Q1

2026 | SOUTHWEST FLORIDA REGIONAL

Industrial Report

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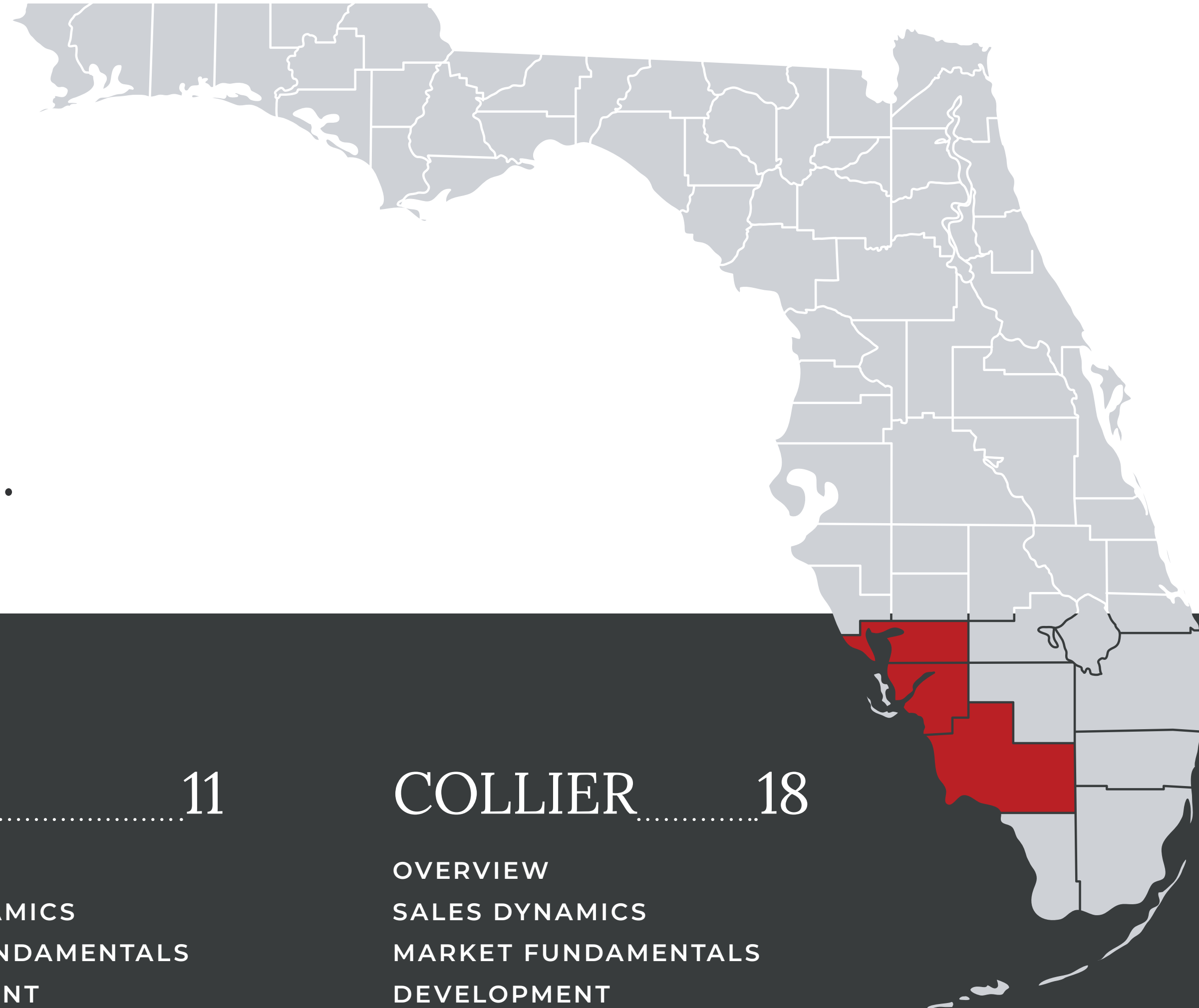

OUR COMPREHENSIVE REPORT ENCOMPASSES SOUTHWEST FLORIDA, COVERING CHARLOTTE, LEE, & COLLIER COUNTIES.

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.

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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INDUSTRIAL REPORT | Q1 2026

Charlotte County

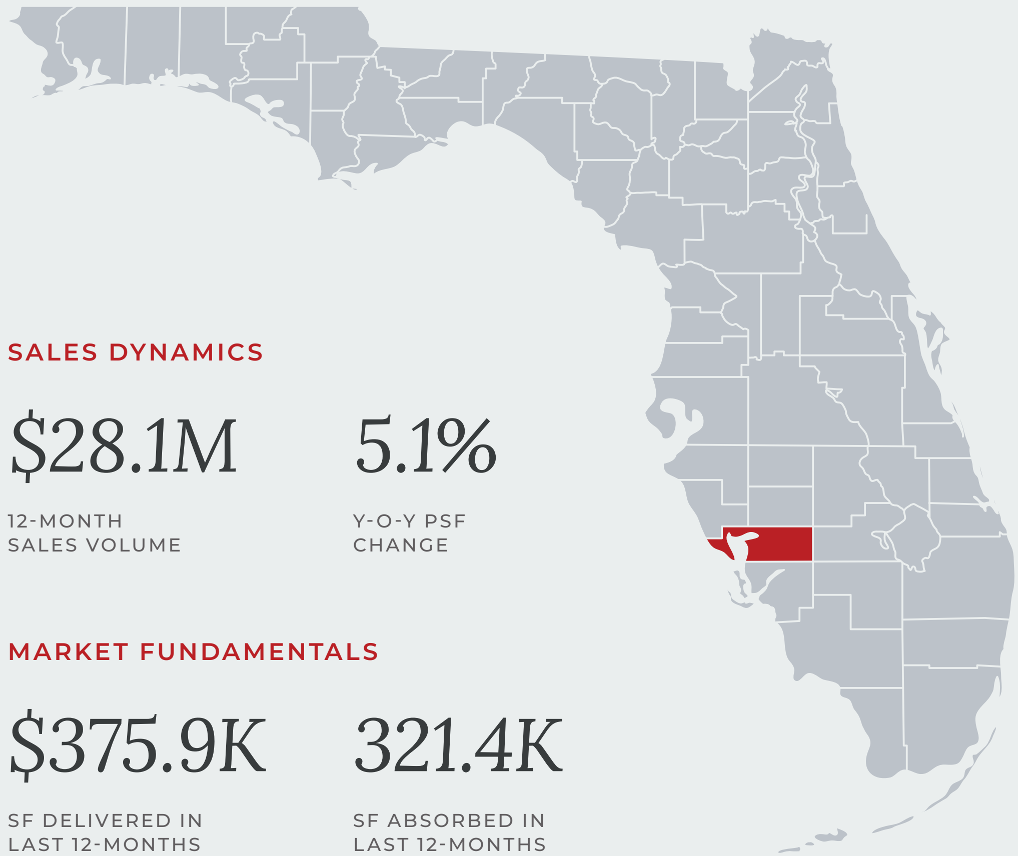
CHARLOTTE COUNTY

OVERVIEW

Market Recalibrates as Industrial Demand Normalizes

Charlotte County's industrial market has entered a more balanced phase following several years of accelerated expansion. After a period where tenant demand consistently outpaced available supply, the market is now transitioning into a more sustainable rhythm. Leasing activity remains active, but users are more deliberate in their decision-making, with longer timelines and a stronger emphasis on efficiency and functionality.

This shift reflects a natural recalibration rather than a downturn. The underlying demand drivers — including population growth, in-migration, and local business expansion — remain firmly in place. As the market adjusts to a more normalized pace, conditions are becoming more predictable, setting the stage for steady, long-term performance rather than the rapid spikes seen in prior years.



SALES DYNAMICS

$28.1M
12-MONTH SALES VOLUME

5.1%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

$375.9K
SF DELIVERED IN LAST 12-MONTHS

321.4K
SF ABSORBED IN LAST 12-MONTHS

10.9%
MARKET VACANCY

–
Y-O-Y RENT CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Investment Activity Reflects Continued Confidence in Industrial Assets

Sales activity across Charlotte County continues to demonstrate strong investor interest in industrial product. Buyers remain focused on well-located, functional assets that align with current tenant demand, particularly properties featuring smaller bay configurations and stable occupancy. Private capital and regional investors continue to account for the majority of transactions, drawn to the market's long-term growth fundamentals.

While the pace of transactions has become more measured, pricing remains supported by consistent demand for industrial assets. Investors are prioritizing durability of income and tenant quality, with a clear preference for properties that can perform across market cycles. This disciplined approach to acquisitions reflects a broader trend of sustained confidence in the industrial sector, even as market conditions evolve.

