LSI COMPANIES

# COMMERCIAL PULSE©

## Q2 2026

A COMPREHENSIVE **MARKET REPORT** FOR THE HOMEBUILDING AND LAND DEVELOPMENT INDUSTRIES IN SOUTHWEST FLORIDA

**Presented**
NELSON TAYLOR, CRE® & JOHN MARCHETTI

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## Executive Summary

**"The intelligent investor is a realist who sells to optimists and buys from pessimists" —**
*Benjamin Graham, The Intelligent Investor*

| CoStar Analytics 2Q2026 | | Total Square Feet | Physical Occupancy | Asking Rent |
|---|---|---|---|---|
| Office Market | Lee | 21,997,574 | 94.0% | $28.36 |
| | Collier | 11,089,299 | 96.0% | $38.51 |
| | Charlotte | 4,141,216 | 97.0% | $25.64 |
| Retail Market | Lee | 49,611,271 | 96.6% | $23.28 |
| | Collier | 23,751,088 | 95.9% | $30.38 |
| | Charlotte | 11,530,940 | 96.9% | $20.39 |
| Industrial Market | Lee | 45,496,512 | 90.5% | $13.67 |
| | Collier | 14,764,707 | 95.4% | $18.50 |
| | Charlotte | 6,628,057 | 88.0% | $13.13 |

Southwest Florida's commercial real estate market remains stable, active and increasingly selective. Higher interest rates, construction costs and geopolitical uncertainty continue to influence financing and investment decisions, but strong occupancy across major property types indicates solid underlying demand. The market is transitioning from the exceptionally tight post-pandemic environment toward a more balanced market where quality, location, tenant demand and pricing matter more.

Commercial permitting remains significant. During the first six months of 2026, approximately $700 million in commercial permit value was issued across more than 116 permits, with retail leading the way. The same statistic for the first six months of 2025 recorded approximately $1.08 billion across 113 permits, although $486 million came from a single Amazon project. Major developments involving Costco, Publix and other national operators have been observed and demonstrate continued investment across the region for core services. The QSR sector has seen notable permitting, with nearly 25% of retail permits being issued for QSRs.

Occupancy data reinforces the strength of SWFL's commercial market. Office and retail remain especially tight, with occupancy ranging from 94%–97% for office and 95.9%–96.9% for retail across Charlotte, Lee and Collier counties. Industrial shows more variation as new supply enters the market, with occupancy at ranging from 88%-95.4%. Overall, the data points to strong tenant demand in all asset classes while also showing lagged absorption as new industrial supply comes to market.

Interest rates remain the primary capital-markets constraint. The Federal Reserve maintained its target range at 3.50%–3.75% in July, keeping acquisition and development financing relatively expensive. Geopolitical uncertainty can further affect energy, construction and financing costs, while a more stable rate environment could gradually improve transaction activity.

SWFL commercial real estate remains fundamentally healthy, but increasingly nuanced. Strong occupancy across office, retail and industrial demonstrates durable demand, while new supply is keeping occupancy competitive. The best-positioned assets are likely to be those with quality construction, strong locations, durable tenants and sustainable rents.


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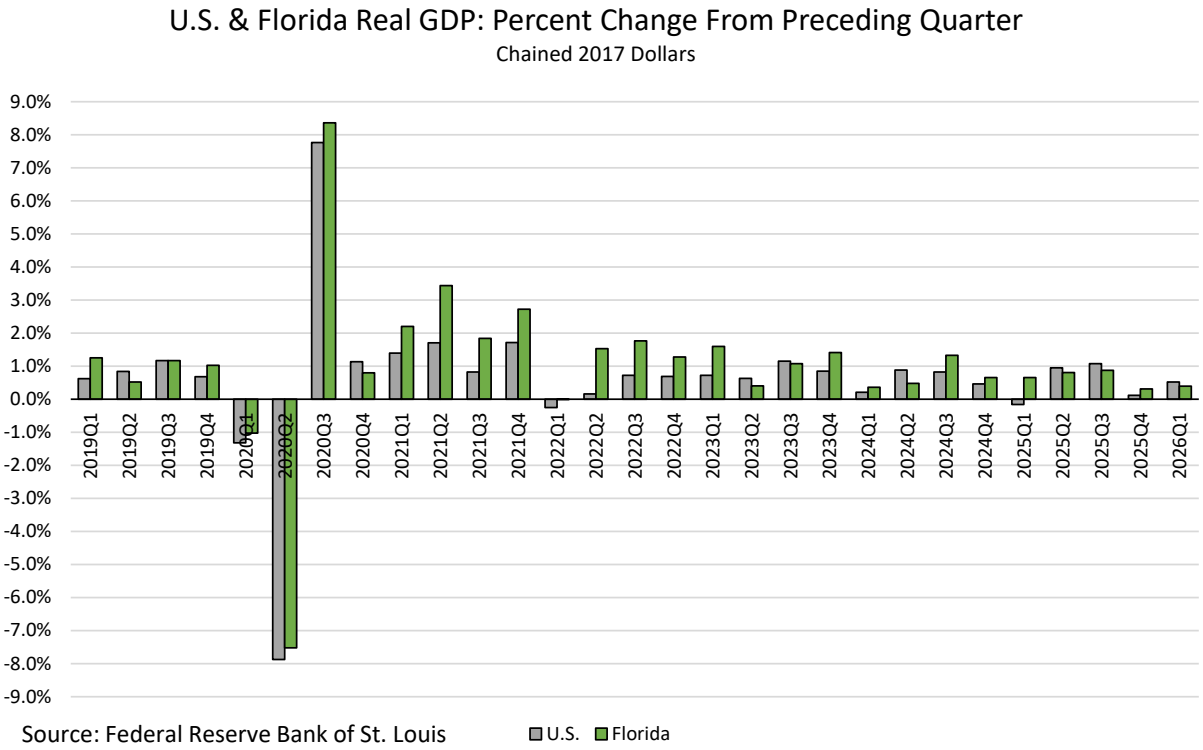
# Macro-Economic Outlook

## Gross Domestic Product

Gross Domestic Product (GDP) is a measure of total economic output. Total GDP is comprised of consumption, business investment, government spending, and net exports, with consumption accounting for approximately 70%. The first two quarters of 2022 saw negative growth, but with two positive quarters to close out 2022; the annual growth was a mere 0.7% for 2022. GDP grew 3.1% in 2023. Florida comprises approximately 5.4% of the overall U.S. GDP, the fourth largest state economy in the country. Florida GDP grew by 4.03% in 2024. 2025 saw Florida GDP grow by 2.7% and US GDP growing by 2%. Q1 2026 saw an annualized GDP of 2.1% for the USA and 1.6% for Florida.





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The Bureau of Economic Analysis estimates quarterly GDP by industry, which measures an industry's contribution to the gross domestic product of the United States. It is also known as "value added by industry." An industry's value added is the market value it adds in production or the difference between the price at which it sells its products and the cost of the inputs it purchases from other industries. Value added for all U.S. industries combined is equal to the nation's GDP. GDP by industry data also includes the compensation of employees, gross operating surplus, and taxes. The following is the measure of contribution from private industries to 2026Q1 GDP. Industries are classified by the North American Industry Classification System.

| Real GDP Contribution in 2026Q1 by Industry | U.S. | Florida |
|---|---|---|
| Private industries | 100.0% | 100.0% |
| Agriculture, forestry, fishing and hunting | 1.3% | 0.4% |
| Mining, quarrying, and oil and gas extraction | 1.6% | 0.1% |
| Utilities | 1.5% | 1.7% |
| Construction | 5.1% | 5.0% |
| Manufacturing | 15.2% | 5.4% |
| Wholesale trade | 6.9% | 6.0% |
| Retail trade | 6.2% | 8.1% |
| Transportation and warehousing | 4.0% | 3.7% |
| Information | 6.2% | 5.7% |
| Finance and insurance | 9.5% | 6.0% |
| Real estate and rental and leasing | 12.7% | 22.4% |
| Professional, scientific, and technical services | 7.8% | 10.6% |
| Management of companies and enterprises | 1.9% | 2.2% |
| Administrative and support and waste management and remediation services | 3.3% | 4.4% |
| Educational services | 1.1% | 1.0% |
| Health care and social assistance | 8.2% | 9.5% |
| Arts, entertainment, and recreation | 1.3% | 1.7% |
| Accommodation and food services | 3.8% | 4.1% |
| Other services (except government and government enterprises) | 2.4% | 2.0% |

Real Gross Domestic Product, Billions of Chained 2017 Dollars, Quarterly, Seasonally Adjusted Annual Rate

Source: Bureau of Economic Analysis


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## Southwest Florida Taxable Sales Data

Taxable sales data for various Metropolitan Statistical Areas (MSA's) are popularly used as one indicator of regional economic activity. This data comes to the state on sales tax returns filed monthly by retail establishments with the Florida Department of Revenue. The following categories comprise taxable sales.

**Tourism & Recreation**- hotels and motels, bar and restaurant sales, liquor stores, photo and art stores, gift shops, admissions, sporting goods, rentals, and jewelry stores.

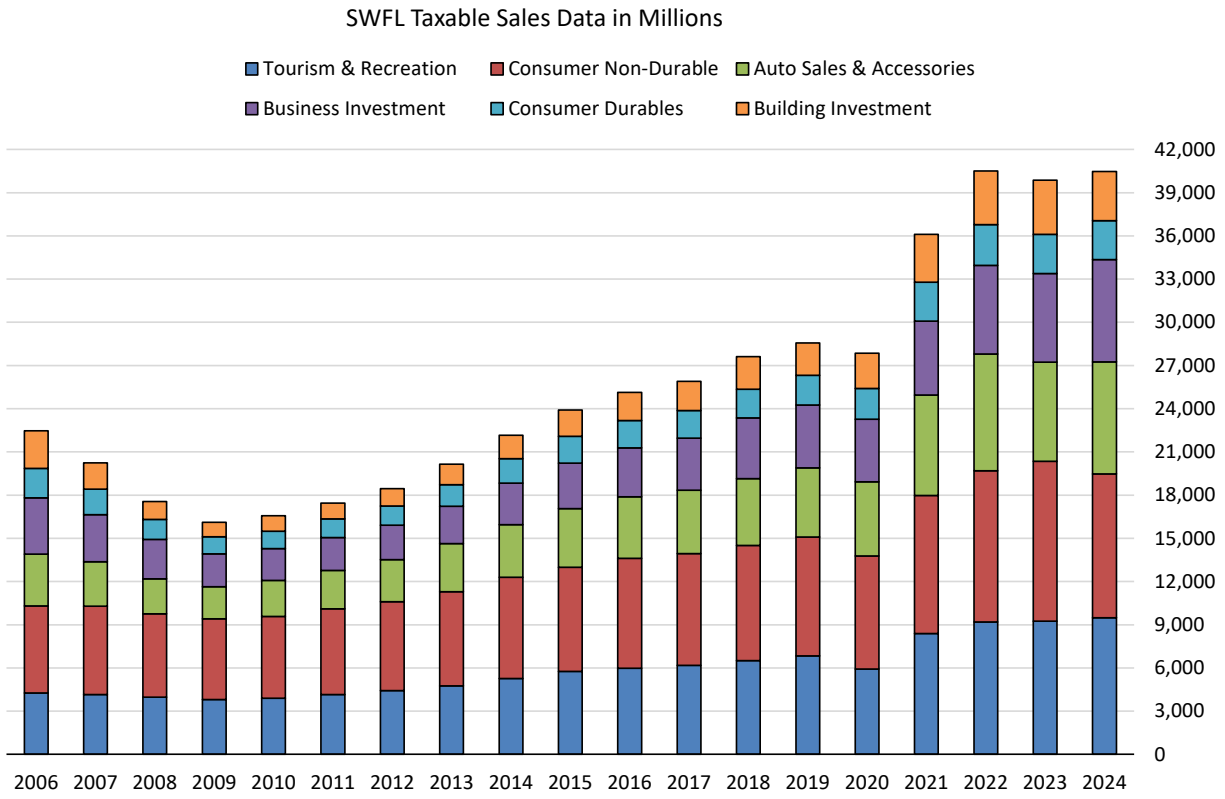
**Consumer Nondurables**- food & convenience stores, department & clothing stores, drug stores, etc.

**Autos & Accessories**- the sale of new and used cars, repair shops, auto supply stores, and taxable sales at gasoline stations.

**Business Investment**- farm equipment, feed and seed suppliers, store and office equipment, computer shops, machine shops, industrial machinery, hotel and restaurant suppliers, transportation equipment, etc.

**Consumer Durables**- the sale of appliances, furniture, home electronics, aircraft, boat dealers, hardware, and decorating stores.

**Building Investment**- includes sales by building contractors, heating and air conditioning contractors, etc.




2022 was 12.2% higher than 2021 led by business investment at 20.3% and auto sales at 16.0% increases. 2023 saw taxable sales compress, mainly assumed by the loss of $1.2 billion in auto sales and accessories spending. Taxable sales in 2024 increased by 1.5%, with business investment boosting the year-over-year increase.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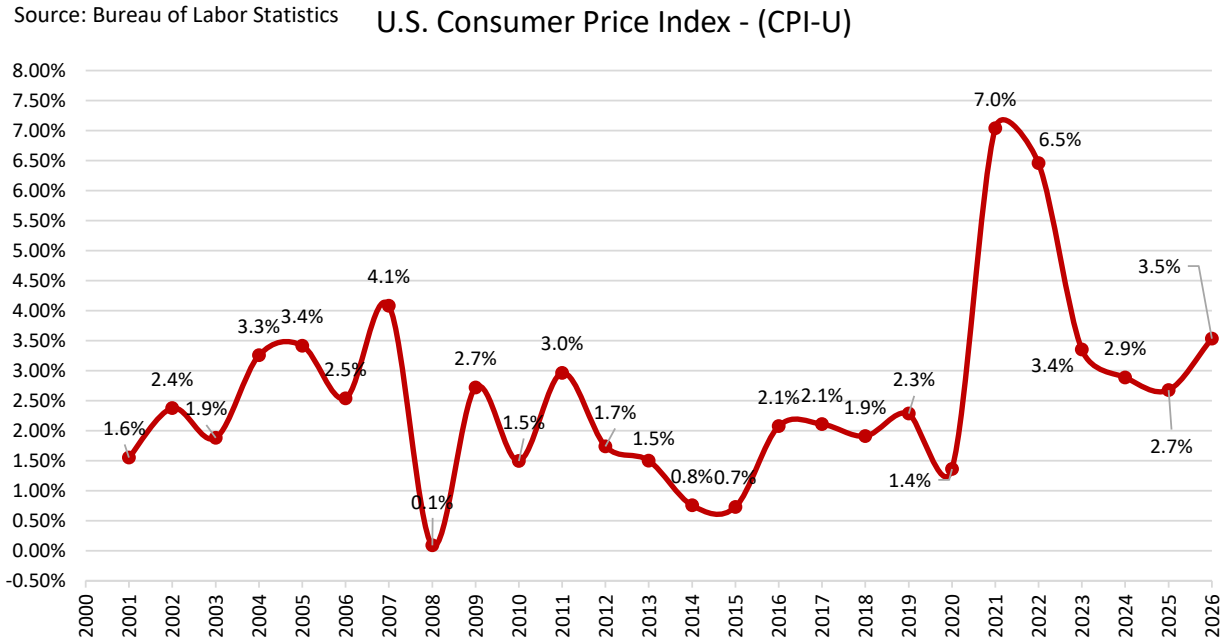
## Consumer Price Index

The consumer price index (CPI) is a measure of the average change over time in the prices paid by consumers for a market basket of consumer goods and services. An increase in the CPI indicates that the cost of goods is increasing, and thereby the purchasing power of the dollar is weakened.

Source: Bureau of Labor Statistics




Between January 2022 and December 2022, the consumer price index increased by 6.5%. 2023 showed a significant decrease in the CPI growth rate at 3.4%, but still higher than the ideal target inflation for a growing economy of 2.0%. 2024 CPI brought inflation closer to the target with a reported 2.9%, and closer in 2025 to 2.7%. Q2 2026 data contradicted this trend, showing a 3.5% CPI.

