Q4

2025 | SOUTHWEST FLORIDA REGIONAL

Retail Report

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Chase Mayhugh, SIOR, CCIM
239-278-4945
Chase@MayhughCommercial.com

Chris Ferritto
239-310-6257
chris@mayhughcommercial.com

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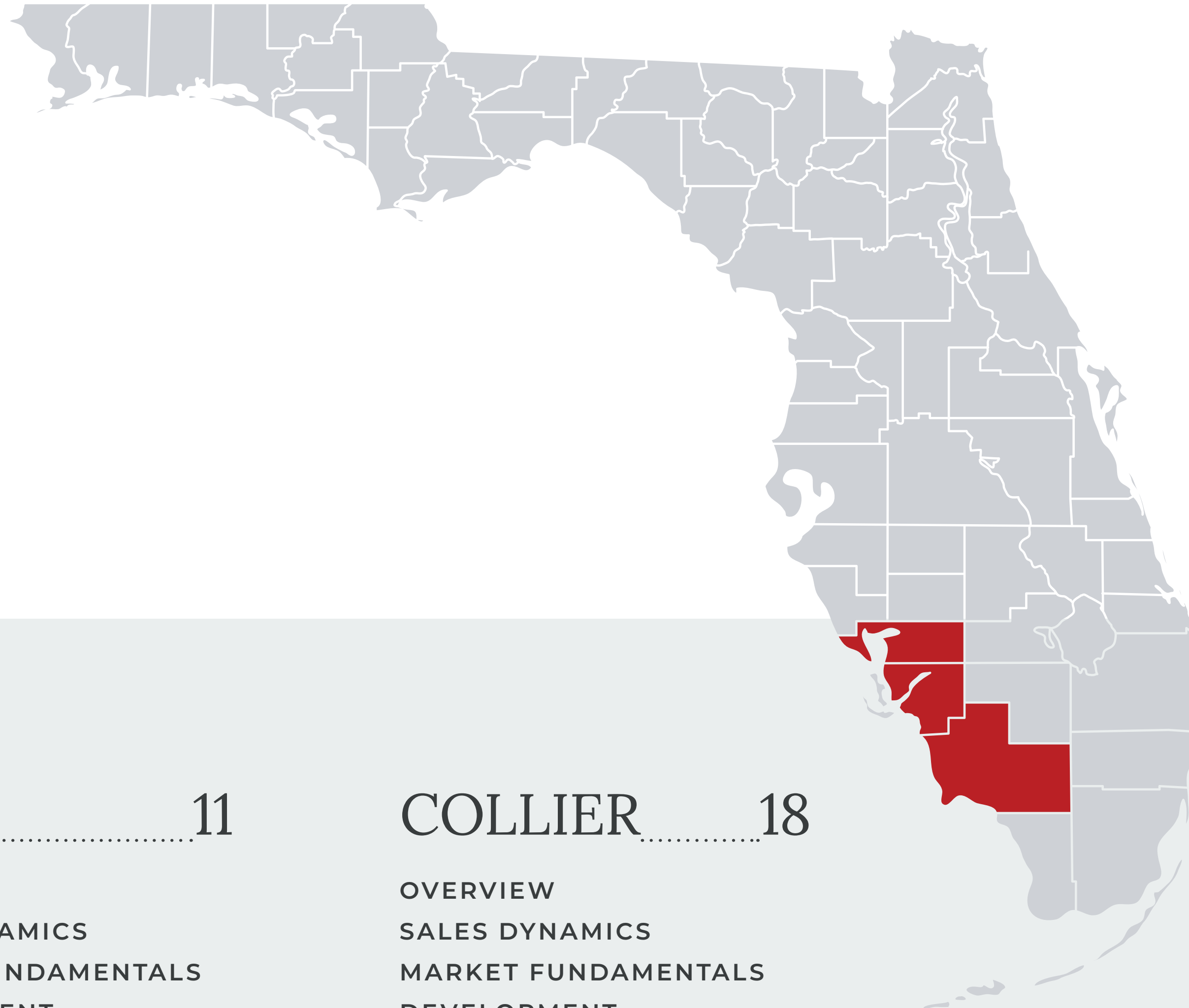
Delve into the retail sector with our expansive report, which meticulously examines the retail market dynamics across the vibrant expanse of SWFL. Our report offers an in-depth analysis of the retail industry's performance, trends, and opportunities within each region.



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OVERVIEW
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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.

Disclaimer: These reports are based on data from reliable sources and are provided for informational purposes only. While efforts have been made to ensure accuracy, no guarantees are made regarding its completeness or suitability for any specific purpose. Users are advised to conduct their own due diligence and consult with professional advisors before making any decisions based on this report.

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RETAIL REPORT | Q2 2025

Charlotte County

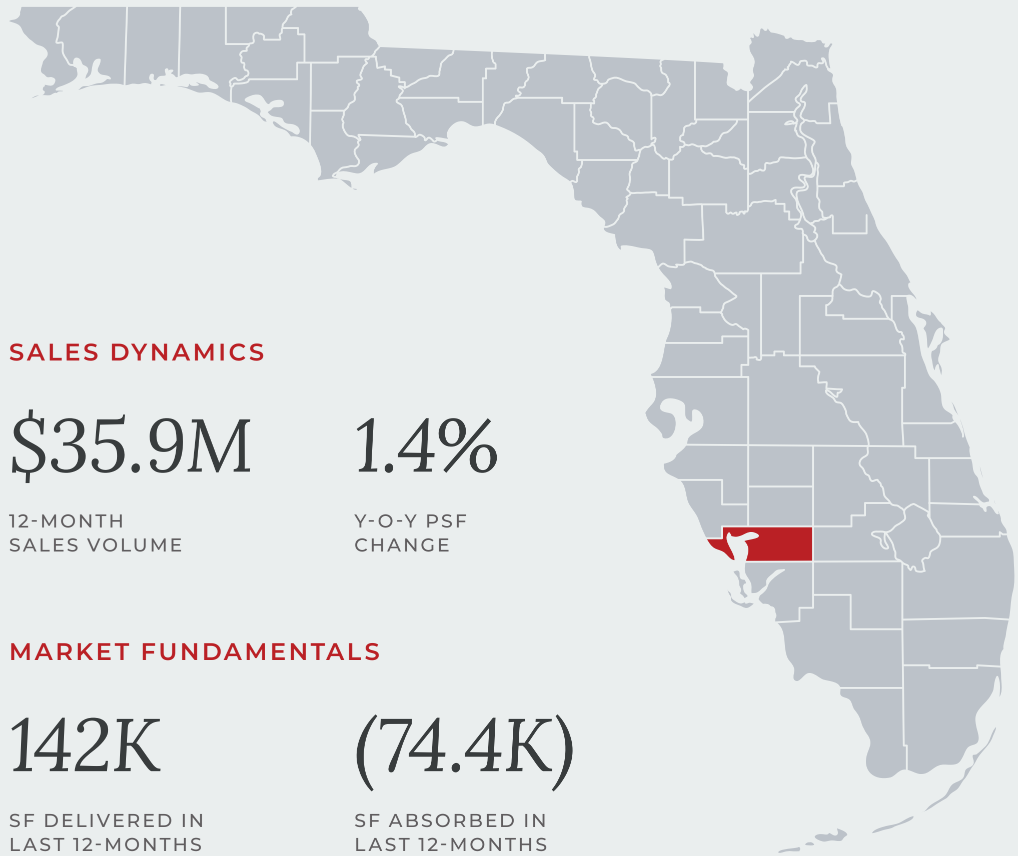
CHARLOTTE COUNTY

OVERVIEW

Charlotte County Retail Remains Tight as New Supply Tests Near-Term Absorption

Charlotte County's retail market continues to perform from a position of strength, with vacancy still low even as new space delivers into the market. Over the past 12 months, approximately 142,000 SF of new retail space came online while net absorption registered -74,000 SF, pushing vacancy up to 3.7%. Availability remains limited at roughly 4.5% (about 520,000 SF available), reinforcing that the vacancy increase is more about timing of deliveries than broad tenant weakness.

Vacancy remains most pronounced in Neighborhood Centers (8.1%) and Strip Centers (6.8%), while General Retail (1.0%) and Mall (1.6%) space continues to operate at tight levels—supporting a stable outlook as new projects lease up.



SALES DYNAMICS

$35.9M
12-MONTH SALES VOLUME

1.4%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

142K
SF DELIVERED IN LAST 12-MONTHS

(74.4K)
SF ABSORBED IN LAST 12-MONTHS

3.7%
MARKET VACANCY

2.4%
Y-O-Y RENT CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Retail Transactions Continue at Attainable Pricing as Investors Target Core Formats

Retail investment activity remained steady over the past year, with 28 properties trading for a total of $35.9 million. Market pricing is estimated at approximately $193 per square foot, offering a relative value play compared to higher-priced Florida coastal markets.

Pricing varies significantly by format: General Retail leads at roughly $230/SF, followed by Strip Centers (~$197/SF), while Neighborhood Centers (~$150/SF) and Mall (~$147/SF) trade at lower levels. Overall, the market continues to attract local and regional buyers seeking durable tenancy and long-term population-driven demand.

