Q1

2026 | SOUTHWEST FLORIDA REGIONAL

Retail Report

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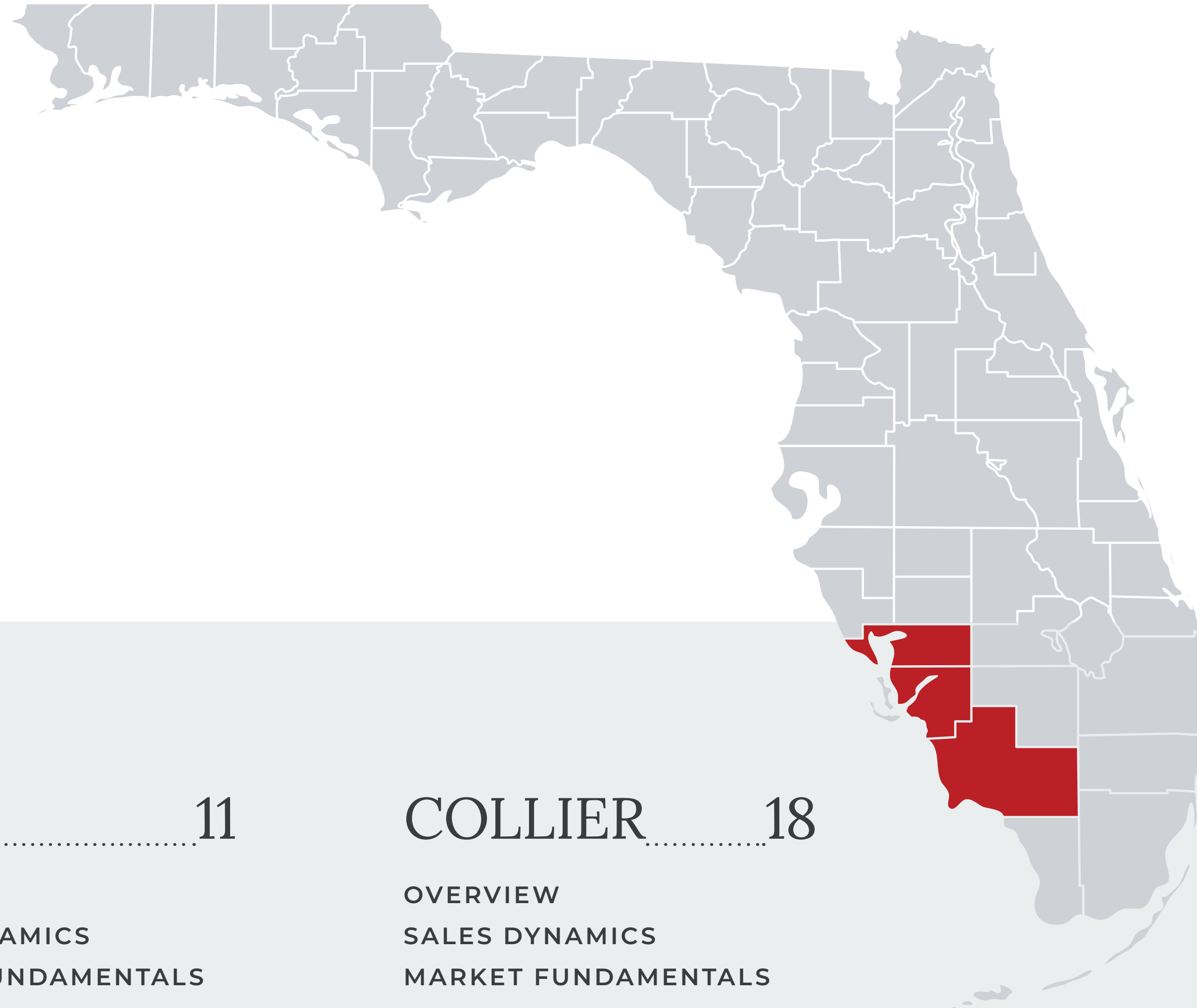

Delve into the retail sector with our expansive report, which meticulously examines the retail market dynamics across the vibrant expanse of SWFL. Our report offers an in-depth analysis of the retail industry's performance, trends, and opportunities within each region.

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

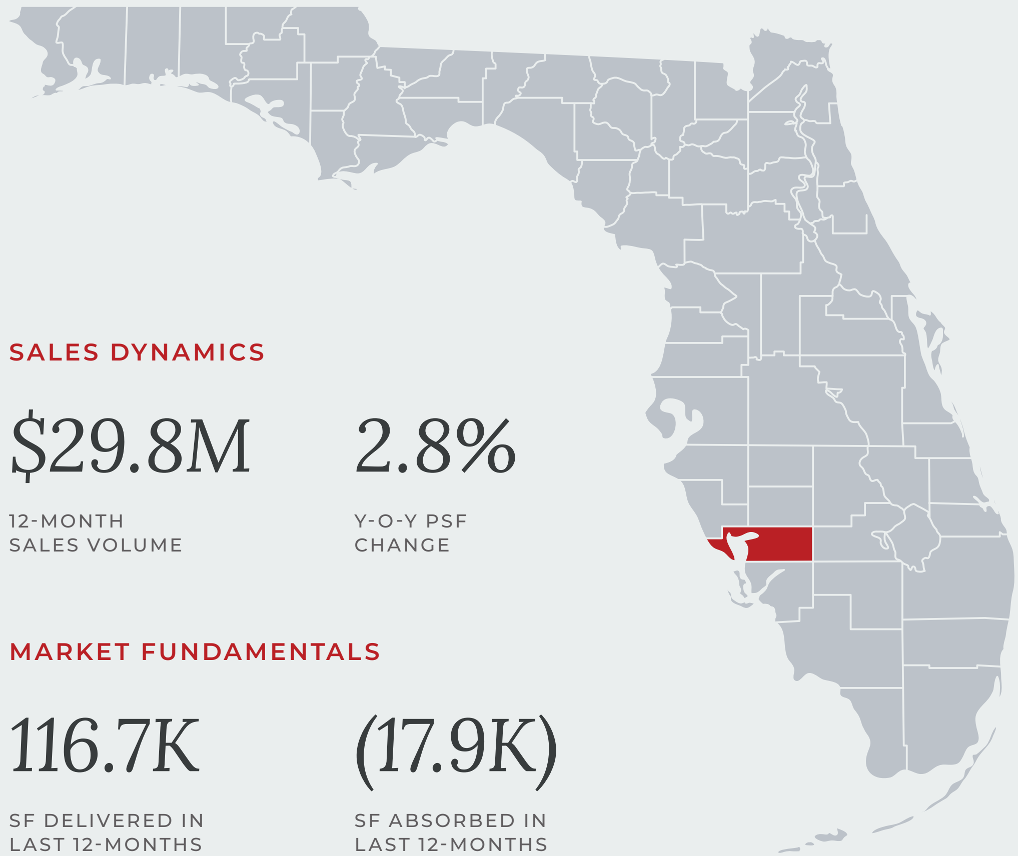
OVERVIEW

Steady Local Demand Supports a Stable Retail Environment

Charlotte County's retail market continues to be defined by steady, locally driven demand supported by population growth and consistent consumer activity. While the market lacks the scale of neighboring counties, it benefits from a stable base of service-oriented businesses and neighborhood retail users.

Leasing activity remains focused on practical, well-located space, with tenants prioritizing accessibility and proximity to residential growth. The market continues to favor smaller spaces and local operators, with limited pressure from large-format national expansion.

Overall, the retail sector remains stable, with no significant disruptions to occupancy or pricing trends.



SALES DYNAMICS

$29.8M	2.8%
12-MONTH SALES VOLUME	Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

116.7K	(17.9K)
SF DELIVERED IN LAST 12-MONTHS	SF ABSORBED IN LAST 12-MONTHS
3.5%	–
MARKET VACANCY	Y-O-Y RENT CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Sales Activity Driven by Local and Owner-User Buyers

Retail investment activity in Charlotte County remains consistent, with transaction volume largely driven by private buyers and owner-users. The majority of sales continue to occur in smaller properties, reflecting the market's local ownership profile.

Buyers are primarily focused on stabilized assets and properties with functional layouts that support long-term usability. Owner-user acquisitions remain a significant portion of activity, particularly in smaller buildings where businesses are securing their own locations.

Overall pricing remains steady, supported by limited inventory and consistent demand for well-located retail assets.