Food pricing, oil products, and cost of shelter are still elevated, but other categories are showing signs of prices receding, leading to what should be falling inflation numbers moving forward, though geopolitical and tariff uncertainty may slow this process. Numerous commercial leases are tied to annual inflation rent increases. However, owners with gross leases are seeing net operating income fall as rents are stagnant while building expenses are on the rise.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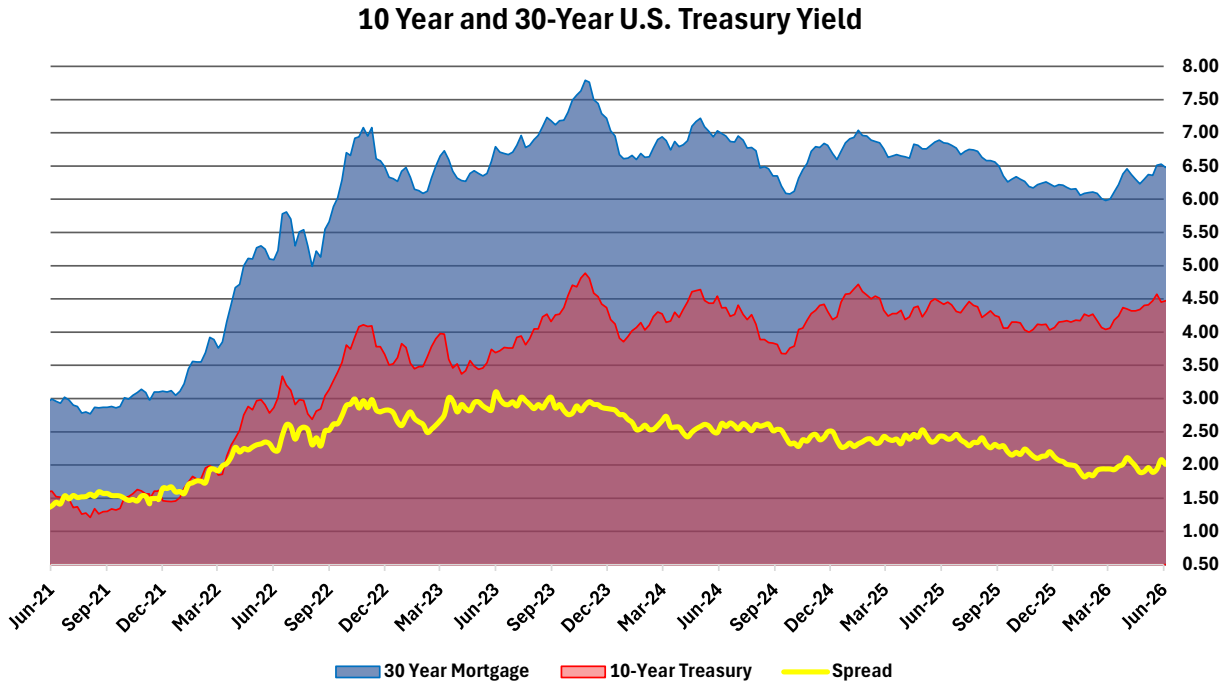
## 10-year Treasury and 30-Year Fixed Rate Mortgage

The 10-year treasury yield is often the benchmark for long-term debt instruments and directly affects yields on leveraged projects. Cap rates tend to rise and fall with the change in the 10-year treasury. The 10-year treasury tends to rise when economic growth is expected and falls when the outlook darkens. The Federal Funds rate hike has increased the required yield on the 10-year treasury as well as the 30-year Fixed Rate Mortgage with a spread basis between the two hitting 3.0% in August 2023; this is over 100 bps higher than the average in 2021. The spread resisted this 300 bps threshold, however, which is evidenced by 2024, which has seen this spread compress to 230 basis points, still elevated from historical averages. The 30-Year Mortgage rate decreased to 5.98% in March 2026, but saw levels elevate back to the mid 6% range by the end of June.





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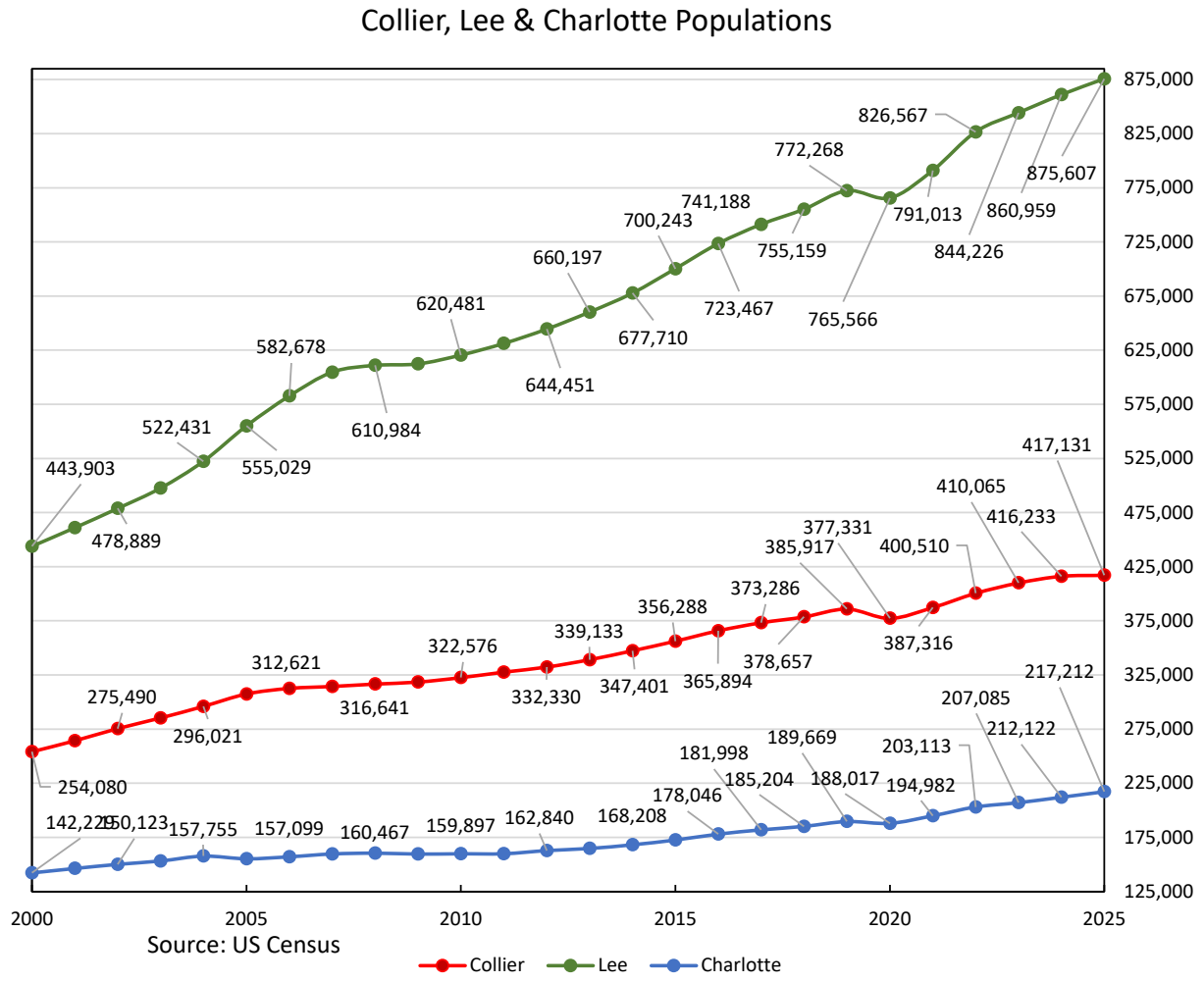
## Southwest Florida Population

Southwest Florida continues to be one of the fastest-growing areas in the nation. Growth is attributed to in-migration, mostly from Northeastern and Midwestern states. However, foreign migration and intrastate migration are also significant factors for growth. U.S. Census Population Estimates, released in 2025, show the recent growth and can be seen in the graph below. The data highlights population estimates from July 1st of each year through 2025. It shows Southwest Florida continuing to experience gains in population, with a 1.39% gain (or 20,636 people) in 2025 over 2024 for Collier, Lee, and Charlotte Counties combined. This is higher than the national population growth rate (0.5%) and almost double Florida's growth rate (0.8%) over the same period. The population trends for all three counties can be seen below.




2026 U.S. Census Population Estimates at the county level are scheduled to be released in mid-2027.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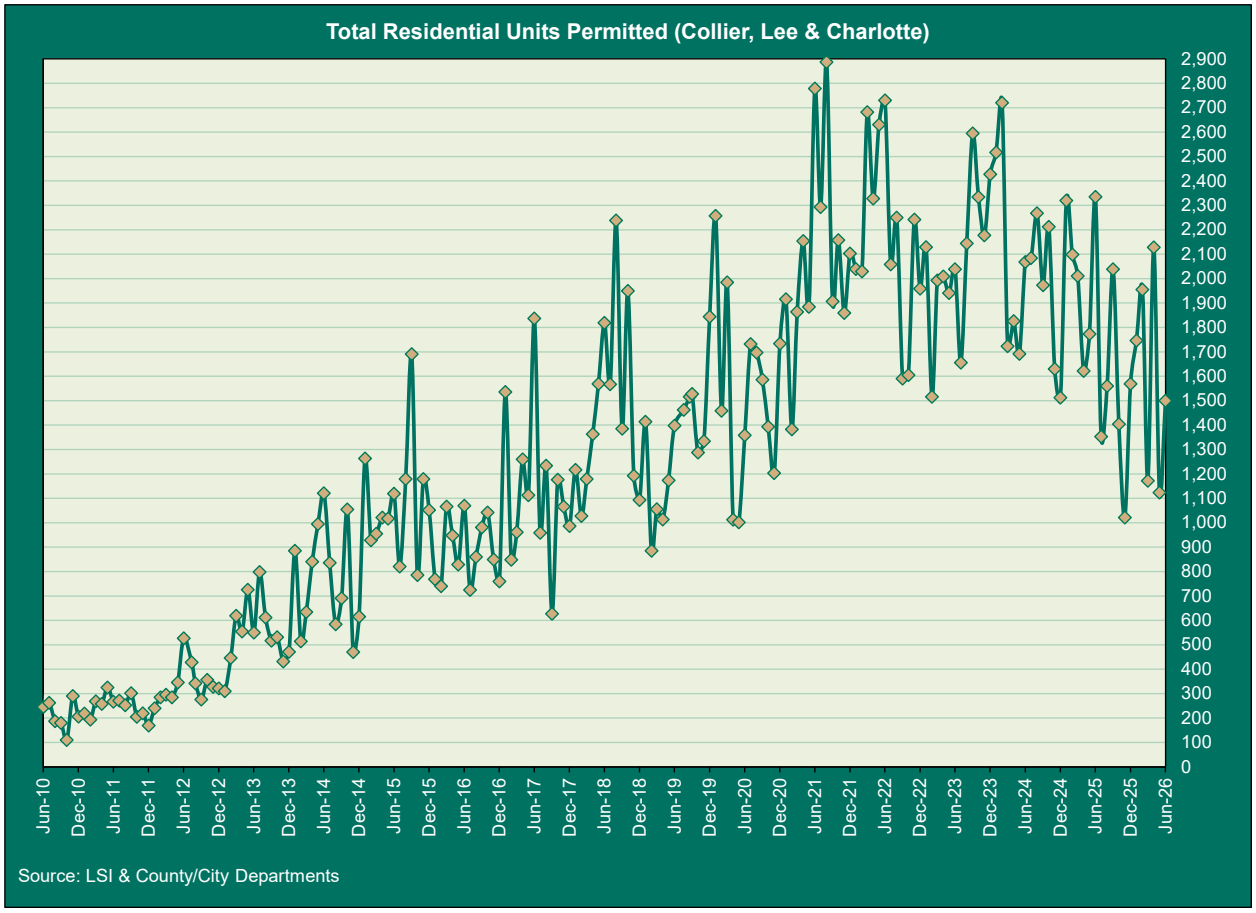
## Southwest Florida Housing Formation

A total of 18,569 permits were issued for new residential housing units in Collier, Lee, and Charlotte Counties combined for the one-year period ending in June 2026. This was a 22.1% decrease from the previous one-year period, which saw 23,838 new residential housing units permitted. When looking at only permits issued for new single-family detached homes (12,677), our market saw a 23.2% decrease; multi-family saw a 19.5% decrease to just under 6,000 units permitted. Looking forward, we project 2026 will finish with over 18,000 new residential units permitted. The combined monthly trend can be seen in the following chart.





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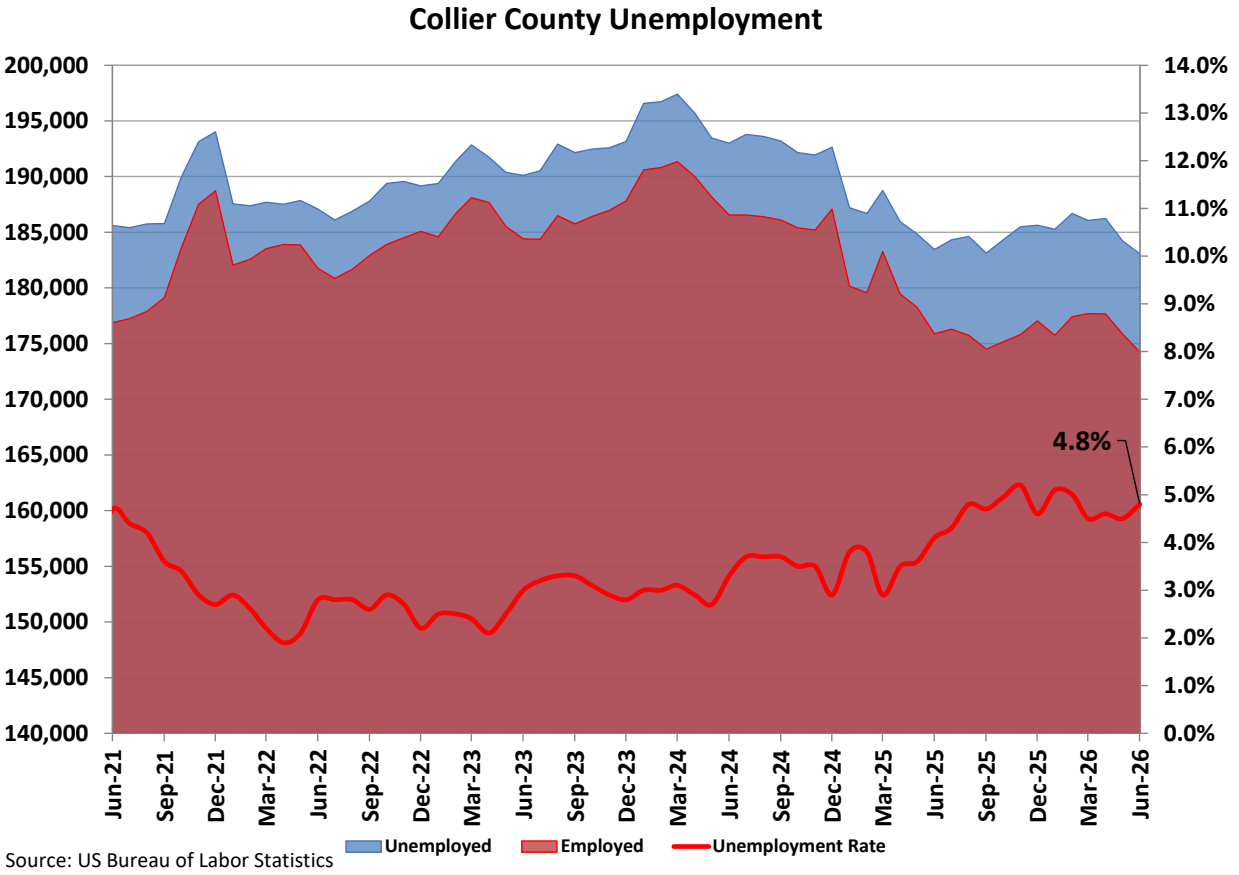
## Employment

The graphs in the following section depict historical and current employment conditions at the county, state, and national levels. Note the strong seasonality in Collier County's unemployment rate. As of June 2026, Collier's unemployment rate increased to 4.8% from the last quarter.




Source: US Bureau of Labor Statistics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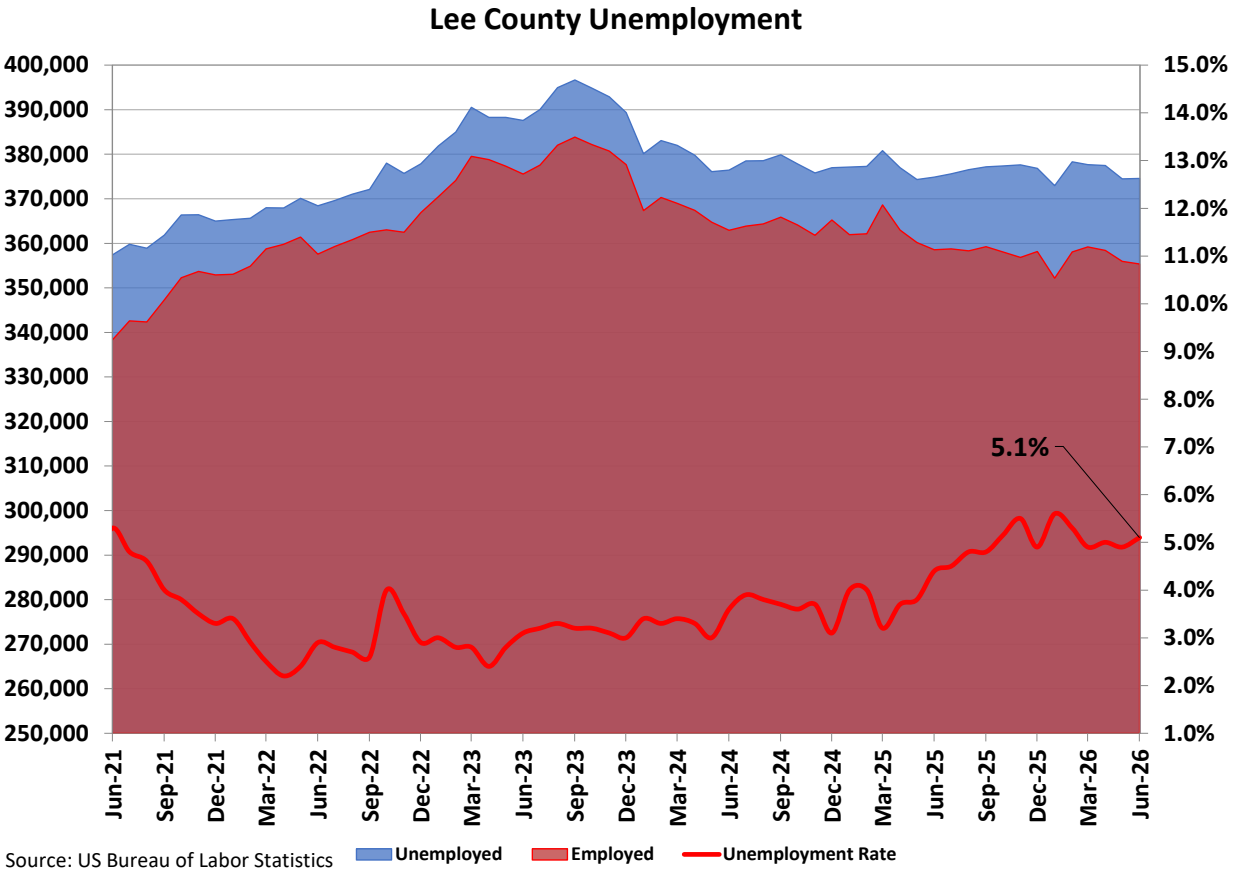
Lee County has less seasonal irregularity than Collier County and may be more relevant to the overall job market in Southwest Florida, which also affects the primary housing demand in the area. It is important to note that recent employment figures for Lee County post the pandemic show more potential employees in the county than at any time in its history. As of June 2026, the unemployment rate was 5.1%, with the available workforce (blue) exceeding pre-pandemic levels.