TRANSACTION VOLUME

(12-Month)

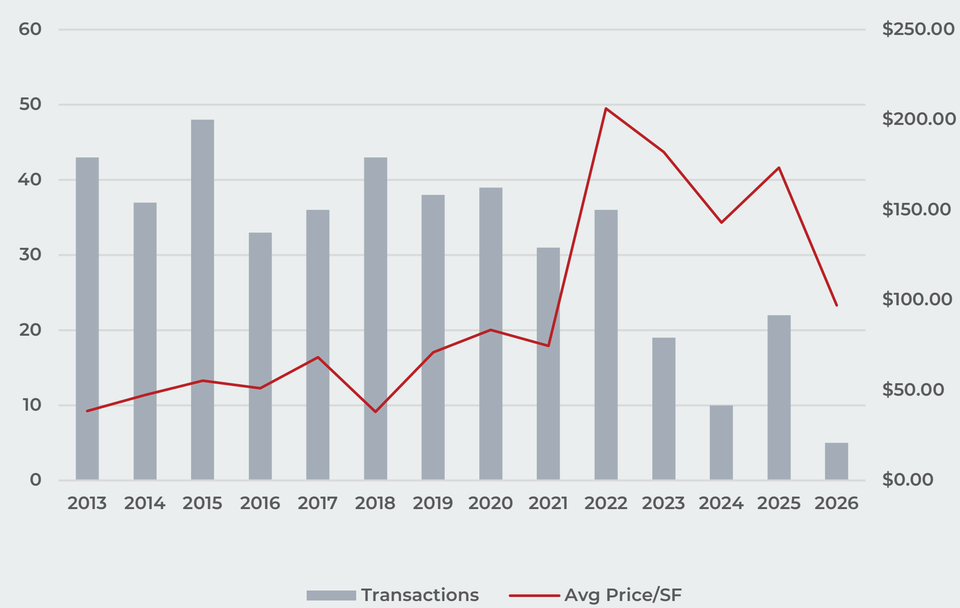
	Total
TRANSACTIONS	22
VOLUME	$28.1M
SF SOLD	163.9K
AVERAGE SF	7.4K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$182
SALE PRICE	$1.9M
SALE VS ASKING PRICE	-12.5%
% LEASED AT SALE	94.4%

TRANSACTIONS & PRICING

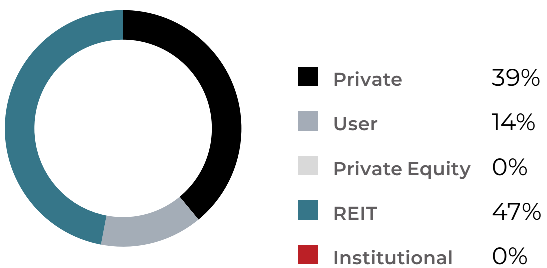


CHARLOTTE COUNTY

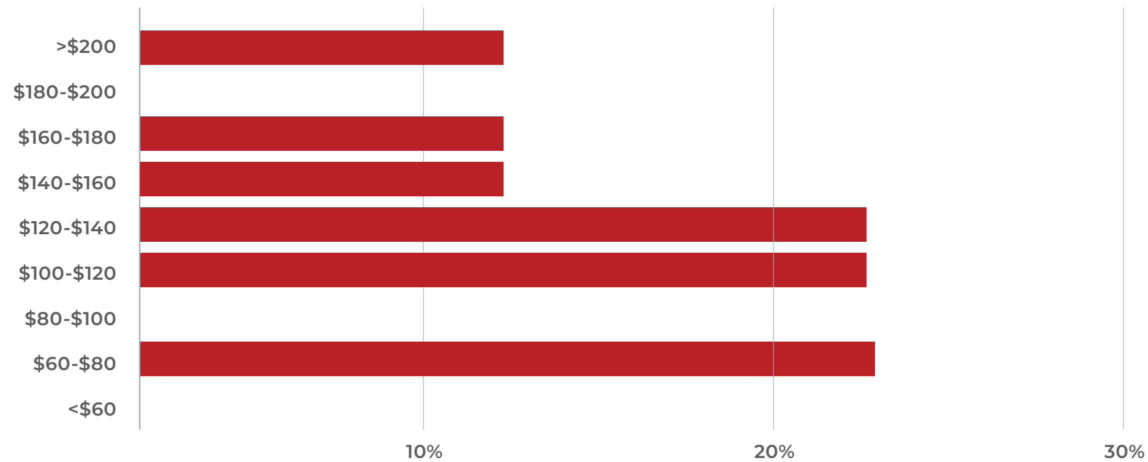
SALES DYNAMICS

VOLUME BY BUYER TYPE

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

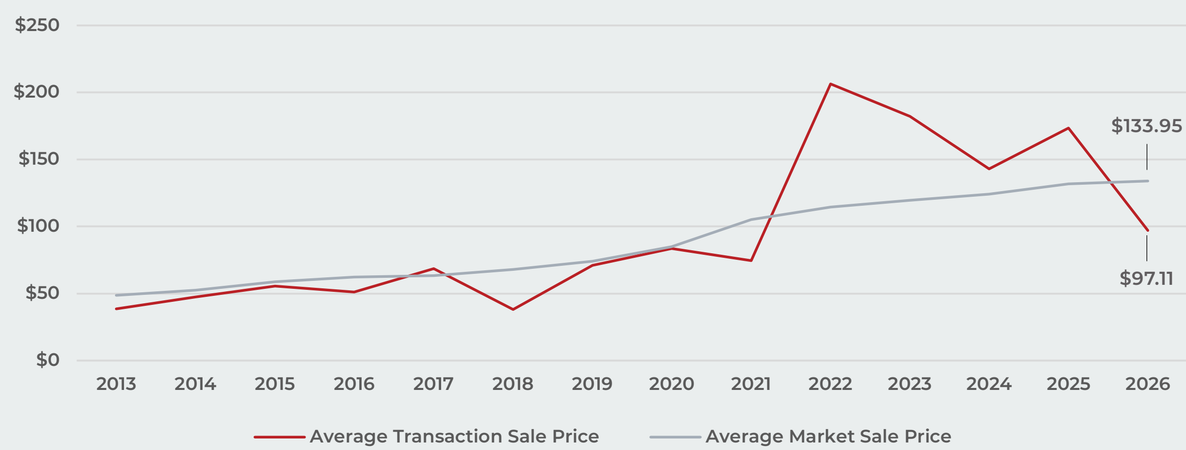


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



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

Fundamentals Shift as Absorption Slows and Vacancy Edges Higher

Market fundamentals are adjusting as new supply enters the market and absorption moderates. Following several years of strong tenant demand, absorption has slowed as users become more selective and space requirements shift. At the same time, recently completed developments are still in the process of leasing, contributing to an increase in overall vacancy.

Despite these changes, the market remains fundamentally sound. The rise in vacancy is largely a function of timing and product type, rather than a drop in demand. As leasing activity continues and available space is absorbed, fundamentals are expected to stabilize, reinforcing the market's long-term strength.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0	4.8%	9.1%
RENT CHANGE (YOY)	0	3.3%	3.3%
NET ABSORPTION SF	321,400	94,839	242,905
DELIVERIES SF	375,900	129,778	248,455

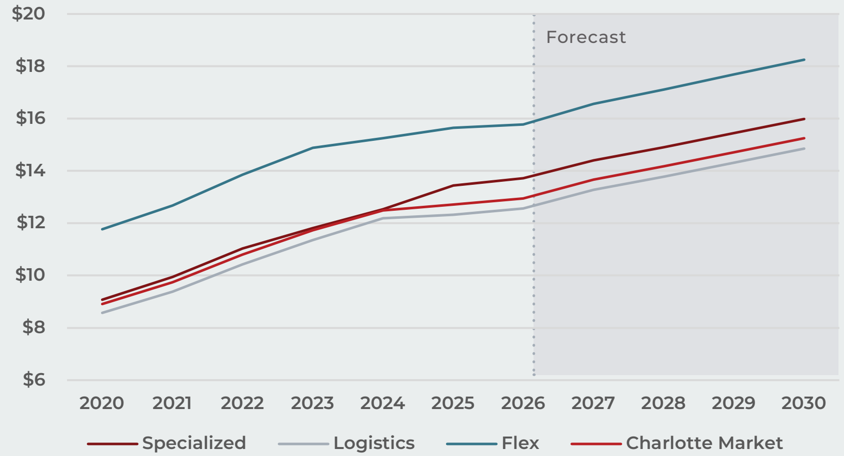
MARKET INDICATORS

Category	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
LOGISTICS	5,234,785	12.80%	$12.56	17.60%	-2,800	0	375,178
SPECIALIZED INDUSTRIAL	606,270	4.80%	$13.72	12.40%	0	0	54,000
FLEX	591,128	0.00%	$15.77	3.80%	1,200	0	0
MARKET	**6,432,183**	**10.90%**	**$12.95**	**15.90%**	**-1,600**	**0**	**429,178**