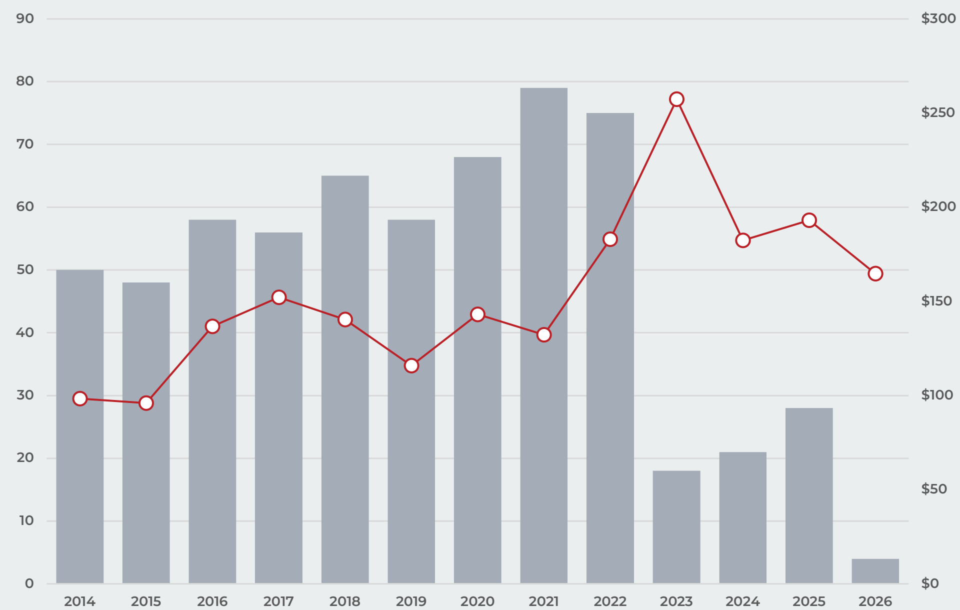
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	22
VOLUME	$29.8M
SF SOLD	120.7K
AVERAGE SF	5.5K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$256
SALE PRICE	$1.6M
SALE VS ASKING PRICE	-12.7%
% LEASED AT SALE	87.5%

SALES TRANSACTIONS & AVERAGE PRICE PER SF

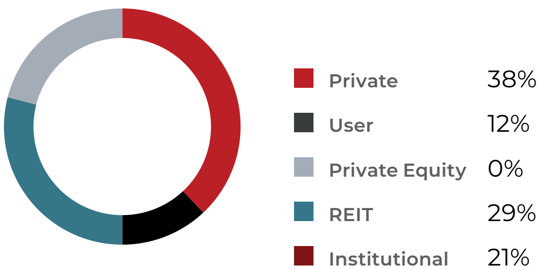


CHARLOTTE COUNTY

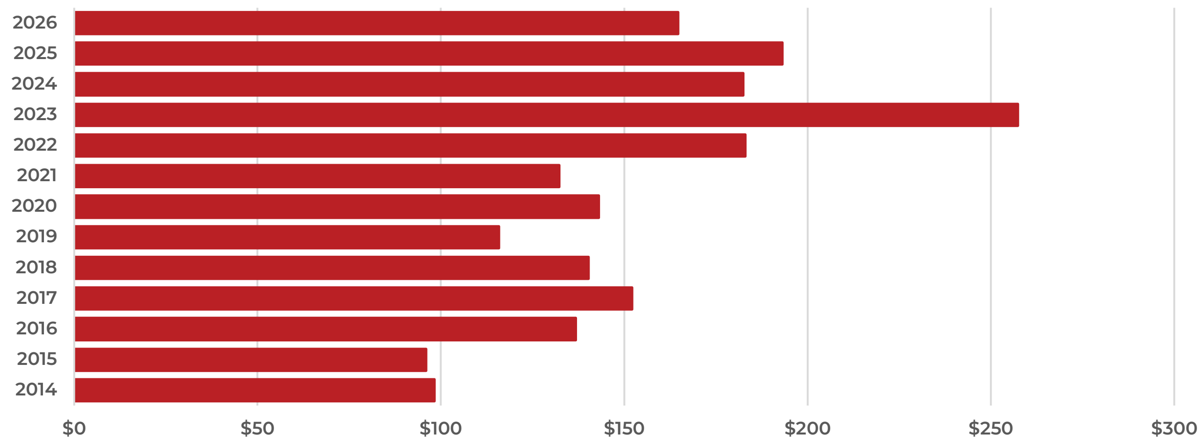
SALES DYNAMICS

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.

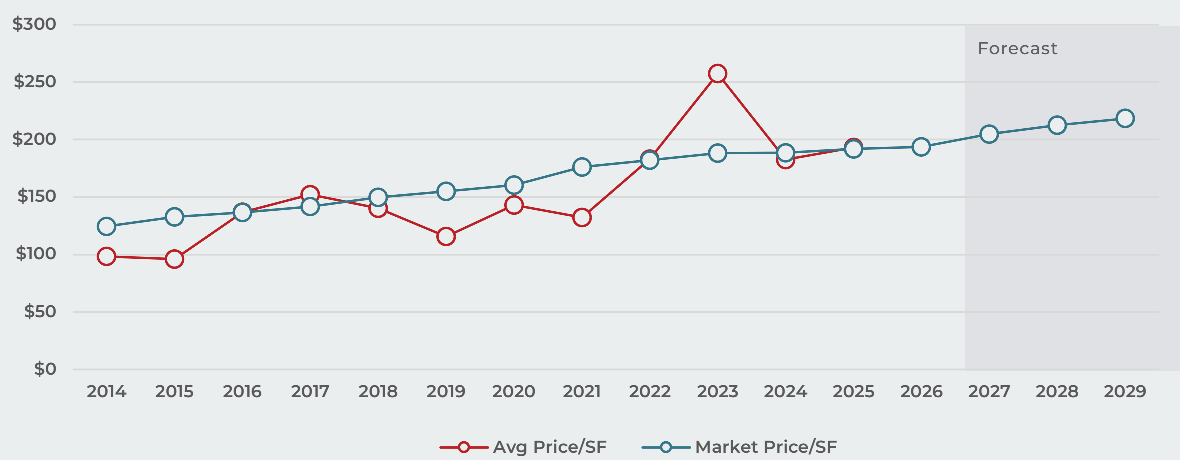


ANNUAL AVERAGE PRICE PER SQUARE FOOT



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

Balanced Fundamentals Reflect Stable Demand and Limited Supply

Charlotte County's retail fundamentals remain balanced, with vacancy levels holding at moderate levels and demand continuing at a steady pace.

Market rents remain relatively affordable compared to larger neighboring markets, supporting ongoing leasing activity among local and regional tenants. Demand is primarily concentrated in smaller spaces, while larger vacancies take longer to absorb.

Net absorption has remained relatively stable, with incremental leasing activity offsetting occasional tenant move-outs. Inventory growth has been minimal, contributing to overall market stability.

ANNUAL TRENDS

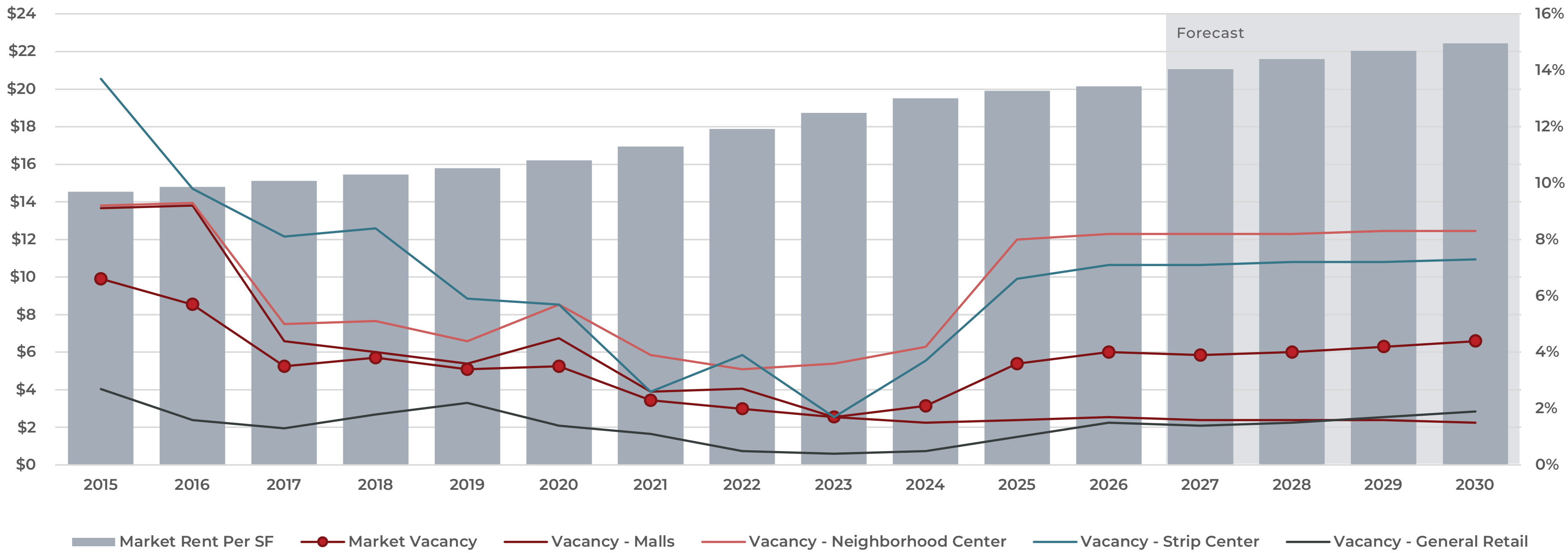
	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	-	4.1%	3.8%
RENT CHANGE (YOY)	-	1.7%	2.3%
NET ABSORPTION SF	-17.9K	102,081	119,277
DELIVERIES SF	116.7K	122,825	157,696

