



## New Major Retail Developments

Retail Construction Remains at Historically Low Levels in 2023 and 2024, Less Than 1.0 Million Square Feet

Florida Major Markets	2023		2024	
	Total Projects	Total GLA	Total Projects	Total GLA
Miami	2	284,000	2	421,000
Fort Lauderdale	-	-	-	-
Palm Beach	-	-	1	70,000
Naples / Fort Myers	-	-	-	-
Sarasota / Bradenton	1	308,000	-	-
Tampa	-	-	-	-
Orlando	3	302,000	-	-
Jacksonville	-	-	-	-
<b>Total</b>	<b>6</b>	<b>894,000</b>	<b>3</b>	<b>491,000</b>

woolbright.net / woolbright.blog



# A The Shoppes at Highland



**Location:** West Hialeah Gardens Blvd & NW 138th St

**GLA:** 206,000

**Anchors:** Burlington, DD's Discounts, Five Below, HomeGoods, Old Navy, Publix, TJ Maxx, ULTA

**Opened:** August 2023

**Rent:** \$45 NNN

**Multi-Family:** 244 Units



2024 Demographics	1 Mile	3 Mile	5 Mile
Population	20,060	121,474	319,121
Population (5yr Projected)	20,816	125,252	329,907
Average HH Income	\$76,000	\$77,000	\$70,000
Median HH Income	\$76,000	\$65,000	\$60,000