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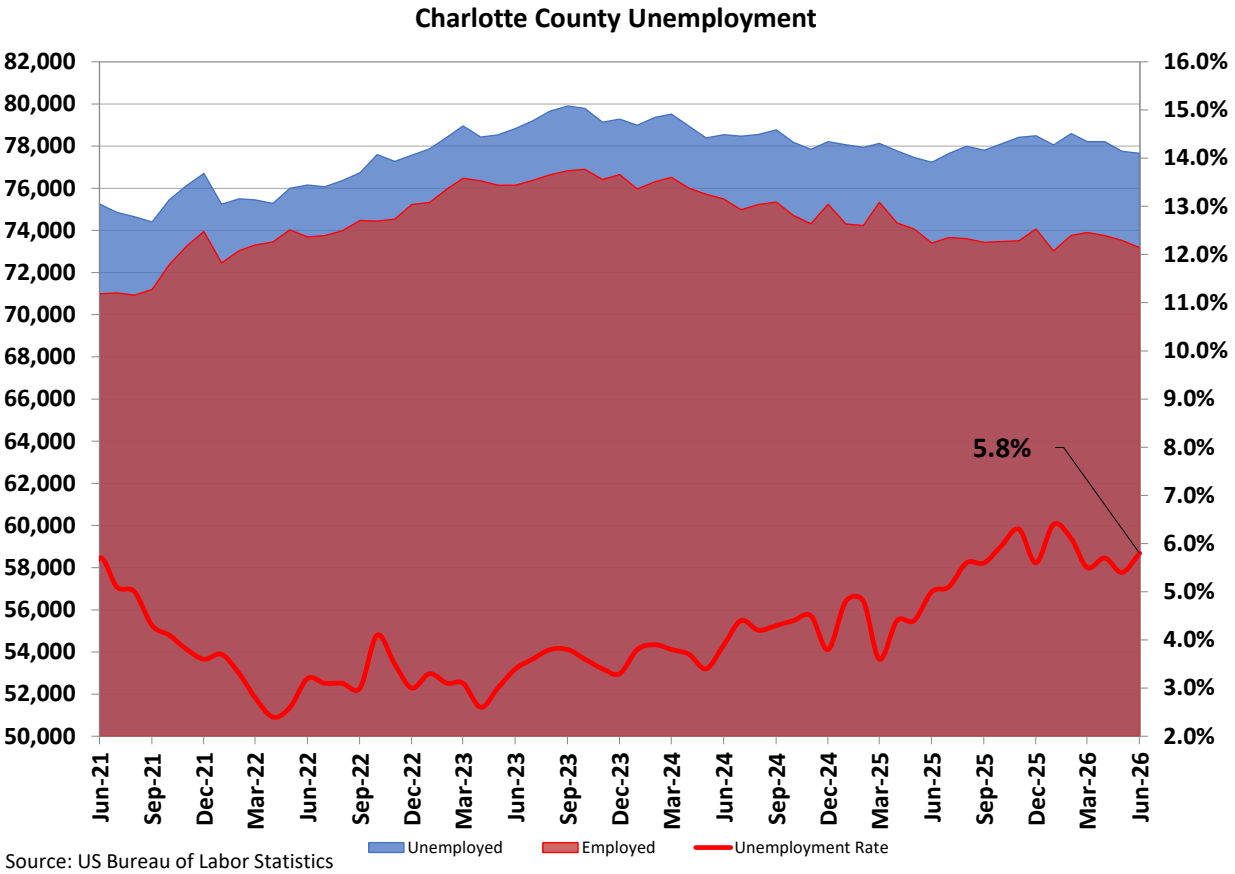
Charlotte County in June 2026 had an unemployment rate of 5.8%.




Source: US Bureau of Labor Statistics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## Largest Employers in Southwest Florida

| Rank | Company Name | 2025 Employment | Industry |
|---|---|---|---|
| 1 | Lee Health | 16,506 | Healthcare |
| 2 | Lee County Public Schools | 12,264 | Educational |
| 3 | Publix Asset Management Company | 10,445 | Retail Trade |
| 4 | Lee County Local Government | 9,959 | Public |
| 5 | Walmart Inc | 8,202 | Retail Trade |
| 6 | Collier County Public Schools | 6,091 | Educational |
| 7 | Collier County Local Government | 5,262 | Public |
| 8 | Arthrex Inc | 4,440 | Manufacturing |
| 9 | Nch Healthcare System | 3,940 | Healthcare |
| 10 | Charlotte County Local Government | 2,908 | Public |
| 11 | Physicians Regional Healthcare Systen | 2,692 | Healthcare |
| 12 | Amazon.com Inc | 2,530 | Distribution |
| 13 | Charlotte County Public Schools | 2,512 | Educational |
| 14 | Herc Rentals | 2,226 | Management of |
| 15 | Wells Fargo Bank | 2,093 | Finance |
| 16 | Gargiulo Inc | 2,082 | Agriculture, |
| 17 | Gartner Inc | 2,000 | Consulting |
| 18 | The Home Depot Inc | 1,956 | Retail Trade |
| 19 | Florida Gulf Coast University | 1,943 | Educational |
| 20 | Mcdonald's Corporation | 1,930 | Food Services |
| 21 | Millennium Physician Group | 1,758 | Healthcare |
| 22 | Marriott International Inc | 1,680 | Accomodation |
| 23 | Shell Point Retirement Community | 1,563 | Healthcare and |
| 24 | Hca Florida Healthcare | 1,448 | Healthcare |
| 25 | Walgreen Co | 1,440 | Retail Trade |
| 26 | Unitedhealthcare Services Inc | 1,295 | Healthcare |
| 27 | Florida SouthWestern State College | 1,255 | Educational |
| 28 | Inspire Brands Inc | 1,194 | Food Services |
| 29 | Neogenomics Inc | 1,150 | Healthcare |
| 30 | The Hertz Corporation | 1,073 | Management of |
| 31 | Hendry County Public Schools | 1,071 | Educational |
| 32 | Cvs Health Corporation | 1056 | Retail Trade |
| 33 | Southeastern Grocers Llc | 1054 | Retail Trade |
| 34 | Us Sugar | 1008 | Agriculture, |
| 35 | Chico's Fas Inc | 1000 | Retail Trade |
| 36 | Ace Hardware Corp | 993 | Retail Trade |
| 37 | Walsh Group | 971 | Construction |
| 38 | Suncoast Credit Union | 936 | Finance |
| 39 | Truist | 934 | Finance |
| 40 | Lee County Electric Co- op | 931 | Utilities |
| 41 | USA Today Co | 926 | Media and News |
| 42 | John R Wood Properties | 898 | Real Estate and |
| 43 | Hilton Hotels & Resorts | 881 | Accomodation |
| 44 | Beasley Broadcast Group Inc | 833 | Broadcasting |
| 45 | Dillard's Inc | 826 | Retail Trade |
| 46 | Burger King Corporation | 806 | Food Services |
| 47 | Southern Technical College | 801 | Educational |
| 48 | 7-eleven Inc | 772 | Retail Trade |
| 49 | Subway Ip Llc | 772 | Food Services |
| 50 | Hendry County Local Government | 772 | Public |
| 51 | Bank Of America | 768 | Finance |
| 52 | Starbucks Corporation | 749 | Food Services |
| 53 | Lennar Corp | 740 | Construction |
| 54 | The Tjx Companies Inc | 736 | Retail Trade |
| 53 | The Wendy's Co | 685 | Food Services |
| 56 | Intercontinental Hotels Group | 681 | Accomodation |
| 57 | Family Health Centers of Southwest Florid | 678 | Healthcare |
| 58 | Keiser University | 669 | Educational |
| 59 | B & I Contractors | 640 | Construction |
| 60 | Bonita Bay Club | 621 | Entertainment, |
| 61 | Anywhere Advisors Llc | 620 | Real Estate and |
| 62 | Lowe's Companies Inc | 608 | Retail Trade |
| 63 | Beall's Inc | 604 | Retail Trade |
| 64 | Outback Steakhouse Of Florida Llc | 602 | Food Services |
| 65 | Saluscare Inc | 600 | Healthcare |
| 66 | Family Home Health Service | 588 | Healthcare |
| 67 | Fifth Third Bank | 575 | Finance |
| 68 | Ave Maria University | 572 | Educational |
| 69 | Xfinity | 563 | Retail Trade |
| 70 | Downing - Frye Realty Inc | 539 | Real Estate and |
| 71 | Family Resource Center | 537 | Non-profit |
| 72 | Darden Concepts Inc | 533 | Food Services |
| 73 | Domino's Pizza Inc | 528 | Food Services |
| 74 | Jpmorgan Chase Bank | 525 | Finance |
| 75 | Florida Cancer Specialists & Research Ins | 516 | Healthcare |
| 76 | Brinker International Inc | 513 | Food Services |
| 77 | Labcorp | 509 | Healthcare |
| 78 | Dine Brands Global Inc | 507 | Food Services |
| 79 | Dollar Tree Inc | 504 | Retail Trade |
| 80 | Taco Bell Ip Holder Llc | 504 | Food Services |
| 81 | Vi | 494 | Healthcare and |
| 82 | U-haul International Inc | 489 | Transportation |
| 83 | Target Corp | 484 | Retail Trade |
| 84 | R And R Harvesting | 477 | Agriculture, |
| 85 | Dollar General Corp | 474 | Retail Trade |
| 86 | Hope Hospice | 474 | Healthcare |
| 87 | Wyndham Hotels & Resorts Inc | 472 | Accomodation |
| 88 | Allstate Insurance | 470 | Insurance |
| 89 | Ascent Hospitality Management | 470 | Healthcare |
| 90 | Carrabba's Italian Grill Inc | 469 | Food Services |
| 91 | Bj's Wholesale Club Holdings Inc | 466 | Retail Trade |
| 92 | Jones Financial Companies Lllp | 466 | Finance |
| 93 | Quest Diagnostics Inc | 457 | Healthcare |
| 94 | Promedica Health Systems Inc | 451 | Healthcare |
| 95 | Lake Michigan Credit Union | 448 | Finance |
| 96 | Goodwill Industries International Inc | 445 | Retail Trade |
| 97 | Solaris Healthcare Charlotte Harbor | 439 | Healthcare |
| 98 | Lynx Services Llc | 436 | Finance |
| 99 | Costco Wholesale Corp | 429 | Retail Trade |
| 100 | Culver Franchising System Llc | 411 | Food Services |

Source: FGCU

The Southwest Florida economy is heavily tied to the residential construction and service industries. There have been noticeable improvements in those industries over the past few years that have done a great deal to increase job growth in Southwest Florida.


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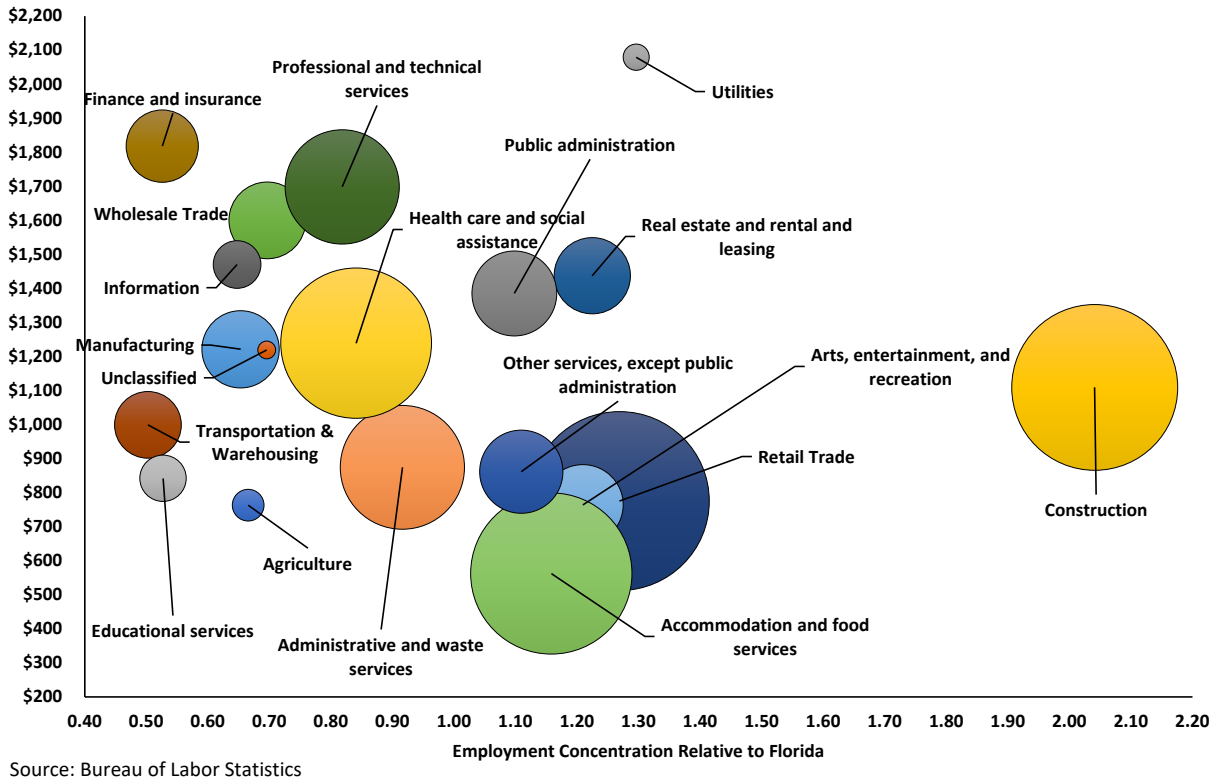
## Location Quotient

Location quotient (LQ) is essentially a way of quantifying how concentrated a particular industry, cluster, occupation, or demographic group is in a region as compared to the nation. It can reveal what makes a particular region "unique" in comparison to the national average. The following graphs depict how concentrated occupations are based on the North American Industry Classification System (NAICS) on the local county level vs that of the overall State of Florida.

LQ for occupations is calculated by dividing the regional concentration of an occupation by the state or national concentration of that same occupation. Thus, suppose that Registered Nurses in a region account for 0.10% of all jobs, while in the nation, they account for 0.09% of all jobs. The LQ of nurses in the region is thus (.1 / .09 = 1.11). This means that the region has a higher than average concentration of nurses. Anything higher than 1.2 is determined to be an economic base industry. The larger circle indicates the relative size of the industry in comparison to other sectors.

High-LQ occupations are important because they are generally employed by high-LQ industries, which tend to be export-oriented and form the majority of the region's economic base. High-LQ occupations thus provide a workforce-oriented perspective of the region's economic base. Such occupations are vital for the continued prosperity of the region.