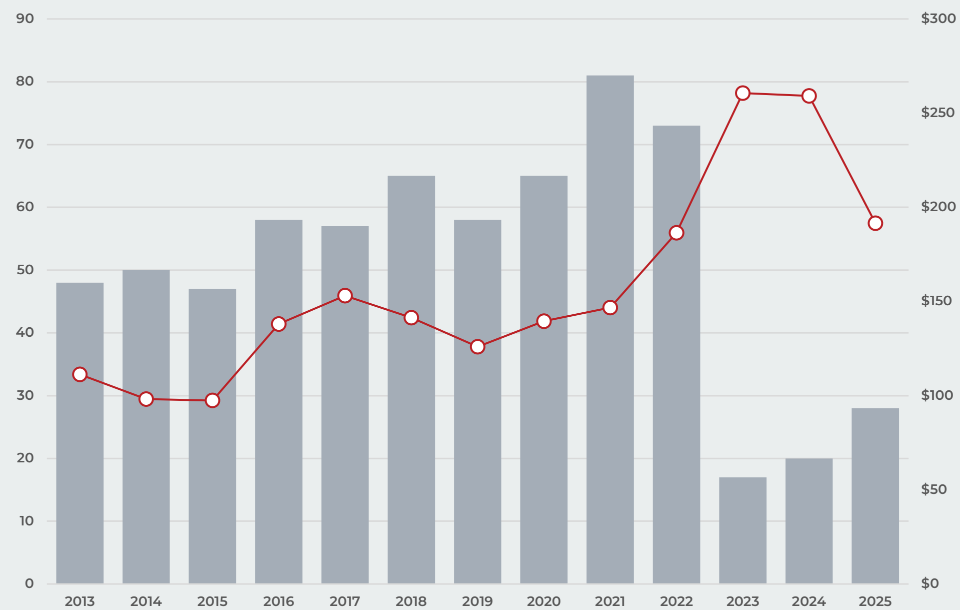
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	28
VOLUME	$35.9M
SF SOLD	196.8K
AVERAGE SF	7K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$192
SALE PRICE	$1.7M
SALE VS ASKING PRICE	-14.2%
% LEASED AT SALE	57.7%

SALES TRANSACTIONS & AVERAGE PRICE PER SF

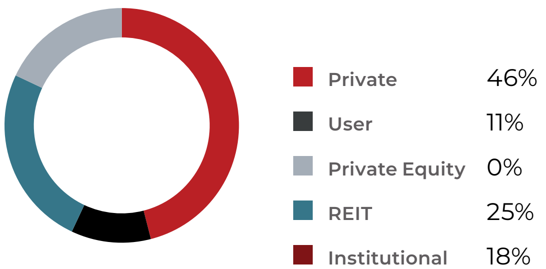


CHARLOTTE COUNTY

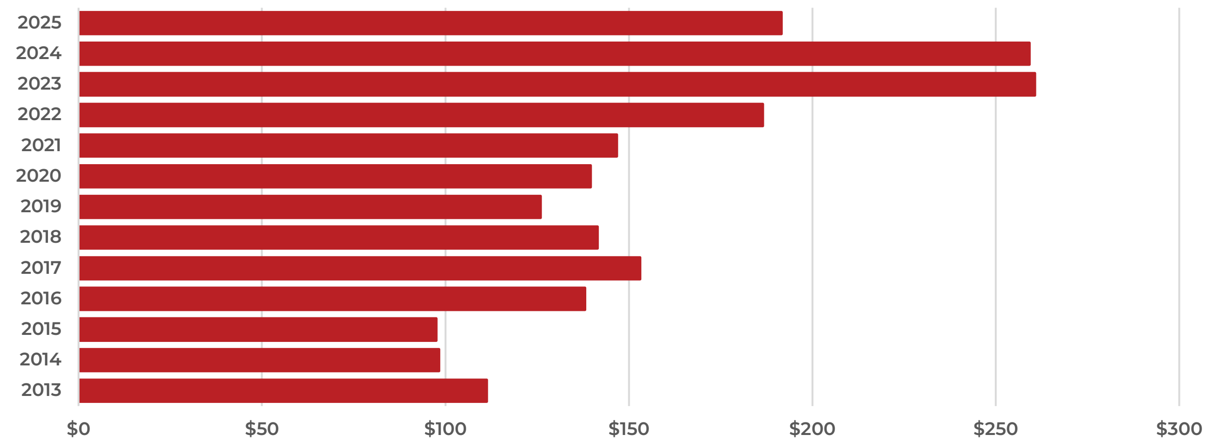
SALES DYNAMICS

VOLUME BY BUYER TYPE

This concentration of private entities suggests a market landscape largely driven by individual investors, private companies, or small partnerships. Such a scenario may indicate a preference for more localized or tailored investment strategies.

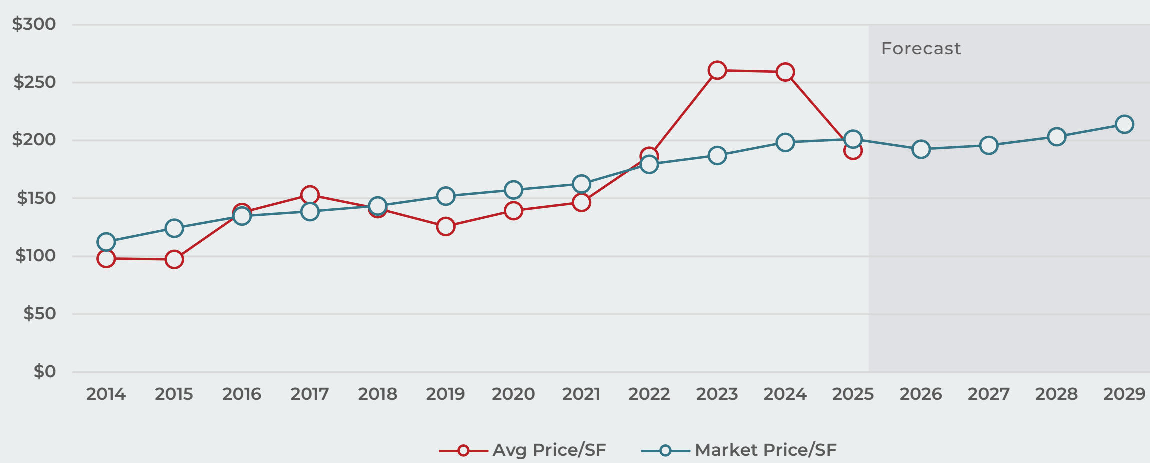


ANNUAL AVERAGE PRICE PER SQUARE FOOT



PRICE PER SF: SALE VS MARKET

The significant disparity between sale prices and market pricing suggests a complex interplay of factors influencing real estate transactions. When sale prices surpass market valuations, it may indicate heightened demand, scarcity of available properties, or favorable property attributes driving up prices.



CHARLOTTE COUNTY

MARKET FUNDAMENTALS

Low Vacancy and Rising Rents Support Solid Fundamentals Despite Short-Term Soft Absorption

Charlotte County retail fundamentals remain healthy, with vacancy still below levels that would indicate structural oversupply. Vacancy sits at 3.7% and availability around 4.5%, even after a meaningful year of deliveries. Net absorption was negative (-74,000 SF) over the past 12 months, reflecting a near-term reset as newly delivered space works through lease-up.

Rents continue to rise, with average asking rates at $19.90/SF, up 2.4% year-over-year, supported by limited competitive space and steady demand for well-located, service-oriented retail.

ANNUAL TRENDS

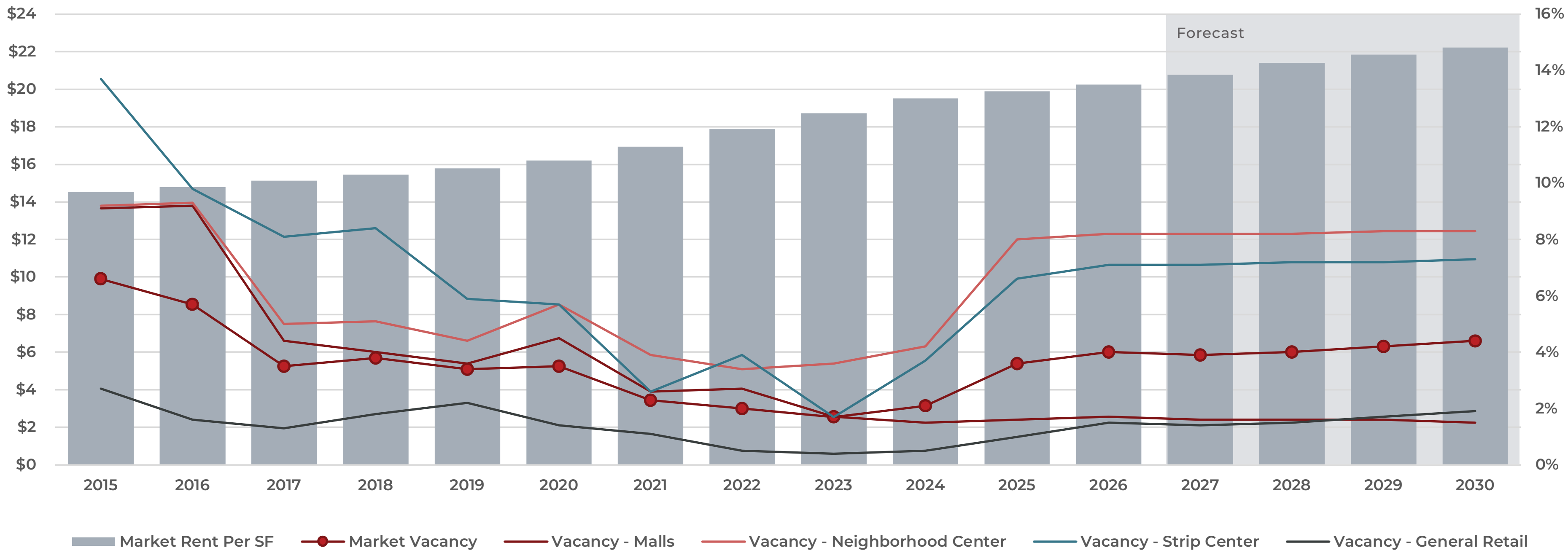
	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	1.9%	4.2%	4.1%
RENT CHANGE (YOY)	2.4%	1.7%	2.2%
NET ABSORPTION SF	(74.4K)	97,794	72,127
DELIVERIES SF	142K	117,860	119,536

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
MALLS	1,317,036	1.60%	$29.62	0.40%	0	0	0
POWER	0	-	-	-	0	0	0
NEIGHBORHOOD	3,278,070	8.10%	$19.11	8.50%	-3,500	0	0
STRIP	1,159,544	6.80%	$17.61	7.50%	-1,752	0	0
GENERAL	5,567,488	1.00%	$18.62	2.60%	0	0	181,488
OTHER	119,289	0%	$18.68	0%	0	0	5,500
MARKET	**11,441,427**	**3.70%**	**$19.90**	**4.50%**	**-5,252**	**0**	**186,988**

CHARLOTTE COUNTY

RENT & VACANCY



Rents Climb to $19.90/SF as Vacancy Holds Below 4%

Charlotte County's average asking rent increased to $19.90 per square foot, reflecting 2.4% annual growth and continued pricing resilience. Rent growth remains broad-based, led by Neighborhood Centers (+3.6%), followed by General Retail (+2.0%), Strip Centers (+2.1%), and Malls (+1.7%). Longer-term averages remain strong, with rent growth averaging 4.4% annually over five years and 3.5% over ten years.