244 Units

Aug 2023

Mixed-Use

Miami Dade

# B Doral Atrium



**Location:** NWC Doral Blvd & 79th Ave

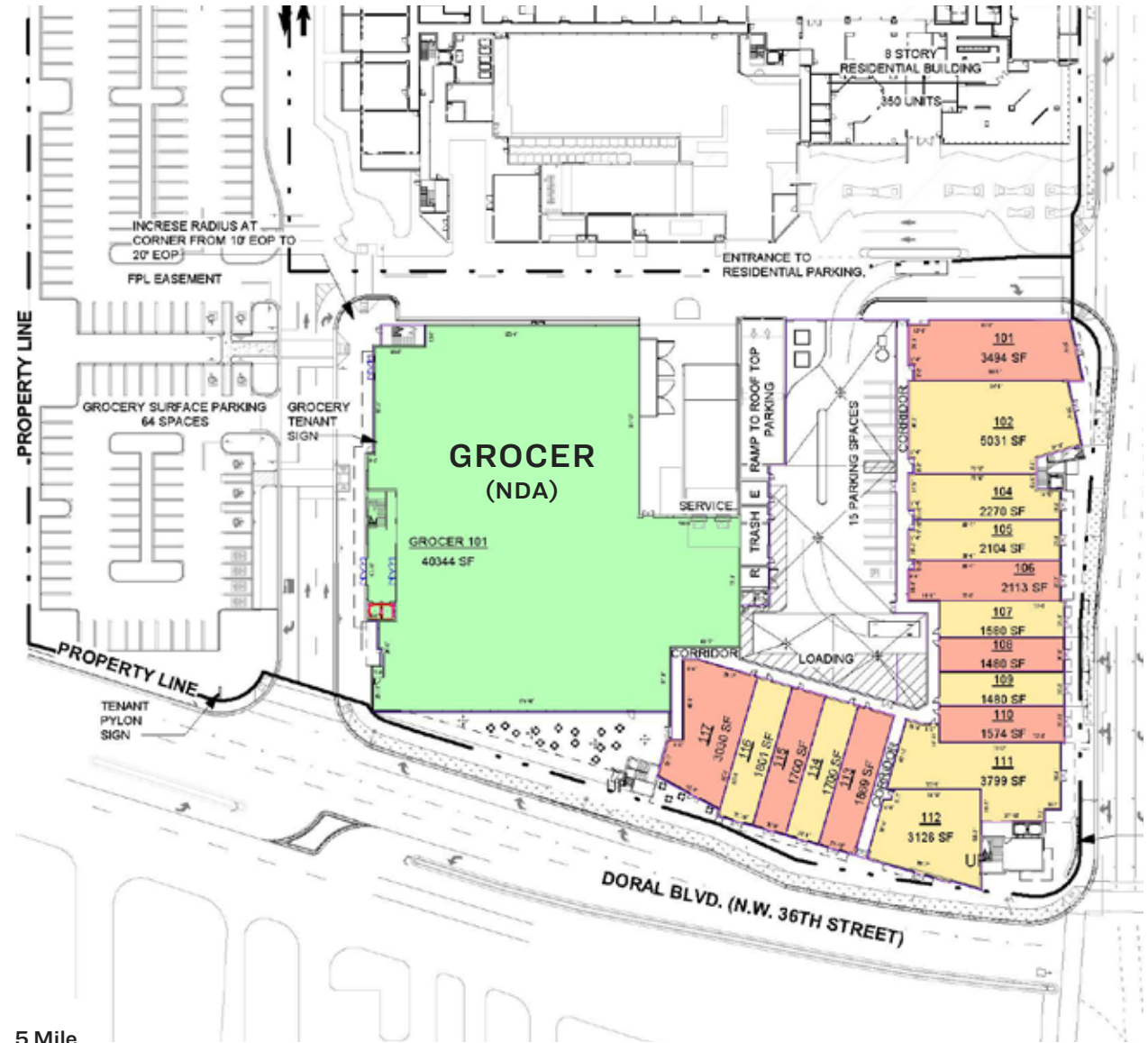
**GLA:** 78,000

**Anchors:** Grocer (NDA)

**Opened:** October 2023

**Rent:** \$60-\$65 NNN

**Multi-Family:** 350 Units



2024 Demographics	1 Mile	3 Mile	5 Mile
Population	12,214	104,535	475,186
Population (5yr Projected)	13,003	108,722	490,276
Average HH Income	\$32,000	\$63,000	\$63,000
Median HH Income	\$44,000	\$54,000	\$53,000

350 Units

Oct 2023

Mixed-Use

Miami Dade

# Creekside Commons



**BENDERSON**  
DEVELOPMENT

**Location:** NEC US 301 & Erie Road

**GLA:** 308,000

**Anchors:** Aldi, Crunch Fitness, Five Below, HomeGoods, Lowe's, Marshalls

**Opened:** July 2023

**Rent:** Undisclosed

**Multi-Family:** None



2024 Demographics	1 Mile	3 Mile	5 Mile
Population	6,640	38,431	88,798
Population (5yr Projected)	7,324	43,572	100,929
Average HH Income	\$55,000	\$78,000	\$80,000
Median HH Income	\$60,000	\$78,000	\$78,000