Source: Bureau of Labor Statistics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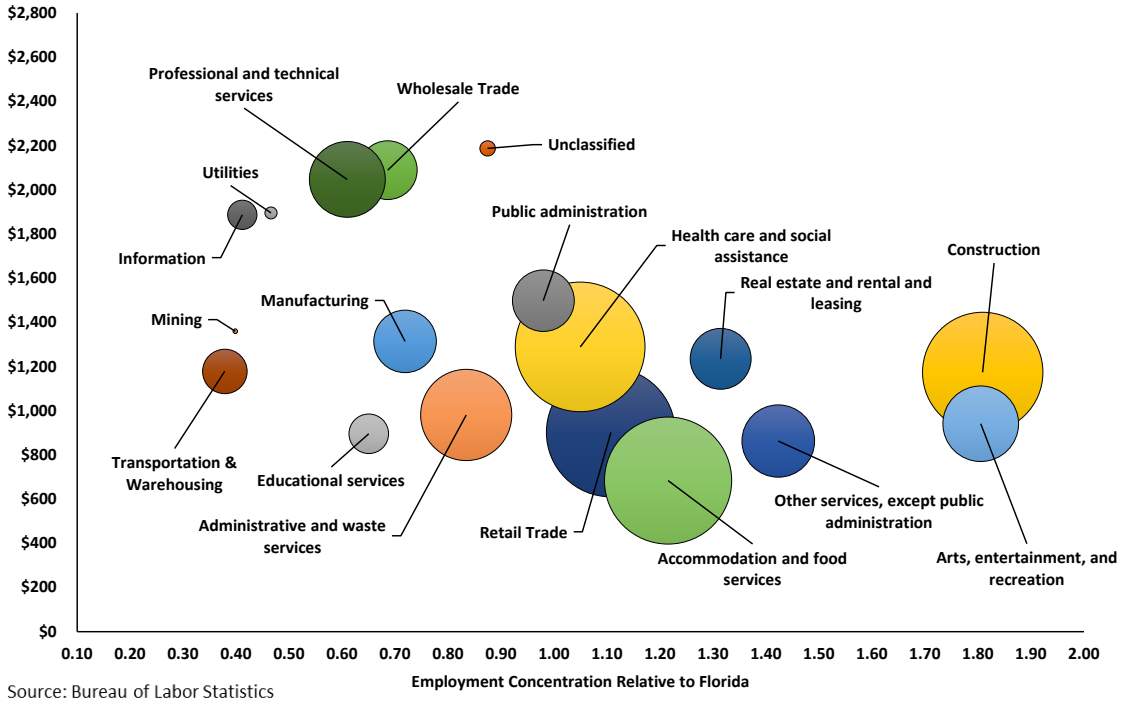
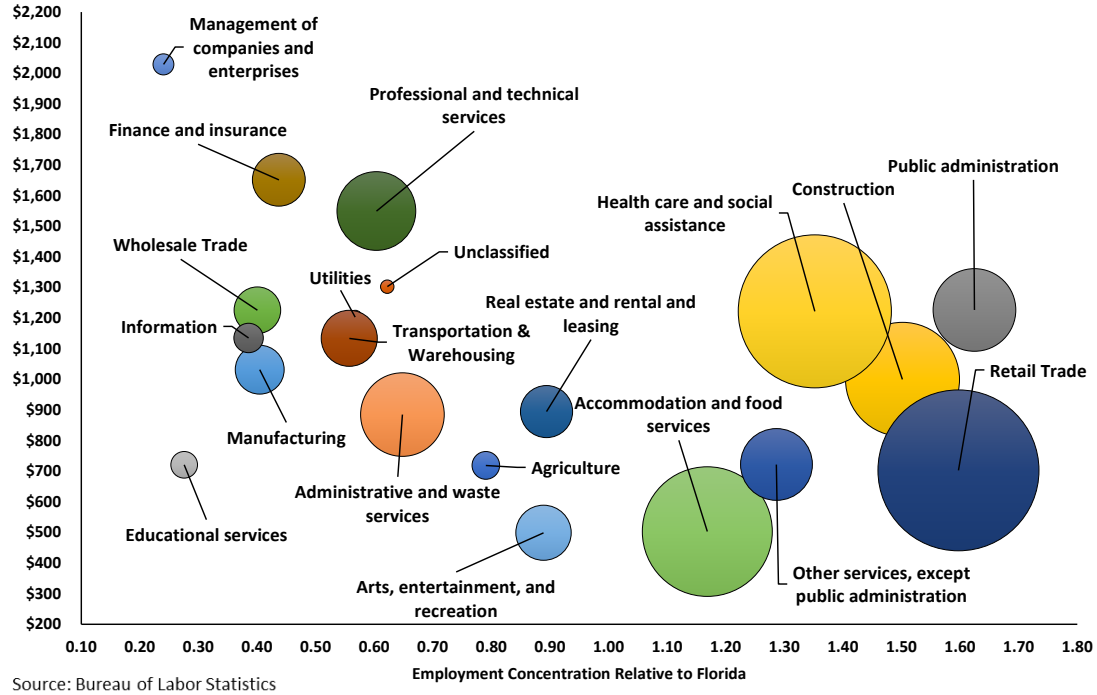
## 2022 Collier County Employment Concentration & Weekly Wage




Source: Bureau of Labor Statistics

## 2022 Charlotte County Employment Concentration & Weekly Wage




Source: Bureau of Labor Statistics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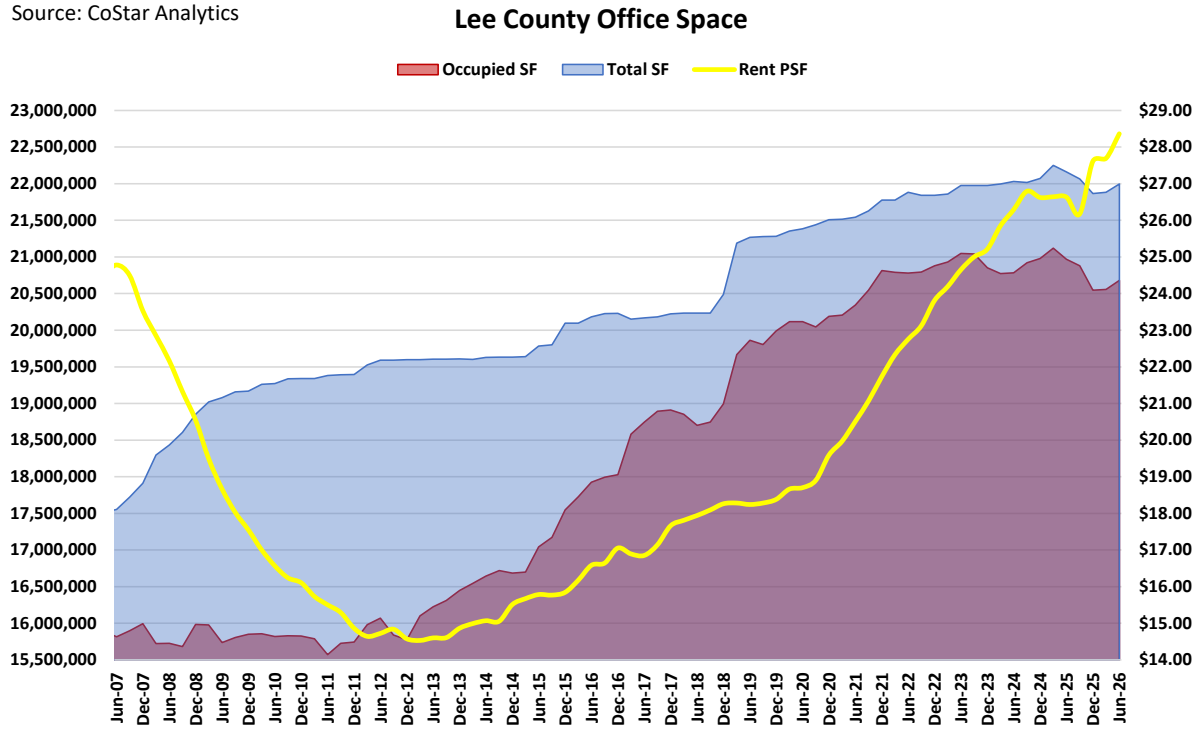
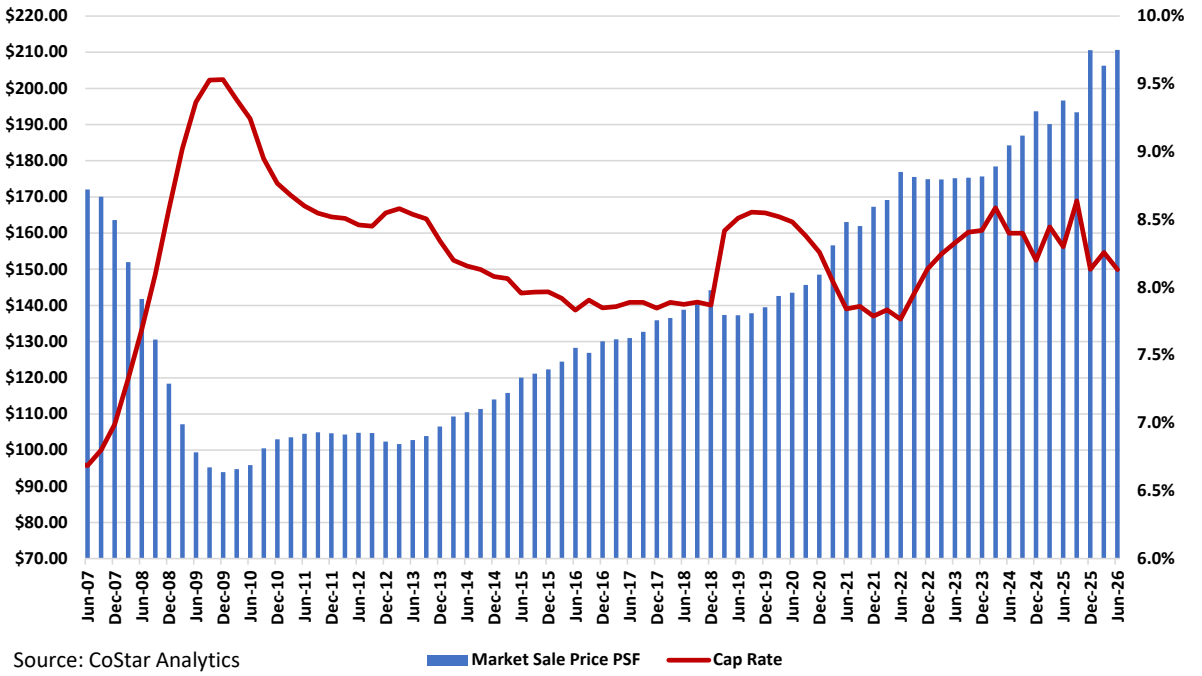
OFFICE SPACE

# Commercial Market CoStar Trends

Utilizing CoStar Commercial Market Analytics, the following charts provide insight into each county of Southwest Florida regarding the office, retail and industrial markets.

Source: CoStar Analytics




Source: CoStar Analytics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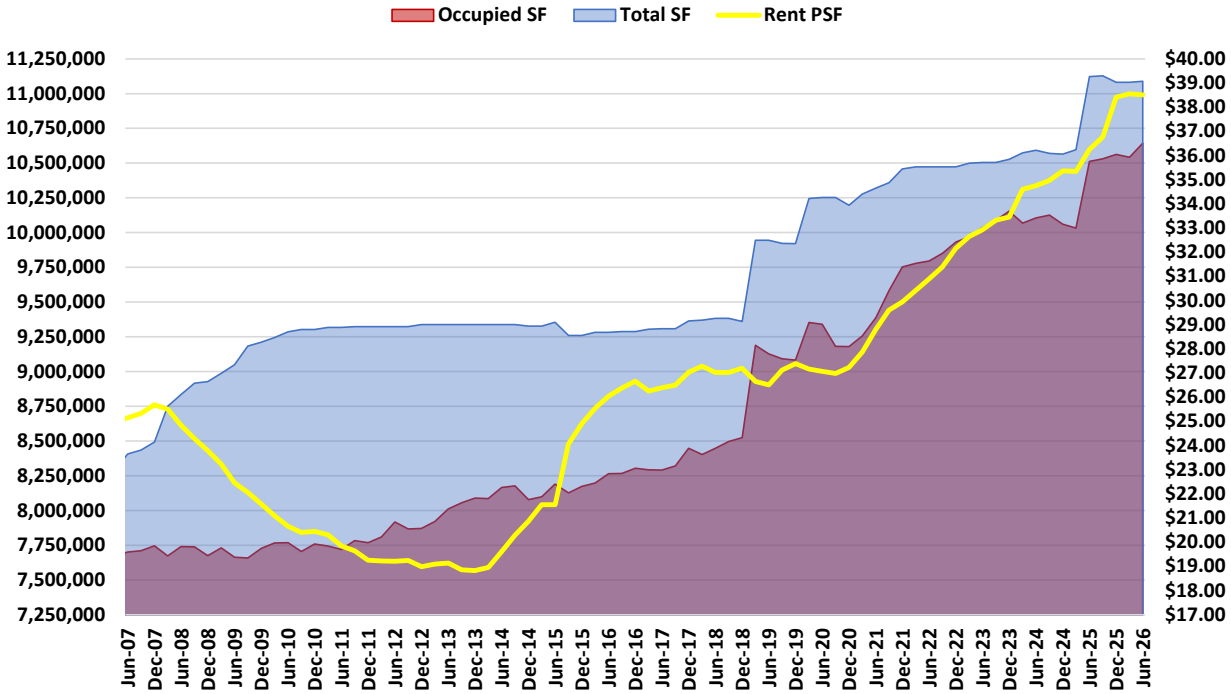
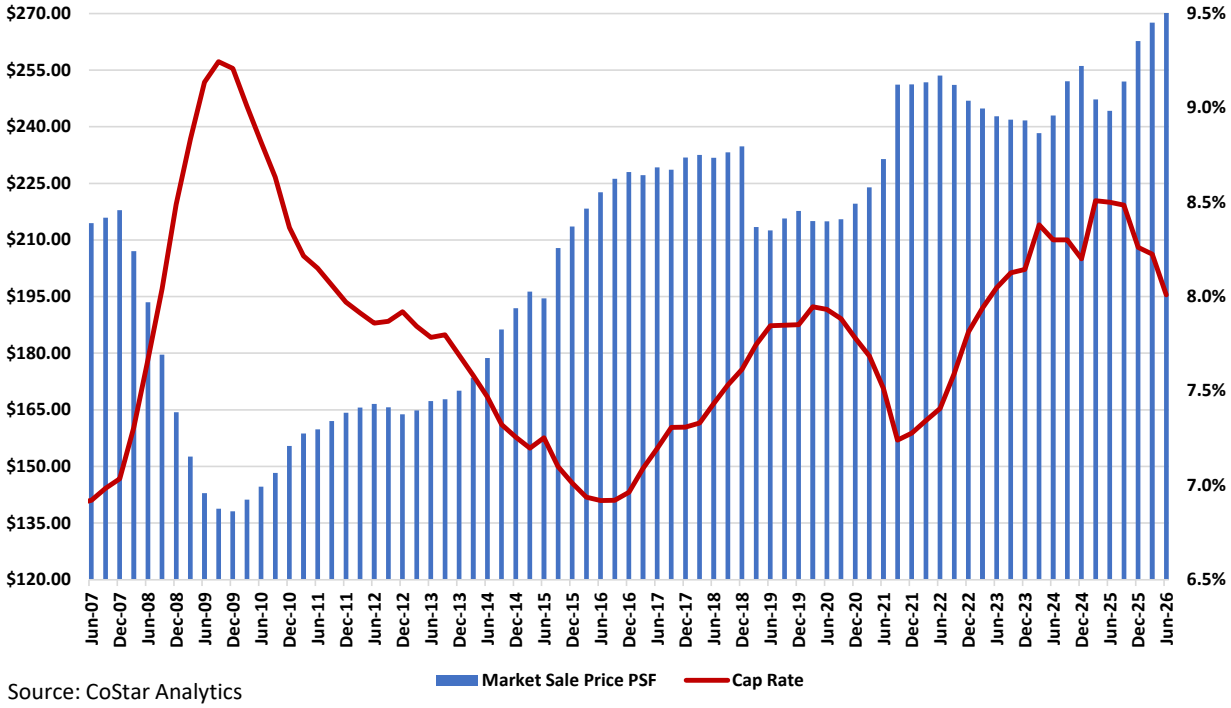
## OFFICE SPACE

