

# We Believe Every Business Deserves the Best Representation!

## *South Florida Commercial Real Estate Experts*



### ***SOUTH FLORIDA RETAIL MARKET UPDATE: INSIGHTS TO WATCH***

The South Florida retail market continues to thrive, driven by key trends and economic factors that are shaping opportunities for investors and businesses alike. Here's a detailed look at the current landscape and what lies ahead:

#### **1. Tight Vacancies Persist**

The retail market in South Florida remains constrained by limited supply, keeping vacancies exceptionally low. This tightness in available retail space underscores the high demand and positions the region as a landlord-friendly market.

#### **2. Retail Sales Bounce Back**

After a period of volatility, real retail sales growth has returned to positive territory. This signals a resurgence in consumer activity and bodes well for retailers looking to capture the renewed spending power of local and visiting shoppers.

#### **3. High-Income Hotspots**

South Florida, along with Tampa and Fort Myers, boasts a high concentration of affluent households in densely populated areas. Coastal communities and western suburbs lead the way, offering a lucrative consumer base for businesses targeting higher-income demographics.

#### **4. New Inventory Brings Opportunities**

Popular Miami destinations are experiencing increased availabilities due to new retail developments. These expansions present fresh opportunities for businesses and investors to establish a foothold in one of the most vibrant retail markets in the country.

#### **5. Rents Shine Outside Tourist Hubs**

While Miami's tourist-centric areas remain attractive, retail rents in non-tourist locations are outperforming. These areas present unique investment opportunities, as they cater to the needs of local residents and benefit from stable, year-round demand.

#### **6. Tourism Rebound Boosts Sales**

International tourism has returned to pre-pandemic levels, driving spending growth and aiding the recovery of retail markets. This resurgence highlights the importance of South Florida as a global destination for travelers and shoppers alike.

#### **7. Consumer Spending Surging**

Consumer spending in South Florida is set to outpace the national average, positioning the region for sustained retail demand. This trend reflects the area's robust economic health and appeal to both residents and visitors.

#### **8. Looking Ahead to 2026**

The South Florida retail market is expected to see accelerated rent growth as it adapts to evolving trends and economic dynamics. This anticipated growth underscores the importance of strategic planning for businesses and investors aiming to capitalize on the market's trajectory.

#### **9. Adapting to a Thriving Market**

The South Florida retail market is buzzing with opportunities. Whether you're a retailer looking to expand, an investor seeking high-performing assets, or a developer planning new projects, now is the time to act and adapt to this dynamic landscape.



# COMMERCIAL LISTINGS

## FOR SALE



**1212 SW NE 26th St**

Multi-family Redevelopment Project  
\$ 2,950,000.00



**5244 NW 7th Ave.**

Retail Space  
\$ 900,000.00 or \$478 PSF



**7050 NW 4th Street**

Plantation Medical Office Condo for Owner-User  
\$ 950,000.00

## FOR LEASE



**2020 NW 150th Ave**

Smaller Office Spaces  
\$ 2,950,000.00



**3950 NW 126th Ave**

Freestanding Warehouse Building  
\$17.88 NNN



**1301 International Parkway**

Professional Office Suite - Sub-Lease  
\$ 1,500.00/month



**1212 NE 26th St**

Retail Property  
\$ 25.00 PSF



**358 NW 27th Avenue**

Small Bay Warehouse Space  
\$ 18.38 PSF



**6460 NW 5th Way**

Ready to Move-in Office - Sub-Lease  
\$ 19.00/SF Gross



**12208 NW 7th Avenue**

Retail Building  
\$ 35.00 PSF



**1208 N. University Drive**

Medical Office Building  
\$ 32.00 PSF



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POTENTIAL WITH A PERSONALIZED  
ASSESSMENT.**

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