Vacancy stands at 3.7%, still a tight level for retail. The recent uptick is concentrated in formats more exposed to small-shop churn and newly delivered space, while general retail remains extremely tight.

CHARLOTTE COUNTY

DEVELOPMENT

Active Pipeline Remains Disciplined as Preleasing Helps Limit Vacancy Risk

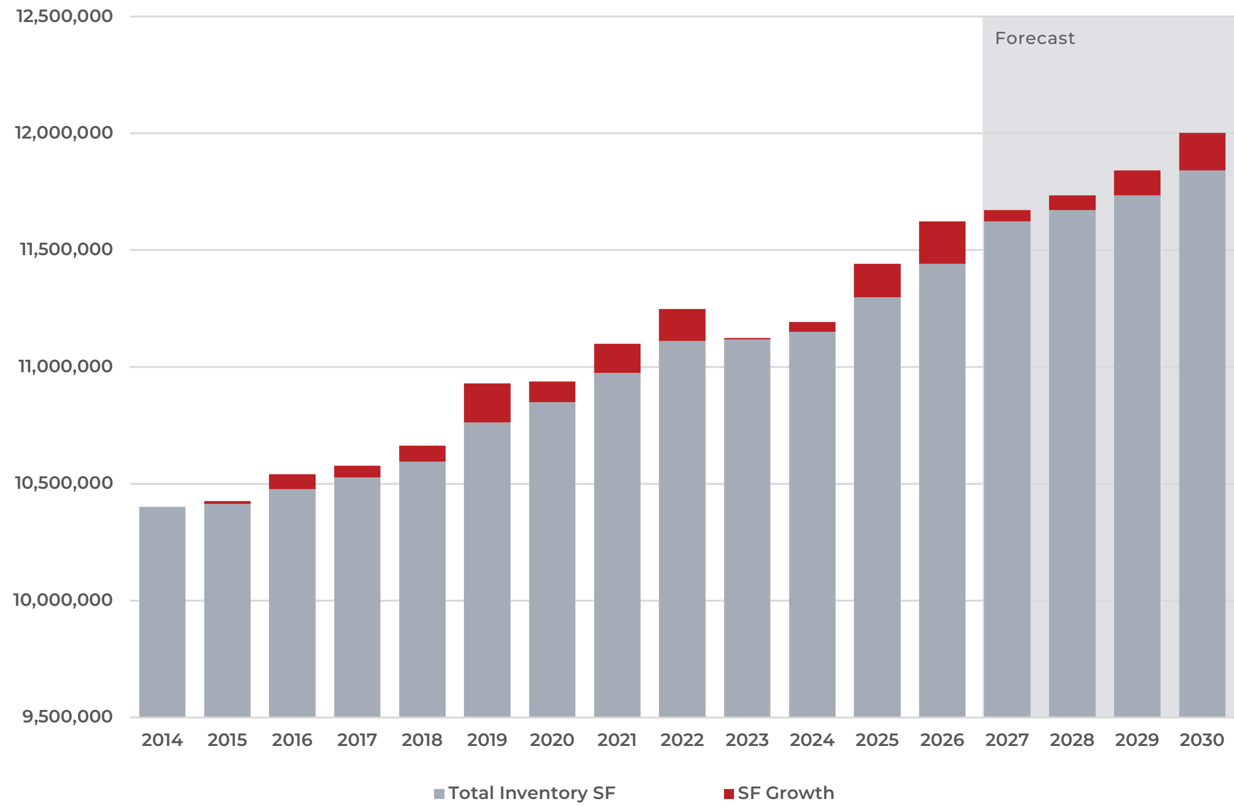
Retail construction in Charlotte County remains measured, with approximately 190,000 SF under construction, roughly in line with the market's long-term pace. Importantly, the current pipeline is already more than half preleased (~57.5%), which should help limit long-term vacancy pressure as these projects deliver.

With new supply arriving in controlled volumes—and leasing activity continuing to target core daily-needs retail—development appears positioned to support growth without materially destabilizing occupancy levels.

DEVELOPMENT STATS

2	186,988	1.6%	57.5%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

MARKET INVENTORY AND GROWTH



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RETAIL REPORT | Q2 2025

Lee County

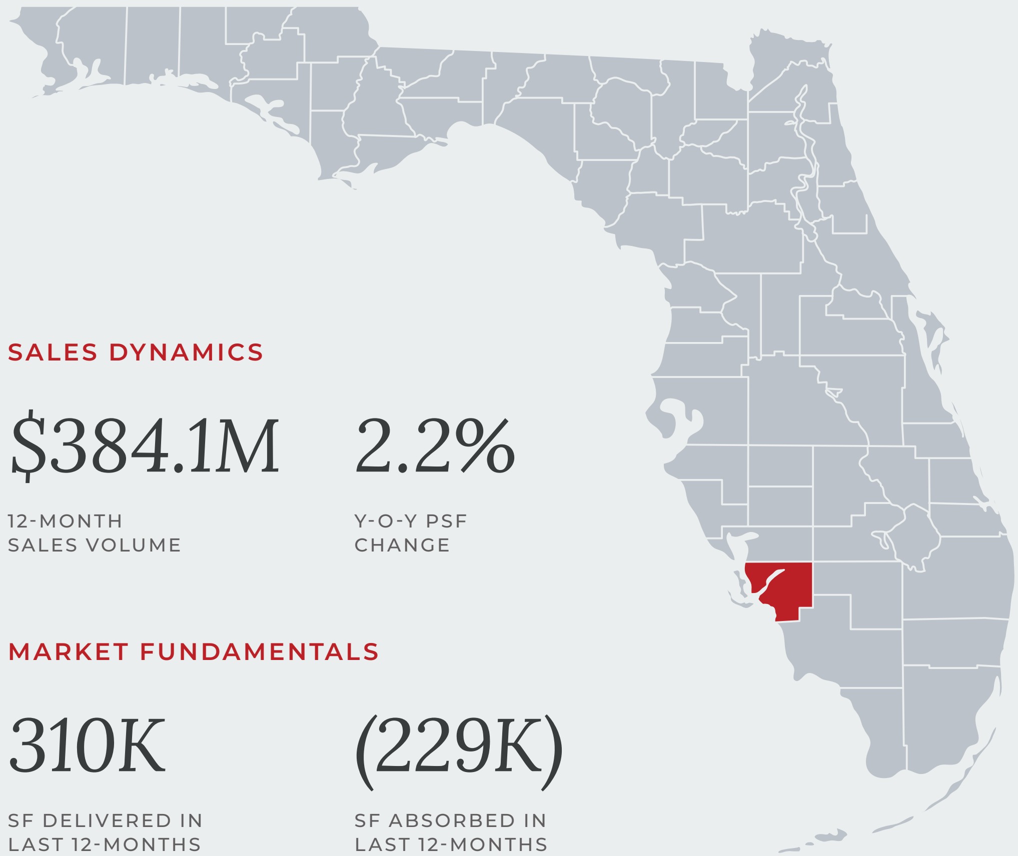
LEE COUNTY

OVERVIEW

Fort Myers Retail Remains Resilient Despite Slower Leasing Momentum

The Fort Myers retail market continues to demonstrate resilience, supported by a large and diverse consumer base, even as leasing activity has moderated. The market totals roughly 50 million square feet of retail inventory, making it the largest retail market in Southwest Florida. Availability remains low at 4.2%, reflecting limited space options despite negative absorption tied to recent national retailer bankruptcies and store closures.

While overall absorption has softened, the underlying demand picture remains intact. Grocery stores, fitness concepts, value-oriented retailers, and restaurants continue to drive tenant interest, particularly in well-located neighborhood and power centers along major corridors.



SALES DYNAMICS

$384.1M
12-MONTH SALES VOLUME

2.2%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

310K
SF DELIVERED IN LAST 12-MONTHS

(229K)
SF ABSORBED IN LAST 12-MONTHS

3.4%
MARKET VACANCY

1.6%
Y-O-Y RENT CHANGE

LEE COUNTY

SALES DYNAMICS

Retail Investment Volume Reaches $415 Million as Pricing Continues to Rise

Retail investment activity in Fort Myers remained robust over the past year, with approximately $415 million in total sales volume, including nearly $130 million in Q2 2025 alone. Transactions skewed toward smaller deal sizes, averaging $2.2 million, highlighting continued activity among private investors and owner-users.

Pricing has climbed steadily, with average market pricing now around $250 per square foot. Notable transactions included the $37.3 million sale of three auto dealerships along Tamiami Trail and the $1.9 million acquisition of a Bank of America branch by an Atlanta-based investor, underscoring both institutional and private buyer interest across asset types.