MARKET INDICATORS

Category	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
MALLS	1,317,036	1.60%	$30.14	0.40%	0	0	0
POWER CENTER	0	-	-	-	-	0	0
NEIGHBORHOOD CENTER	3,275,407	7.30%	$19.37	7.60%	-1,377	0	0
STRIP CENTER	1,159,544	6.80%	$17.75	7.20%	-2,110	0	0
GENERAL RETAIL	5,695,287	1.10%	$18.88	3.60%	2,040	0	281,488
OTHER	119,289	2.20%	$18.88	2.10%	0	0	5,500
MARKET	**11,566,563**	**3.50%**	**$20.15**	**4.70%**	**-1,447**	**0**	**286,988**

CHARLOTTE COUNTY

RENT & VACANCY



Vacancy Remains Manageable as Rent Growth Stabilizes

Retail vacancy in Charlotte County remains manageable, with availability spread across a mix of small shop space and larger second-generation units.

Rental rates have stabilized following prior growth, with landlords maintaining current pricing while offering some flexibility to secure tenants. Smaller, well-located spaces continue to lease more quickly, while larger or less visible properties require longer marketing periods.

Overall, the market reflects stable conditions, with no significant upward pressure on vacancy.

CHARLOTTE COUNTY

DEVELOPMENT

Minimal Development Activity Limits New Supply

Retail development in Charlotte County remains limited, with little to no speculative construction underway. Most new activity is tied to small-scale projects or build-to-suit developments aligned with specific tenant demand.

Rising construction costs and cautious development conditions have constrained new supply, reinforcing reliance on existing inventory.

This limited pipeline continues to support occupancy levels and prevents oversupply, keeping the market in balance.

DEVELOPMENT STATS

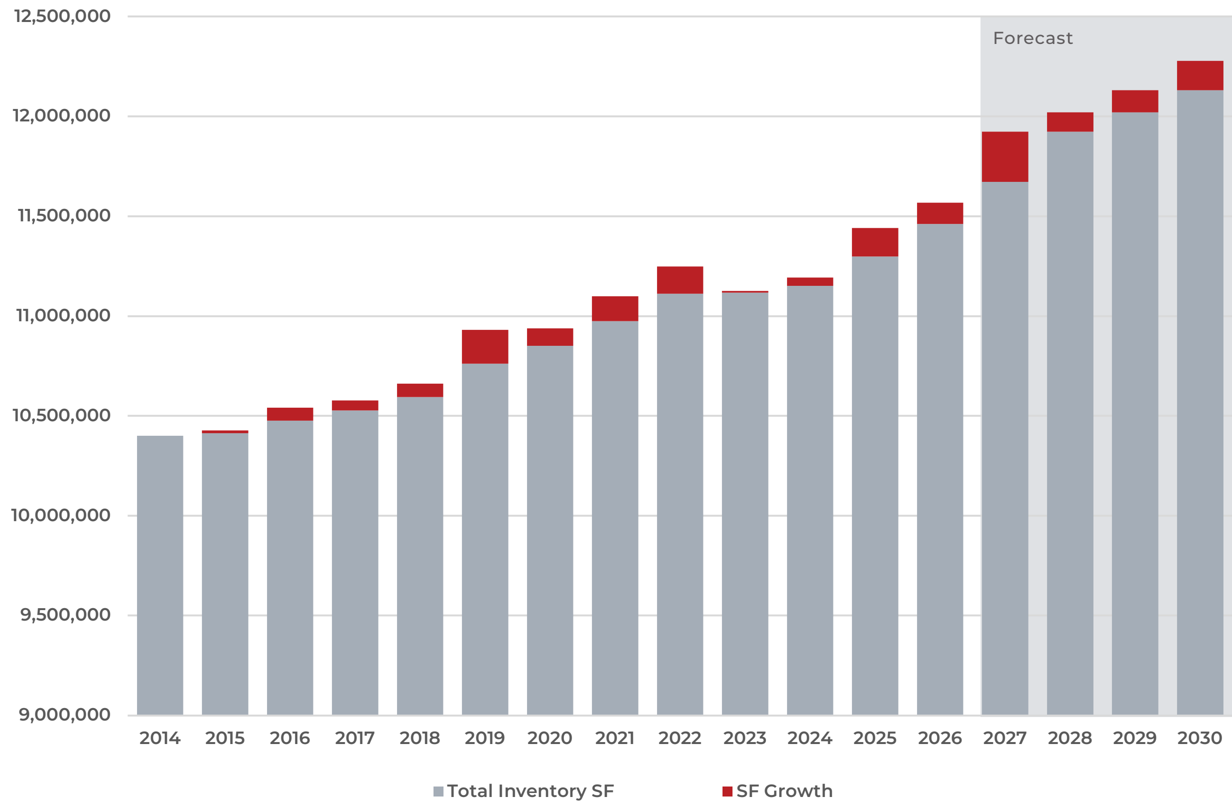
4
PROPERTIES UNDER CONSTRUCTION

286,988
SQUARE FEET UNDER CONSTRUCTION

2.5%
PERCENT OF INVENTORY

51.6%
SPACE PRE-LEASED

MARKET INVENTORY AND GROWTH



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RETAIL REPORT | Q2 2025

Lee County

LEE COUNTY

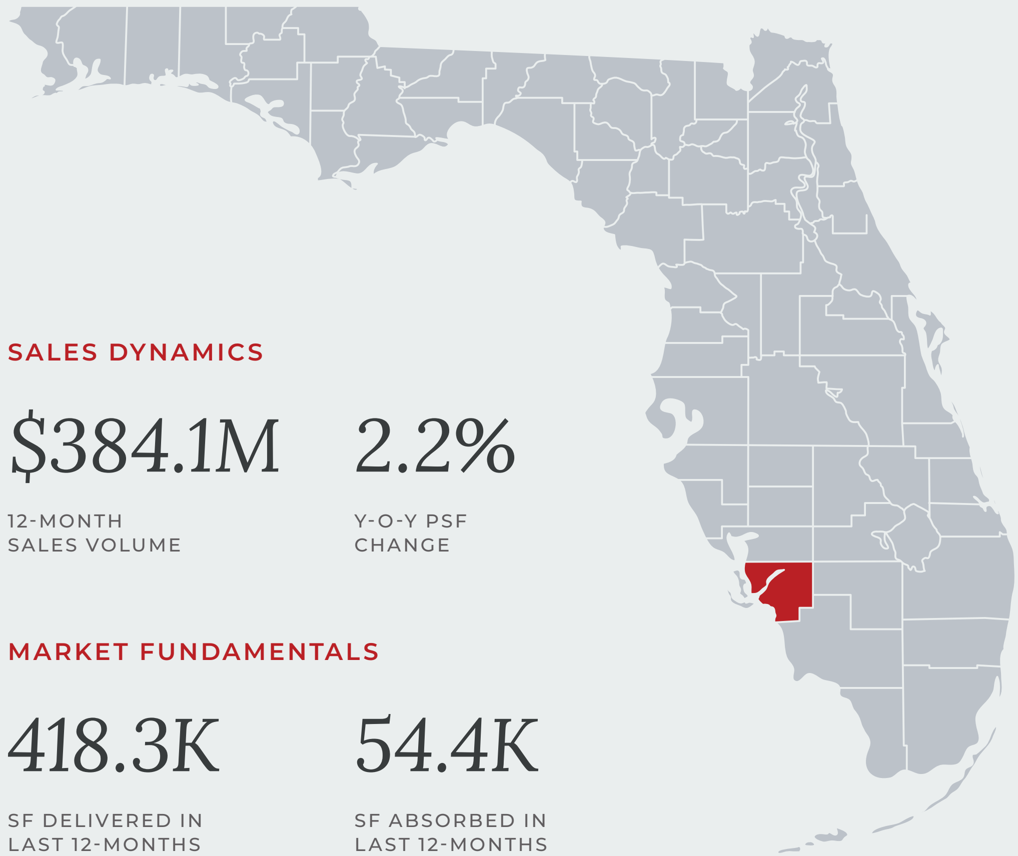
OVERVIEW

Strong Consumer Base and Population Growth Continue to Drive Retail Demand

Lee County's retail market remains one of the most active in Southwest Florida, supported by sustained population growth, strong tourism, and consistent consumer spending. The market continues to attract both national and regional retailers, particularly along major corridors and in high-growth submarkets.

Leasing activity remains healthy, with tenants prioritizing visibility, accessibility, and proximity to dense residential areas. While expansion activity has become more measured, demand has not slowed—it has become more strategic, with a focus on proven locations and right-sized space.