CHARLOTTE COUNTY

RENT & VACANCY

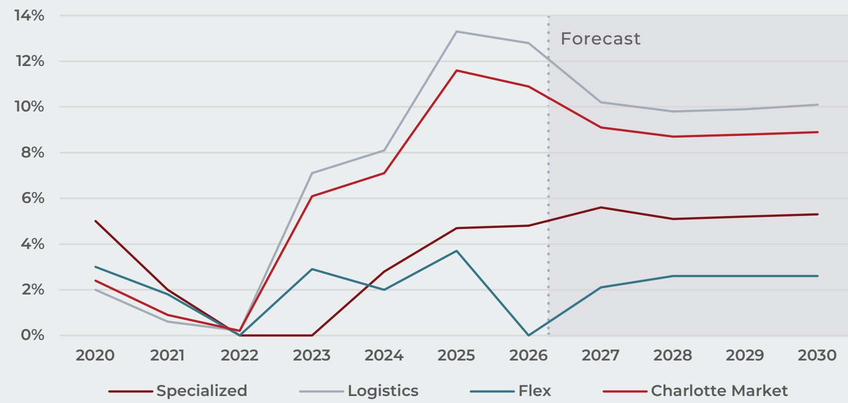
MARKET ASKING RENT



Rental rates have remained relatively stable, supported by replacement costs and continued demand for well-located industrial space. Landlords have shown discipline in maintaining pricing, particularly for smaller-bay product where tenant demand remains strongest. In many cases, landlords are opting to offer concessions rather than reduce asking rates, preserving overall market stability.

At the same time, larger-format spaces are facing more competitive leasing conditions. As these properties work through lease-up, landlords are becoming more flexible on deal structure, including tenant improvements and free rent. This dynamic is creating a more balanced leasing environment, with tenants gaining some leverage while overall rate integrity remains intact.

VACANCY



Vacancy has increased modestly, driven primarily by newly delivered buildings that are still in the lease-up phase. Much of this available space is concentrated in larger-format industrial product, where tenant demand is more limited and deal timelines are longer. This has created a temporary imbalance between supply and demand at the upper end of the size spectrum.

In contrast, smaller-bay industrial space remains comparatively tight, with strong demand from local users continuing to absorb available inventory. This divergence highlights a key trend in the market — vacancy is not evenly distributed, but instead reflects a shift in tenant preferences. As a result, overall vacancy figures should be viewed in context, with underlying demand remaining healthy.

CHARLOTTE COUNTY

DEVELOPMENT

Development Pipeline Adds Supply as Market Works Through Lease-Up

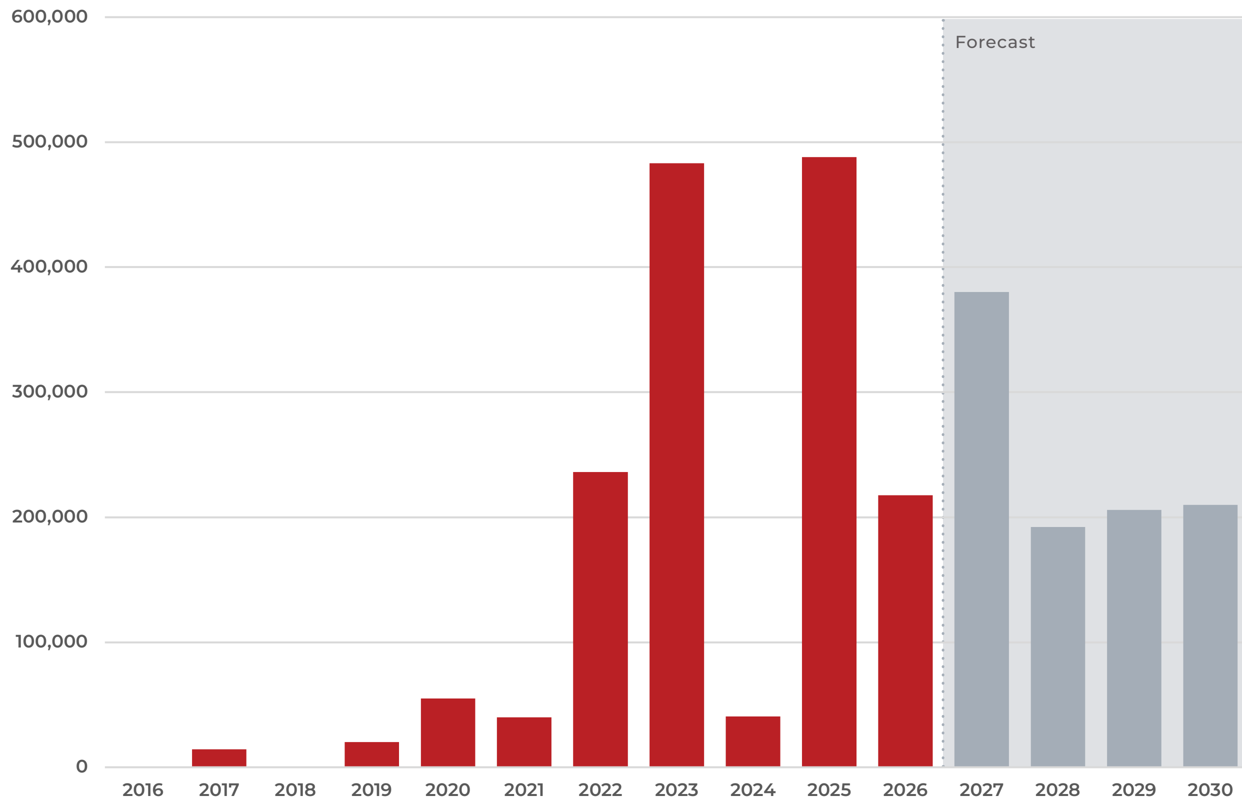
The development pipeline has delivered a meaningful amount of new industrial inventory over the past several years, much of it designed to accommodate larger users. As these projects reach completion, they are contributing to higher vacancy levels in the short term as landlords work through lease-up. This wave of new supply reflects the strong demand environment that existed during the peak of the market cycle.

Looking ahead, development activity is expected to become more measured, with a greater focus on aligning new construction with current tenant demand. Smaller-bay product and flexible layouts are likely to see increased attention as developers adapt to shifting market conditions. As existing inventory is absorbed and new supply moderates, the market is expected to move toward a more balanced and stable position.

DEVELOPMENT STATS

12	429K	7.3%	1.2%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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Lee County

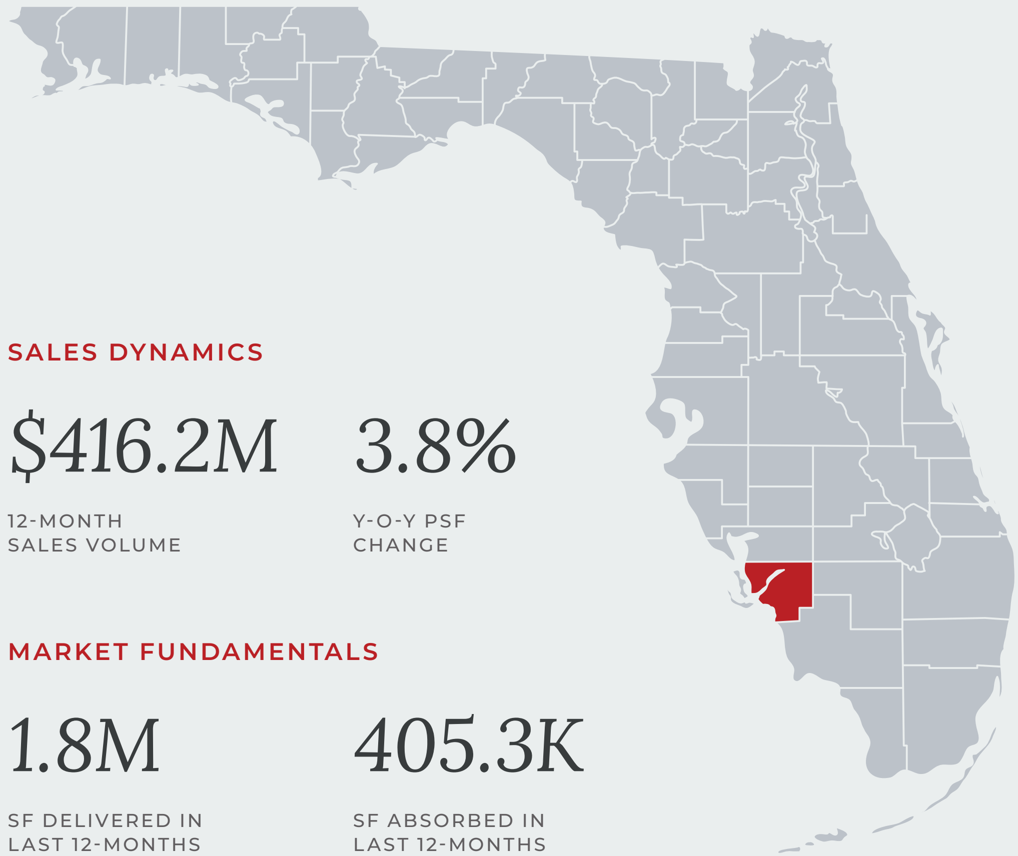
LEE COUNTY

OVERVIEW

Industrial Market Adjusts as Supply Expands and Demand Becomes More Selective

Lee County's industrial market is transitioning into a more balanced phase following several years of rapid expansion. After a period of strong tenant demand and limited availability, the recent wave of new construction has introduced additional supply, creating a more competitive leasing environment. Activity remains steady, but tenants are approaching decisions more cautiously, resulting in longer deal timelines and increased selectivity.