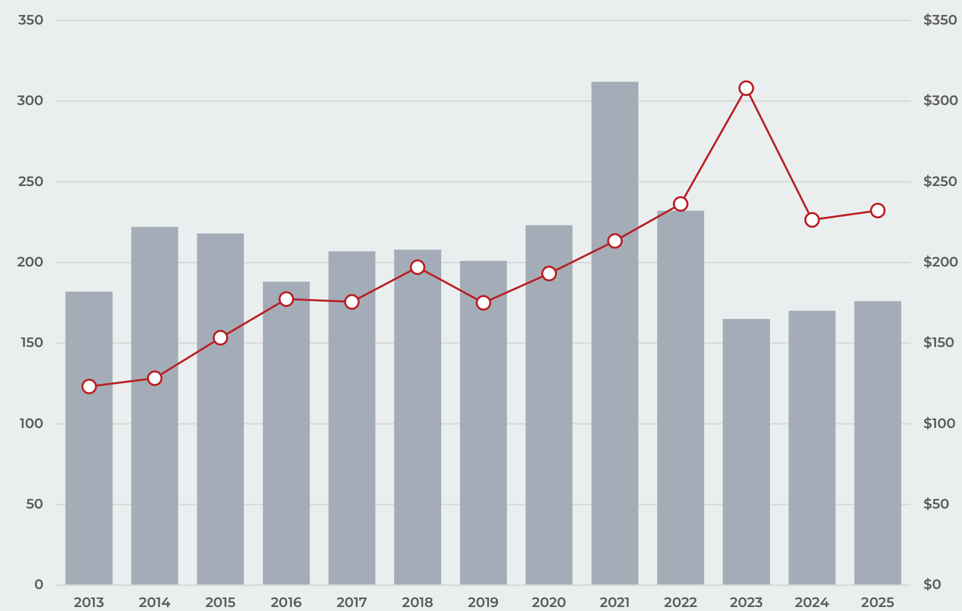
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	175
VOLUME	$384.1M
SF SOLD	2M
AVERAGE SF	11.3K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$232
SALE PRICE	$2.7M
SALE VS ASKING PRICE	-10.4%
% LEASED AT SALE	76.6%

SALES TRANSACTIONS & AVERAGE PRICE PER SF

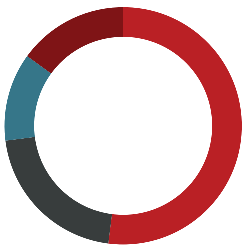


LEE COUNTY

SALES DYNAMICS

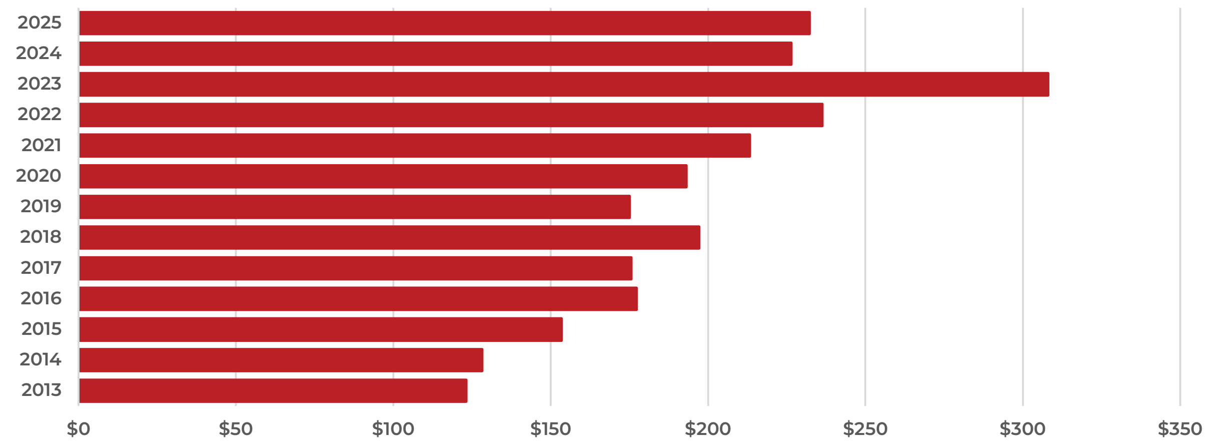
VOLUME BY BUYER TYPE

This distribution underscores a diverse mix of investors contributing to the retail landscape in Fort Myers, each with distinct motivations and strategies driving their participation in the market.



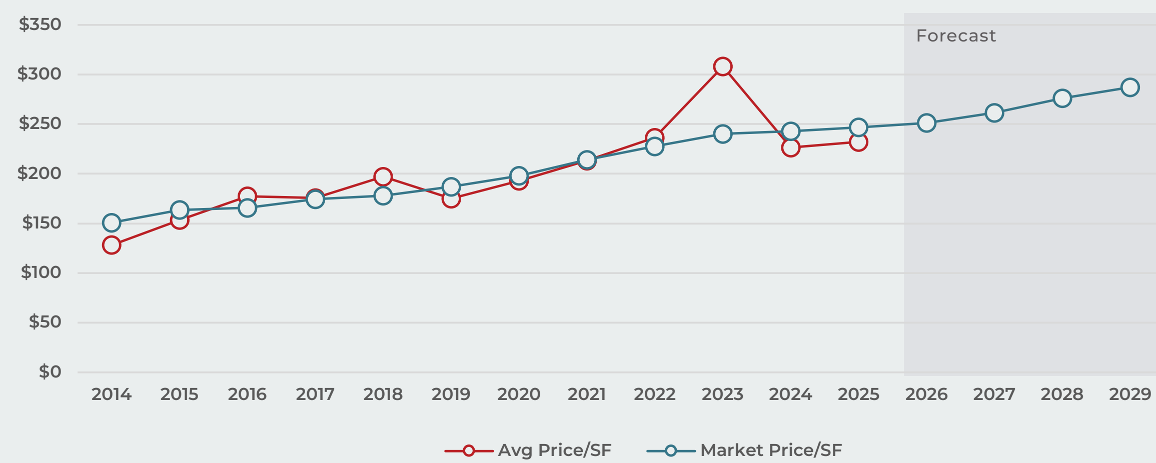
Private	52%
User	21%
Private Equity	0%
REIT / Public	12%
Institutional	15%

ANNUAL AVERAGE PRICE PER SQUARE FOOT



PRICE PER SF: SALE VS MARKET

In instances where the sale price closely aligns with the market price, it suggests that properties are transacting at their perceived fair market value, indicating a balance between buyer expectations and market conditions. Despite the minimal variance, this comparison unveils the efficiency and accuracy of property valuations, showcasing the market's ability to correctly assess asset worth.



LEE COUNTY

MARKET FUNDAMENTALS

Low Availability and Steady Rents Support Balanced Retail Fundamentals

Fort Myers retail fundamentals remain sound despite a deceleration in leasing velocity. Availability stands at 4.2%, well below levels typically associated with tenant-favorable conditions. Leasing activity totaled approximately 1.1 million square feet over the past year—an improvement over 2023 but still below pre-pandemic norms, largely due to limited available space rather than lack of tenant demand.

Average asking rents increased 1.8% year-over-year to $23.00 per square foot, supported by sustained demand for daily-needs retail and service-oriented tenants. With inventory constrained and demand steady, the market continues to operate in a balanced state.

ANNUAL TRENDS

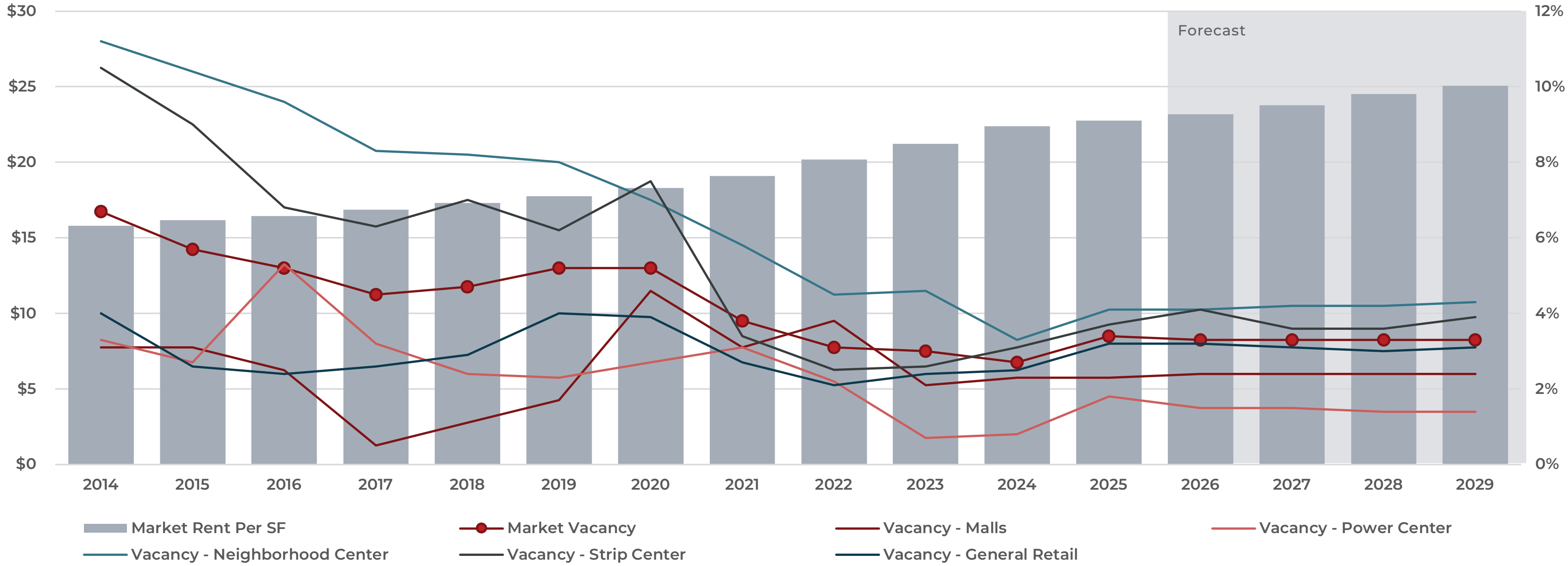
	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0.5%	5.3%	3.3%
RENT CHANGE (YOY)	1.6%	1.7%	2.2%
NET ABSORPTION SF	(229K)	525,650	163,100
DELIVERIES SF	310K	630,774	234,483

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
MALLS	4,245,358	2.30%	$29.43	3.20%	0	0	0
POWER	2,643,046	1.80%	$26.66	2.40%	0	0	0
NEIGHBORHOOD	1540514600.00%	4.20%	$21.62	0	-8,431	0	100,542
STRIP	438063700.00%	3.70%	$20.60	0	1,050	0	117,580
GENERAL	2157236300.00%	3.30%	$21.99	4.10%	-26,315	0	179,541
OTHER	1,098,162	1%	$26.95	1%	0	0	0
MARKET	**49,344,712**	**3.40%**	**$22.74**	**4.30%**	**-33,696**	**0**	**397,663**

LEE COUNTY

RENT & VACANCY



Rents Hold Firm as Availability Remains Below 5%

Retail rents in Fort Myers continue to trend upward at a measured pace. Average asking rents reached $23.00/SF, reflecting 1.8% annual growth. Spaces under 10,000 square feet—particularly in power and neighborhood centers—are achieving rents above the market average, driven by strong demand and limited supply.