Source: CoStar Analytics

### Collier County Office Space




### Collier County Office Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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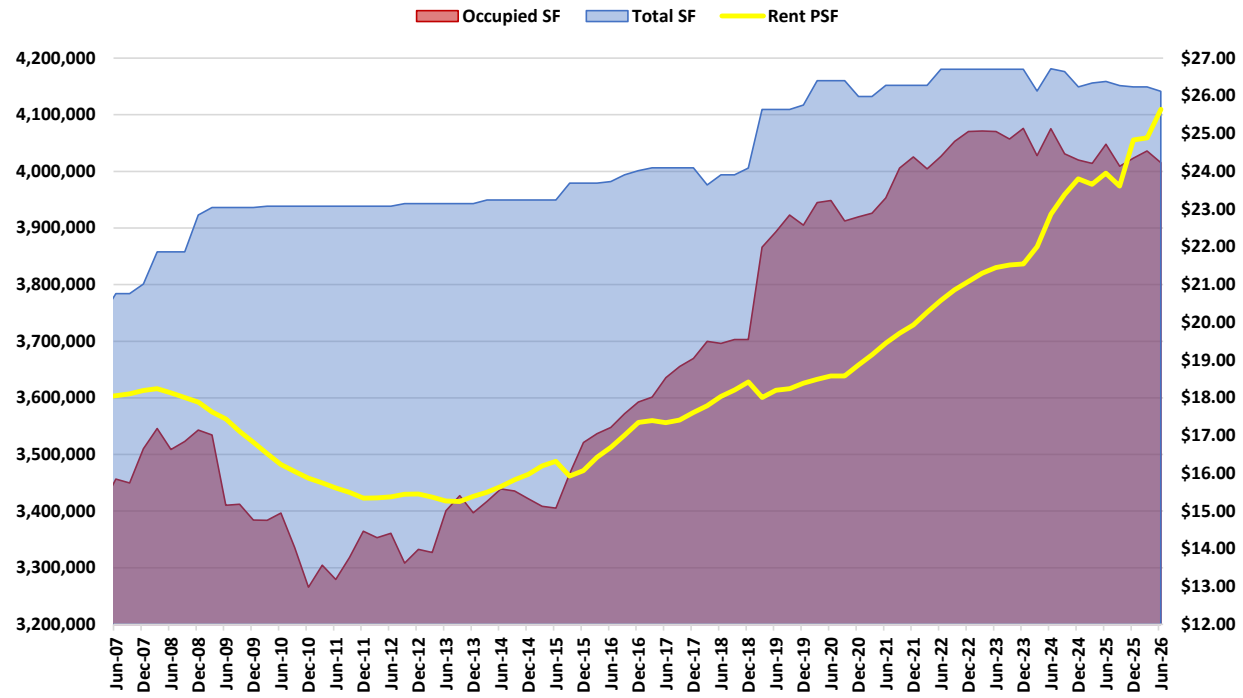
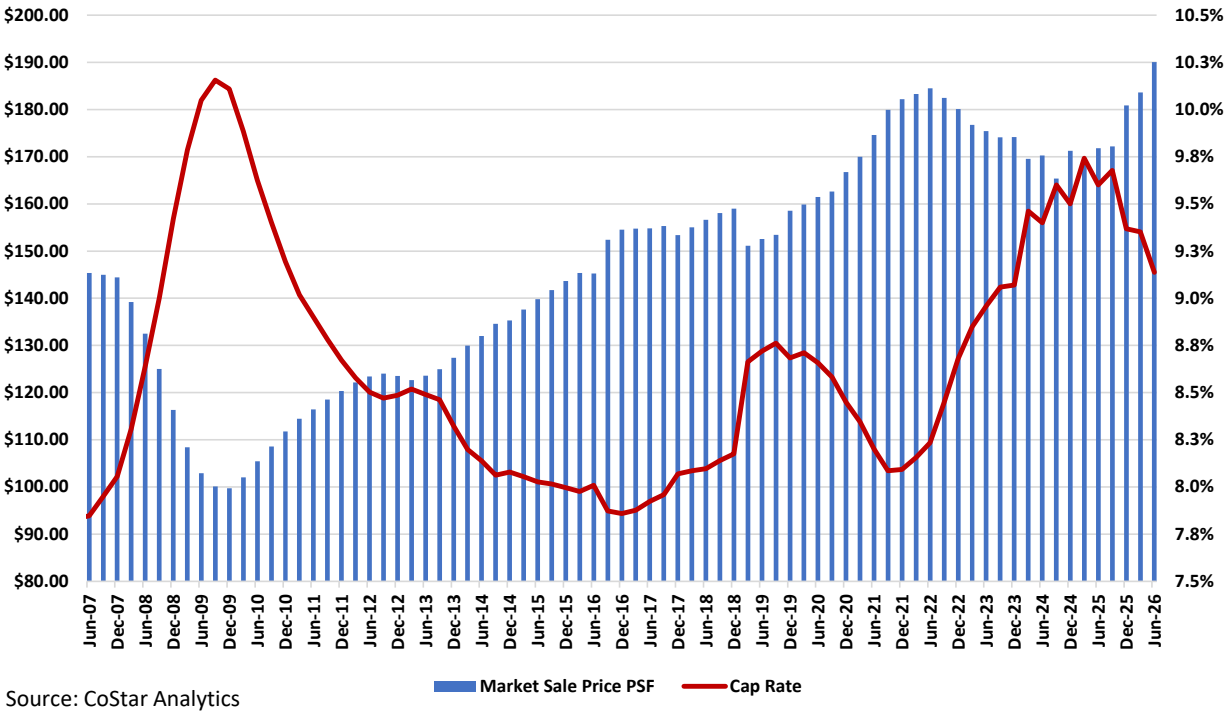
## OFFICE SPACE

Source: CoStar Analytics

### Charlotte County Office Space




### Charlotte County Office Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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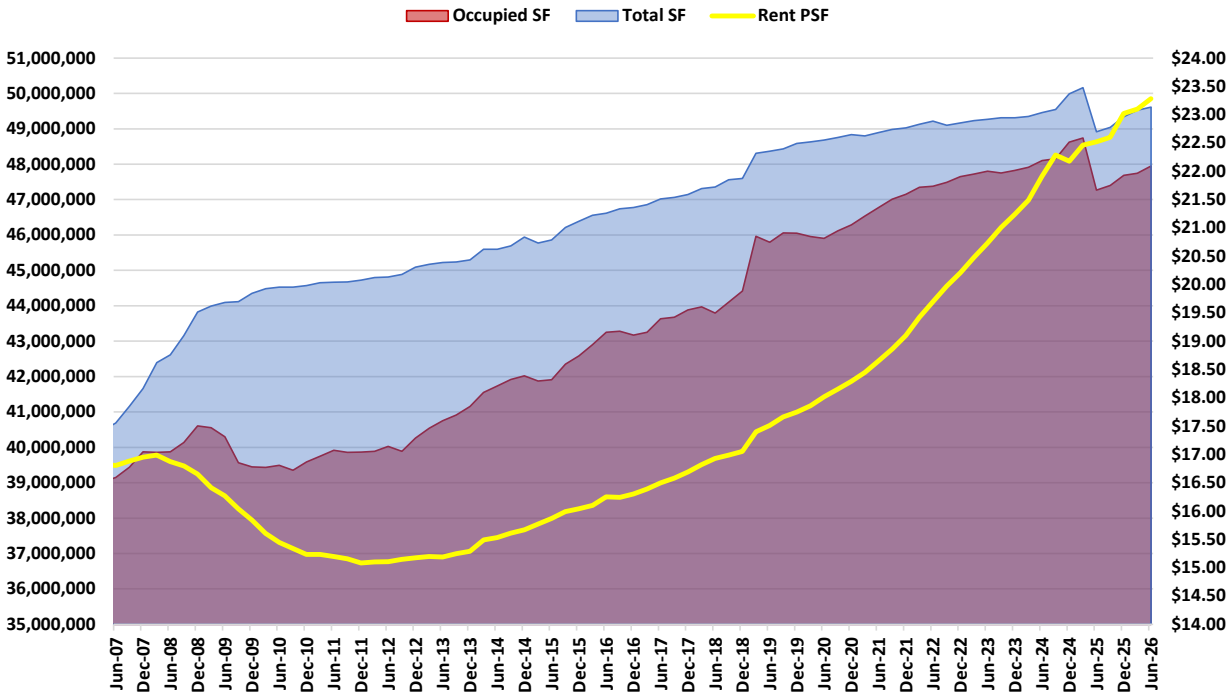
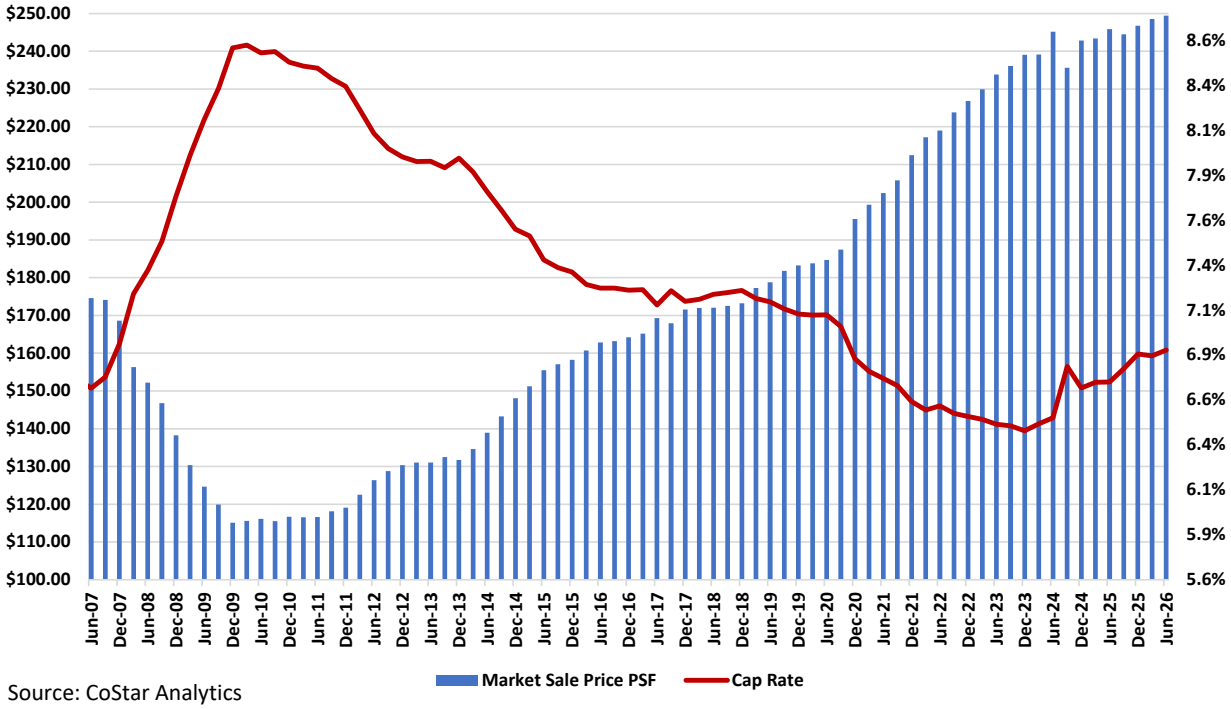
## RETAIL SPACE

Source: CoStar Analytics

### Lee County Retail Space




### Lee County Retail Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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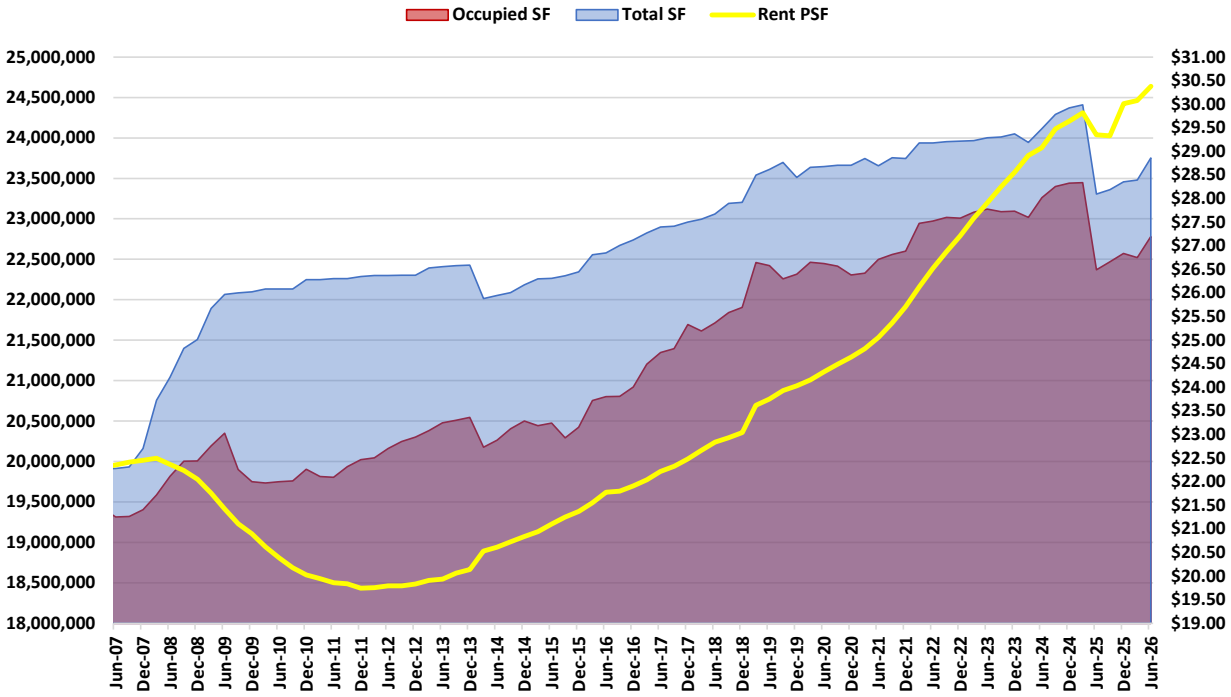
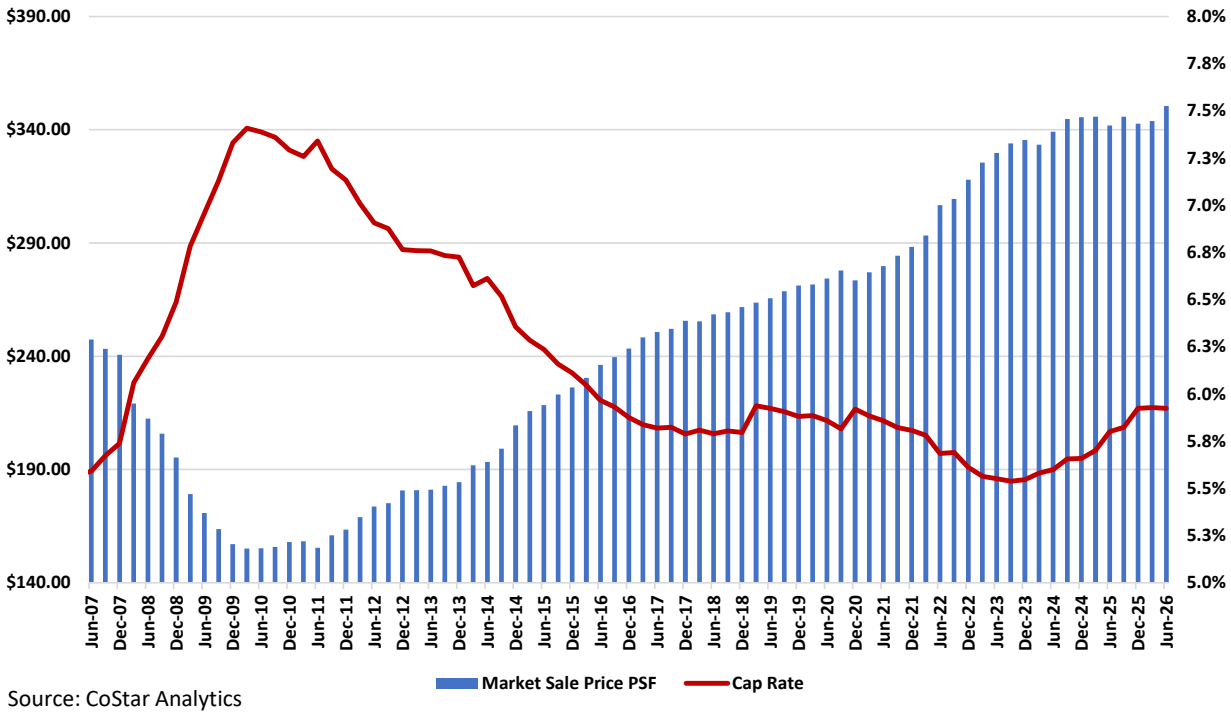
RETAIL SPACE