No Units

July 2023

Sarasota/Bradenton

# D Celebration Pointe



**Location:** SEC I-4 & Celebration Blvd

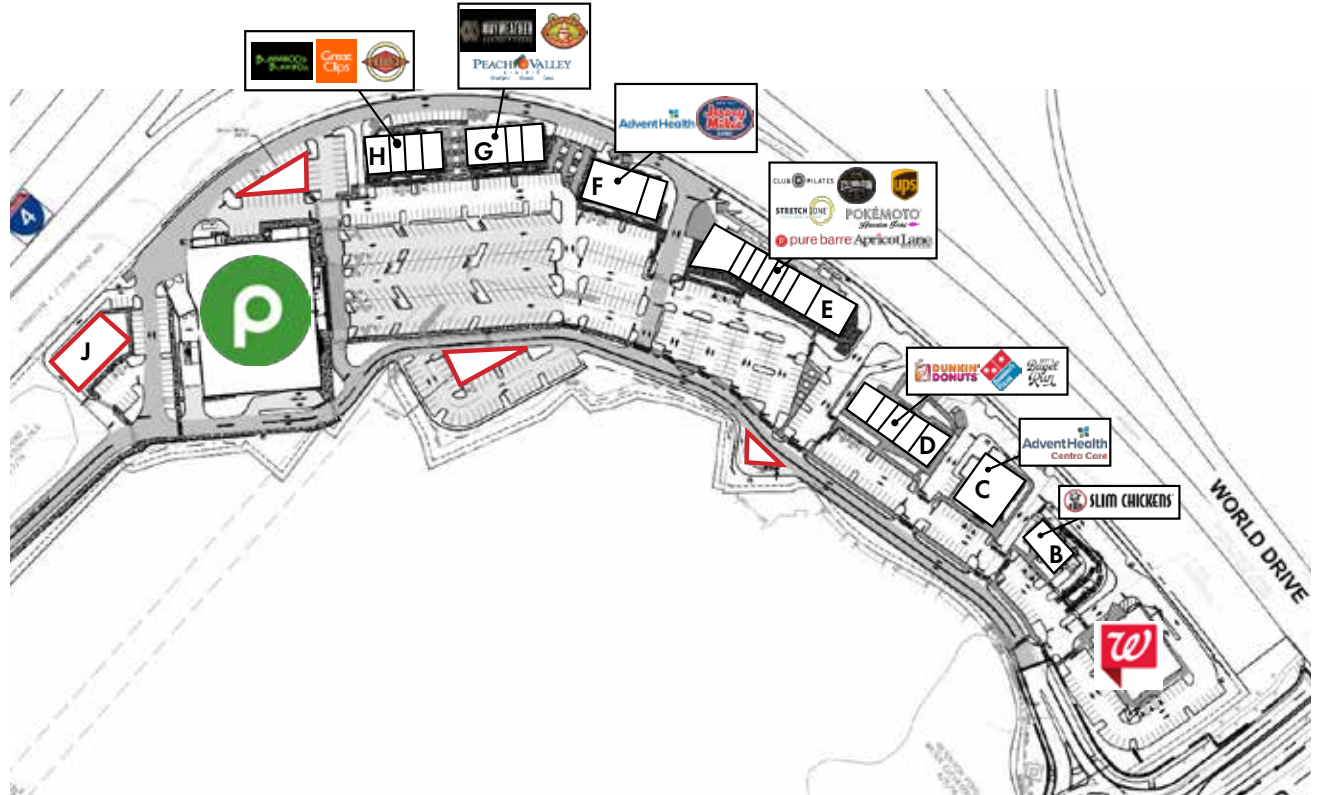
**GLA:** 125,000

**Anchors:** Publix, Walgreens

**Opened:** May 2023

**Rent:** \$40 NNN

**Multi-Family:** 350 Units



2024 Demographics	1 Mile	3 Mile	5 Mile
Population	2,157	12,972	32,003
Population (5yr Projected)	2,593	15,799	38,524
Average HH Income	\$145,000	\$140,000	\$112,000
Median HH Income	\$87,000	\$83,000	\$74,000

350 Units

May 2023

Mixed-Use

Orlando

# E Waterstar Orlando



**Location:** NEC Hwy 192 & East of 429

**GLA:** 100,000

**Anchors:** Burlington, Marshalls, Popshelf

**Opened:** April 2023

**Rent:** \$55 NNN

**Multi-Family:** 320 Units



2024 Demographics	1 Mile	3 Mile	5 Mile
Population	362	8,561	49,708
Population (5yr Projected)	772	11,416	56,36
Average HH Income	\$257,000	\$101,000	\$101,000
Median HH Income	\$91,000	\$58,000	\$67,000

320 Units	April 2023
Mixed-Use	Orlando

# F Trelago Market

Phase I



**Location:** NWC Maitland Blvd & Maitland Ave

**GLA:** 77,000

**Anchors:** Amazon Fresh

**Opened:** December 2023

**Rent:** \$48 NNN

**Multi-Family:** 350 Units

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	8,183	100,587	258,204
Population (5yr Projected)	8,778	107,406	274,410
Average HH Income	\$94,000	\$88,000	\$90,000
Median HH Income	\$82,000	\$69,000	\$72,000

350 Units

Dec 2023

Mixed-Use

Orlando

# 1 Grove Central



Location: NWC US-1 & SW 27th Ave

GLA: 170,000

Anchors: Target, Sprouts, Five Below, Total Wine, Club Studio

Estimated Opening: Q1 2024

Status: Under Construction

Rent: \$60-\$80 NNN

Multi-Family: 402 Units

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	32,687	210,868	466,591
Population (5yr Projected)	33,468	216,394	487,421
Average HH Income	\$107,000	\$94,000	\$88,000
Median HH Income	\$133,000	\$115,000	\$107,000

Level 1



Level 3B



Level 2



Level 3A

402 Units

Q1 2024

Mixed-Use

Miami Dade



# 2 Block 55 at Sawyer's Walk



**Location:** NEC I-95 & NW 6th Ave

**GLA:** 251,000

**Anchors:** Aldi, Burlington, Target, Ross, Five Below

**Estimated Opening:** Q4 2024

**Status:** Under Construction

**Rent:** n/a Limited Shop Space

**Multi-Family:** 578 Units

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	54,973	273,984	521,815
Population (5yr Projected)	57,372	284,375	539,650
Average HH Income	\$71,000	\$73,000	\$77,000
Median HH Income	\$56,000	\$56,000	\$56,000



