

# Market View

## Charlotte County

### 1st Quarter 2023



# RETAIL

### SECTOR OVERVIEW

The 1Q2023 Charlotte County Retail sector may not have piqued the interest of buyers enough to get them off the sidelines, but otherwise lived up to any reasonable expectations for 1st quarter performance.

Leasing activity remained steady with 2 more leases executed but for 16% less space than the prior quarter, essentially on par with average 1Q activity. This was enough to keep net absorption modestly positive, up slightly from 4Q22 and continue to push vacancies down an additional 30-bps, to 2.5%, as available space fell below 400k-sf for the first time since 2007. Average rents stayed effectively flat to remain virtually unchanged year-over-year.

Sales were disappointing, even when compared to typical Q1 metrics, falling to the lowest point in the past 10-years. Users sat out the quarter completely and investors put their faith in relative security with 2 of 3 sales being for known quick-serve restaurant properties.

### SUPPLY

SUBMARKET	# BLDGS	TOTAL SF	VACANCY RATE
Punta Gorda	249	2,420,608	0.7%
Port Charlotte	512	6,833,815	2.2%
All Other Areas	332	2,637,866	5.0%
<b>TOTAL</b>	<b>1,093</b>	<b>11,892,289</b>	<b>2.5%</b>

### DEMAND

SUBMARKET	LEASES	LEASED SF	NET ABSORPTION
Punta Gorda	4	7,574	8,863
Port Charlotte	15	42,491	1,443
All Other Areas	7	9,875	33,026
<b>TOTAL</b>	<b>26</b>	<b>59,940</b>	<b>43,332</b>

### NEW & UNDER CONSTRUCTION



## 5,625

SF Delivered YTD

## 6,700

SF Under Construction



### TOP LEASES

	DESCRIPTION	ADDRESS	BUILT	SF LEASED	TENANT
1	Community Center	Village Marketplace 1825 Tamiami Trl, Port Charlotte	1984 2005	8,500	Poppa Meats
2	Community Center	Village Marketplace 1825 Tamiami Trl, Port Charlotte	1984 2005	5,450	Undisclosed
3	Neighborhood Center	Bayshore Village 4265 Tamiami Trl, Port Charlotte	1969 1980	5,400	Undisclosed

\* Excludes Renewals

### TOP SALES

	DESCRIPTION	ADDRESS	BUILT	ASSET SF	SALE \$   PSF	SALE TYPE
1	Strip Center	4848-4868 Tamiami Trl, Port Charlotte	1949	5,761	\$1,750,000 \$303.77 PSF	Investment
2	Freestanding Retail	Arby's 395 Kings Hwy, Punta Gorda	2017	2,354	\$1,425,000 \$605.35 PSF	NNN Investment
3	Freestanding Retail	Checker's 1725 S McCall Rd, Englewood	1993	1,551	\$825,000 \$531.91 PSF	NNN Investment

\* Includes User and Investment Sales

# RETAIL

## Market Statistics

LEASE ACTIVITY					SALES ACTIVITY			
	# Executed Leases	Total SF Leased	Avg Deal Size	Current Avg. Asking Rate	# Sold	Median Sold PSF	# Sold	Median Sold PSF
<b>SPACES UNDER 2,500 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	3	4,464	1,488	\$16.00	0	n/a	1	\$605
Port Charlotte	9	12,197	1,355	\$18.51	0	n/a	0	n/a
All Other Areas	7	9,875	1,411	\$10.10	0	n/a	1	\$532
<b>TOTAL</b>	<b>19</b>	<b>26,536</b>	<b>1,397</b>	<b>\$12.37</b>	<b>0</b>	<b>n/a</b>	<b>2</b>	<b>\$569</b>
<b>SPACES FROM 2,500 - 4,999 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	1	3,110	3,110	\$20.00	0	n/a	0	n/a
Port Charlotte	2	5,944	2,972	\$16.67	0	n/a	0	n/a
All Other Areas	0	0	n/a	\$9.08	0	n/a	0	n/a
<b>TOTAL</b>	<b>3</b>	<b>9,054</b>	<b>3,018</b>	<b>\$11.91</b>	<b>0</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>
<b>SPACES FROM 5,000 - 9,999 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	4	24,350	6,088	\$20.69	0	n/a	1	\$304
All Other Areas	0	0	n/a	\$8.35	0	n/a	0	n/a
<b>TOTAL</b>	<b>4</b>	<b>24,350</b>	<b>6,088</b>	<b>\$10.70</b>	<b>0</b>	<b>n/a</b>	<b>1</b>	<b>\$304</b>
<b>SPACES FROM 10,000 - 24,999 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	\$15.00	0	n/a	0	n/a
All Other Areas	0	0	n/a	\$9.77	0	n/a	0	n/a
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>\$10.04</b>	<b>0</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>
<b>SPACES FROM 25,000 SF+</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	n/a	0	n/a	0	n/a
All Other Areas	0	0	n/a	\$9.77	0	n/a	0	n/a
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>\$9.77</b>	<b>0</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>

**6.4%**  
Charlotte County

**CAP RATES**  
Reflect the average of advertised rates as reported to Costar over past 4-quarters (8 Total Sales)

**6.2%**  
Punta Gorda

**7.3%**  
Port Charlotte

**5.3%**  
All Other Areas

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