



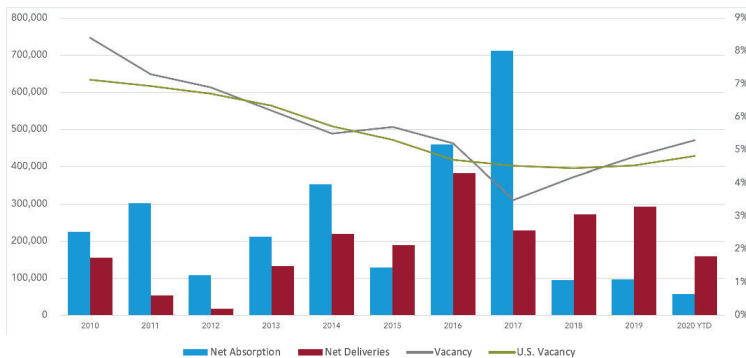
RETAIL MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

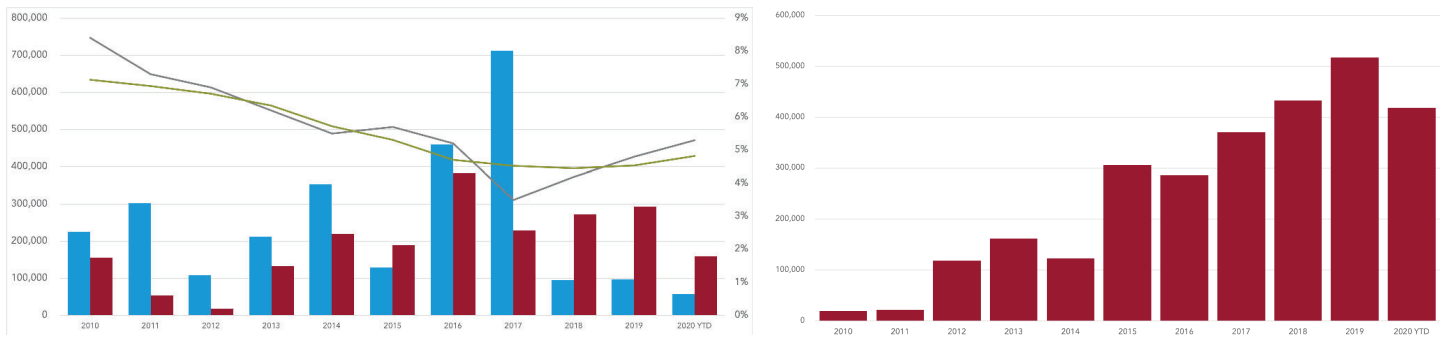
The overall vacancy rate increased to 5.3% in second quarter 2020 from 4.9% this time last year. The asking rental rate in the Naples market increased \$1.00 YOY to an overall average of \$24.41 per square foot (psf). There was nearly 258,000 square feet of retail under construction at the end of Q2. One of the largest projects is Ferrari of Naples totaling approximately 53,000 sf by general contractor EnviroStruct, LLC. A strong consumer profile of seasonal tourists supported resiliency and investment in the Naples retail market. The first half of 2020 had nearly \$84M in sales volume with a median cap rate of 6.4%.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▼ Net Absorption	(55,224) SF	119,904 SF	69,154 SF	34,320 SF	(34,031) SF
▲ Vacancy Rate	5.3%	4.7%	4.8%	5.0%	4.9%
▲ Avg NNN Asking Rate	\$24.41 PSF	\$24.66 PSF	\$23.84 PSF	\$24.28 PSF	\$23.41 PSF
▼ Under Construction	257,635 SF	302,820 SF	356,845 SF	307,044 SF	384,349 SF
▲ Inventory	23,554,483 SF	23,501,798 SF	23,395,599 SF	23,381,799 SF	23,294,038 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4326-4420 Thomasson Dr Naples, FL	72,197 SF	\$14,543,000 \$201.44 PSF	Shawnick Spectrum, LLC PRU Hammock Cove, LLC	Class B
2620-2634 Tamiami Trail East Naples, FL	19,200 SF	\$2,740,000 \$142.71 PSF	Del Sur Holdings, LLC Gulf Gate Venture II, Inc.	Class C
11281 Tamiami Trail East Naples, FL	12,123 SF	\$1,800,000 \$148.48 PSF	Lemae, Inc. Michael G. Iaconelli	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3906 Tamiami Trail Naples, FL	3,733 SF	Arco Finance, Inc.	TD Bank	Financial Institutions
3060 Tamiami Trail North Naples, FL	3,425 SF	First Cambridge Realty	Johnson Fitness & Wellness	Physical Fitness
2464 Vanderbilt Beach Rd Naples, FL	2,800 SF	Regency Centers	American Sports Karate	Sports and Recreation Instruction