Source: CoStar Analytics

## Collier County Retail Space




## Collier County Retail Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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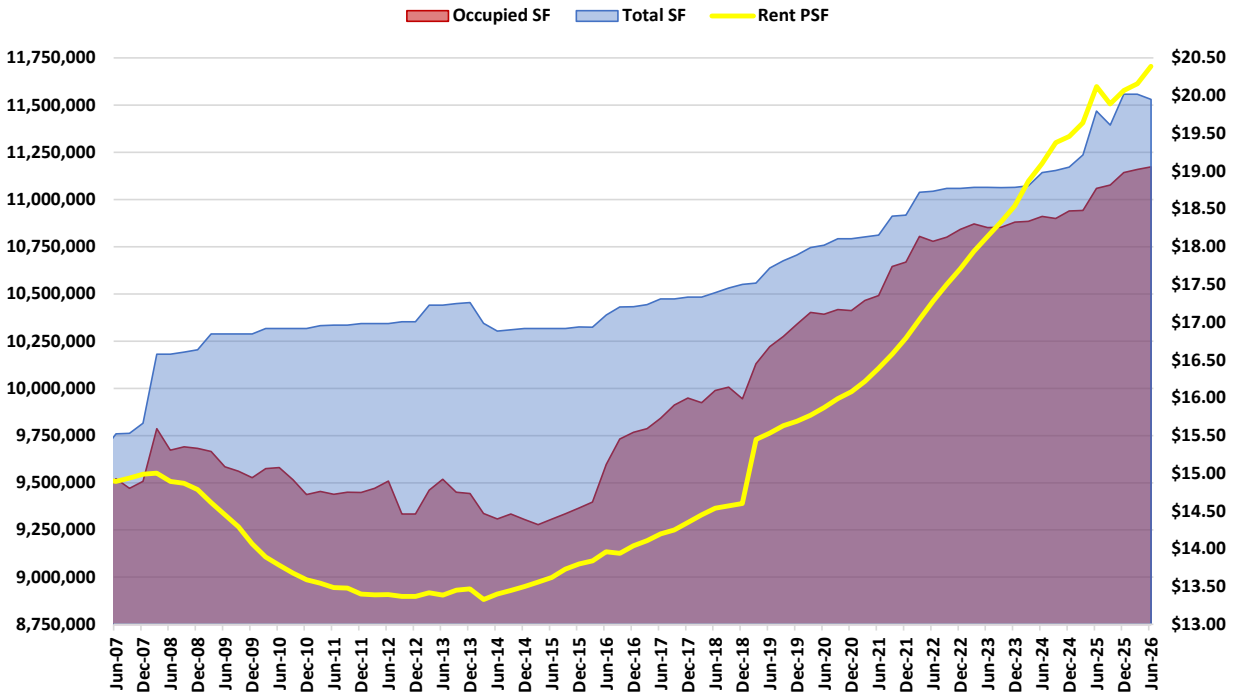
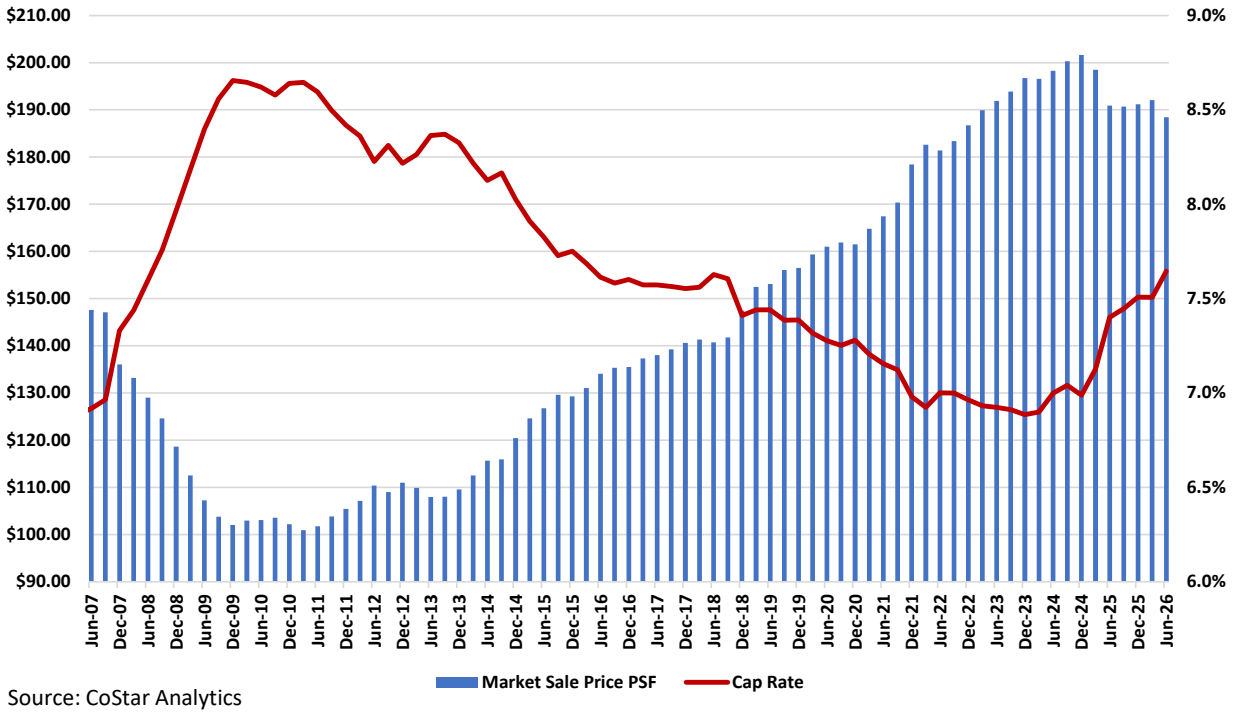
## RETAIL SPACE

Source: CoStar Analytics

### Charlotte County Retail Space




### Charlotte County Retail Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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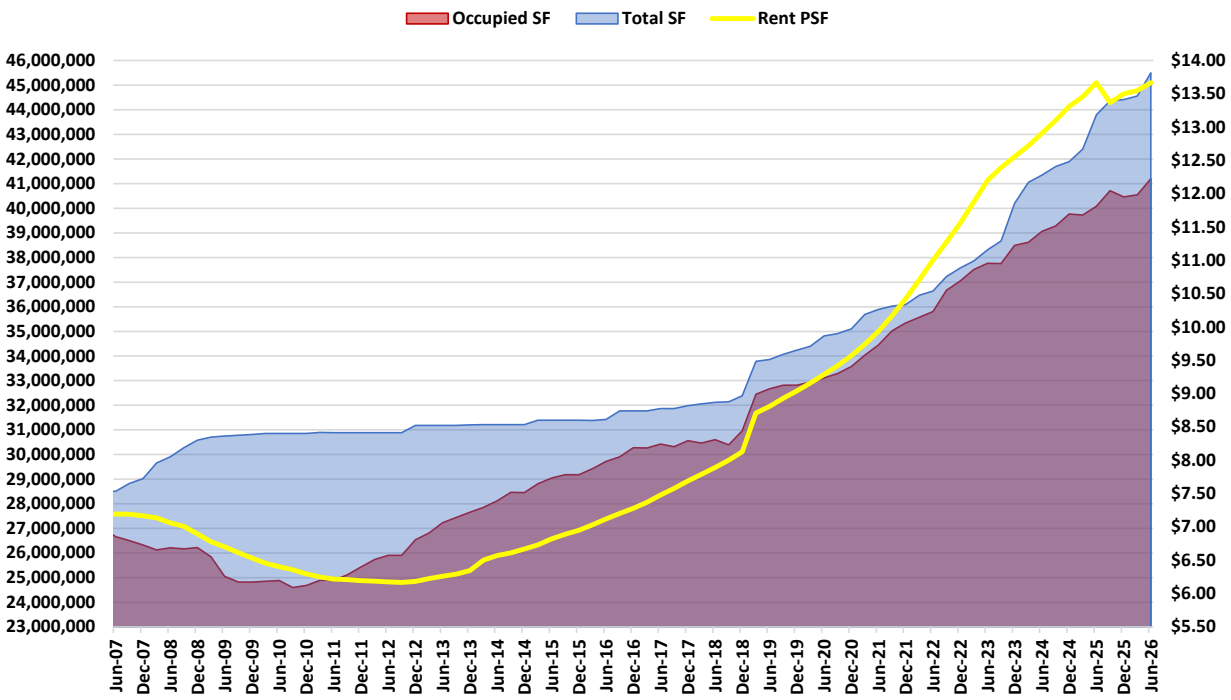
## INDUSTRIAL SPACE

Source: CoStar Analytics

### Lee County Industrial Space

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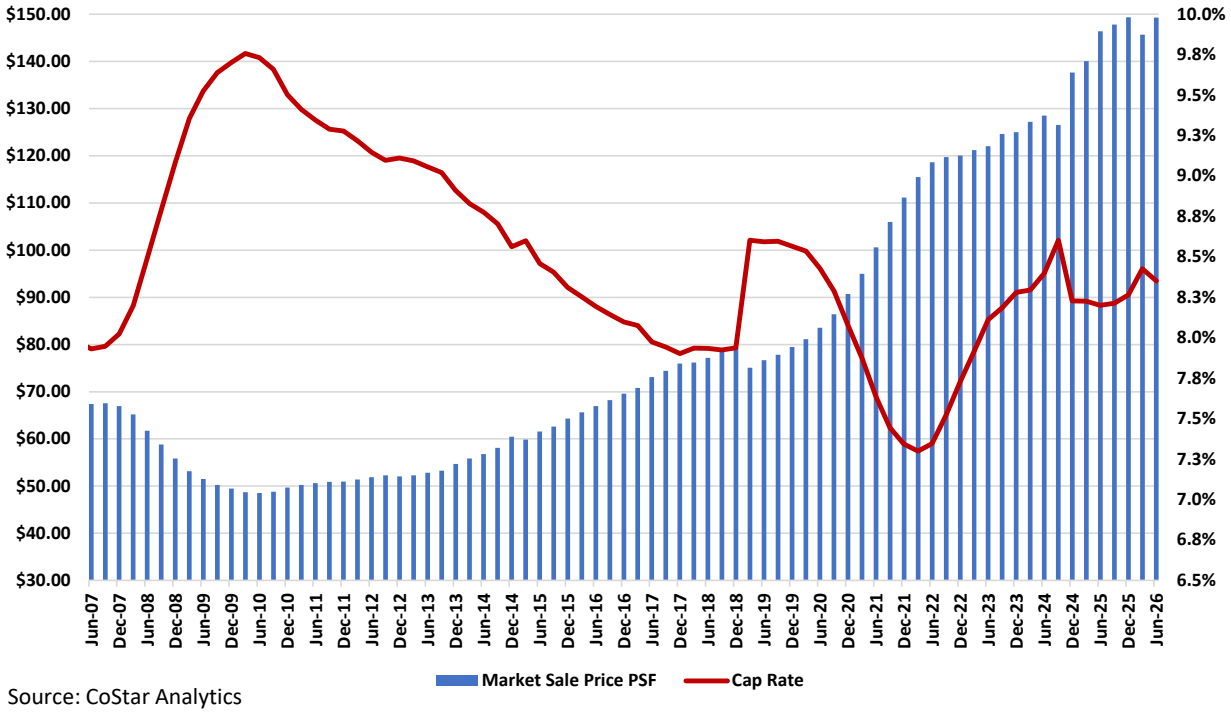


Source: CoStar Analytics


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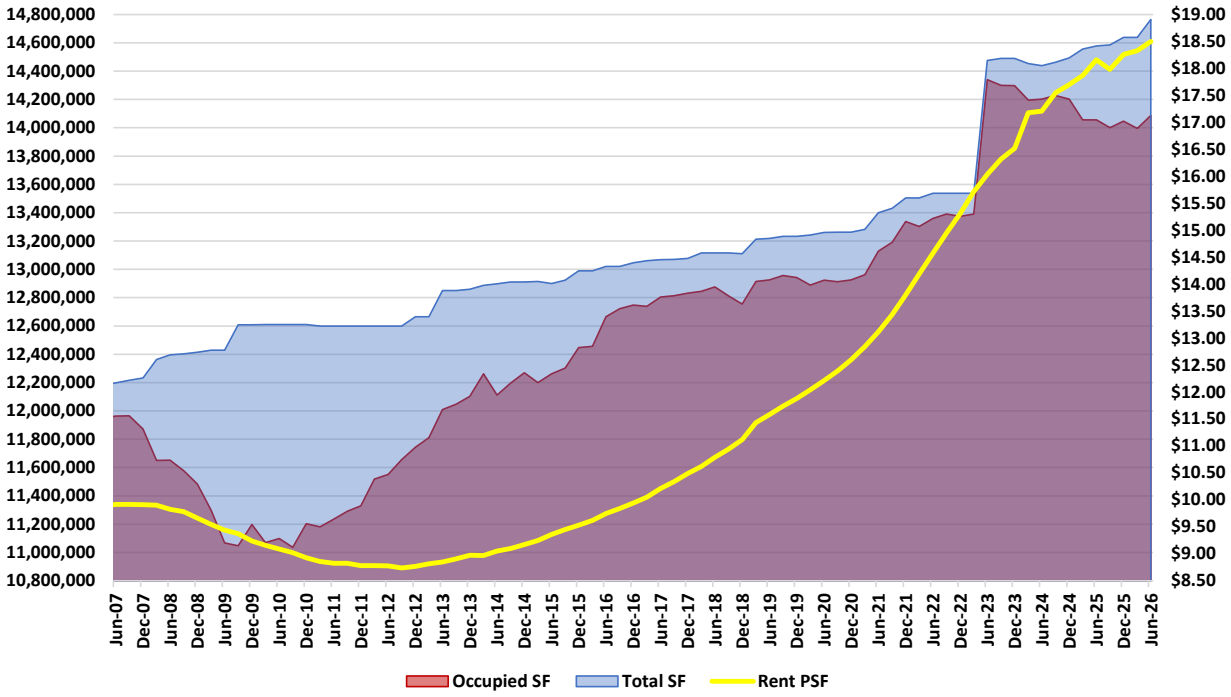
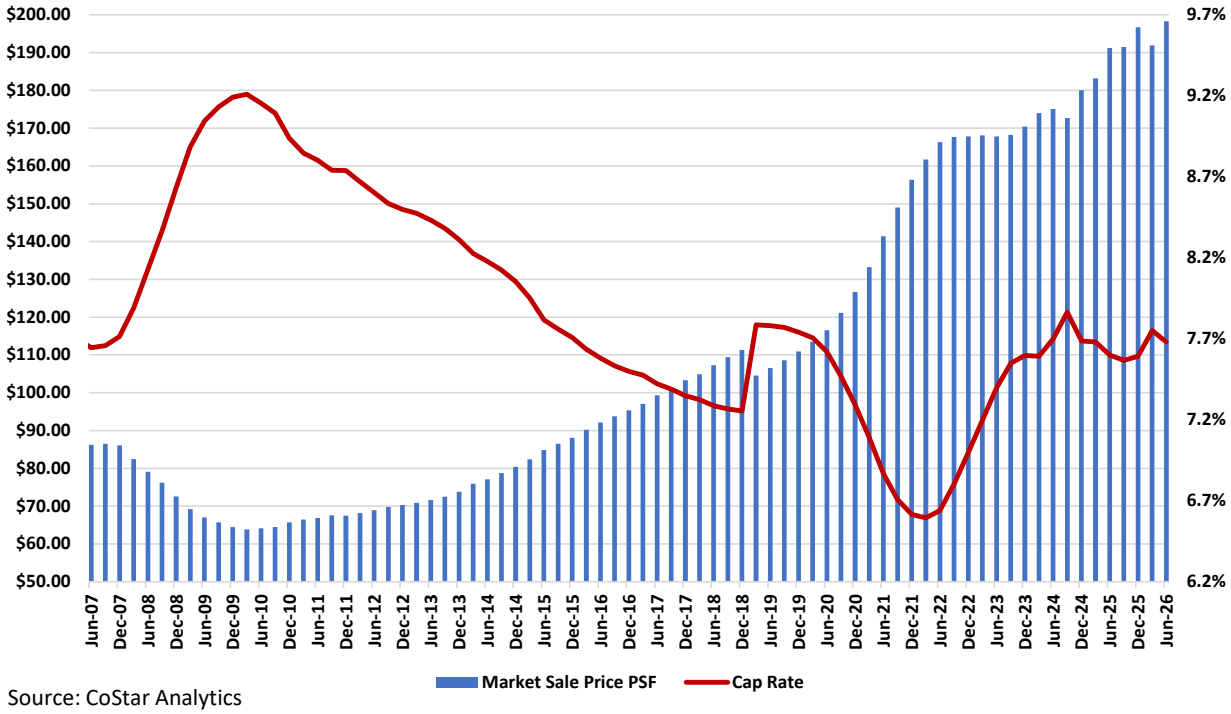
## INDUSTRIAL SPACE

Source: CoStar Analytics

### Collier County Industrial Space




### Collier County Industrial Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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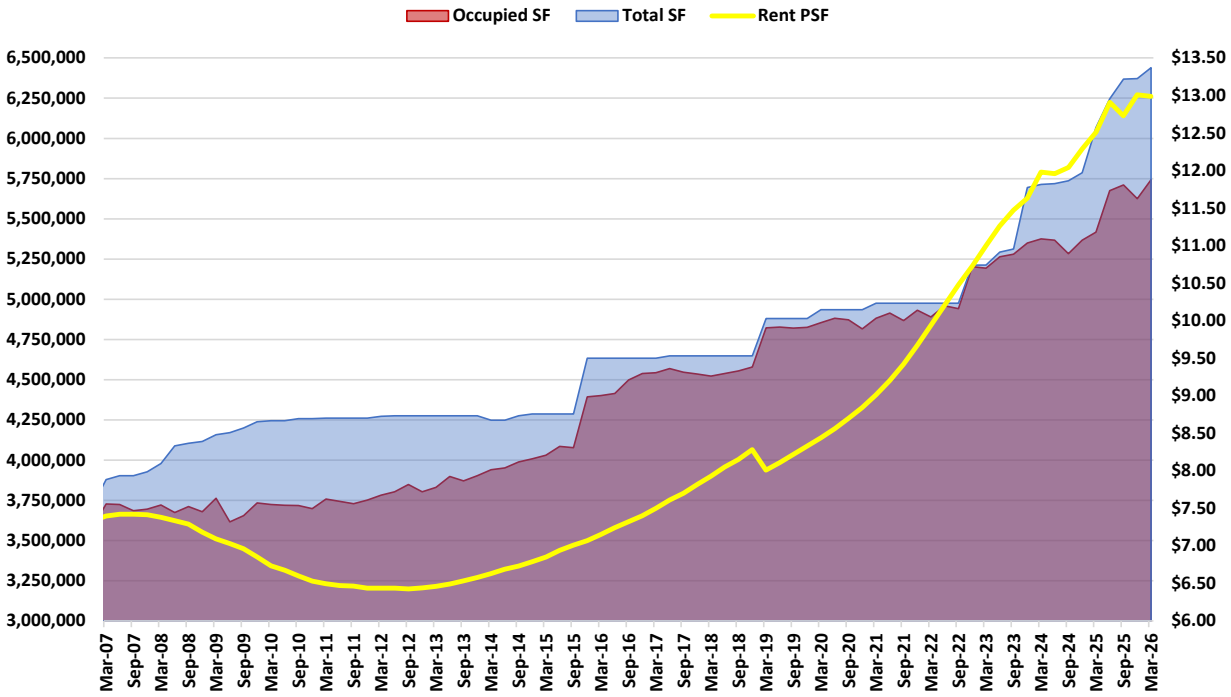
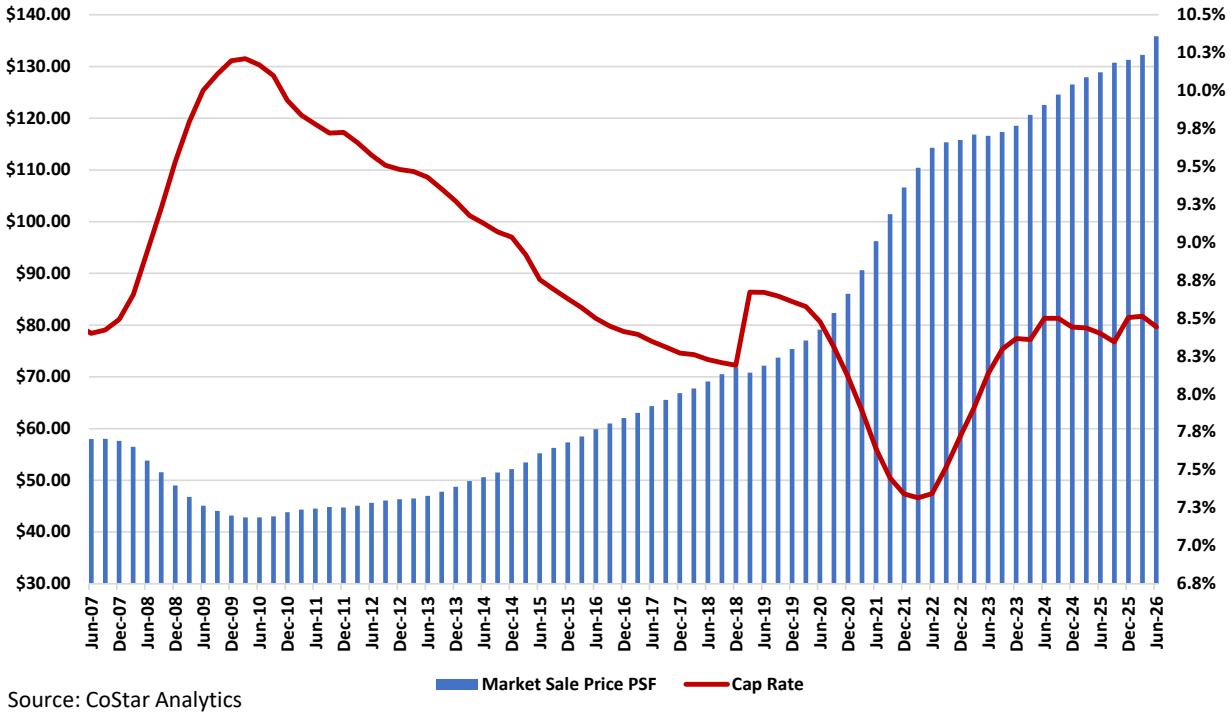
## INDUSTRIAL SPACE

