regional benchmark, representing a 2.4% annual increase. Class A properties in Naples and North Naples submarkets command rates above $28/SF, reflecting sustained demand for modern, well-located space.

Vacancy remains historically low at 4.4%, supported by strong absorption and a lack of new construction. With tight market conditions and limited available inventory, rent growth is expected to continue through 2026.



COLLIER COUNTY

DEVELOPMENT

Construction Pipeline Remains Limited as Collier County Prioritizes Stability

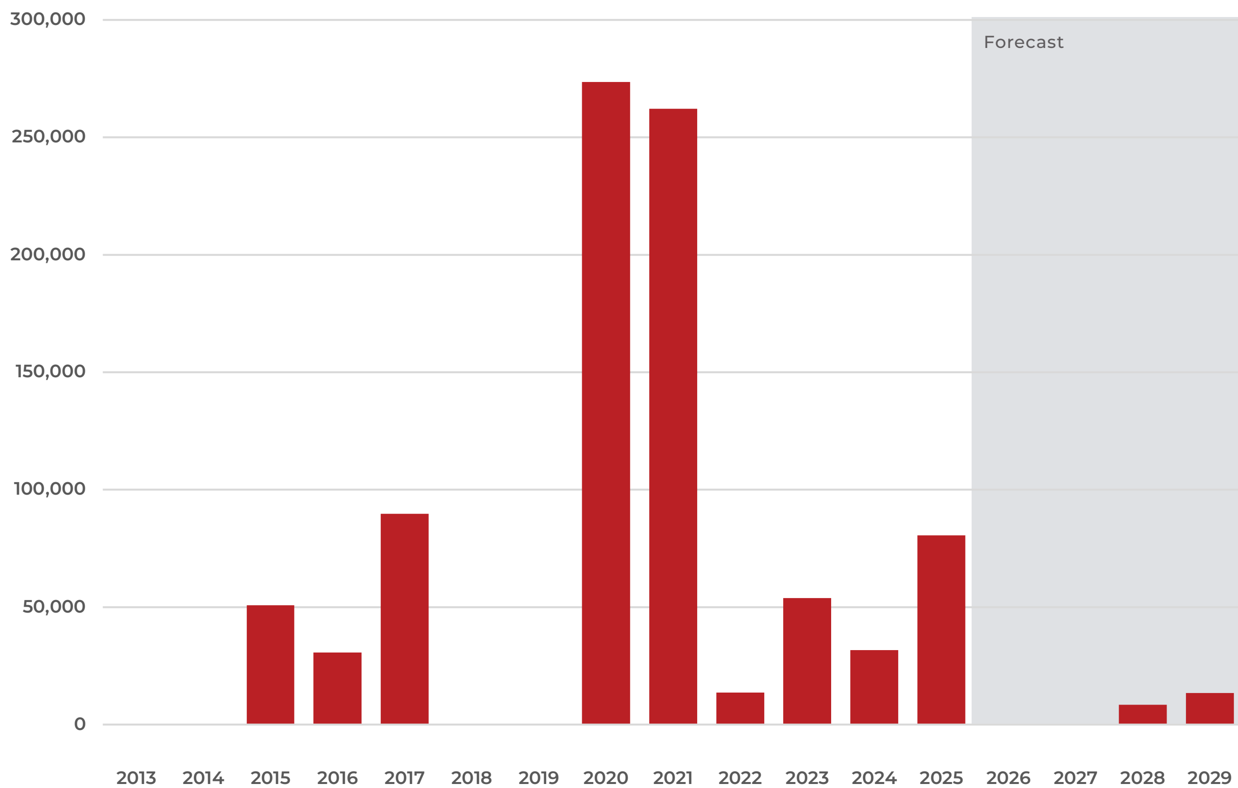
New office development in Collier County remains minimal, with no major speculative projects currently under construction. Deliveries over the past year totaled less than 50,000 square feet, primarily consisting of build-to-suit medical and professional office projects.

Developers continue to take a conservative approach, focusing on custom projects for specific users rather than large-scale speculative builds. This restrained pipeline supports market equilibrium and reinforces Collier County's reputation as a stable, supply-disciplined office environment.