This shift reflects a normalization of market conditions rather than a pullback in demand. The region continues to benefit from strong population growth, business expansion, and its position as a key distribution hub in Southwest Florida. As the market absorbs new inventory, fundamentals are expected to stabilize, supporting steady performance moving forward.



SALES DYNAMICS

$416.2M 12-MONTH SALES VOLUME	3.8% Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

1.8M SF DELIVERED IN LAST 12-MONTHS	405.3K SF ABSORBED IN LAST 12-MONTHS
9.0% MARKET VACANCY	0% Y-O-Y RENT CHANGE

LEE COUNTY

SALES DYNAMICS

Investment Activity Remains Active as Buyers Target Long-Term Growth

Industrial investment activity in Lee County continues to reflect strong underlying confidence in the sector. Transaction volume remains consistent, with investors actively pursuing well-located assets that offer stable income and long-term upside. Demand is particularly strong for properties with functional layouts and smaller bay configurations, where tenant demand remains most reliable.

While deal activity has become more measured compared to peak years, pricing remains supported by continued investor interest and favorable market fundamentals. Buyers are taking a more disciplined approach, focusing on asset quality, tenant stability, and location. This shift underscores a broader trend toward strategic capital deployment rather than speculative acquisitions.

TRANSACTION VOLUME

(12-Month)

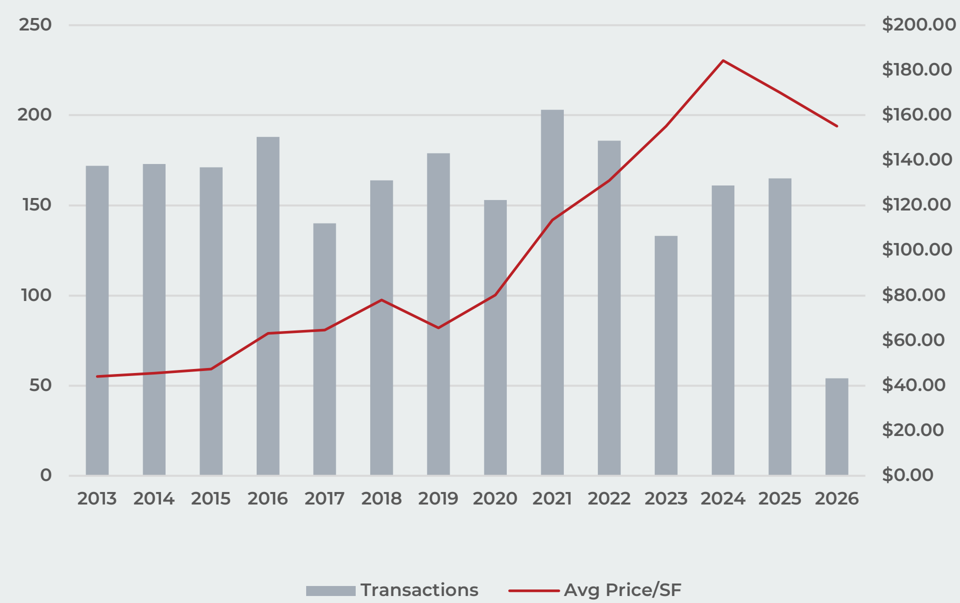
	Total
TRANSACTIONS	180
VOLUME	$416.2M
SF SOLD	3M
AVERAGE SF	16.6K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$163
SALE PRICE	$3M
SALE VS ASKING PRICE	-6.5%
% LEASED AT SALE	71.6%

TRANSACTIONS VS PRICING

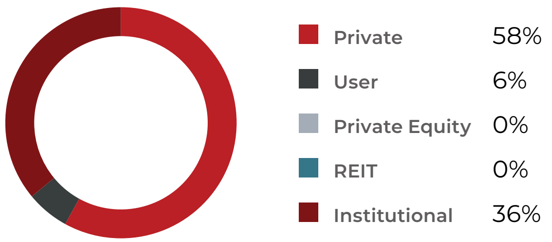


LEE COUNTY

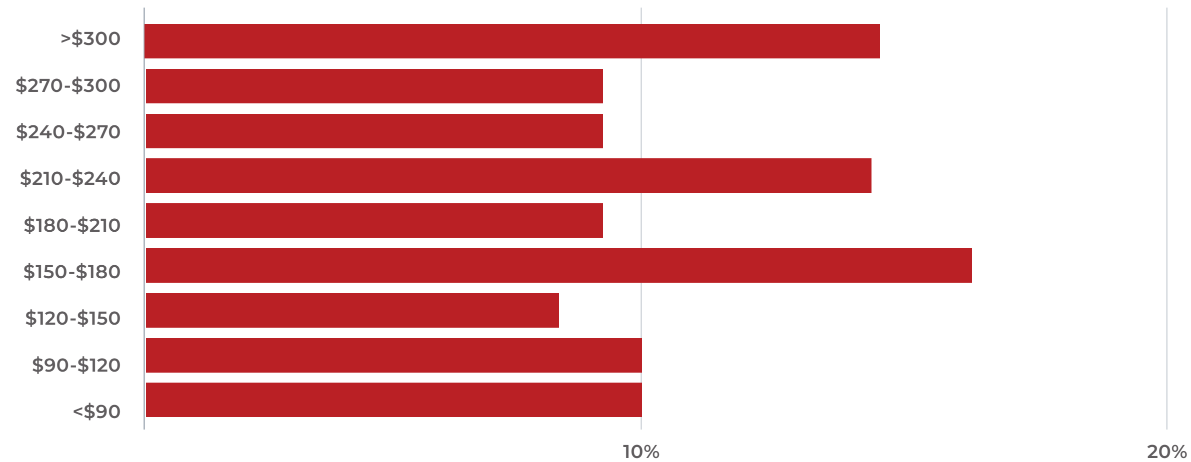
SALES DYNAMICS

VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 58% of the total volume. Meanwhile, User buyers account for 6% of the total volume, reflecting their niche role in the market. Notably, REIT buyers are absent.

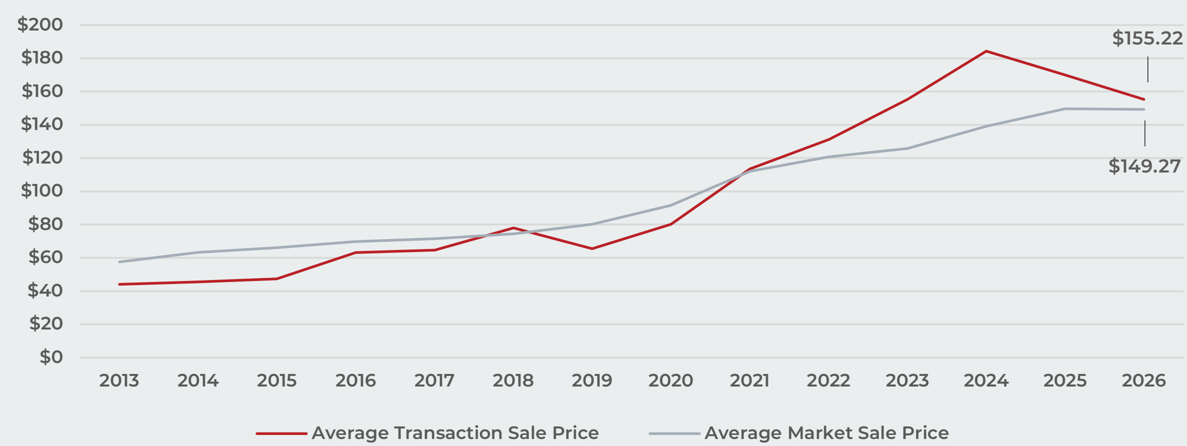


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



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

Fundamentals Moderate as Absorption Slows and Vacancy Increases

Market fundamentals are adjusting as supply growth outpaces short-term demand. Absorption has slowed compared to prior years, reflecting both an increase in available space and more selective tenant behavior. At the same time, vacancy has risen as recently delivered buildings continue to move through lease-up.

