

FIVE *FAST* FACTS

DEC 2025

Southwest Florida

01

3.3 MSF OF NEWLY DELIVERED SO FAR THIS YEAR



Across the four asset classes of **Office, Industrial, Retail,** and **Medical Office** one asset type stands out with the highest delivery, **Industrial**, with over 2.5 msf of inventory completed.

02

S. FORT MYERS/SAN CARLOS INDUSTRIAL MARKET REACHED OVER \$208M IN 12 MONTH SALES VOLUME



The **second-highest** sales volume on record, **surpassed only by Q1 2023 (\$252M)**

03

OUT OF THE 16 SUBMARKETS THAT WE TRACK IN SWFL, 5 HAVE OFFICE VACANCY RATES BELOW 3%



Cape Coral (2.3%), **Estero** (2.1%), **Lehigh** (1.2%), **Marco Island** (0.4%), and **Golden Gate** (1.6%).

04

2,200 AVERAGE HEALTHCARE JOBS ADDED PER YEAR



Southwest Florida is experiencing a **9% increase** in **healthcare inventory**, either planned or under construction, to meet the needs of our expanding and aging population.

05

SOUTHWEST FLORIDA MEDIAN HOUSEHOLD INCOME HAS REACHED \$82,200



Surpassing **Tampa** (\$78,700), **Fort Lauderdale** (\$78,600), **Miami** (\$78,800), and **Jacksonville** (\$81,100).