DEVELOPMENT STATS

0	0	0	0
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

SQUARE FEET DELIVERED



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

49+

YEARS IN CRE

2,900+

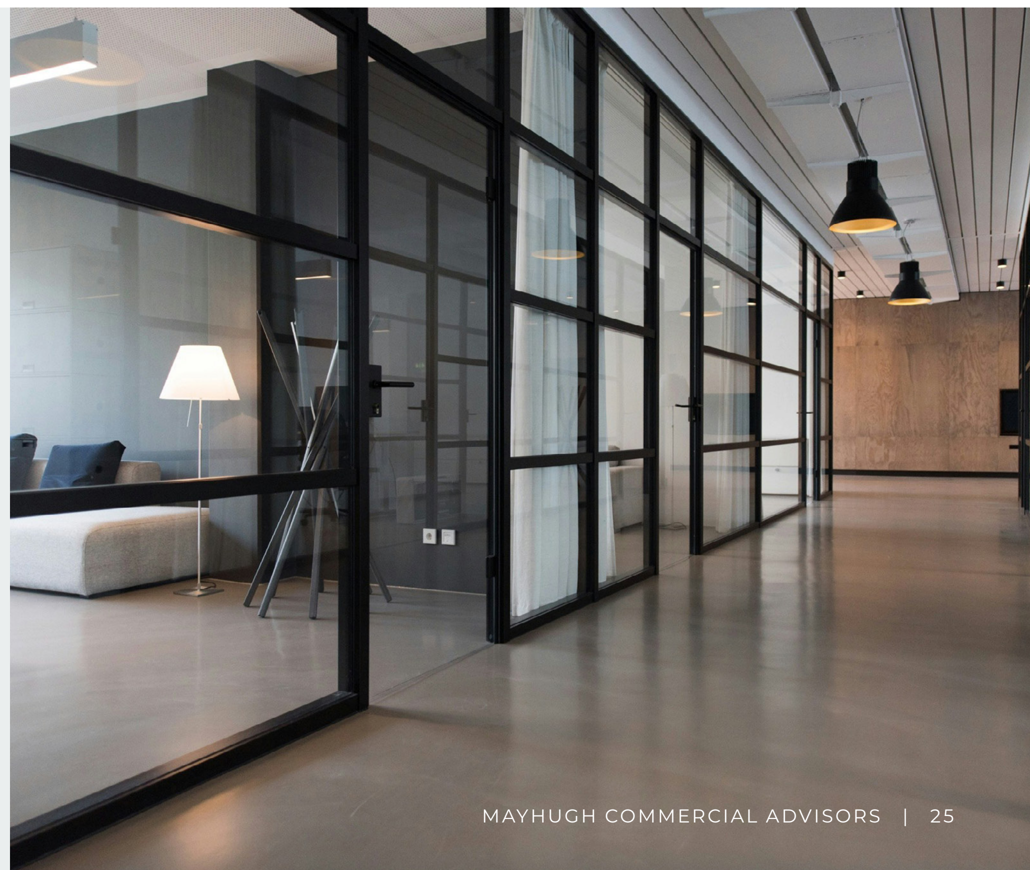
TRANSACTIONS

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

RETAIL REPORT | Q2 2025

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CHARLOTTE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
22395 EDGEWATER DR	Port Charlotte	5/21/2025	$6,201,500	$499.96
900 W MARION AVE	Punta Gorda	3/12/2025	$3,050,000	$60.48
517 TAMIAMI TRL	Punta Gorda	10/17/2024	$2,100,000	$319.44
1160 S MCCALL RD	Englewood	9/5/2025	$1,850,000	$141.30
1475 COLLINGSWOOD BLVD	Port Charlotte	1/14/2025	$1,050,000	$163.65
4535 TAMIAMI TRL	Port Charlotte	3/17/2025	$1,030,000	$267.12
310-312 NESBIT ST	Punta Gorda	8/28/2025	$1,000,000	$173.16
17896 TOLEDO BLADE BLVD	Port Charlotte	11/8/2024	$679,119	$758.79
13361 S ACCESS RD	Port Charlotte	4/15/2025	$630,000	$231.45
17837 MURDOCK CIR	Port Charlotte	9/18/2025	$585,998	$193.72
1505 S MCCALL RD	Englewood	12/20/2024	$500,000	$197.01
17839 MURDOCK CIR	Port Charlotte	9/18/2025	$489,002	$161.65
4161 TAMIAMI TRL	Port Charlotte	2/7/2025	$475,000	$190.00
3841 TAMIAMI TRL	Port Charlotte	7/31/2025	$425,000	$161.90
946 TAMIAMI TRL	Port Charlotte	7/31/2025	$425,000	$196.58
2400 HARBOR BLVD	Port Charlotte	10/9/2025	$415,000	$207.71
2541 TAMIAMI TRL	Port Charlotte	8/1/2025	$360,000	$114.94
3969 S ACCESS RD	Englewood	3/20/2025	$320,000	$145.45
1861 PLACIDA RD	Englewood	12/20/2024	$185,000	$176.19