Despite these shifts, the market remains fundamentally sound. The increase in vacancy is largely concentrated in newer, larger-format product, while demand for smaller spaces continues to support leasing activity. As the market works through this phase of absorption, fundamentals are expected to gradually stabilize.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	-	6.8%	7.8%
RENT CHANGE (YOY)	2.4%	3.4%	3.2%
NET ABSORPTION SF	405,300	674,029	1,302,300
DELIVERIES SF	1,800,000	848,020	1,308,325

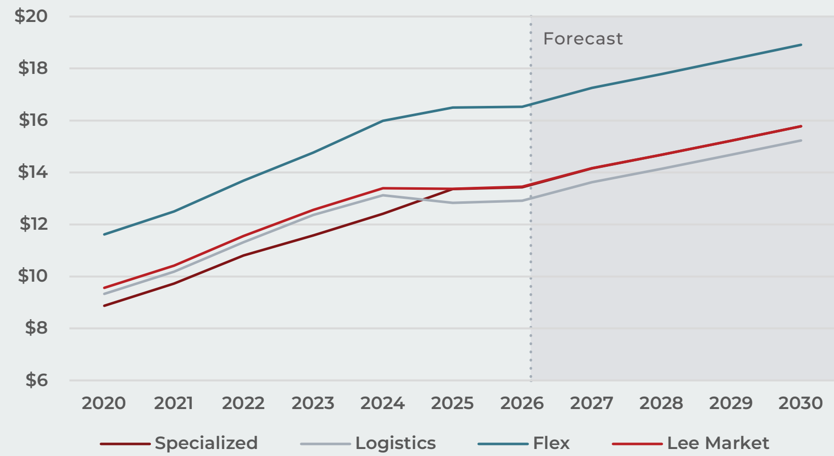
MARKET INDICATORS

Category	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	SF Under Construction
LOGISTICS	32,551,108	10.30%	$12.92	12.10%	-18,849	0	1,649,884
SPECIALIZED INDUSTRIAL	6,071,572	2.80%	$13.43	6.90%	1,422	0	197,954
FLEX	5,928,431	8.30%	$16.53	9.00%	-34,295	0	79,902
MARKET	**44,551,111**	**9.00%**	**$13.46**	**11.00%**	**-51,722**	**0**	**1,927,740**

LEE COUNTY

RENT & VACANCY

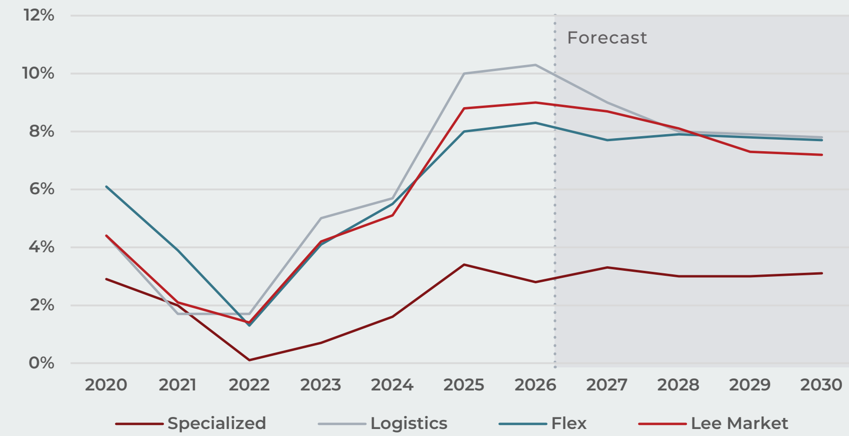
MARKET ASKING RENT



Rental rates across Lee County have remained relatively stable, supported by strong underlying demand and rising replacement costs. Landlords have generally maintained asking rents, particularly for well-located and functional properties. In segments where demand remains strongest — especially smaller-bay industrial — pricing continues to hold firm

However, increased competition among newer developments has introduced more flexibility in deal terms. Landlords of larger-format spaces are offering concessions to attract tenants, including tenant improvement allowances and free rent. This has created a more balanced leasing environment, allowing tenants greater negotiating power without significantly impacting overall rate levels.

VACANCY



Vacancy has increased as new supply enters the market and lease-up activity continues. Much of the available space is concentrated in recently completed buildings, particularly those designed for larger users. These spaces are taking longer to absorb due to a more limited tenant pool and shifting demand preferences.

In contrast, smaller-bay industrial product remains relatively tight, with consistent demand from local businesses and service users. This divergence highlights an important market dynamic — rising vacancy is not indicative of declining demand, but rather a mismatch between available product and tenant needs. Over time, this space is expected to be absorbed as the market continues to normalize.

LEE COUNTY

DEVELOPMENT

Development Pipeline Expands Inventory as Market Moves Toward Balance

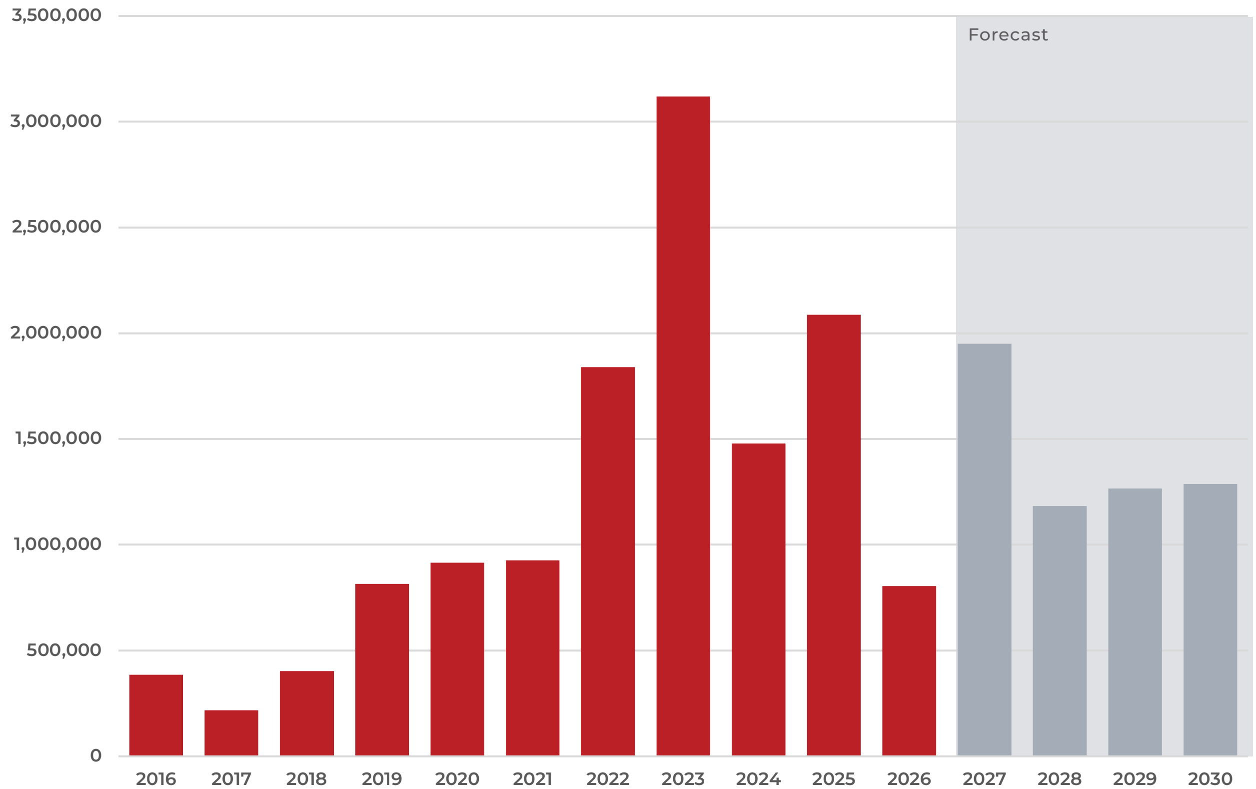
The development pipeline in Lee County has added a significant amount of new industrial inventory, much of it concentrated in larger-scale, modern distribution facilities. These projects were initiated during a period of strong demand and are now delivering into a more measured leasing environment. As a result, lease-up timelines have extended, contributing to higher vacancy in the near term.