Source: CoStar Analytics

### Charlotte County Industrial Space




### Charlotte County Industrial Sale Price Per SF & Cap Rate Trends (CoStar Modeling)




Source: CoStar Analytics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# Commercial Permit Activity Report
# Trailing 12 Months

## Collier County

| Collier County Commercial Permit Report | | | | | | |
|---|---|---|---|---|---|---|
| Date | Sector | Building Type | Project Name | Permit Value | Building (Sq. Ft.) | Site Address |
| Jun-26 | Industrial | Covered Storage | Naples Lumber Facility - Outdoor Covered Storage Area | $1,300,000 | 54,670 | 3828 Radio Rd. 21, Naples |
| Jun-26 | Industrial | Flex | Shirley Street Flex Building | $3,510,000 | 23,213 | 5673 Shirley St., Naples |
| Mar-26 | Lodging/Resort | Hotel | JW Marriott - Palm Street Hotel 331 Keys | $90,000,000 | 621,610 | 2096 Tamiami Trl E., Naples |
| Feb-26 | Lodging/Resort | Hotel | The Carnelian Hotel and Steling's Club | $11,850,000 | 131,767 | 5400 Tamiami Trl N., Naples |
| May-26 | Marina | Marina | Isles of Capri Marina - Dry Boat Storage Building | $30,000,000 | 166,803 | 320 Capri Blvd., Naples |
| Mar-26 | Mixed-Use | Freestanding | Arthrex on-campus Daycare; permit includes 80,000 SF Warehouse | $11,500,000 | 79,983 | 6853 Arthrex Commerce Dr, Ave Maria |
| May-26 | Mixed-Use | Freestanding | Shoppes At Orange Blossom - Heartland Dental + Starbucks Bldg. | $1,500,000 | 6,573 | 1951 Oile Well Rd., Naples |
| May-26 | Office | Freestanding | Infiniti Dealership Sales Building | $1,300,000 | 6,087 | 3650 Pine Ridge Rd., Naples |
| Jun-26 | Public | Fire Station | North Naples Fire Station | $6,500,000 | 15,883 | 14464 Cocohatchee Rd., Naples |
| Apr-26 | Public | Freestanding | National Guard Readiness Center | $20,000,000 | 55,887 | 234 Airpark Blvd., Immokalee |
| Dec-25 | Public | Utilities | Ave Maria Utilities Storage Building | $2,176,221 | 12,225 | 5269 Donahue St., Ave Maria |
| Jun-26 | Public | Utilities | Central County Water Reclamation Facility | $24,500,000 | 54,180 | 4931 32nd Ave. SW, Naples |
| Dec-25 | Retail | Car Dealership | KIA Car Dealership on Airport Road | $12,800,000 | 45,701 | 199 Airport Rd S., Naples |
| Feb-26 | Retail | Car Dealership | Gensis Dealership | $18,000,000 | 31,783 | 3975 Kramer Dr, Naples |
| Feb-26 | Retail | Car Wash | New Car Wash South Naples | $640,000 | 4,308 | 3827 White Lake Blvd, Naples |
| May-26 | Retail | Carwash | Germain BWM Carwash | $800,000 | 2,105 | 11286 Tamiami Trl. N, Naples |
| Sep-25 | Retail | Freestanding | Hansen Center Shopping Center | $5,000,000 | 22,404 | 12003 Habitat Dr., Naples |
| Dec-25 | Retail | Freestanding | Waterside Shops at Pelican Landing | $17,500,000 | 56,960 | 5489 Tamiami Trl N., Naples |
| Nov-25 | Retail | Freestanding | Verizon Store - East Trail | $1,000,000 | 2,464 | 6658 Collier Blvd, Naples |
| Feb-26 | Retail | Freestanding | Retail Strip - 8 Units | $1,500,000 | 8,211 | 100 E Main St., Immokalee |
| Mar-26 | Retail | Freestanding | Shoppes At Orange Blossom | $450,000 | 2,542 | 1955 Oil Well Rd, Naples |
| May-26 | Retail | Freestanding | New Costco - Rattlesnake Hammock Rd. | $26,792,107 | 482,086 | 8145 Rattlesnake Hammock Rd., Naples |
| Jun-26 | Retail | Freestanding | North Naples Publix | $3,000,000 | 54,416 | 13585 Tamiami Trl. N., Naples |
| Jun-26 | Retail | Freestanding | Magnolia Square New Retail/Restaurant Building | $2,000,000 | 7,910 | 5914 Goodlette-Frank Rd. N, Naples |
| Sep-25 | Retail | QSR | Immokalee QSR | $2,000,000 | 3,070 | 830 N 15th St., Immokalee |
| Oct-25 | Retail | QSR | Chick-Fi-La South Naples | $1,000,000 | 5,663 | 3820 City Gate Dr, Naples |
| May-26 | Retail | QSR | Dunkin' Donuts | $2,000,000 | 8,600 | 13119 Collier Blvd., Naples |
| Apr-26 | Retail | QSR | Pine Air Lakes Panda Express | $700,000 | 2,482 | 6409 Naples Blvd., Naples |
| Dec-25 | Self Storage | Car Storage | Naples Auto Vault | $4,800,000 | 21,227 | 6985 Airport Rd N., Naples |
| Dec-25 | Self Storage | Car Storage | Harklau Storage | $4,500,000 | 35,502 | 11075 Tamiami Trl. E, Naples |
| Nov-25 | Self Storage | Car Storage | Plover Ave. Car Condos | $1,976,000 | 22,401 | 3584 Plover Ave, Naples |
| Aug-25 | Self Storage | Self Storage | Self Storage at Winchester | $7,430,496 | 128,112 | 13755 Winchester Trail, Naples |
| Jan-26 | Self Storage | Self Storage | Shamrock Self Storage | $17,917,646 | 141,195 | 12745 Collier Blvd, Naples |
| May-26 | Specialty | Church | Church Building | $800,000 | 4,549 | 2300 County Barn Rd., Naples |
| Oct-25 | Specialty | Golf Course | The Gate Golf Club | $26,635,372 | 48,704 | 10865 Collier Blvd, Naples |
| Mar-26 | Specialty | Gymnasium | Boys and Girls Club of Collier County | $4,992,000 | 17,608 | 1155 Roberts Ave, Immokalee |
| Jul-25 | Specialty | School | Mason Academy Gym & Classrooms | $7,500,000 | 24,704 | 2665 Professional Way, Naples |
| Nov-25 | Specialty | School | Mason Classical Academy K-8 | $24,000,000 | 109,282 | 7170 Vanderbilt Beach Rd, Naples |
| Source: LSI | | | | | | |


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# Lee County Unincorporated

| Lee County Commercial Permit Report | | | | | | |
|---|---|---|---|---|---|---|
| Date | Sector | Building Type | Project Name | Permit Value | Building | Site Address |
| Mar-26 | Entertainment | Freestanding | Palms Manor Event Center - Alico Road | $7,400,000 | 27,000 | 9460 Neogenomics Way |
| Jan-26 | Healthcare | Emergency Room | Alico Road Freestanding Emergency Room | $8,500,000 | 10,860 | 16944 Vintage Commons Blvd. |
| Jul-25 | Industrial | Flex | Mazzola Metal Building (12.5% office) | $1,200,000 | 7,974 | 606 Danley Dr. |
| Aug-25 | Industrial | Flex | RHI Holdings Warehouse and Office | $2,612,775 | 10,000 | 12550 Metro Pkwy. |
| Nov-25 | Industrial | Flex | The Hub at Daniels Building 500 | $4,200,000 | 37,165 | 13651 Saddle Rd. |
| Jan-26 | Industrial | Flex | Diamond Glass 2 - Industrail Flex | $5,400,000 | 32,171 | 12025 Merchandise Way |
| Mar-26 | Industrial | Flex | New Storage Warehouse with Offices | $3,200,000 | 13,717 | 17000 Cam Ct. |
| May-26 | Industrial | Flex | American Plating Power | $500,000 | 6,744 | 2170 Andrea Ln. |
| Jul-25 | Industrial | Freestanding | SWWS Mainline Recylcing | $1,444,046 | 11,125 | 7940 Mainline Pkwy. |
| Nov-25 | Industrial | Freestanding | Golden Boat Lift Warehouse | $691,000 | 11,970 | 7960 Mercantile St. |
| Jan-26 | Industrial | Freestanding | ATC Roof & Waterproof Metal Building | $2,500,000 | 35,960 | 800 Pondella Rd. |
| Feb-26 | Industrial | Freestanding | Foley Products - Manufacturing and Light Industrial | $6,250,000 | 48,175 | 7291 Pennsylvania St. |
| Apr-26 | Industrial | Freestanding | Legacy Group Building | $500,000 | 12,000 | 5530 2nd St. W |
| May-26 | Industrial | Freestanding | Chason Air Science Warehouse | $1,500,000 | 13,020 | 211 6th St. |
| Oct-25 | Lodging/Resort | Hotel | Captiva Island Inn | $4,300,000 | 18,012 | 11508 Andy Rosse Ln. |
| Dec-25 | Lodging/Resort | Hotel | Hampton Inn & Suites - 131 Keys | $24,000,000 | 88,102 | 12991 Christiana Way |
| Jun-26 | Lodging/Resort | Hotel | Gulf Coast Town Center Hampton Inn - 115 Keys | $13,500,000 | 62,800 | 10066 Gulf Center Dr. |
| Apr-26 | Medical | Office | Medical Office with Ambulance Facility | $25,000,000 | 61,268 | 9150 Healthpark Cir. |
| Jul-25 | Office | Freestanding | Office Building - Rutenberg Park | $150,000 | 416 | 6484 South Pointe Blvd. |
| Sep-25 | Office | Freestanding | Fort Myers ROC | $36,000,000 | 64,000 | 16595 Oriole Rd. |
| Oct-25 | Office | Freestanding | Office & Warehouse Buildings | $1,119,770 | 11,624 | 4401 Hancock Brdige Pkwy. |
| Mar-26 | Office | Freestanding | Manhattan Construction FL Offices with Warehouse | $8,000,000 | 51,429 | 14161 Jetport Loop |
| Jul-25 | Office | Medical | Boca Grande Health Clinic | $10,800,000 | 10,800 | 280 Park Ave. |
| Jan-26 | Public | EMS Station | Arborwood EMS Station | $4,000,000 | 7,345 | 13561 Goldenwood Dr. |
| Oct-25 | Public | Utilities | FPL Service Center Three Oaks | $9,027,800 | 43,957 | 16477 Oriole Rd. |
| Feb-26 | Public | Utilities | North Lee County Water Treatment Plant Expansion | $275,000 | 4,287 | 18250 Durrance Rd. |
| May-26 | Public | Utilities | Southeast Advanced Water Reclamation Facility | $5,697,939 | 10,248 | 18930 Green Meadow Rd. |
| Jun-26 | Public | Utilities | Fort Myers Beach Water Reclamation Facility | $4,500,000 | 14,446 | 17155 Pine Ridge Rd. |
| Aug-25 | Retail | Bank | Synovus Bank | $500,000 | 3,237 | 1261 Homestead Rd. N |
| May-26 | Retail | Car Services | Take Five Oil Change | $500,000 | - | 554 Meadow Rd. |
| Oct-25 | Retail | Car Wash | Exchange Lane Tommy's Car Wash | $2,000,000 | 9,000 | 6097 Exchange Ln. |
| Jul-25 | Retail | C-Store | 7-11 Lee Blvd | $1,500,000 | 4,864 | 5550 Lee Blvd. |
| Sep-25 | Retail | C-Store | Wawa Bayshore & Coon | $2,000,000 | 6,374 | 6522 Bayshore Rd. |
| Feb-26 | Retail | C-Store | Exprezo Luckett Road | $25,000,000 | 4,000 | 5101 Luckett Rd. |
| Apr-26 | Retail | C-Store | RaceTrac Bayshore | $900,000 | - | 17300 Dumbacher Dr. |
| May-26 | Retail | C-Store | 7-Eleven | $900,000 | 5,835 | 16510 S Tamiami Trl. |
| Jun-26 | Retail | C-Store | Fort Myers Pilot Travel Center | $4,000,000 | 10,766 | 6050 Plaza Dr. |
| Mar-26 | Retail | Freestanding | New Retail Shell - Paige Field Commons | $1,100,000 | 5,030 | 4971 S Cleveland Ave. |
| Mar-26 | Retail | Freestanding | Dollar Tree - Daniels Parkway | $700,000 | 9,973 | 11261 Daniels Pkwy. |
| Apr-26 | Retail | Freestanding | Walmart Neighborhood Market | $7,902,345 | 50,411 | 17002 Three Oaks Marketplace Dr. |
| Aug-25 | Retail | QSR | Dutch Bros Coffee | $1,000,000 | 950 | 11556 Majestic Palms Blvd. |
| Jan-26 | Retail | QSR | Aroma Joes Coffee Shop - N. Ft. Myers | $1,500,000 | 1,598 | 18961 Del Tura Plaza Ln. |
| Jan-26 | Retail | QSR | Cali Coffee Ft. Myers | $700,000 | 1,386 | 19200 S Tamiami Trl. |
| Mar-26 | Retail | QSR | Chick-Fil-A - Three Oaks Marketplace | $2,500,000 | 5,489 | 16961 Three Oaks Marketplace |
| Mar-26 | Retail | QSR | Panda Express - 6 Mile and US41 | $600,000 | 2,598 | 14860 Sauer Park Rd. |
| Mar-26 | Retail | QSR | Chick-Fil-A - Lehigh Acres | $1,000,000 | 5,614 | 1110 Homestead Road N. |
| May-26 | Retail | QSR | 7 Brew Fort Myers | $850,000 | 510 | 9101 College Pkwy. |
| Mar-26 | Retail | Restaurant | Lucky Screw Fort Myers Beach | $2,000,000 | 7,145 | 19001 San Carlos Blvd. |
| May-26 | Retail | Restaurant | Ellianos Lehigh Acres | $475,000 | 820 | 3513 Lee Blvd. |
| Nov-25 | Self Storage | RV & Boat | New Boat/RV Storage Buildings | $2,000,000 | 43,166 | 13420 Rickenbacker Pkwy. |
| Jul-25 | Self Storage | Self Storage | Stor-All 25 Alico Road | $10,000,000 | 90,140 | 16401 Corporate Commerce Way |
| Aug-25 | Self Storage | Self Storage | TDCO Alico Crossing Storage | $6,900,000 | 100,814 | 16880 Vintage Commerce Blvd. |
| Sep-25 | Self Storage | Self Storage | Self Storage Plus - Lehigh Acres | $8,500,000 | 103,720 | 625 Williams Ave. |
| Feb-26 | Self Storage | Self Storage | Lutgert Self Storage | $16,537,000 | 117,519 | 17630 N Tamiami Trl. |
| Apr-26 | Self Storage | Self Storage | 3-story Self Stroage Facility | $10,500,000 | 110,115 | 1700 Golf Club Dr. |
| Aug-25 | Self Storage | Vehicle Storage | RTJ Car Condo B 200 | $2,000,000 | 20,053 | 12210 Itec Park Dr. |
| Mar-26 | Self Storage | Vehicle Storage | Estero Motorplex - Estero Parkway | $10,000,000 | 59,500 | 9946 Tuscany Park Way |
| May-26 | Self Storage | Vehicle Storage | Vehicle Fortress | $2,750,000 | 74,034 | 14717 Tarmac Ct. |
| Oct-25 | Specialty | Church | Providence Church Lehigh Acres | $3,000,000 | 7,271 | 619 Williams Ave. |
| Apr-26 | Specialty | Church | Hope City Church | $23,713,681 | 72,239 | 13221 Snell Ln. |
| Jun-26 | Specialty | Church | Islamic Center of SWFL | $2,000,000 | 14,582 | 2219 Hunter St. |
| Nov-25 | Specialty | Day Care | The Goddard School | $2,875,000 | 12,513 | 13521 Goldenwood Dr. |
| Sep-25 | Specialty | Specialty | RSW Public Safety Building | $15,000,000 | 21,102 | 11000 Terminal Access Rd. |
| Source: LSI | | | | | | |