Availability remains tight at 4.2%, even as absorption has turned negative in recent quarters. Coastal and high-traffic locations command significant premiums, with some centers near Estero Island quoting rents as high as $40/SF NNN, reinforcing the market's pricing depth.

LEE COUNTY

DEVELOPMENT

Measured Construction Pipeline Offers Limited Relief to Tenants

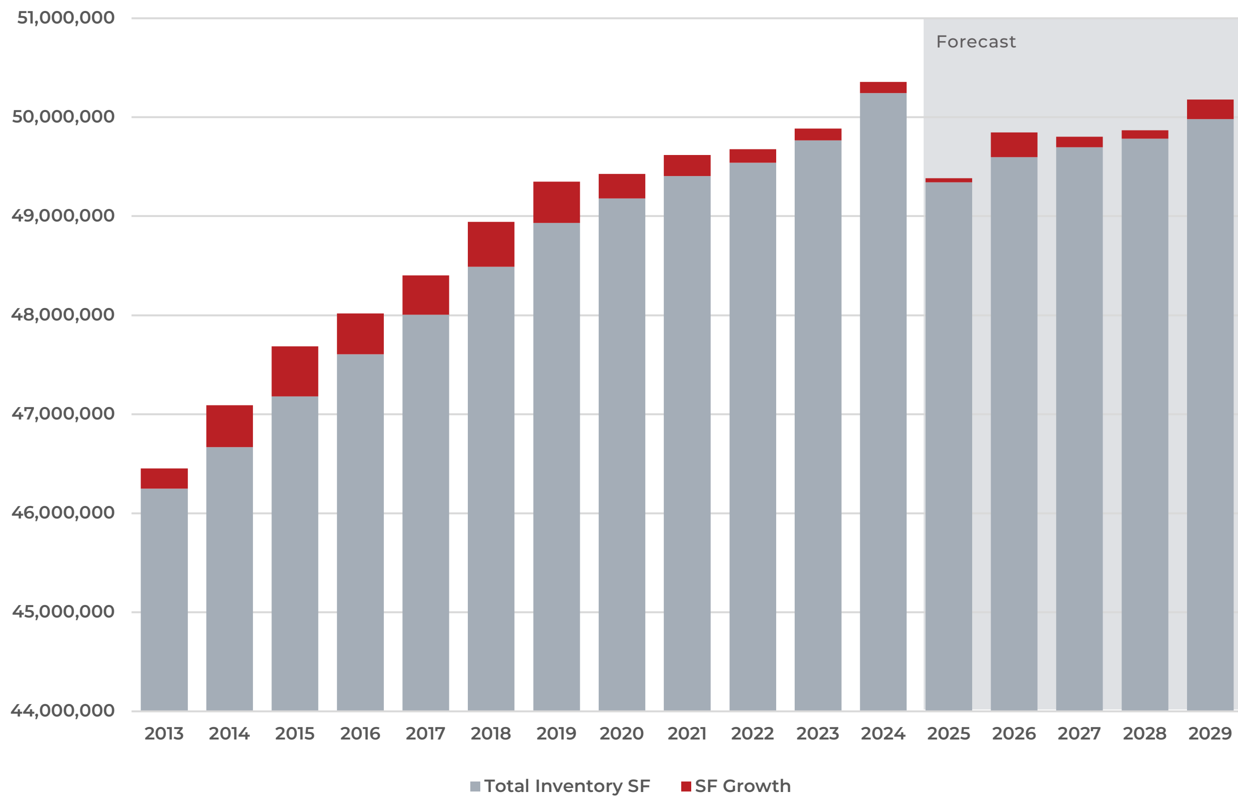
Retail development in Fort Myers remains controlled, with approximately 370,000 square feet under construction, roughly 50% of which is currently available for lease. One of the largest projects underway, Estero Plaza, will deliver 44,000 square feet, with half of the space already preleased and remaining space marketed at premium rates.

Given the size of the existing inventory, the current pipeline is unlikely to materially impact availability. Instead, new projects are expected to provide incremental relief for tenants seeking modern space while maintaining overall market tightness and supporting rent growth.

DEVELOPMENT STATS

35	397,663	0.8%	52.3%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

MARKET INVENTORY AND GROWTH



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RETAIL REPORT | Q2 2025

Collier County

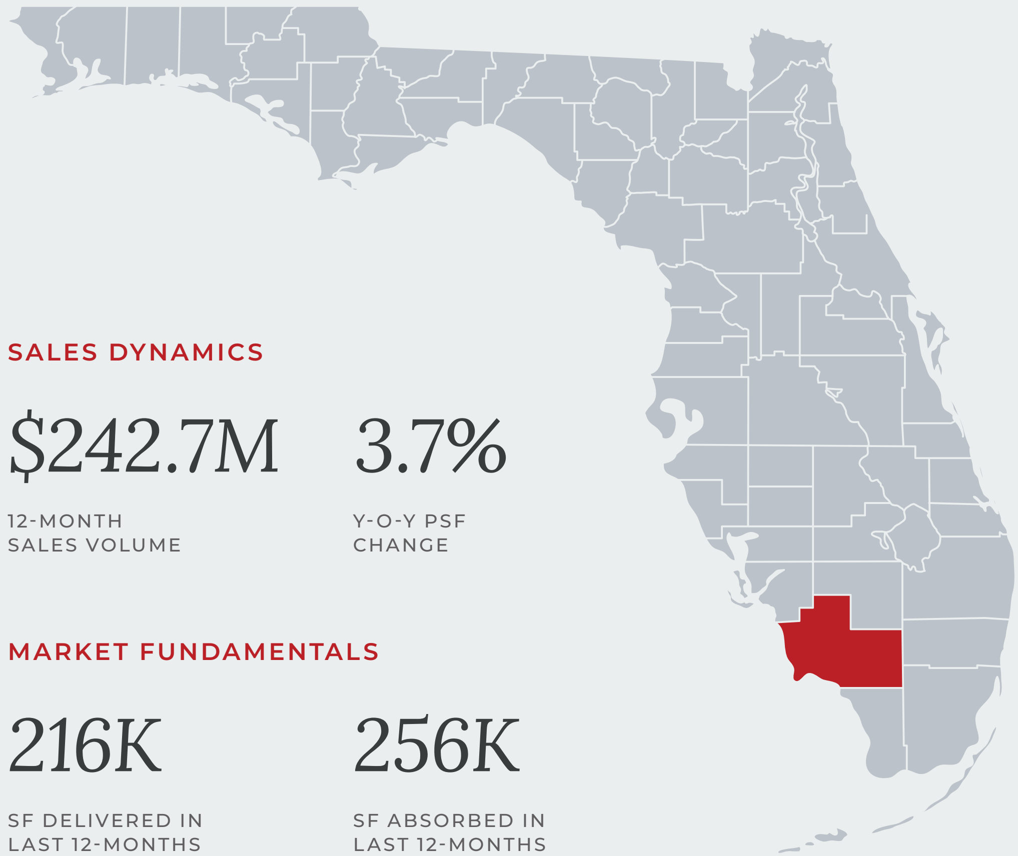
COLLIER COUNTY

OVERVIEW

Affluent Demand and Tight Supply Keep Naples Retail Exceptionally Stable

Naples' retail market continues to outperform on stability, supported by affluent demographics, strong tourism, and long-standing supply constraints. The market totals approximately 23 million square feet of retail inventory and has maintained availability near 4% for more than two years, one of the tightest conditions in Southwest Florida

While population growth has moderated from its 2021–2022 peak, the market's high-income resident base and steady visitor traffic continue to support retail demand, particularly in daily-needs, food-and-beverage, and lifestyle-oriented formats. Limited available space—not lack of demand—remains the primary constraint on leasing activity.



SALES DYNAMICS

$242.7M
12-MONTH SALES VOLUME

3.7%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

216K
SF DELIVERED IN LAST 12-MONTHS

256K
SF ABSORBED IN LAST 12-MONTHS

3.8%
MARKET VACANCY

1.5%
Y-O-Y RENT CHANGE

COLLIER COUNTY

SALES DYNAMICS

Retail Sales Total $245 Million as Buyers Compete for Limited Inventory

Retail investment activity in Collier County remained consistent over the past year, with approximately $245 million in total sales volume. While this represents a step down from the elevated activity seen between 2021 and 2023, it still reflects strong investor interest in a supply-constrained, high-barrier market.

Transactions skew toward smaller deal sizes, averaging $3.4 million, though select trophy assets continue to command premium pricing. Notable transactions included the $29.5 million acquisition of a nearly 20,000-SF building on 5th Avenue South, trading near $1,500/SF, reinforcing Naples' position as one of Florida's highest-priced retail markets.