578 Units

Q4 2024

Mixed-Use

Miami Dade

# 3 Boynton Beach Marketplace



**Location:** NEC Boynton Beach Blvd & Hagen Ranch Rd

**GLA:** 70,000

**Anchors:** Whole Foods

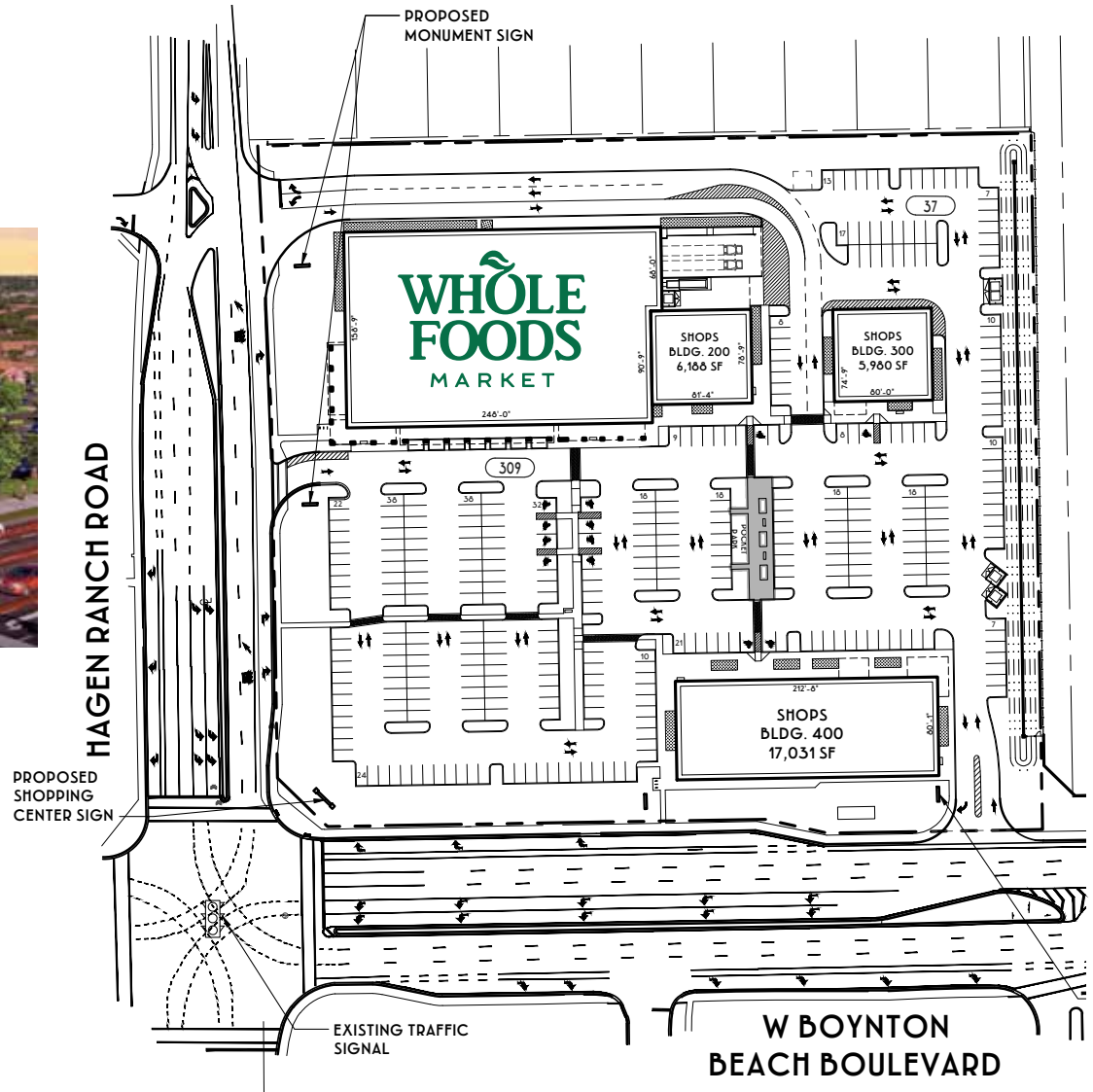
**Estimated Opening:** Q4 2024

**Status:** Under Construction

**Rent:** \$55-\$59 NNN

**Multi-Family:** None

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	8,657	84,996	210,557
Population (5yr Projected)	9,086	8,817	220,400
Average HH Income	\$90,000	\$104,000	\$95,000
Median HH Income	\$81,000	\$85,000	\$80,000



No Units

Q4 2024

Palm Beach