



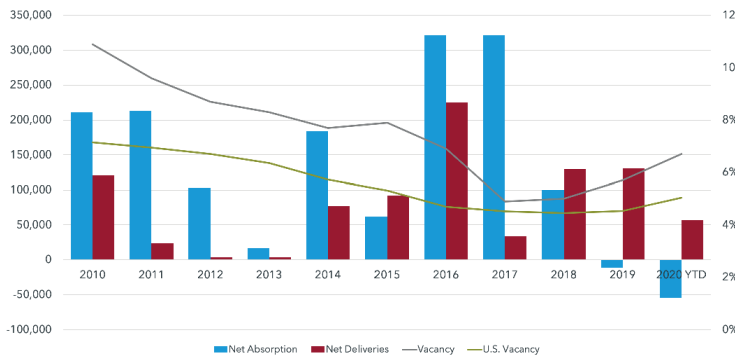
**RETAIL MARKET OVERVIEW**

CLAIRE SEARLS, *Director of Research*

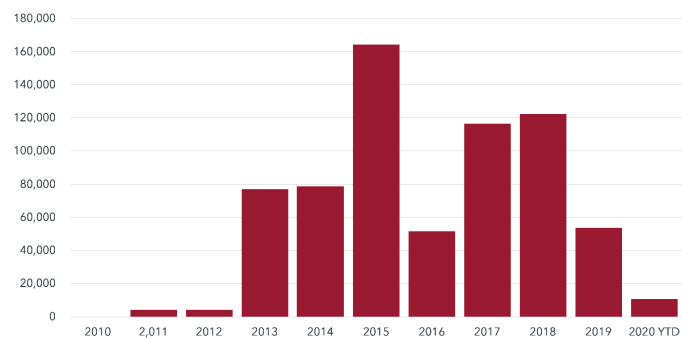
Total leasing activity decreased 47% from this time last year. The overall vacancy rate increased 90 basis points from third quarter 2019. Overall net absorption ended third quarter 2020 at negative 48,981 square feet. Grocery-anchored shopping centers seemed to be less affected from COVID-19. The property type closed the quarter with an average asking rate of \$21.71 PSF NNN. Grocery-anchored neighborhood and community centers ended the quarter with a 4.1% vacancy rate and positive absorption. However, expect overall market absorption to remain negative for the rest of the year with a possible rebound in 2021.

| MARKET INDICATORS     | Q3 2020       | Q2 2020       | Q1 2020       | Q4 2019       | Q3 2019       |
|-----------------------|---------------|---------------|---------------|---------------|---------------|
| ▼ Net Absorption      | (48,981) SF   | (17,078) SF   | 23,936 SF     | 17,193 SF     | (34,563) SF   |
| ▲ Vacancy Rate        | 6.7%          | 6.3%          | 5.7%          | 5.7%          | 5.8%          |
| ▼ Avg NNN Asking Rate | \$22.25 PSF   | \$22.75 PSF   | \$22.03 PSF   | \$21.87 PSF   | \$22.89 PSF   |
| ▼ Under Construction  | 10,860 SF     | 14,360 SF     | 51,077 SF     | 53,577 SF     | 58,577 SF     |
| ▲ Inventory           | 13,291,250 SF | 13,287,750 SF | 13,240,173 SF | 13,234,173 SF | 13,229,173 SF |

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



| TOP SALE TRANSACTIONS BY SF                   | SIZE       | SALE PRICE                      | BUYER / SELLER  | TENANCY TYPE  |
|---|------------|---------------------------------|---|---------------|
| 3290 and 3300-3384 Tamiami Trail E Naples, FL | 132,786 SF | \$13,757,000.00<br>\$104.00 PSF | Johnson Development Associates<br>Kite Realty Group Trust | Multi-Tenant  |
| 680 Tamiami Trail North Naples, FL            | 10,000 SF  | \$4,000,000.00<br>\$400.00 PSF  | Naples Redevelopment, Inc.<br>680 9th Street North LLC    | Single-Tenant |

| TOP LEASE TRANSACTIONS BY SF             | SIZE     | LANDLORD                       | TENANT      | TENANT INDUSTRY |
|--|----------|--------------------------------|-------------|-----------------|
| 3891 Davis Boulevard Naples, FL          | 6,000 SF | Garage Doors of Naples, Inc.   | Undisclosed | -               |
| 2104-2184 Tamiami Trail North Naples, FL | 5,000 SF | Continental Realty Corporation | Undisclosed | -               |
| 2275 Pine Ridge Road Naples, FL          | 4,000 SF | Ross Development Co.           | Undisclosed | -               |