Overall, the market continues to demonstrate resilience, with well-located retail assets outperforming and maintaining strong occupancy.



SALES DYNAMICS

$384.1M
12-MONTH SALES VOLUME

2.2%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

418.3K
SF DELIVERED IN LAST 12-MONTHS

54.4K
SF ABSORBED IN LAST 12-MONTHS

3.7%
MARKET VACANCY

-
Y-O-Y RENT CHANGE

LEE COUNTY

SALES DYNAMICS

Investment Activity Concentrated in High-Quality Centers and Corridor Locations

Retail sales activity in Lee County remains robust, with strong transaction volume across a wide range of asset types. The market continues to attract a mix of private, institutional, and 1031 exchange buyers targeting stabilized, income-producing properties.

Larger transactions are concentrated in grocery-anchored centers and high-traffic corridor locations, particularly along Daniels Parkway, U.S. 41, and Pine Island Road. Single-tenant assets and newer construction properties continue to achieve premium pricing, while multi-tenant centers with strong occupancy remain highly sought after.

Mid-sized transactions also remain active, reflecting continued demand for well-located retail properties across a variety of price points.

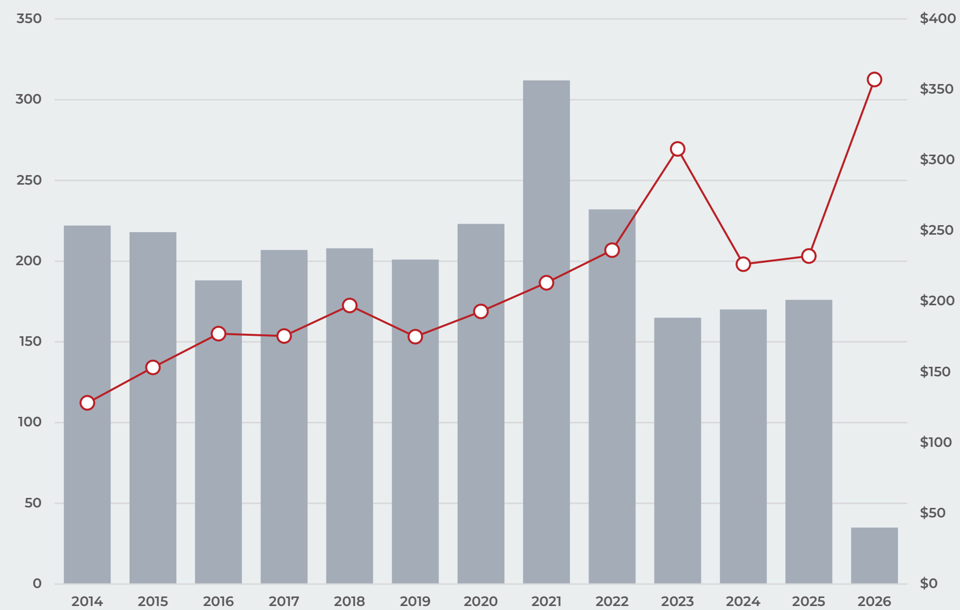
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	190
VOLUME	$452.5M
SF SOLD	2.2M
AVERAGE SF	11.7K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$283
SALE PRICE	$3M
SALE VS ASKING PRICE	-9.1%
% LEASED AT SALE	78.9%

SALES TRANSACTIONS & AVERAGE PRICE PER SF

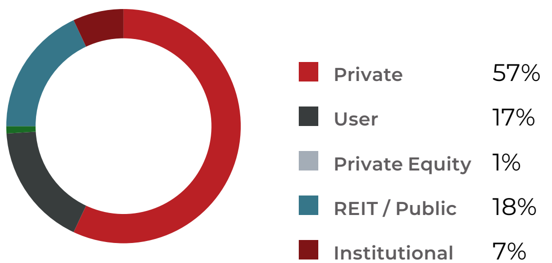


LEE COUNTY

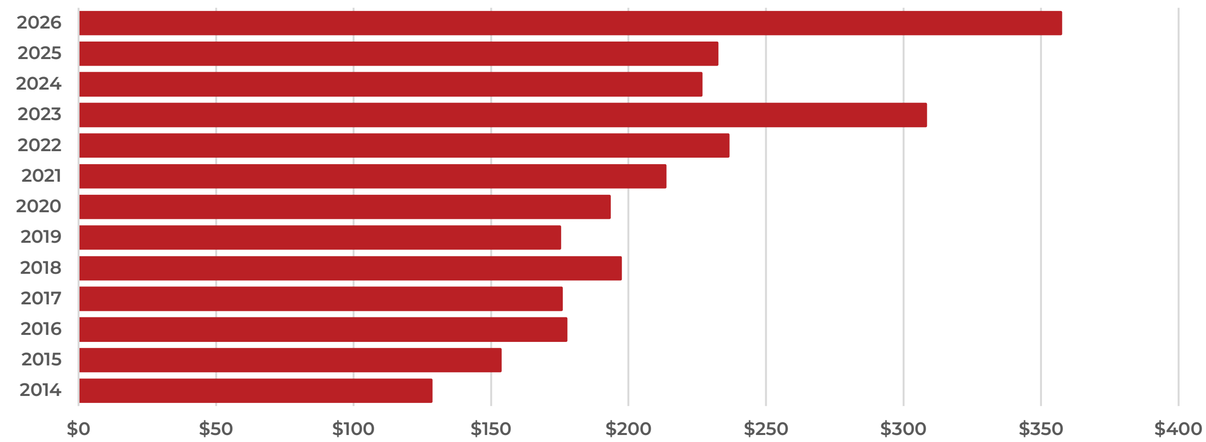
SALES DYNAMICS

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.

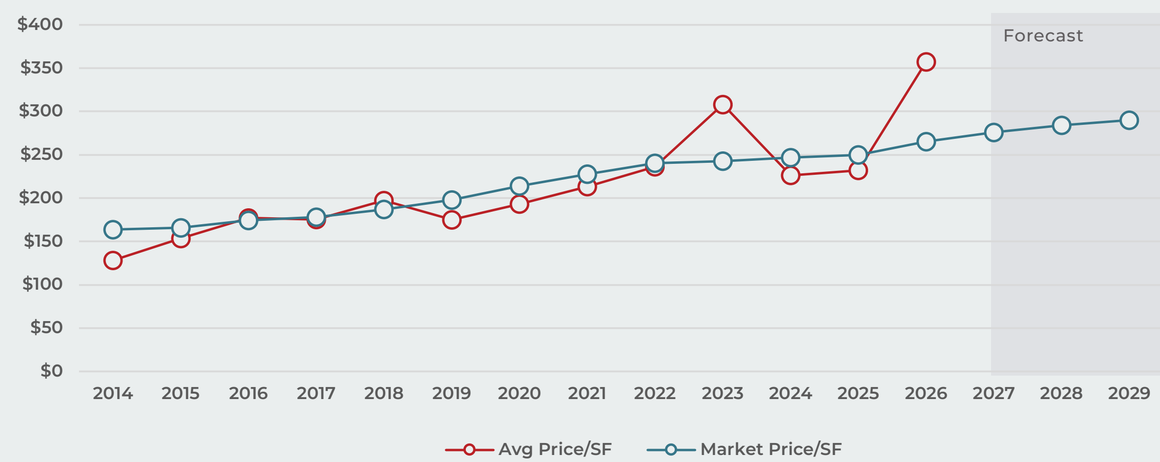


ANNUAL AVERAGE PRICE PER SQUARE FOOT



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

Healthy Fundamentals Supported by Stable Demand and Limited New Supply

Lee County's retail fundamentals remain strong, with vacancy rates holding at relatively low levels and demand continuing to absorb available space. The market benefits from a diverse tenant base, including national retailers, service providers, and local businesses.

Net absorption has moderated from peak levels but remains positive overall, indicating continued tenant demand. Leasing activity is most active in smaller shop spaces, while larger spaces require more targeted leasing efforts.

Inventory growth remains limited, with new supply largely tied to pre-leased developments and strategic projects in high-growth areas. This controlled expansion continues to support long-term market stability.