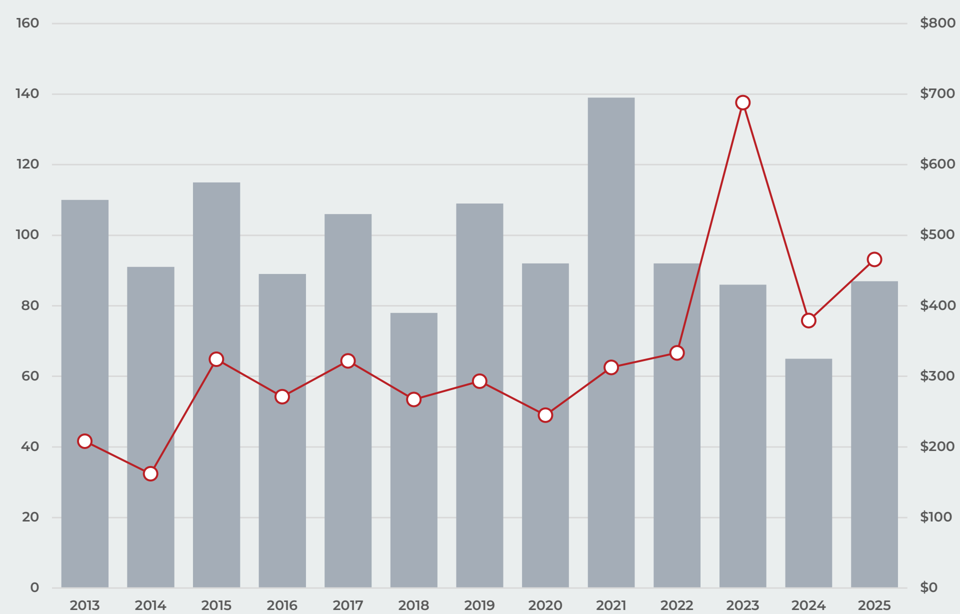
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	86
VOLUME	$242.7M
SF SOLD	577.2K
AVERAGE SF	6.7K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$466
SALE PRICE	$4M
SALE VS ASKING PRICE	-3.2%
% LEASED AT SALE	97.2%

SALES TRANSACTIONS & AVERAGE PRICE PER SF

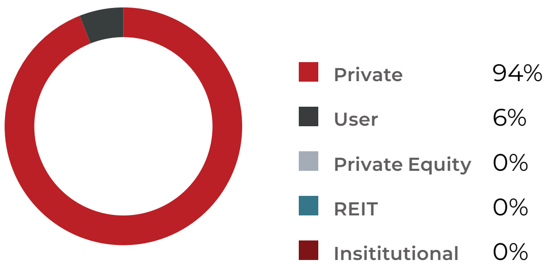


COLLIER COUNTY

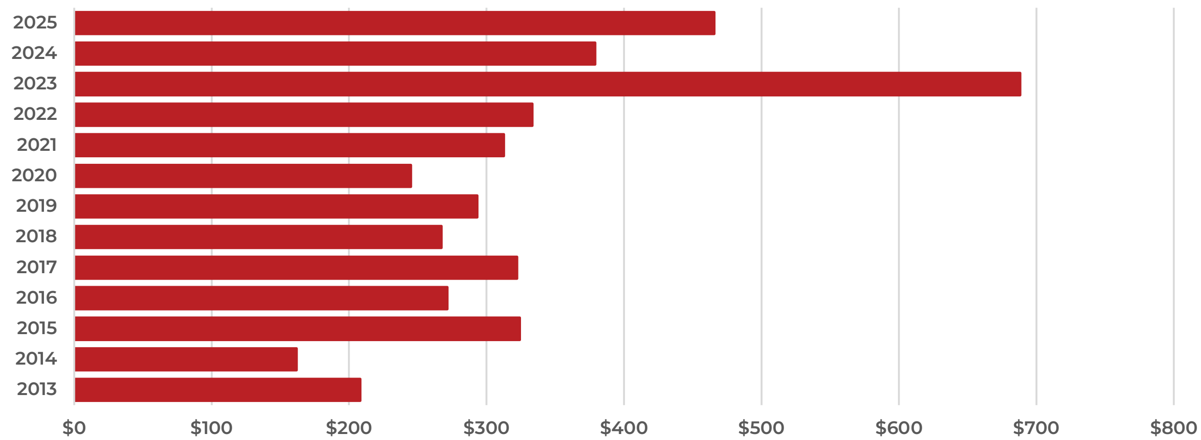
SALES DYNAMICS

VOLUME BY BUYER TYPE

The significant presence of private buyers suggests a trend of businesses acquiring retail properties for their needs or expansion purposes, indicating confidence in the market's growth potential and long-term viability. This pattern underscores the stability of the sector,



ANNUAL AVERAGE PRICE PER SQUARE FOOT



PRICE PER SF: SALE VS MARKET

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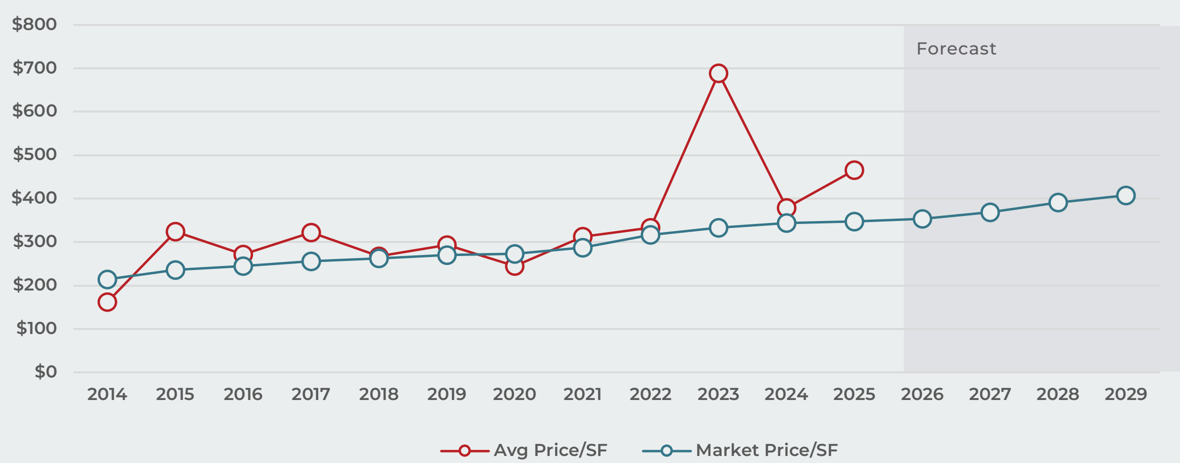


COLLIER COUNTY

MARKET FUNDAMENTALS

Low Availability and Limited New Supply Define Naples Retail Fundamentals

Retail fundamentals in Naples remain exceptionally tight. Availability continues to hover around 4%, constraining leasing volume and limiting large-format tenant expansion. Over the past year, leasing activity totaled approximately 475,000 square feet, below pre-pandemic averages due primarily to space constraints rather than waning retailer interest.

Average asking rents increased 1.5% year-over-year to $29.00 per square foot, maintaining Naples' position as one of the most expensive retail markets in Florida. With minimal new supply and sustained demand for well-located centers, fundamentals remain firmly balanced in favor of landlords.

ANNUAL TRENDS

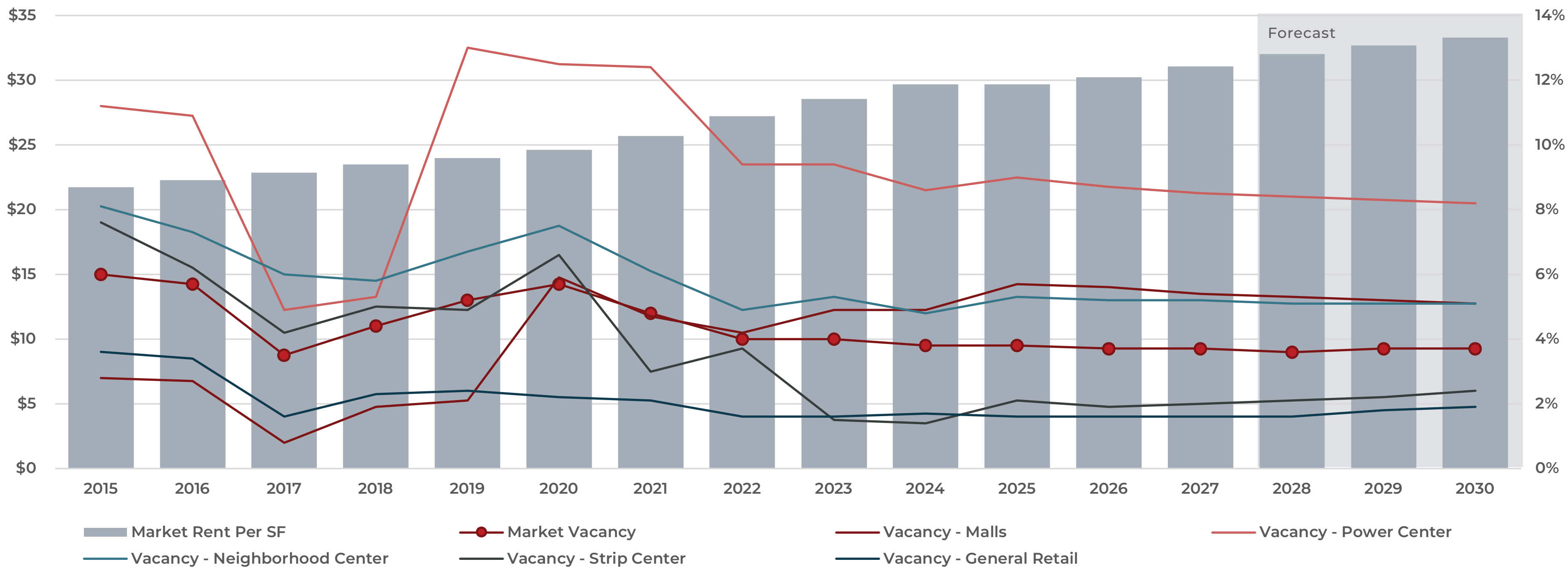
	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	-0.2%	5.2%	3.7%
RENT CHANGE (YOY)	1.5%	1.8%	2.3%
NET ABSORPTION SF	256K	222,447	89,647
DELIVERIES SF	216K	289,836	104,255

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
MALLS	1,755,291	5.70%	$32.81	2.60%	0	0	30,640
POWER	85675000.00%	9.00%	$32.70	9.00%	0	0	0
NEIGHBORHOOD	859438100.00%	5.30%	28	0	564	0	0
STRIP	197293000.00%	2.00%	27	0	2,000	0	0
GENERAL	999405900.00%	1.60%	$30.51	0	-2,528	0	46,558
OTHER	259,753	19%	$29.87	20%	0	0	0
MARKET	**23,433,164**	**3.80%**	**$29.68**	**3.80%**	**36**	**0**	**77,198**

COLLIER COUNTY

RENT & VACANCY



Rents Hold Near Peak Levels as Availability Remains Scarce

Retail rents in Naples continue to command a premium, with average asking rates at $29.00/SF. While rent growth has slowed from the rapid acceleration seen in 2022, pricing remains near historic highs, particularly along high-traffic corridors such as 5th Avenue South, US-41, and key neighborhood centers serving affluent residential areas.