Looking ahead, development activity is expected to become more disciplined, with a greater focus on product types that align with current tenant demand. Smaller-bay configurations and flexible industrial space are likely to see increased attention as developers adapt to shifting market conditions. As new supply is absorbed and construction activity moderates, the market is expected to move toward a more balanced and sustainable position.

DEVELOPMENT STATS

24	1.93M	5.0%	54.8%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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INDUSTRIAL REPORT | Q1 2026

Collier County

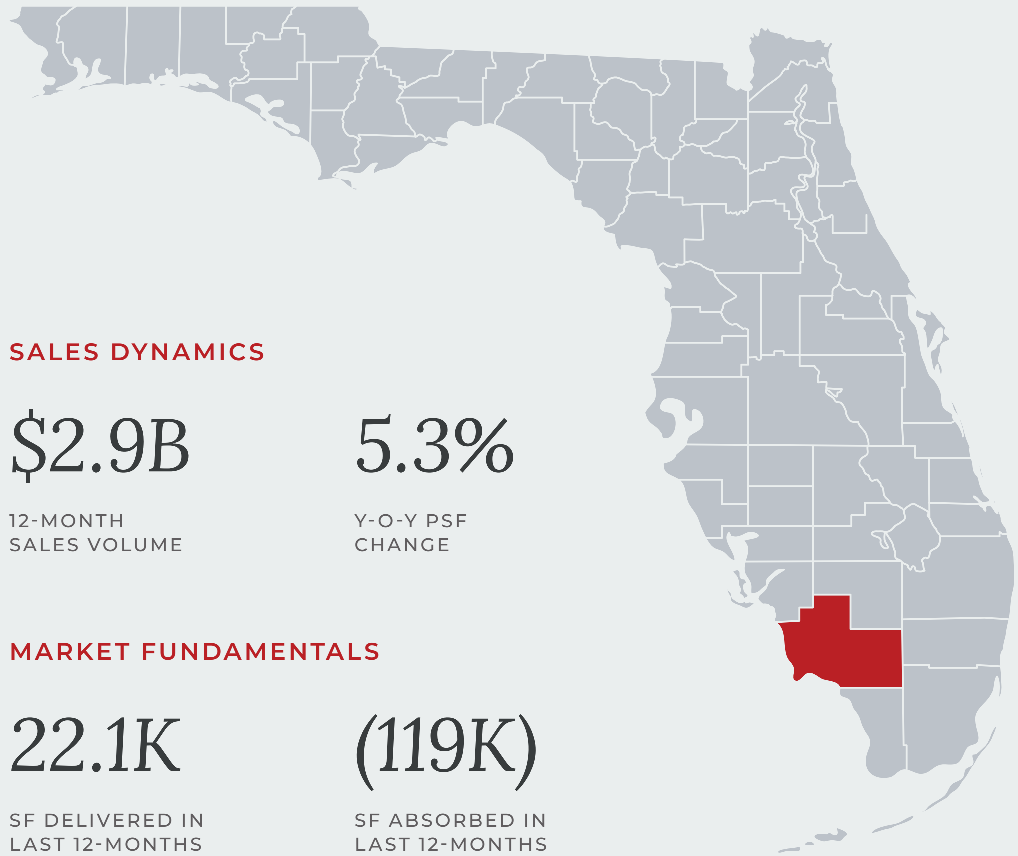
COLLIER COUNTY

OVERVIEW

Industrial Market Remains Tight as Limited Supply Constrains Growth

Collier County's industrial market continues to be defined by limited supply and steady demand, resulting in one of the tightest industrial environments in Southwest Florida. Unlike neighboring markets that have experienced significant waves of new development, Collier has seen more restrained construction activity, keeping available inventory relatively constrained. As a result, leasing activity remains steady, though often limited by the lack of available space rather than a lack of tenant demand.

This dynamic has created a market where competition for functional industrial space remains elevated. Businesses looking to expand or relocate are often faced with fewer options, leading to longer search timelines and increased competition for well-located properties. While growth has moderated slightly alongside broader economic trends, the market's underlying fundamentals remain strong and supported by long-term demographic and economic drivers.



SALES DYNAMICS

$2.9B
12-MONTH SALES VOLUME

5.3%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

22.1K
SF DELIVERED IN LAST 12-MONTHS

(119K)
SF ABSORBED IN LAST 12-MONTHS

4.4%
MARKET VACANCY

–
Y-O-Y RENT CHANGE

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COLLIER COUNTY

SALES DYNAMICS

Investment Activity Holds Steady Amid Limited Transaction Opportunities

Industrial sales activity in Collier County remains consistent, though naturally limited by the availability of product for sale. Investors continue to target the market due to its strong demographics, high barriers to entry, and long-term growth potential. Transaction volume is largely driven by smaller, private deals, with a focus on stabilized assets that offer predictable income streams.

Buyer demand remains strong, particularly for well-located properties with functional layouts and strong tenant profiles. However, the limited inventory of available assets has constrained overall deal volume, creating a competitive acquisition environment. Investors continue to demonstrate confidence in the market, but opportunities to deploy capital remain selective.

TRANSACTION VOLUME

(12-Month)

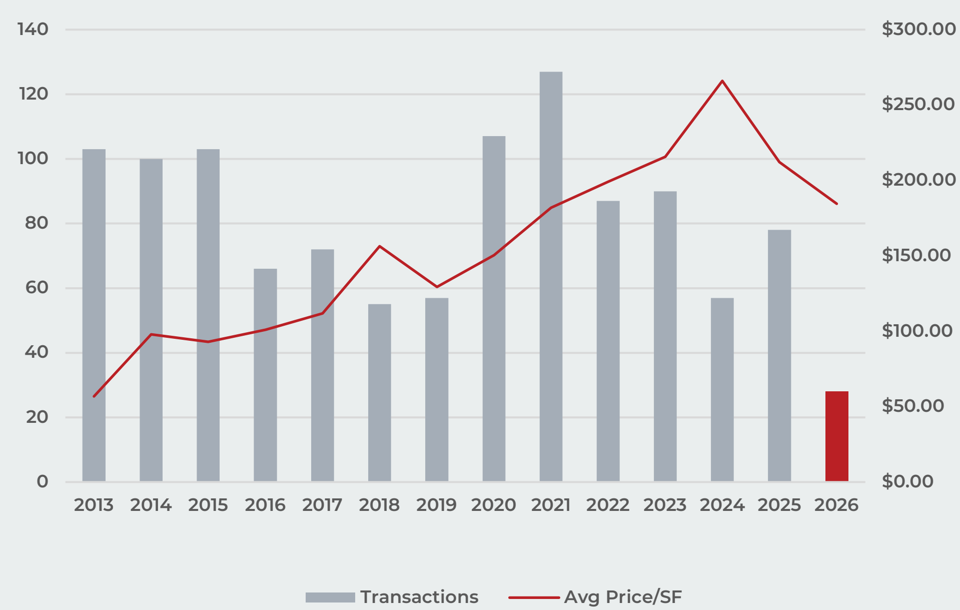
	Total
TRANSACTIONS	76
VOLUME	$140.2M
SF SOLD	810.4K
AVERAGE SF	10.7K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$203
SALE PRICE	$2.1M
SALE VS ASKING PRICE	-8.0%
% LEASED AT SALE	90.7%

TRANSACTIONS VS PRICING

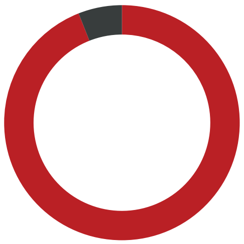


COLLIER COUNTY

SALES DYNAMICS

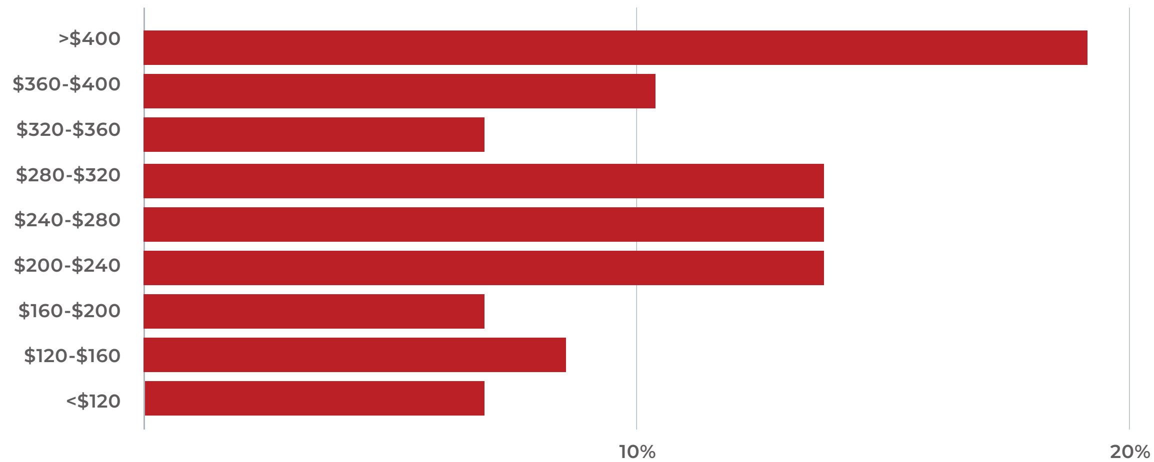
VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 94% of the total volume. User buyers make up a significant portion, comprising 6%, showcasing substantial presence in the market.