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## City of Cape Coral

| Cape Coral Commercial Permit Report | | | | |
|---|---|---|---|---|
| **Date** | **Sector** | **Building Type** | **Project Name** | **Site Address** |
| Dec-25 | Industrial | Flex | Trafalgar Flex Buildings | 1526 SW 9th Pl. |
| Sep-25 | Industrial | Freestanding | 9th Aveneue Warehouse | 2644 NE 9th Ave. |
| Jun-26 | Industrial | Freestanding | Shell Warehouse Bldg. - Pine Island Commerce Park | 2616 Ceitus Pkwy. |
| Feb-26 | Lodging/Resort | Hotel | Marriott Townplace Suites 112 Keys | 1475 NE 8th Ter. |
| Feb-26 | Office | Freestanding | Abraham Signature Homes Office Building | 913 NE 8th St. |
| Jun-26 | Office | Freestanding | Ceitus Cove Building 2 & 3 | 1111 Ceitus Ter. |
| Feb-26 | Office | Medical | Lee Health Veterans Parkway | 2514 SW 2nd Ct. |
| Sep-25 | Retail | Bank | Incredible Bank | 2524 Liberty Park Dr. |
| Sep-25 | Retail | Bank | Chase Banke | 3101 SW Pine Island Rd. |
| Aug-25 | Retail | Carwash | Take 5 Car Wash | 2396 Surfside Blvd. |
| Sep-25 | Retail | Carwash | Toyota Dealership Car Wash | 2025 NE Pine Island Rd. |
| Feb-26 | Retail | C-Store | New 7-11 | 4232 Agualinda Blvd. |
| Jul-25 | Retail | Freestanding | Bistro at Jaycee Park | 4215 SE 20th Pl. |
| Aug-25 | Retail | Freestanding | Shops at Del Sold Buildings 2A & 4 | 1203 NE Pine Island Rd. |
| Oct-25 | Retail | Freestanding | Seadweller Retail Buildings | 1929 Skyline Blvd. |
| Jan-26 | Retail | Freestanding | Floor and Décor | 2800 NE Pine Island Rd. |
| Jan-26 | Retail | Freestanding | Shoppes at Del Sol Building 9 | 1221 Solaris Dr. |
| Jan-26 | Retail | Freestanding | Ceitus Cove Retail Building | 1121 Ceitus Ter. |
| Aug-25 | Retail | QSR | Dutch Bro Coffee | 1603 SE 26th St. |
| Sep-25 | Retail | QSR | Coffee Rush | 1189 SW Pine Island Rd. |
| Jan-26 | Self Storage | Self Storage | Entrada Acorn Mini-Storage Buildings | 3774 Del Prado Blvd N. |
| **Source: LSI** | | | | |


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## City of Fort Myers

| City of Fort Myers Commercial Permit Report | | | | | | |
|---|---|---|---|---|---|---|
| Date | Sector | Building Type | Project Name | Permit Value | Building (Sq. Ft.) | Site Address |
| Apr-26 | Industrail | Freestanding | Warehouse Building | $1,400,000 | 8,421 | 4663 Elevation Way |
| Feb-26 | Industrial | Flex | 16,500 SF Flex Building | $2,291,168 | 16,500 | 1722 Target Ct. |
| Jul-25 | Industrial | Freestanding | B & I HQ Expansion | $7,212,930 | 49,000 | 2715 Prince St. |
| Jul-25 | Industrial | Freestanding | Harry Chapin Food Bank | $21,852,000 | 97,000 | 5200 Dr. MLK Jr. Blvd. |
| Jul-25 | Industrial | Freestanding | Amdiusa Concrete Factory | $320,000 | 1,500 | 3455 Old Metro Pkwy. |
| Mar-26 | Industrial | Freestanding | 8,500 SF Storage building | $1,261,705 | 9,692 | 8790 Laredo Ave. |
| Jun-26 | Industrial | Freestanding | Lightard Knott Industrial | $13,500,000 | 244,111 | 7900 Philies Way |
| Apr-26 | Retail | Bank | New Credit Union Branch | $1,000,000 | 1,694 | 2110 Cleveland Ave. |
| Sep-25 | Retail | Car Wash | Vroom Car Wash | $973,479 | 3,663 | 2500 Winkler Ave. |
| May-26 | Retail | C-Store | 7-Eleven | $1,500,000 | 4,852 | 10990 Buckingham Rd. |
| Jul-25 | Retail | Freestanding | Laundry Max | $1,700,000 | 5,900 | 4400 Colonial Blvd. |
| Jul-25 | Retail | Freestanding | ABC Fine Wine | $3,200,000 | 11,643 | 11280 SR82 |
| Oct-25 | Retail | Freestanding | Dark Shell in Arborwood Retail Plaza | $2,403,551 | 14,517 | 10678 Colonial Blvd. |
| Apr-26 | Retail | Freestanding | Goodwill | $2,984,656 | 20,918 | 814 Hialeah Ave. |
| Feb-26 | Retail | QSR | McDonalds MLK Jr. Blvd. | $1,600,000 | 3,859 | 5170 Dr MLK Jr. Blvd. |
| Apr-26 | Retail | QSR | Drive-Thru Coffee Shop | $1,500,000 | - | 4102 Cleveland Ave. |
| Jun-26 | Retail | QSR | Ellianos Coffee | $750,000 | 820 | 10600 Colonial Blvd. |
| Oct-25 | Specialty | Church | Downtown Fort Myers Church | $1,100,000 | 3,037 | 2389 W First St. |
| Mar-26 | Specialty | Day Care | The Learning Experience | $2,484,700 | 10,000 | 5080 Eastwood Commons Dr. |
| Source: LSI | | | | | | |

## City of Bonita Springs

| Bonita Springs Commercial Permit Report | | | | | | |
|---|---|---|---|---|---|---|
| Date | Sector | Building Type | Project Name | Permit Value | Building Area (Sq. Ft.) | Site Address |
| Dec-25 | Industrial | Flex | Wholesale Landscape Buidling with Office | $507,288 | 5,000 | 10971 Enterprise Ave. |
| Jan-26 | Mixed-Use | Freestanding | Imperial 41 - Commercial and Residential | $9,100,483 | 19,446 | 10539 Wilson St. |
| Nov-25 | Retail | Carwash | Tommy's Car Wash | $492,866 | 4,730 | 11290 Bonita Beach Rd. SE |
| Sep-25 | Retail | Freestanding | Midtown Bonita Phase 2 | $8,527,118 | 95,372 | 7813-825 Midtown Promenade Ave |
| Oct-25 | Retail | Freestanding | Midtown Bonita Retail Shell Buildings | $960,229 | 10,655 | 13000 Bonita Beach Rd. |
| Feb-26 | Retail | Freestanding | Lover's Key Gift Shop | $618,494 | 3,528 | 8700-8720 Estero Blvd. |
| Jun-26 | Retail | Freestanding | Shell Retail Building - Sunshine Prof. Ctr. | $1,625,194 | 11,588 | 9168 Bonita Beach Rd. |
| Sep-25 | Retail | Retail | The Commons Club at the Brooks Facility | $1,471,809 | 11,766 | 26388 Hickory Blvd. |
| Source: LSI | | | | | | |

## Village of Estero

| Village of Estero Commercial Permit Report | | | | | |
|---|---|---|---|---|---|
| Date | Sector | Building Type | Project Name | Permit Value | Site Address |
| May-26 | Lodging/Resort | Hotel | Mariott StudioRes Hotel | $12,000,000 | 22910 Lyden Dr. |
| Dec-25 | Mixed-Use | Freestanding | 17,460 SF Retail and 4,260 Office Buildings | $3,625,000 | 19950 S Tamiami Trl. |
| Sep-25 | Mixed-Use | Mixed-Use | Bottom Floor Retail @ Via Coconut Apts. | $4,934,875 | 21551/71 Henneman Ave. |
| Dec-25 | Mixed-Use | Mixed-Use | Woodfield - Residential and Retail | $72,414,049 | 23301 Walden Center Dr. |
| Aug-25 | Retail | Freestanding | Estero Entertainmnet District - High 5 | $1,101,552 | 9000 Williams Rd. |
| May-26 | Retail | Freestanding | Vanilla Shell Building - Retail/Office | $2,085,000 | 19950 S Tamiami Trl. |
| Mar-26 | Retail | Grocer | Aldis Grocery - Corkscrew Rd. | $3,700,000 | 11906 Newbrdige Ct. |
| Source: LSI | | | | | |


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## Charlotte County

| Charlotte County Commercial Permit Report | | | | | |
|---|---|---|---|---|---|
| Date | Sector | Building Type | Project Name | Permit Value | Site Address |
| Jan-26 | Industrail | Flex | 100,000 SF of New Industrial Flex Product | $6,444,500 | 8411-8419 Duffie Dr. |
| Aug-25 | Industrial | Flex | Mixed-Use Metal Building | $555,000 | 15970 Babcock Trl. |
| Oct-25 | Industrial | Flex | 108,000 SF Industrial Flex Buildings | $10,000,000 | 8254 Duffie Dr. |
| Jan-26 | Industrial | Flex | 3,500 SF New Construction Flex Building | $1,719,000 | 3744 Cape Haze Dr. |
| Mar-26 | Industrial | Flex | New Industrial Flex Building | $804,000 | 8429 Northup Dr. |
| Nov-25 | Industrial | Freestanding | Warehouse Steel Building with Interior Buildout | $1,200,000 | 28315 Woddlawn |
| Apr-26 | Industrial | Freestanding | ECAP Industrial Building | $5,000,000 | 8361 Northup Dr. |
| May-26 | Industrial | Freestanding | Three Industrial Storage Buildings | $42,750 | 4017 Taylor Rd. |
| May-26 | Industrial | Freestanding | Metal Warehouse Building | $681,360 | 4245 James St. |
| May-26 | Industrial | Freestanding | 40,000 SF Warehouse Building | $5,635,600 | 28281 Woodlawn |
| Jun-26 | Industrial | Freestanding | Industrial Building with Office Space | $2,371,334 | 28510 Pablo Rd. |
| Jun-26 | Industrial | Freestanding | Drywall Warehouse - With Office Space | $2,414,563 | 5444 Williamsburg Dr. |
| Mar-26 | Mixed-Use | Mixed-Use | Industrial Flex Building with Adjacent Tiki Bar | $890,744 | 14882-14900 Ingraham Blvd. |
| Nov-25 | Office | Freestanding | New Office Building | $241,612 | 6800 Taylor Rd. |
| Dec-25 | Office | Freestanding | Babcock Ranch B Street Extension - Office Space | $2,497,594 | 17130 Concourse Way |
| Aug-25 | Office | Medical | Single Story Veterinary Hospital | $2,000,000 | 1677 Cochran Blvd. |
| May-26 | Public | Education | Florida Wildlife Interactive Education Center | $5,309,778 | 16800 Babcock Trl. |
| Mar-26 | Public | Fire Station | New Fire Station - Tucker's Grade | $9,996,831 | 11711 Tamiami Trl. |
| Apr-26 | Public | Fire Station | New Fire Station | $8,099,689 | 1020 Bloxham Ave. |
| Jun-26 | Public | Fire Station | New Fire Station | $2,003,894 | 4322 El Jobean Rd. |
| Jun-26 | Public | Park | William R. Gianes Memorial Park | $1,650,000 | 20499 Edgewater Drive |
| Dec-25 | Retail | Auto Repair | New Auto Repair Shop | $4,000,000 | 3044 Caring Way |
| Dec-25 | Retail | Auto Repair | New Auto Repair Shop | $700,000 | 5520 Duncan Rd. |
| Apr-26 | Retail | Freestanding | West Port Publix | $7,420,000 | 1801 El Jobean Rd. |
| Apr-26 | Retail | Freestanding | West Port Marketplace | $1,960,000 | 1811 El Jobean Rd. |
| Apr-26 | Retail | Freestanding | New Sherwin Williams Building | $538,570 | 13450 S McCall Rd. |
| Sep-25 | Retail | Grocer | New Publix Grocery & Liquor | $6,425,000 | 1500 Placida Rd. |
| Aug-25 | Retail | Leisure | PC Beach Recreational Facility | $19,000,000 | 4500 Harbor Boulevard |
| Dec-25 | Retail | QSR | Aroma Joes - Westport | $1,500,000 | 16400 Franklin Ave. |
| Feb-26 | Retail | QSR | New McDonalds | $1,300,000 | 5950 Duncan Rd. |
| Dec-25 | Retail | Restaurant | Babcock B Street Extension - Restaurant Space | $8,640,294 | 17090 Concourse Way |
| Dec-25 | Self Storage | Boat & RV Storage | Marion Ave. RV Storage | $1,200,000 | 25341 Marion Ave. |
| Jan-26 | Self Storage | Self Storage | Isles Coach Mini Storage Bldg. C | $647,163 | 4017 Taylor Rd. |
| Feb-26 | Self Storage | Self Storage | New Mini-Storage Buildings | $1,954,007 | 5229 Taylor Rd |
| Feb-26 | Self Storage | Self Storage | New Mini-Storage Buildings | $1,980,941 | 144-148 Anchor Rd. |
| Mar-26 | Self Storage | Self Storage | New Mini-Storage Building | $1,466,124 | 80 Harness Rd. |
| Apr-26 | Self Storage | Self Storage | Mini-Storage Building | $1,500,000 | 78 Harness Rd. |
| Sep-25 | Specialty | Church | New Building For Religious Worship | $905,500 | 1451 Collinswood Blvd. |
| Oct-25 | Specialty | Church | Trinity Lutheran Church of SWFL | $3,500,000 | 1403 McCall Rd. |
| Jan-26 | Specialty | Church | Slavic Church Building | $4,500,000 | 17111 Odin Ave. |
| Feb-26 | Specialty | Church | Babcock Ranch Steel Fellowship Building | $1,315,740 | 17815 Commons Dr. |
| Nov-25 | Specialty | Hangar | PGA Replacement Hangar | $1,200,000 | 27197 Mooney Ave. |
| Jan-26 | Specialty | Hangar | 12,000 SF Hangar | $1,805,339 | 27500 Challenger Blvd. |
| Source: LSI | | | | | |


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## MARKET RESEARCH & REPORTING

*by Nelson Taylor, CRE®, Vice President of Market Research & John Marchetti, Analyst.*

As the Vice President of Market Research for LSI Companies, it is my goal to provide the most accurate and up-to-date information about land and improved properties throughout Southwest Florida. I have been active in real estate statistics and valuation for several years. Unlike other research organizations that rely on national data to formulate market predictions, we track transactional data, including permitting and demographics, to paint an accurate picture of the market in real time. We research every aspect of statistical and transactional data in Lee, Collier, and Charlotte counties to keep the finger on the pulse in Southwest Florida.

Should you need assistance with real estate market research or reporting, please consider LSI Companies as your brokerage firm that can provide your organization with any of the following:

- Market Studies
- Valuation Services
- Litigation Support
- Target Market Analysis
- Highest and Best Use Analysis
- Feasibility Analysis
- Site Selection
- Data Gathering
- Appraisal Reviews
- Pricing Strategy
- Absorption Forecasts
- Demographic Analysis
- Acquisition, Reposition, & Disposition Strategies
- Broker Opinion of Value
- Custom Reports
- Product Recommendations

Nelson, serves as the Vice President of Market Research for LSI Companies. He focuses on the market analytics of residential and commercial properties throughout Southwest Florida in order to provide clients with clear market analysis. Nelson has 12 years of real estate experience, where he supplied services for a broad range of commercial real estate product types throughout Florida. Nelson has worked directly with clients to develop market-based solutions in response to complex real estate issues for use in strategic asset management, investment analysis, portfolio valuation, and litigation. Taylor is a graduate of Florida State University with a degree in Real Estate as well as a graduate from the University of Denver with a master's degree in Real Estate. He also is a member of the Royal Institute of Chartered Surveyors.

John focuses on valuation, forecasting, and real estate data analytics, acting as a member of the Market and Research team to deliver the best insights, allowing our clients and users to make the most informed decisions for their real estate. He is also responsible for providing the sales team with research data and operational support. John's previous experiences in real estate and finance allow him to deliver quality, evidence-based conclusions on the SWFL real estate market and related areas. John received a BS in economics with a concentration in finance from the University of Pennsylvania, Wharton School of Business.


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