ANNUAL TRENDS

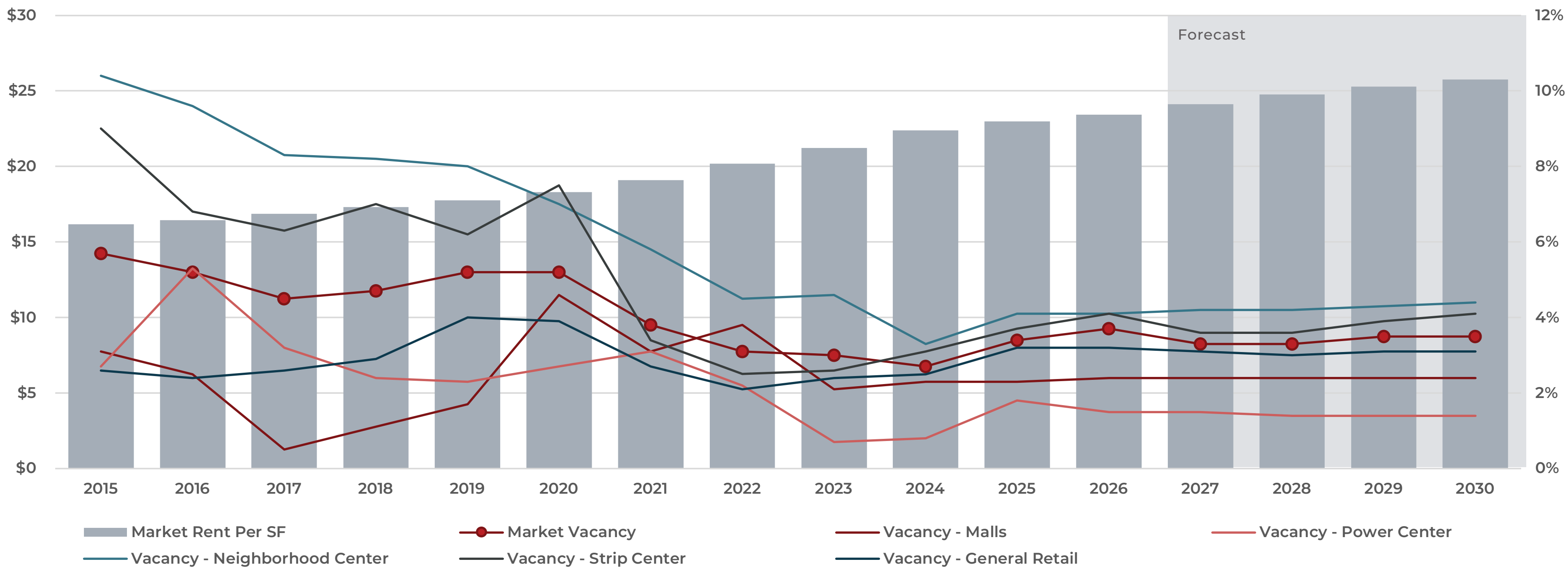
	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	-	5.3%	3.4%
RENT CHANGE (YOY)	-	1.8%	2.3%
NET ABSORPTION SF	54.4K	520,609	247,901
DELIVERIES SF	418.3K	632,357	335,801

MARKET INDICATORS

Category	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
MALLS	4,245,358	2.30%	$30.03	2.40%	0	0	0
POWER CENTER	2,639,046	1.50%	$27.10	1.90%	-1,525	0	0
NEIGHBORHOOD CENTER	15,406,102	4.30%	$21.95	5.00%	-29,347	0	150,717
STRIP CENTER	4,440,140	5.10%	$20.83	6.60%	-1,333	0	43,705
GENERAL RETAIL	21,693,034	3.60%	$22.29	4.20%	-21,229	0	206,735
OTHER	1,098,162	1.20%	$26.79	1.40%	0	0	0
MARKET	**49,521,842**	**3.70%**	**$23.07**	**4.40%**	**-53,434**	**0**	**401,157**

LEE COUNTY

RENT & VACANCY



Vacancy Remains Tight While Rental Growth Levels Off

Retail vacancy in Lee County remains tight, particularly in well-located centers and along major retail corridors. High-performing submarkets continue to experience limited availability, especially for smaller spaces.

Rental rates have largely stabilized following a period of strong growth, with landlords maintaining pricing while offering selective concessions where needed. Premium rents continue to be achieved in top-tier locations, particularly for new construction and high-visibility properties.

Overall, the market remains landlord-favorable, though conditions have become more balanced as tenants exercise greater selectivity.

LEE COUNTY

DEVELOPMENT

Development Remains Targeted as New Supply Stays Disciplined

Retail development in Lee County remains active but measured, with most new projects focused on high-growth corridors and anchored developments. New construction is primarily driven by pre-leasing, build-to-suit projects, and grocery-anchored centers.

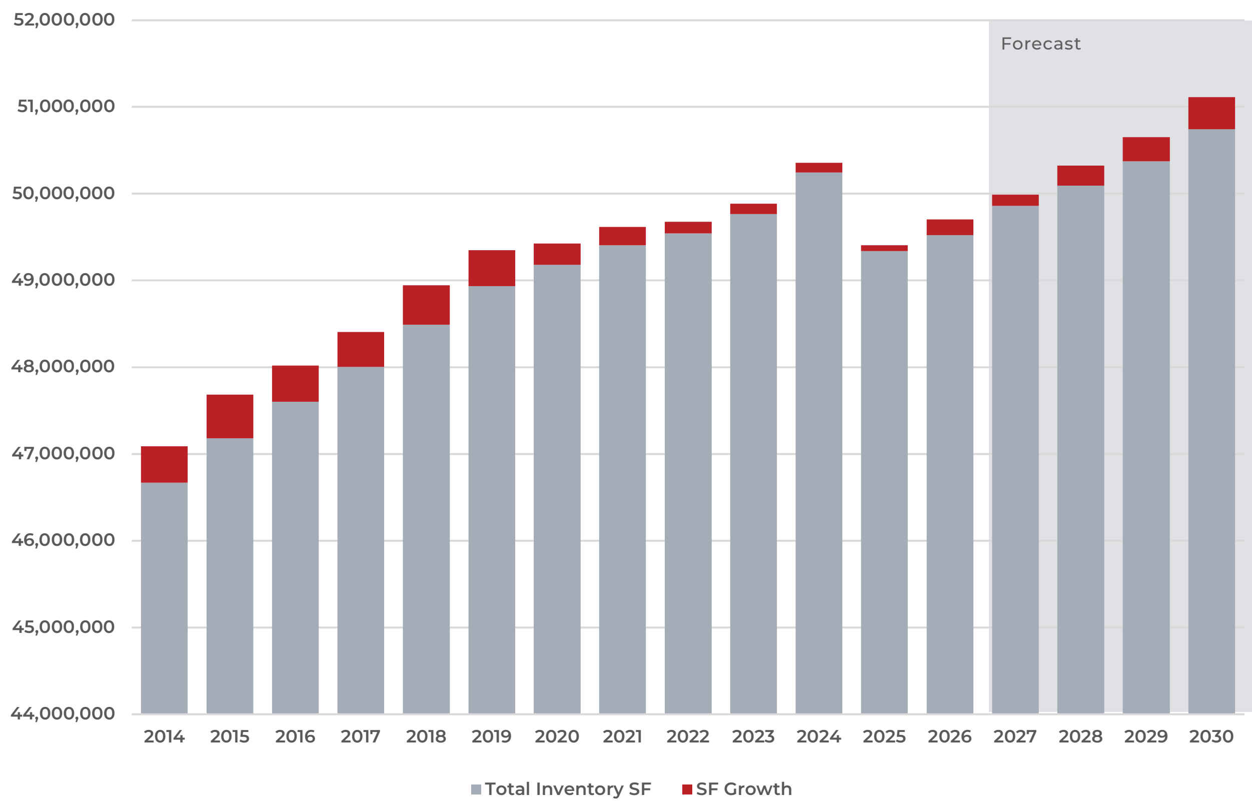
Elevated construction costs and financing constraints continue to limit speculative development, keeping the pipeline disciplined. As a result, new supply is being delivered in a controlled manner that aligns with tenant demand.

This balanced approach to development continues to support occupancy levels and prevents oversupply, reinforcing the overall strength of the retail market.