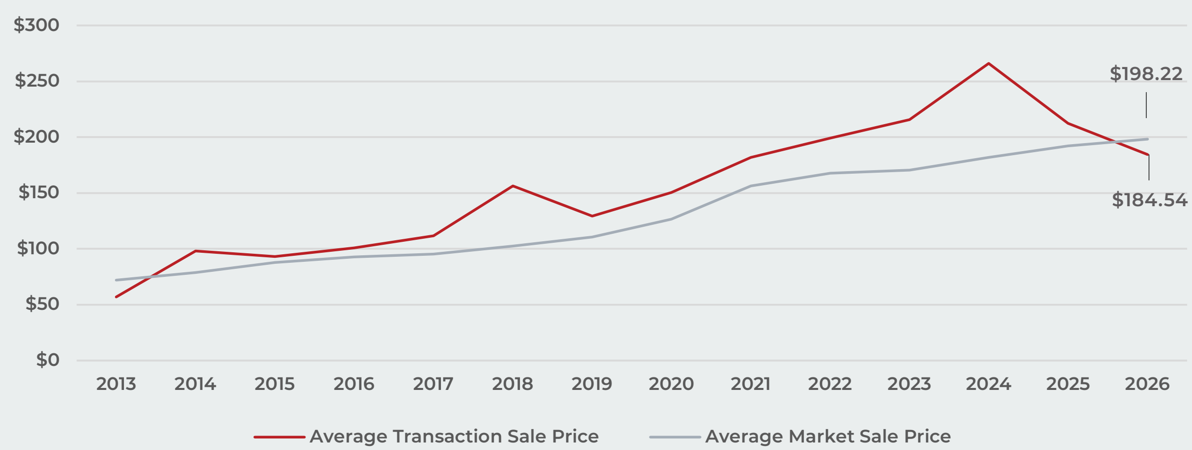
Private	94%
User	6%
Private Equity	0%
REIT	0%
Institutional	0%

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 Collier 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 Collier County.



COLLIER COUNTY

MARKET FUNDAMENTALS

Fundamentals Remain Strong as Low Vacancy and Limited Supply Support Stability

Market fundamentals in Collier County remain among the strongest in the region, supported by persistently low vacancy and steady tenant demand. Absorption has remained positive, though moderated by the lack of available space rather than any meaningful decline in leasing activity. With limited new supply entering the market, conditions continue to favor landlords.

The combination of constrained inventory and consistent demand has helped maintain stability across key metrics. While leasing velocity may fluctuate due to limited options for tenants, overall fundamentals remain healthy. The market continues to operate from a position of strength, with supply constraints playing a central role in shaping performance.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0	3.7%	4.1%
RENT CHANGE (YOY)	0	3.4%	3.4%
NET ABSORPTION SF	(119,200)	101,161	4,645
DELIVERIES SF	22,100	132,109	12,996

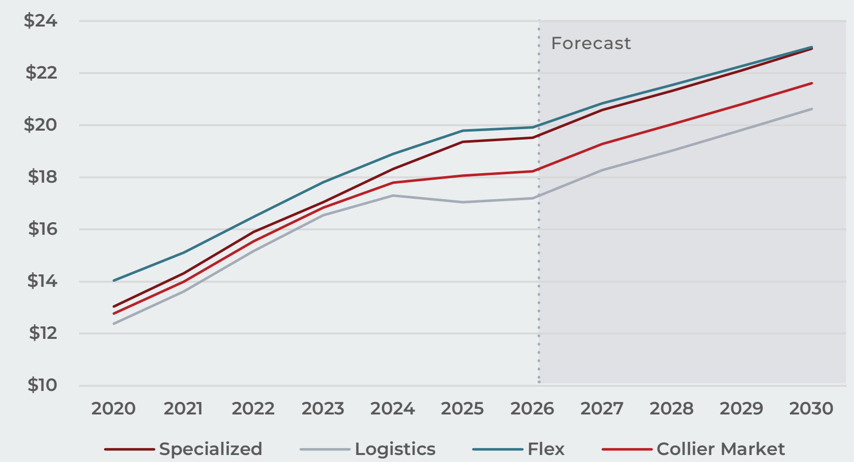
MARKET INDICATORS

Category	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	SF Under Construction
LOGISTICS	8,444,846	4.40%	$17.20	4.60%	-5,400	0	0
SPECIALIZED INDUSTRIAL	4,638,402	4.20%	$19.52	4.70%	0	0	0
FLEX	1,554,583	5.20%	$19.92	7.80%	0	0	33,882
MARKET	**14,637,811**	**4.40%**	**$18.23**	**5.00%**	**-5,400**	0	**33,882**

COLLIER COUNTY

RENT & VACANCY

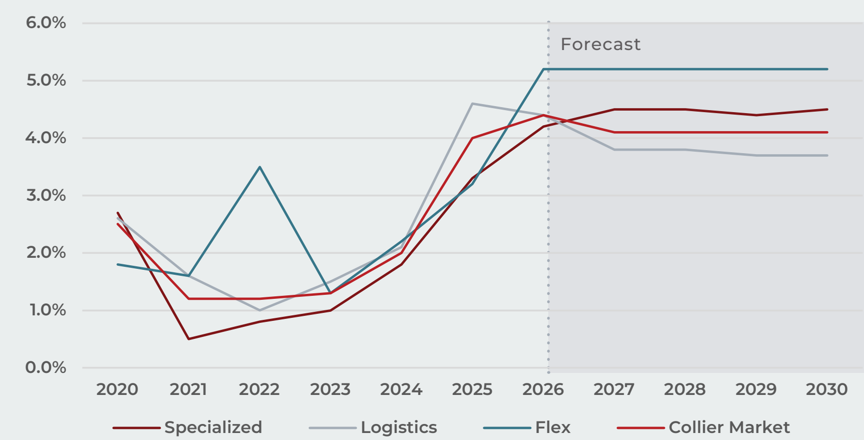
MARKET ASKING RENT



Rental rates in Collier County have continued to trend upward, driven by the scarcity of available industrial space and sustained tenant demand. Landlords have maintained strong pricing power, particularly for well-located properties and smaller-bay configurations that align with the needs of local users. In many cases, tenants are willing to pay a premium for functional space due to the limited alternatives in the market.

This upward pressure on rents is expected to persist in the near term, as new supply remains limited and demand continues to outpace availability. While some tenants may delay decisions or explore alternative markets, overall pricing remains supported by the structural imbalance between supply and demand. As a result, Collier County continues to rank among the more expensive industrial markets in the region.

VACANCY



Vacancy in Collier County remains low relative to neighboring markets, reflecting the limited amount of available inventory. The small amount of space that does come to market is often absorbed quickly, particularly in well-located submarkets and smaller unit sizes. This has kept overall vacancy levels compressed, reinforcing the competitive nature of the leasing environment.

The lack of available space has also contributed to lower transaction velocity in some cases, as tenants have fewer options to choose from. However, this is not indicative of weakening demand — rather, it highlights the ongoing supply constraints within the market. As long as new development remains limited, vacancy is expected to stay low.