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LEE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
6201 ALLIANCE LN	Fort Myers	6/24/2025	$14,600,000	$703
4371 VERONICA S SHOEMAKER BLVD	Fort Myers	9/3/2025	$12,000,000	$240
9530 MARKETPLACE RD	Fort Myers	4/29/2025	$9,675,000	$111
12600 GATEWAY BLVD	Fort Myers	12/20/2024	$8,950,000	$141
7964 SUMMERLIN LAKES DR	Fort Myers	6/30/2025	$6,095,175	$435
9090 PARK ROYAL DR	Fort Myers	12/19/2024	$5,900,000	$361
8140 COLLEGE PKY	Fort Myers	7/14/2025	$5,510,000	$283
12751 S CLEVELAND AVE	Fort Myers	1/15/2025	$5,150,000	$203
1612 CAPE CORAL PKY E	Cape Coral	10/25/2024	$5,000,000	$133
10010 COCONUT RD	Bonita Springs	6/26/2025	$4,700,000	$501
13731 METROPOLIS AVE	Fort Myers	11/14/2024	$4,000,000	$371
4990 MAJORCA PALMS DR	Fort Myers	6/20/2025	$3,988,900	$315
5238 MASON CORBIN CT	Fort Myers	5/1/2025	$3,800,000	$361
28901 TRAILS EDGE BLVD	Bonita Springs	7/10/2025	$3,750,000	$248
6700 DANIELS PKY	Fort Myers	1/9/2025	$3,300,000	$183
1621 CAPE CORAL PKY	Cape Coral	8/21/2025	$3,100,000	$791
7800 UNIVERSITY POINTE DR	Fort Myers	9/15/2025	$2,750,000	$127
9250 6 MILE CYPRESS PKY	Fort Myers	12/19/2024	$2,713,000	$672
1560 PERIWINKLE WAY	Sanibel	8/15/2025	$2,650,000	$307
2139 DEL PRADO BLVD S	Cape Coral	7/18/2025	$2,536,500	$401

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LEE COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
9090 DANIELS PKY	Fort Myers	6/25/2025	$2,150,000	$593
9431 CORKSCREW PALMS CIR	Estero	9/18/2025	$2,000,000	$277
1533 HENDRY ST	Fort Myers	4/28/2025	$2,000,000	$142
2534 SE SANTA BARBARA PL	Cape Coral	9/26/2025	$1,900,000	$213
2130-2140 MCGREGOR BLVD	Fort Myers	4/2/2025	$1,900,000	$190
13214 PALM BEACH BLVD	Fort Myers	6/27/2025	$1,725,000	$283
11526 ANDY ROSSE LN	Captiva	2/18/2025	$1,560,000	$1,587
6035 ESTERO BLVD	Fort Myers	7/16/2025	$1,500,000	$434
2232 ALTAMONT AVE	Fort Myers	4/4/2025	$1,500,000	$190
22904 LYDEN DR	Estero	7/8/2025	$1,400,000	$395

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
14621 METRO PKY	20,000	Nov 2025
7990 SUMMERLIN LAKES DR	7,800	Nov 2025
1913 NE 10TH TER	7,000	Dec 2025
14210 METROPOLIS AVE	5,516	Nov 2025
1607 DEL PRADO BLVD	2,500	Nov 2025

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COLLIER COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
800 GOODLETTE RD N	Naples	7/29/2025	$19,250,000	$321
821 5TH AVE S	Naples	7/23/2025	$18,800,000	$477
3066 TAMIAMI TRL N	Naples	8/8/2025	$3,809,634	$158
9115 GALLERIA CT	Naples	1/6/2025	$3,125,000	$347
8644 ADDISON PLACE DR	Naples	2/28/2025	$3,056,000	$717
875 105TH AVE N	Naples	9/2/2025	$2,800,000	$368
2535 NORTHBROOKE PLAZA DR	Naples	5/8/2025	$2,250,000	$425
10621 AIRPORT RD N	Naples	9/10/2025	$1,746,058	$198
1148 GOODLETTE RD N	Naples	5/28/2025	$1,650,000	$573
1441 RIDGE ST	Naples	7/25/2025	$1,500,000	$409
5385 PARK CENTRAL CT	Naples	5/5/2025	$1,500,000	$508
10681 AIRPORT PULLING RD	Naples	9/10/2025	$1,481,232	$148
5435 PARK CENTRAL CT	Naples	4/11/2025	$1,400,000	$474
9105 CORSEA DEL FONTANA WAY	Naples	3/6/2025	$1,400,000	$483
2340 STANFORD CT	Naples	4/3/2025	$1,300,000	$304
5470 BRYSON CT	Naples	1/15/2025	$1,200,000	$1,200
12991 LIVINGSTON RD	Naples	12/13/2024	$1,200,000	$1,000
10661 AIRPORT PULLING RD	Naples	9/10/2025	$1,198,801	$136
9015 STRADA STELL CT	Naples	2/7/2025	$1,150,000	$502

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COLLIER COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
2043-2069 TRADE CENTER WAY	Naples	2/12/2025	$1,025,000	$270
10641 AIRPORT PULLING RD	Naples	9/10/2025	$983,709	$95
1068-1080 INDUSTRIAL BLVD	Naples	3/21/2025	$930,000	$1,224
966 6TH AVE S	Naples	2/12/2025	$895,000	$877
6100 TRAIL BLVD	Naples	9/15/2025	$878,000	$500
2350 VANDERBILT BEACH RD	Naples	8/14/2025	$850,000	$325
6050 COLLIER BLVD	Naples	3/18/2025	$819,000	$227
6100 TRAIL BLVD	Naples	12/27/2024	$719,275	$550
5691-5695 NAPLES BLVD	Naples	10/8/2025	$685,000	$439
1112 GOODLETTE RD N	Naples	3/10/2025	$650,000	$412
960 CHALMER DR	Marco Island	4/30/2025	$482,500	$651

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