DEVELOPMENT STATS

34	401,157	0.8%	72.5%
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

Collier County

COLLIER COUNTY

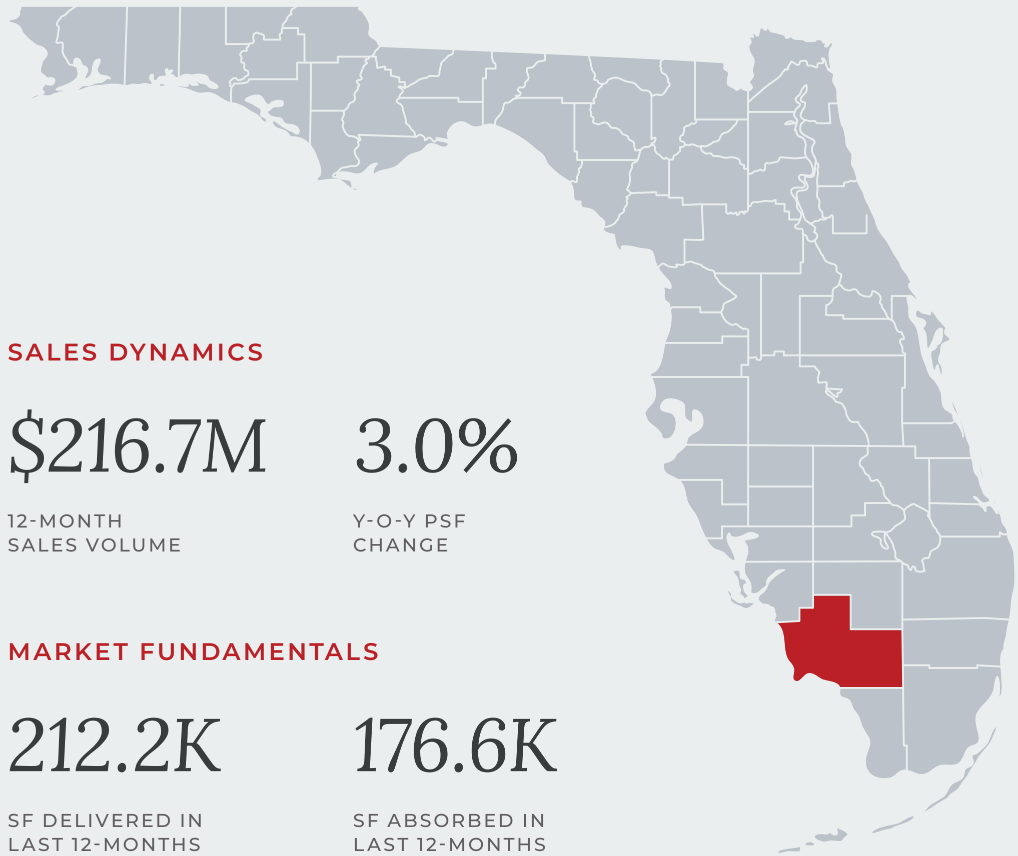
OVERVIEW

Affluent Demographics and Limited Supply Sustain a Premium Retail Market

Collier County's retail market continues to be defined by strong underlying demographics, high household incomes, and limited available space. Demand remains concentrated in well-located corridors serving both year-round residents and seasonal population influxes.

Retailers entering the market are highly selective, prioritizing visibility, accessibility, and proximity to affluent consumer bases. As a result, top-tier locations continue to outperform, with limited availability and strong tenant retention.

Despite broader economic uncertainty, the market remains stable, supported by consistent spending patterns and a constrained supply environment.



SALES DYNAMICS

$216.7M
12-MONTH SALES VOLUME

3.0%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

212.2K
SF DELIVERED IN LAST 12-MONTHS

176.6K
SF ABSORBED IN LAST 12-MONTHS

4.2%
MARKET VACANCY

–
Y-O-Y RENT CHANGE

COLLIER COUNTY

SALES DYNAMICS

Sales Activity Reflects Strong Demand for High-Quality Retail Asset

Retail sales activity in Collier County remains active, with transactions primarily concentrated in well-located neighborhood centers, medical-adjacent retail, and boutique commercial properties.

Buyers continue to target stabilized assets with strong tenancy and long-term usability, with a mix of private capital and 1031 exchange buyers driving activity. Smaller and mid-sized transactions dominate the market, reflecting both limited inventory and the high barrier to entry.

Premium pricing continues to be achieved for assets in core Naples locations, particularly those with strong fundamentals and proximity to high-income residential areas.

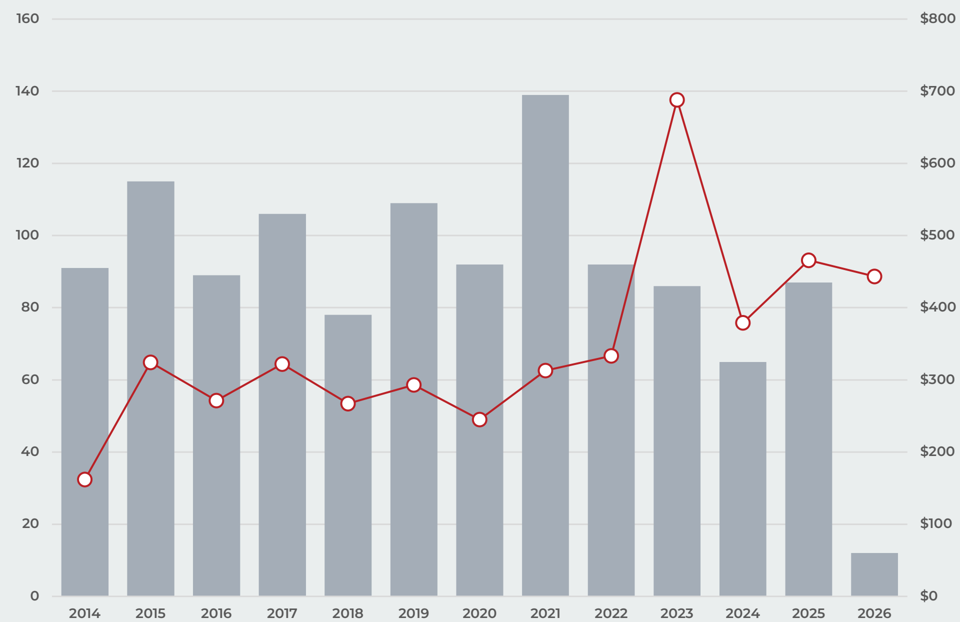
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	81
VOLUME	$223.9M
SF SOLD	604.4K
AVERAGE SF	7.5K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	$446
SALE PRICE	$3.9M
SALE VS ASKING PRICE	-3.9%
% LEASED AT SALE	91.3%

SALES TRANSACTIONS & AVERAGE PRICE PER SF

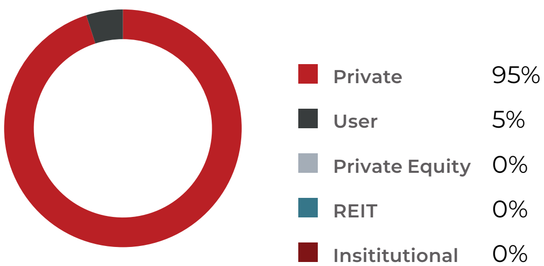


COLLIER COUNTY

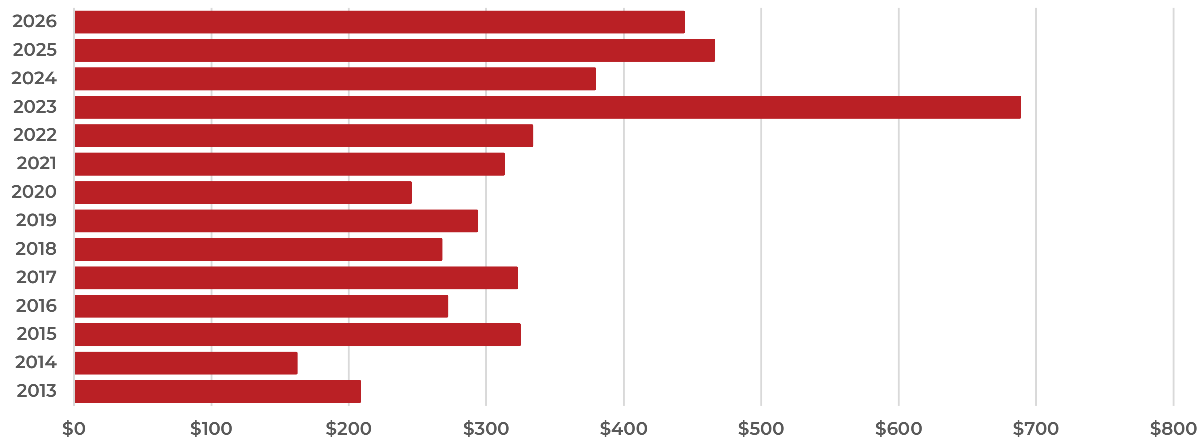
SALES DYNAMICS

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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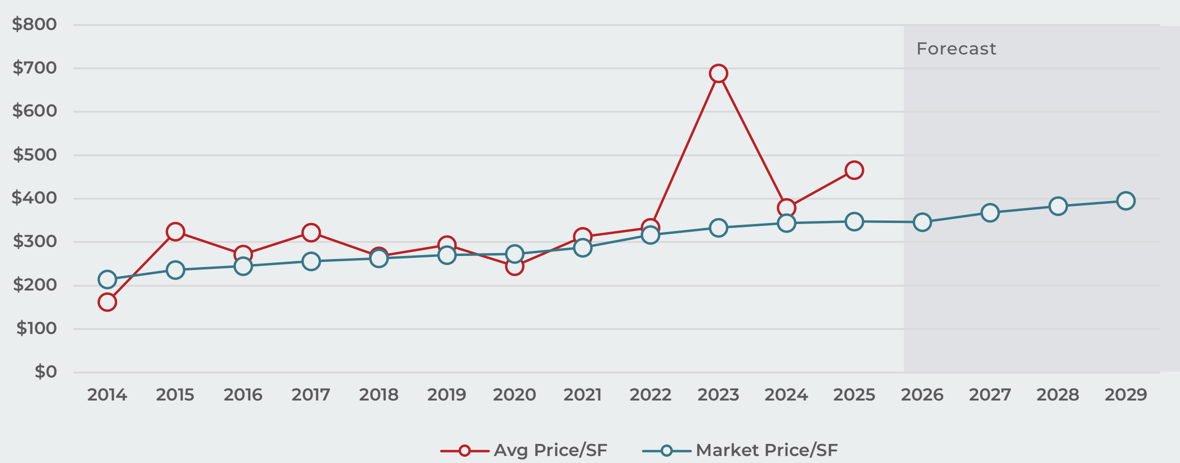


COLLIER COUNTY

MARKET FUNDAMENTALS

Strong Fundamentals Supported by Tight Vacancy and Limited Inventory Growth

Collier County maintains some of the strongest retail fundamentals in Southwest Florida, with low vacancy rates and constrained availability across most submarkets.