Availability remains tight at roughly 4%, limiting tenant options and supporting continued pricing discipline. With few move-outs and minimal speculative space, vacancy is expected to remain low through 2026.

COLLIER COUNTY

DEVELOPMENT

Limited Development Pipeline Reinforces Long-Term Supply Constraints

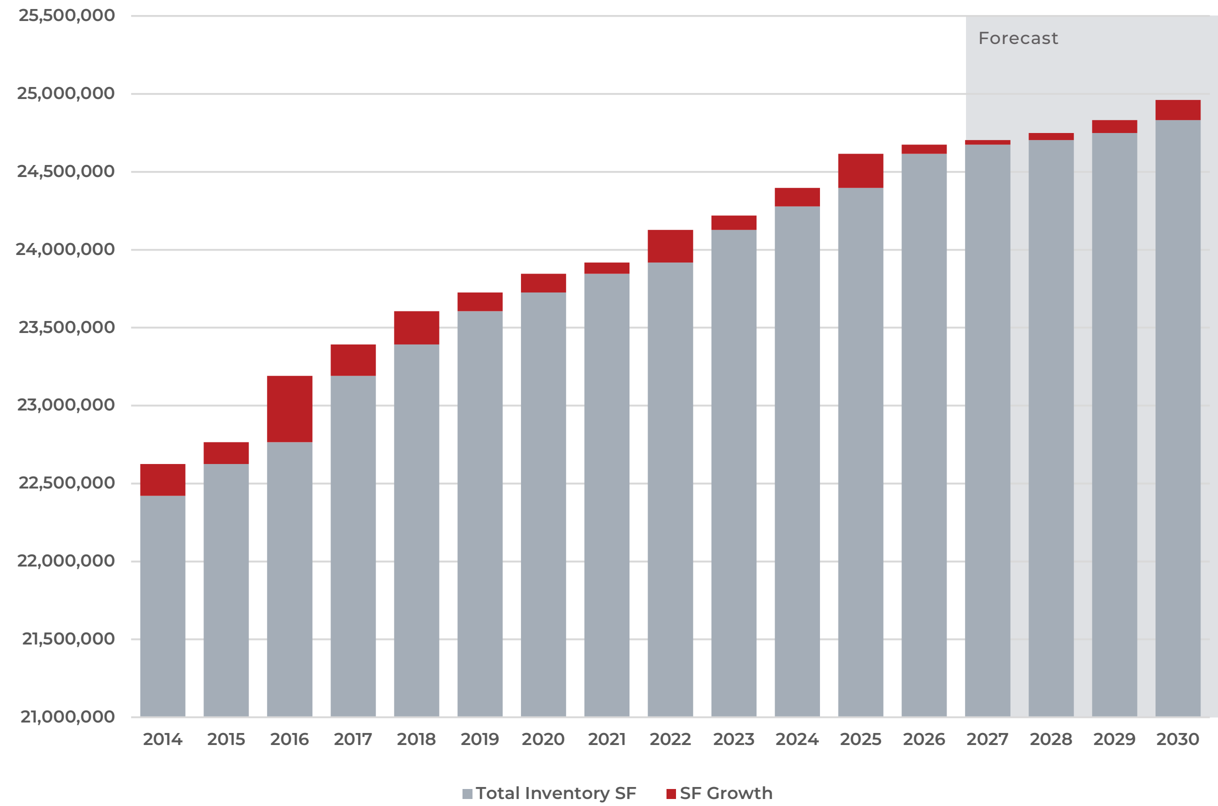
Retail development in Collier County remains measured, with approximately 210,000 square feet under construction, only 25% of which is currently available for lease. The largest project underway, The Shoppes at Orange Blossom, totals roughly 60,000 square feet and is already substantially preleased, anchored by Publix and supported by food-and-beverage and service tenants.

Given land constraints, high construction costs, and strong preleasing, new development is unlikely to materially increase availability. Instead, the pipeline is expected to reinforce Naples' long-term supply discipline, supporting stable occupancy and sustained rent levels.

DEVELOPMENT STATS

5	77,198	0.3%	56.6%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

MARKET INVENTORY AND GROWTH



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.

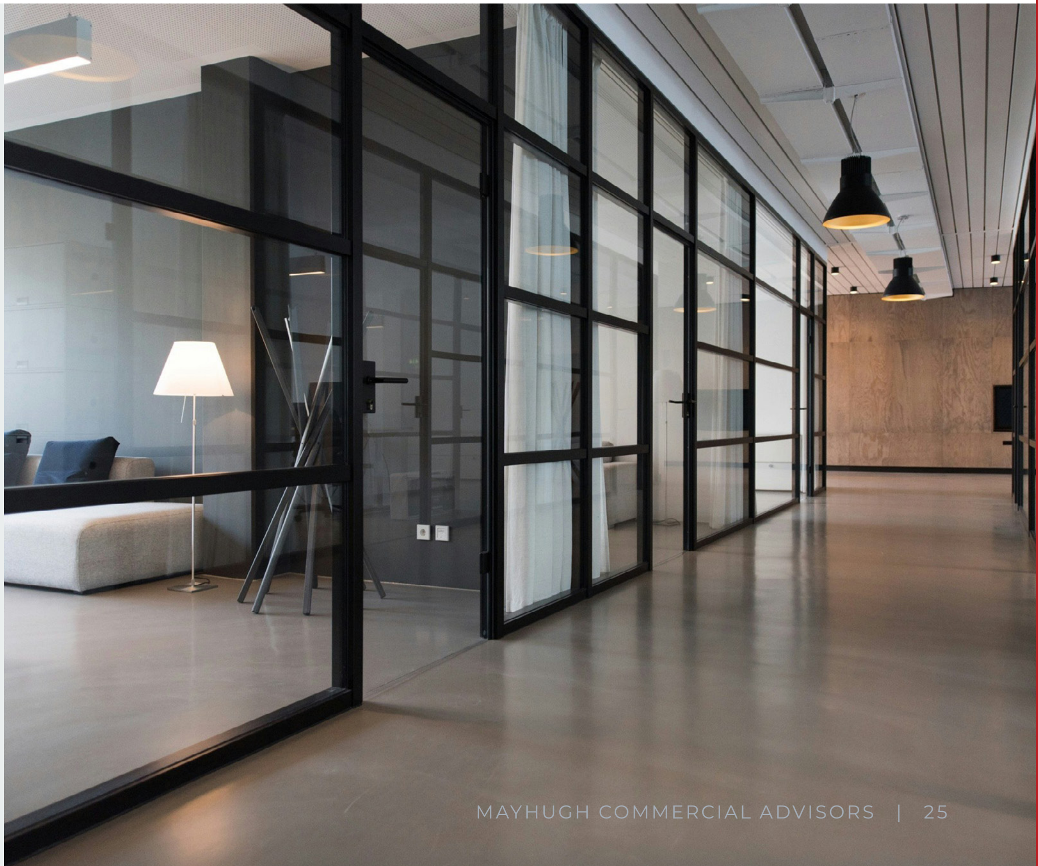
TRACK RECORD

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
10175 TAMIAMI TRL - SWEETBAY SUPERMARKET	Punta Gorda, FL	Jan-25	$5,300,000	$94
24130 BEATRIX BLVD	Port Charlotte, FL	May-25	$4,300,000	$577
2109-2117 TAMIAMI TRL	Punta Gorda, FL	Jun-25	$3,100,000	$432
4200 KINGS HWY	Port Charlotte, FL	Nov-25	$2,800,000	$369
9301 KNIGHTS DR - WENDY'S	Punta Gorda, FL	May-25	$2,700,000	$825
11500 OCEANSPRAY BLVD	Englewood, FL	Sep-25	$2,300,000	$252
19001 MURDOCK CIR	Port Charlotte, FL	May-25	$2,300,000	$954
2811 TAMIAMI TRL - LA PLAYA PLAZA	Port Charlotte, FL	Jan-25	$2,100,000	$108
1039 TAMIAMI TRL	Port Charlotte, FL	Apr-25	$1,700,000	$132
10169 TAMIAMI TRL - SEMINOLE LAKES PLAZA	Punta Gorda, FL	Jan-25	$1,200,000	$133
4732 TAMIAMI TRL	Port Charlotte, FL	Aug-25	$1,200,000	$217
12531 S MCCALL RD - BURGER KING	Port Charlotte, FL	Dec-25	$1,100,000	$322
3455 S ACCESS RD	Englewood, FL	Jul-25	$1,000,000	$215
23309 HARBOR VIEW RD	Port Charlotte, FL	Oct-25	$1,000,000	$83
789 TAMIAMI TRL	Port Charlotte, FL	Nov-25	$875,000	$292
3696 TAMIAMI TRL	Port Charlotte, FL	Sep-25	$875,000	$254
5240 DUNCAN RD	Punta Gorda, FL	Nov-25	$897,000	$85
312 SULLIVAN ST	Punta Gorda, FL	Apr-25	$475,000	$304