COLLIER COUNTY

DEVELOPMENT

Limited Development Pipeline Constrains Future Supply Growth

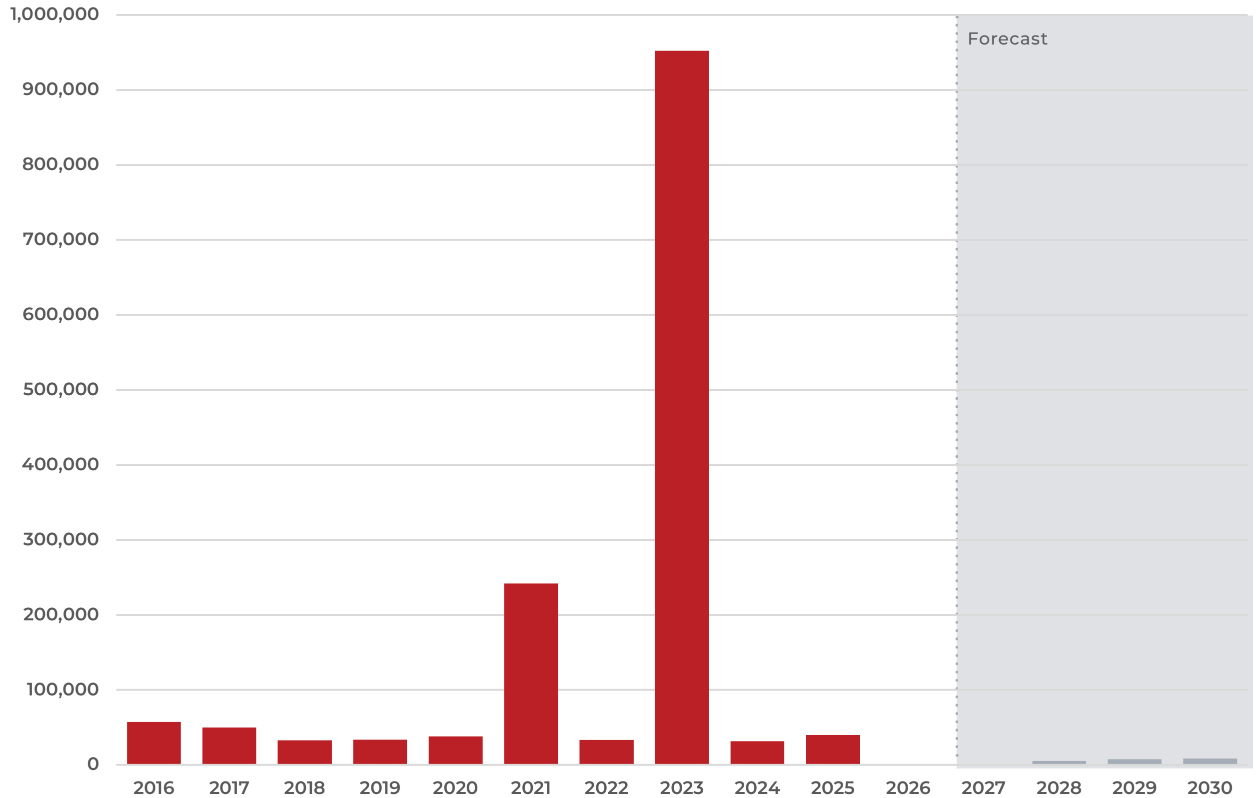
The development pipeline in Collier County remains relatively modest compared to other Southwest Florida markets. New construction has been limited by higher land costs, entitlement challenges, and overall barriers to entry, resulting in fewer large-scale industrial projects. While some new space is being delivered, it is not enough to significantly shift overall supply levels.

Looking ahead, this constrained pipeline is expected to continue supporting strong market fundamentals. With limited new inventory on the horizon, existing properties are likely to maintain high occupancy levels and strong pricing power. While this may present challenges for tenants seeking space, it reinforces the long-term stability and attractiveness of the market from an ownership perspective.

DEVELOPMENT STATS

2	33,882	0.3%	6.6%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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.

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CHARLOTTE COUNTY

SIGNIFICANT SALES

Address	City	Sale Date	Sale Price	Price/SF
19500 PEACHLAND BLVD	Port Charlotte	Jul-25	$8.2M	$483/SF
5445 WILLIAMSBURG DR	Punta Gorda	Mar-26	$3.0M	$97/SF
25451 FORTRAN DR	Punta Gorda	Sep-25	$2.7M	$161/SF
1129 TAMIAMI TRL	Port Charlotte	Oct-25	$2.6M	$214/SF
19500 PEACHLAND BLVD	Port Charlotte	Jul-25	$2.1M	$551/SF
18100 PAULSON DR	Port Charlotte	Aug-25	$2.1M	$98/SF
8261 BURNT STORE RD	Punta Gorda	May-25	$1.3M	$180/SF
115 FRIENDSHIP LN	Englewood	Mar-26	$1.2M	$1.5K/SF
5260 DUNCAN RD	Punta Gorda	Nov-25	$1.1M	$90/SF
8270 PASCAL DR	Punta Gorda	Sep-25	$1.0M	$171/SF
5468 WILLIAMSBURG DR	Punta Gorda	Jul-25	$1.0M	$143/SF
610 CHARLOTTE ST	Punta Gorda	May-25	$950K	$158/SF
6161 DUNCAN RD	Punta Gorda	Sep-25	$930K	$156/SF
4271 JAMES ST	Port Charlotte	Jul-25	$795K	$129/SF
4017 TAYLOR RD (#A)	Punta Gorda	Nov-25	$624K	$160/SF
19800 VETERANS BLVD	Port Charlotte	Nov-25	$187.5K	$163/SF

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LEE COUNTY

SIGNIFICANT SALES

Address	City	Sale Date	Sale Price	Price/SF
16670 ORIOLE RD (BLDG 1)	Fort Myers	Apr-25	$43.5M	$174/SF
16680 ORIOLE RD (BLDG 2)	Fort Myers	Apr-25	$43.5M	$174/SF
2320 E MALL DR	Fort Myers	Feb-26	$8.6M	$98/SF
9201 COCKLESHELL CT	Bonita Springs	Jan-26	$7.7M	$292/SF
2070-2078 ANDREA LN	Fort Myers	Sep-25	$7.7M	$179/SF
6132 IDLEWILD ST	Fort Myers	Feb-26	$7.6M	$842/SF
3843 IRONBRIDGE BLVD	Fort Myers	Nov-25	$7.4M	$211/SF
9211 COCKLESHELL CT	Bonita Springs	Jan-26	$7.3M	$221/SF
2890 CARGO ST	Fort Myers	Mar-26	$7.3M	$129/SF
28290 OLD US 41 (BLDG 3)	Bonita Springs	Dec-25	$7.0M	$339/SF
6301 METRO PLEX DR	Fort Myers	Dec-25	$6.6M	$165/SF
17195 JEAN ST	Fort Myers	Jan-26	$6.3M	$249/SF
6140 MID METRO DR	Fort Myers	Feb-26	$6.3M	$193/SF
6170 MID METRO DR	Fort Myers	Feb-26	$6.3M	$193/SF
8951 ALICO TRADE CENTER RD	Fort Myers	Jul-25	$6.0M	$170/SF
3140 KUTAK LN	Fort Myers	Apr-25	$5.7M	$150/SF
10960 HARMONY PARK DR	Bonita Springs	May-25	$5.6M	$249/SF
6171 MID METRO DR	Fort Myers	Feb-26	$5.6M	$193/SF
6150-6160 IDLEWILD ST	Fort Myers	Feb-26	$5.6M	$535/SF
4840 LAREDO AVE	Fort Myers	Sep-25	$5.6M	$236/SF

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COLLIER COUNTY

SIGNIFICANT SALES

Address	City	Sale Date	Sale Price	Price/SF
2884 HORSESHOE DR S	Naples	Jul-25	$10.3M	$259/SF
4785 MERCANTILE AVE	Naples	Jan-26	$9.2M	$431/SF
3558 PLOVER AVE	Naples	Sep-25	$6.6M	$356/SF
4176 MERCANTILE AVE	Naples	Jun-25	$6.5M	$356/SF
6342 LEE ANN LN	Naples	Jan-26	$5.0M	$308/SF
5515 A YAHL ST	Naples	Nov-25	$4.7M	$669/SF
3910 DOMESTIC AVE	Naples	Dec-25	$4.5M	$360/SF
4795 MERCANTILE AVE	Naples	Jan-26	$4.4M	$205/SF
3905 RADIO RD	Naples	Nov-25	$4.1M	$256/SF
4755 MERCANTILE AVE (BLDG 1)	Naples	Jan-26	$4.0M	$180/SF
4775 MERCANTILE AVE (BLDG 2)	Naples	Jan-26	$3.9M	$177/SF
16000 OLD 41 RD (UNIT 200)	Naples	Dec-25	$3.8M	$251/SF
3960 DOMESTIC AVE	Naples	Jan-26	$3.8M	$333/SF
16010 OLD 41 RD (UNIT 100)	Naples	Dec-25	$3.7M	$248/SF
1447 RAIL HEAD BLVD	Naples	Oct-25	$3.3M	$212/SF
1791 TRADE CENTER WAY	Naples	Dec-25	$3.1M	$259/SF
1025 COLLIER CENTER WAY	Naples	Feb-26	$3.0M	$377/SF
3410 WESTVIEW DR	Naples	Mar-26	$2.9M	$258/SF

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