Tenant demand remains steady, particularly in smaller shop spaces, while larger spaces are absorbed more gradually due to limited availability and higher rental thresholds. Net absorption remains relatively balanced, reflecting a stable equilibrium between supply and demand.

Inventory growth has been minimal, with new supply largely limited to targeted developments. This lack of expansion continues to reinforce the strength of existing retail assets.

ANNUAL TRENDS

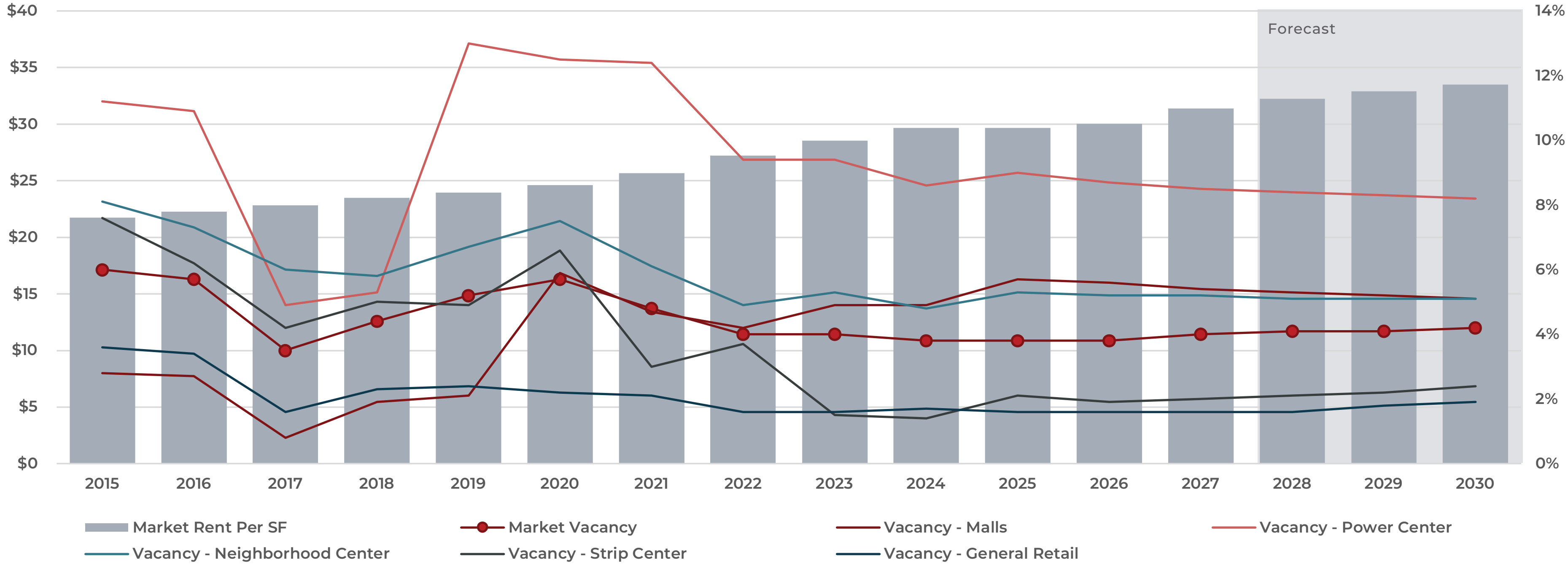
	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	-	5.2%	4.1%
RENT CHANGE (YOY)	-	1.8%	2.3%
NET ABSORPTION SF	176.6K	219,754	71,860
DELIVERIES SF	212.2K	288,062	114,602

MARKET INDICATORS

Category	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
MALLS	1,801,041	8.70%	$33.23	5.10%	-2,339	0	23,520
POWER CENTER	856,750	9.00%	$33.32	9.00%	0	0	0
NEIGHBORHOOD CENTER	8,594,580	5.10%	$28.44	6.30%	-3,512	0	0
STRIP CENTER	1,968,469	2.30%	$27.38	3.00%	-1,000	0	0
GENERAL RETAIL	9,987,121	2.20%	$31.05	2.00%	-26,677	0	35,392
OTHER	261,276	19.30%	$30.17	19.50%	0	0	0
MARKET	**23,469,237**	**4.20%**	**$30.03**	**4.40%**	**-33,528**	**0**	**58,912**

COLLIER COUNTY

RENT & VACANCY



Low Vacancy and Premium Rents Define Market Conditions

Retail vacancy in Collier County remains among the lowest in the region, particularly in high-demand corridors such as central Naples and key coastal submarkets.

Rental rates continue to command a premium relative to neighboring counties, supported by strong demographics and limited supply. While rent growth has moderated, pricing remains elevated, especially for well-located and high-visibility properties.

Tenants continue to compete for quality space, reinforcing landlord leverage in the market.

COLLIER COUNTY

DEVELOPMENT

Development Remains Highly Selective Amid Supply Constraints

Retail development in Collier County remains limited and highly strategic, with new projects primarily focused on mixed-use environments, redevelopment opportunities, and select neighborhood-serving centers.

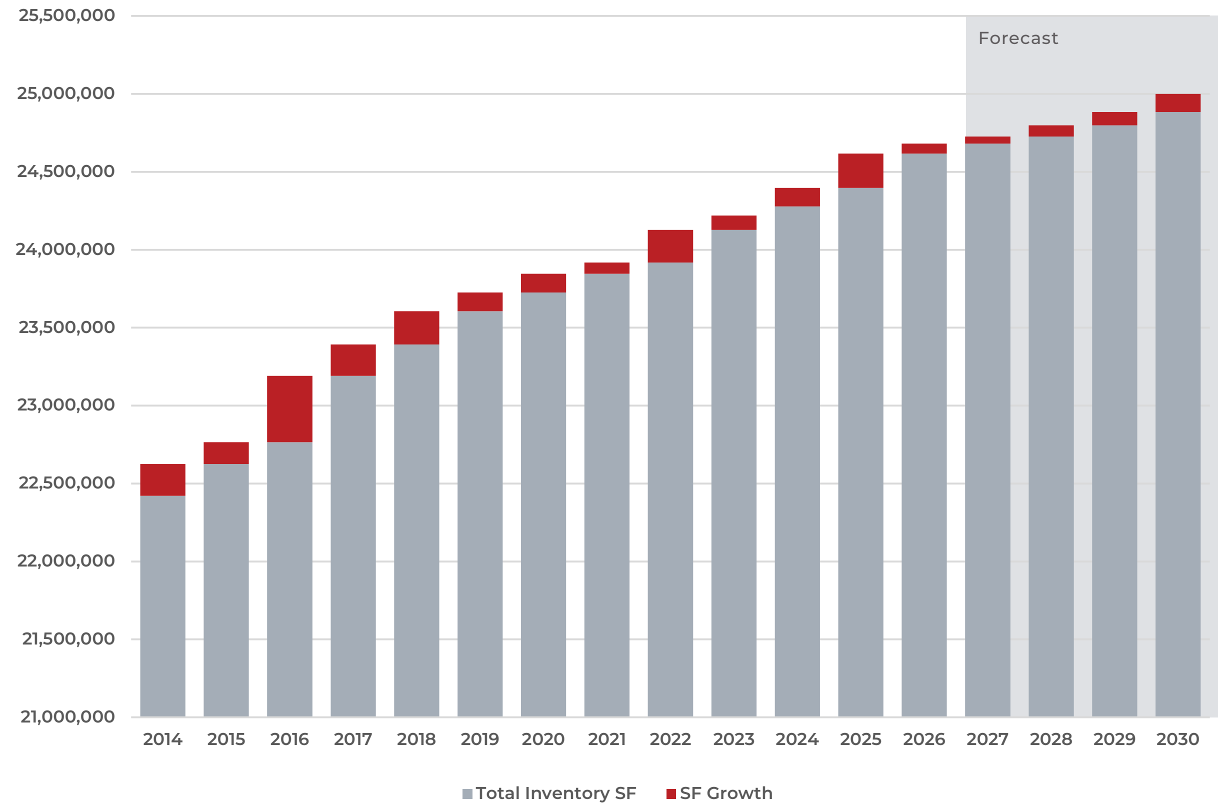
Barriers to entry—including land availability, entitlement challenges, and construction costs—continue to restrict new supply. As a result, most development is pre-leased or tailored to specific tenant demand.