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CHARLOTTE COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
2685 TAMIAMI TRL	Port Charlotte, FL	Feb-25	$450,000	$161
2191 TAMIAMI TRL	Port Charlotte, FL	Jun-25	$340,000	$106
312 SULLIVAN ST	Punta Gorda	4/1/2025	$475,000	$304
2685 TAMIAMI TRL	Port Charlotte	2/28/2025	$450,000	$161
2191 TAMIAMI TRL	Port Charlotte	6/30/2025	$340,000	$106
2191 TAMIAMI TRL	Port Charlotte	3/28/2025	$285,000	$89
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
MIDTOWN BLVD & CYPRESS PKY	181,488	Feb 2026
42070 CYPRESS PKY	5,500	Feb 2026

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LEE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
8951 BONITA BEACH RD SE - SPRINGS PLAZA	Bonita Springs, FL	Dec-25	$24,400,000	$125
14200 S TAMIAMI TRL - SCANLON LEXUS AUTO DEALERSHIP	Fort Myers, FL	May-25	$21,800,000	$532
18990-19100 S TAMIAMI TRL - GRAND BAY PLAZA	Fort Myers, FL	May-25	$14,400,000	$185
14483 S TAMIAMI TRL	Fort Myers, FL	Sep-25	$11,800,000	$306
14375 S TAMIAMI TRL	Fort Myers, FL	Sep-25	$11,300,000	$217
13460 SHIRE LN - TRACTOR SUPPLY	Fort Myers, FL	Dec-25	$10,700,000	$490
2600 COLONIAL BLVD - VOLVO CARS FORT MYERS	Fort Myers, FL	Mar-25	$10,600,000	$520
14270 S TAMIAMI TRL	Fort Myers, FL	May-25	$10,300,000	$517
8951 BONITA BEACH RD SE	Bonita Springs, FL	Dec-25	$8,600,000	$286
10081 ESTERO TOWN COMMONS PL	Estero, FL	Aug-25	$7,700,000	$1,445
10020 COCONUT RD - THE BROOKS TOWN CENTER	Estero, FL	Jun-25	$7,400,000	$283
1499 SW PINE ISLAND RD - GOODWILL	Cape Coral, FL	Mar-25	$6,300,000	$313
101-111 DEL PRADO BLVD N - CORAL COMMONS	Cape Coral, FL	May-25	$6,200,000	$207
17021 THREE OAKS MARKETPLACE DR - STARBUCKS	Fort Myers, FL	Dec-25	$5,900,000	$906
1141 PINE ISLAND RD SW	Cape Coral, FL	May-25	$5,300,000	$180
14100 S TAMIAMI TRL	Fort Myers, FL	May-25	$5,100,000	$631
1023 SE 47TH TER	Cape Coral, FL	Sep-25	$5,000,000	$171
3028-3108 SANTA BARBARA BLVD - THE VERANDAH	Cape Coral, FL	Aug-25	$4,800,000	$310
12995 S CLEVELAND AVE	Fort Myers, FL	Dec-25	$4,800,000	$115
12995 S CLEVELAND AVE - PBS 1-60	Fort Myers, FL	Dec-25	$4,600,000	$143

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LEE COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
1023 SE 47TH TER	Cape Coral	9/10/2025	$5,000,000	$171
2718 4TH ST SW	Lehigh Acres	10/23/2024	$5,000,000	$766
4125 CLEVELAND AVE	Fort Myers	11/18/2024	$4,818,524	$39
3028-3108 SANTA BARBARA BLVD	Cape Coral	8/25/2025	$4,800,000	$310
12125-12215 S CLEVELAND AVE	Fort Myers	12/4/2024	$4,800,000	$240
1350 ORTIZ AVE	Fort Myers	11/26/2024	$4,684,459	$1,837
15261 CONVENIENCE WAY	Fort Myers	9/12/2025	$4,522,100	$1,624
155-159 HANCOCK BRIDGE PKY W	Cape Coral	7/17/2025	$4,500,000	$256
3206 SANTA BARBARA BLVD	Cape Coral	11/26/2024	$4,280,000	$487
410 ANDALUSIA BLVD	Cape Coral	5/22/2025	$4,100,000	$370

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LEE COUNTY

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
ESTERO & THREE OAKS PKWY	43,560	Feb-26
11850-11880 CHEECA CT - BLD 200	40,200	Feb-26
10580 COLONIAL BLVD	40,000	May-26
6911 DANIELS PKWY - DANIELS MARKETPLACE	22,000	Feb-26
13480 SHIRE LN - TRACTOR SUPPLY	21,633	Feb-26
13000 SE BONITA BEACH RD - NE BUILDING	21,000	Jun-26
12271 ITEC PARK DR	19,173	Mar-26
1203-1211 NE PINE ISLAND RD - BUILDING 9	17,403	Feb-26
13630 GOLDENWOOD DR	15,335	Sep-26
27550 OLD 41 RD	14,740	Dec-26
4400-4420 COLONIAL BLVD - COLONIAL COMMONS	14,000	Mar-26
22780 VIA VILLAGIO DR	13,539	Feb-26
301-303 SE BONITA BEACH RD - MIDTOWN AT BONITA	8,695	Jul-26
401-403 BONITA BEACH RD SE - MIDTOWN AT BONITA	9,471	Jul-26
22790 VIA VILLAGIO DR	9,163	Feb-26
4824 VINCENNES ST	7,800	Aug-26
22800 VIA VILLAGIO - PICCOLO BUCO	7,602	Feb-26

Address	Bldg SF	Completion
1203-1211 NE PINE ISLAND RD - BUILDING 3A	6,020	Feb-26
801-802 BONITA BEACH RD SE - MIDTOWN AT BONITA	5,732	Feb-26
11850-11880 CHEECA CT - BLD 300	5,616	Feb-26
11850-11880 CHEECA CT - BLD 100	5,616	Feb-26
5020 S CLEVELAND AVE	5,330	Feb-26
1203-1211 NE PINE ISLAND RD - BUILDING 8	4,750	Apr-26
601 BONITA BEACH RD SE - MIDTOWN AT BONITA	4,524	Feb-26
501 BONITA BEACH RD SE - MIDTOWN AT BONITA	4,280	Jul-26
1203-1211 NE PINE ISLAND RD - BUILDING 2A	4,205	Feb-26
103 BONITA BEACH RD SE - MIDTOWN AT BONITA	4,118	Feb-26
1203-1211 NE PINE ISLAND RD - BUILDING 4	4,000	Feb-26

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COLLIER COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
765-799 5TH AVE S	Naples, FL	Jan-25	$29,500,000	$1,500
648-698 BALD EAGLE DR - MARCO ISLAND PLAZA	Marco Island, FL	Dec-25	$26,800,000	$384
125 AIRPORT PULLING RD - 7-ELEVEN	Naples, FL	Dec-25	$12,500,000	$2,525
77 GOLDEN GATE BLVD W - TRACTOR SUPPLY	Naples, FL	Sep-25	$11,500,000	$486
3301 TAMIAMI TRL N	Naples, FL	Oct-25	$8,500,000	$340
800 5TH AVE S - THE 800 BUILDING	Naples, FL	Jul-25	$8,500,000	$513
2625 DAVIS BLVD	Naples, FL	Jul-25	$8,000,000	$420
50 WILSON BLVD S - WILSON PLAZA B	Naples, FL	Apr-25	$6,800,000	$378
80 WILSON BLVD S - WILSON PLAZA A	Naples, FL	Apr-25	$6,800,000	$367
2400 VANDERBILT BEACH RD	Naples, FL	Aug-25	$6,600,000	$533
601 5TH AVE S	Naples, FL	Jul-25	$6,500,000	$1,500
4704 GOLDEN GATE PKWY - 7-ELEVEN	Naples, FL	Aug-25	$5,800,000	$1,643
2375 VANDERBILT BEACH RD	Naples, FL	Jun-25	$5,500,000	$487
998 6TH AVE S	Naples, FL	May-25	$5,300,000	$1,150
13725 IMMOKALEE RD	Naples, FL	Jul-25	$5,200,000	$265
1190 TAMIAMI TRL N	Naples, FL	Mar-25	$5,000,000	$2,445
6827 COLLIER BLVD - MILLER'S ALE HOUSE	Naples, FL	May-25	$4,900,000	$659
6305 NAPLES BLVD - STAPLES	Naples, FL	Jan-25	$4,600,000	$216
2259 PINE RIDGE RD - VERIZON WIRELESS	Naples, FL	Dec-25	$4,300,000	$1,115
2740 BAYSHORE DR	Naples, FL	Dec-25	$4,000,000	$229

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COLLIER COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
524-550 10TH ST N	Naples	8/20/2025	$4,000,000	$500
2001 TAMIAMI TRL E	Naples	4/16/2025	$3,690,000	$482
6845 COLLIER BLVD	Naples	4/29/2025	$3,650,000	$637
5475 AIRPORT PULLING RD N	Naples	12/16/2024	$3,604,000	$754
889 AIRPORT PULLING RD	Naples	12/9/2024	$3,500,000	$500
4898 DAVIS BLVD	Naples	12/5/2024	$3,200,000	$718
9010 BELLAIRE BAY DR	Naples	3/25/2025	$3,100,000	$575
3750-3758 TAMIAMI TRL N	Naples	5/30/2025	$3,000,000	$513
824 5TH AVE S	Naples	7/23/2025	$2,987,017	$760
2665 DAVIS BLVD	Naples	3/17/2025	$2,570,000	$186

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COLLIER COUNTY

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
2335 VANDERBILT BEACH RD	23,520	Feb 2026
2331 VANDERBILT BEACH RD	19,017	Apr 2026
5236 GOLDEN GATE PARKWAY	16,375	Jun 2026
2600 GOLDEN GATE PKY	11,166	Feb 2026
2335 VANDERBILT BEACH RD	7,120	Feb 2026

CHRIS FERRITTO
239-310-6257
chris@mayhughcommercial.com

TIM FREDERIC
239-822-2728
tim@mayhughcommercial.com

MAYHUGHCOMMERCIAL.COM

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