This disciplined development pipeline ensures that supply remains constrained, preserving long-term market stability and supporting pricing across existing assets.

DEVELOPMENT STATS

3	58,912	0.3%	70.8%
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.

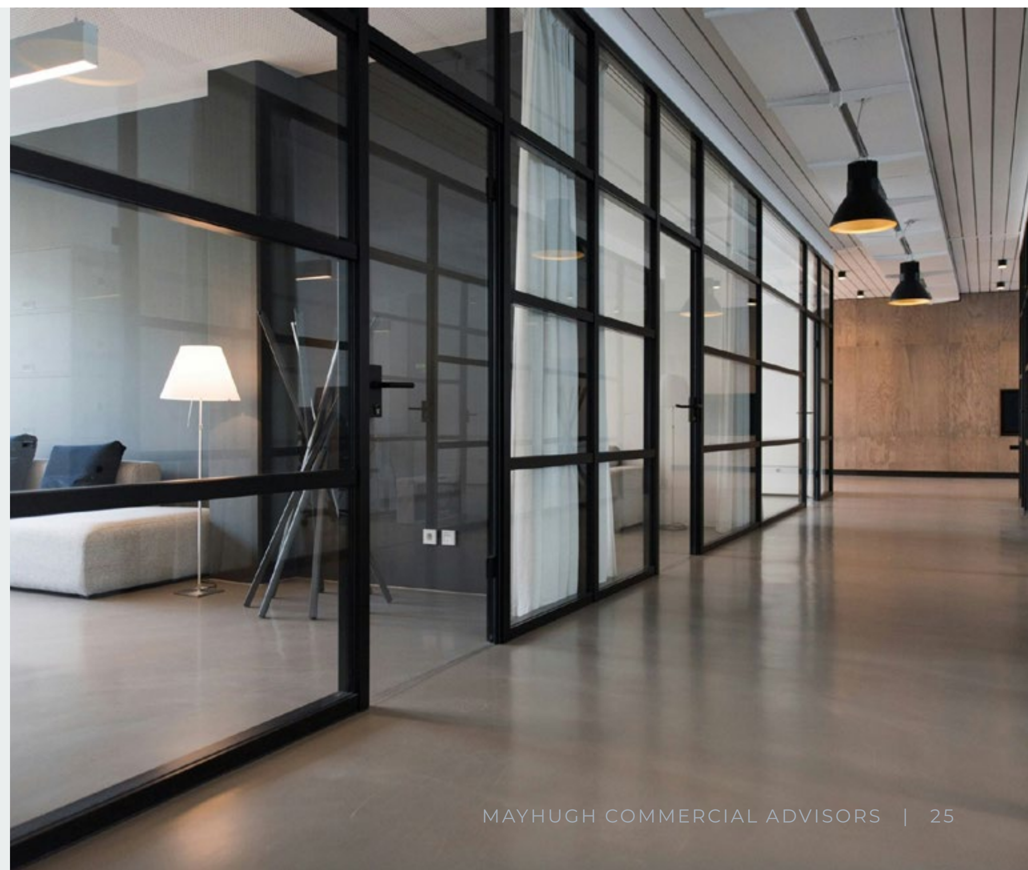
TRACK RECORD

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

RETAIL REPORT | Q2 2025

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CHARLOTTE COUNTY

SIGNIFICANT SALES

Address	City	Sale Date	Sale Price	Price/SF
24130 BEATRIX BLVD	Port Charlotte	May-25	$4,300,000	$721
2109-2117 TAMIAMI TRL	Punta Gorda	Jun-25	$3,100,000	$432
4200 KINGS HWY	Port Charlotte	Nov-25	$2,800,000	$369
9301 KNIGHTS DR	Punta Gorda	May-25	$2,700,000	$825
11500 OCEANSPRAY BLVD	Englewood	Sep-25	$2,300,000	$252
19001 MURDOCK CIR	Port Charlotte	May-25	$2,300,000	$954
19680 COCHRAN BLVD	Port Charlotte	Feb-26	$1,700,000	$606
1039 TAMIAMI TRL	Port Charlotte	Apr-25	$1,700,000	$132
2961 PLACIDA RD	Englewood	Jan-26	$1,600,000	$122
4732 TAMIAMI TRL	Port Charlotte	Aug-25	$1,200,000	$217
12531 S MCCALL RD	Port Charlotte	Dec-25	$1,100,000	$322
3455 S ACCESS RD	Englewood	Jul-25	$1,000,000	$215
23309 HARBOR VIEW RD	Port Charlotte	Oct-25	$1,000,000	$83
789 TAMIAMI TRL	Port Charlotte	Nov-25	$875,000	$292
3696 TAMIAMI TRL	Port Charlotte	Sep-25	$875,000	$254
5240 DUNCAN RD	Punta Gorda	Nov-25	$697,200	$65
2191 TAMIAMI TRL	Port Charlotte	Jun-25	$340,000	$106
1910 S MCCALL RD	Englewood	Jan-26	$200,000	$38
701 JC CENTER CT	Port Charlotte	Mar-26	$195,000	$87

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LEE COUNTY

SIGNIFICANT SALES

Address	City	Sale Date	Sale Price	Price/SF
6891 DANIELS PKWY	Fort Myers	Dec 2025	$52,700,000	$640
14200 S TAMIAMI TRL	Fort Myers	May 2025	$21,800,000	$532
5995-5999 S POINTE BLVD	Fort Myers	Jan 2026	$16,000,000	$273
18990-19100 S TAMIAMI TRL	Fort Myers	May 2025	$14,400,000	$185
14483 S TAMIAMI TRL	Fort Myers	Sep 2025	$11,800,000	$306
14375 S TAMIAMI TRL	Fort Myers	Sep 2025	$11,300,000	$217
13460 SHIRE LN	Fort Myers	Dec 2025	$10,700,000	$496
14270 S TAMIAMI TRL	Fort Myers	May 2025	$10,300,000	$517
1401 SW 4TH ST	Cape Coral	Nov 2025	$9,200,000	$2,300
4565 FOWLER ST	Fort Myers	Dec 2025	$8,600,000	$1,500
1511 NE PINE ISLAND RD	Cape Coral	Jan 2026	$8,000,000	$663
10081 ESTERO TOWN COMMONS PL	Estero	Aug 2025	$7,700,000	$1,400
10020 COCONUT RD	Estero	Jun 2025	$7,400,000	$283
1499 SW PINE ISLAND RD	Cape Coral	Mar 2026	$6,800,000	$339
101-111 DEL PRADO BLVD N	Cape Coral	May 2025	$6,200,000	$207
17021 THREE OAKS MARKETPLACE DR	Fort Myers	Dec 2025	$5,900,000	$906
6911 DANIELS PKWY	Fort Myers	Dec 2025	$5,700,000	$1,000
1141 PINE ISLAND RD SW	Cape Coral	May 2025	$5,300,000	$180
14100 S TAMIAMI TRL	Fort Myers	May 2025	$5,100,000	$631
6871 DANIELS PKWY	Fort Myers	Dec 2025	$5,100,000	$734

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COLLIER COUNTY

SIGNIFICANT SALES

Address	City	Sale Date	Sale Price	Price/SF
648-698 BALD EAGLE DR	Marco Island	Dec-25	$26,600,000	$376
125 AIRPORT-PULLING RD	Naples	Dec-25	$12,500,000	$2,500
465 5TH AVE S	Naples	Nov-25	$12,000,000	$1,100
77 GOLDEN GATE BLVD W	Naples	Sep-25	$11,500,000	$486
3301 TAMIAMI TRL N	Naples	Oct-25	$8,500,000	$340
800 5TH AVE S	Naples	Jul-25	$8,500,000	$513
2625 DAVIS BLVD	Naples	Jul-25	$8,000,000	$420
1687 PINE RIDGE RD	Naples	Mar-26	$7,200,000	$812
50 WILSON BLVD S	Naples	Apr-25	$6,800,000	$378
80 WILSON BLVD S	Naples	Apr-25	$6,600,000	$367
2400 VANDERBILT BEACH RD	Naples	Aug-25	$6,600,000	$537
601 5TH AVE S	Naples	Jul-25	$6,500,000	$1,500
680 TAMIAMI TRL N	Naples	Jan-26	$5,900,000	$586
4704 GOLDEN GATE PKWY	Naples	Aug-25	$5,800,000	$1,600
2375 VANDERBILT BEACH RD	Naples	Jun-25	$5,500,000	$487
998 6TH AVE S	Naples	May-25	$5,300,000	$1,100
13725 IMMOKALEE RD	Naples	Jul-25	$5,200,000	$265
600 BALD EAGLE DR	Marco Island	Dec-25	$5,100,000	$2,200
6827 COLLIER BLVD	Naples	May-25	$4,900,000	$659
5320 TAMIAMI TRL N	Naples	Dec-25	$4,500,000	$2,000

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