

## ORLANDO MSA Retail Market



**Total Retail Space**  
159,658,715 SF



**Under Construction**  
1,026,218 SF



**9 Shopping Centers**  
1,000,000 SF+

Orlando MSA (Orange, Seminole, Lake & Polk Counties) | Source: CoStar Property

## Quarterly Trends

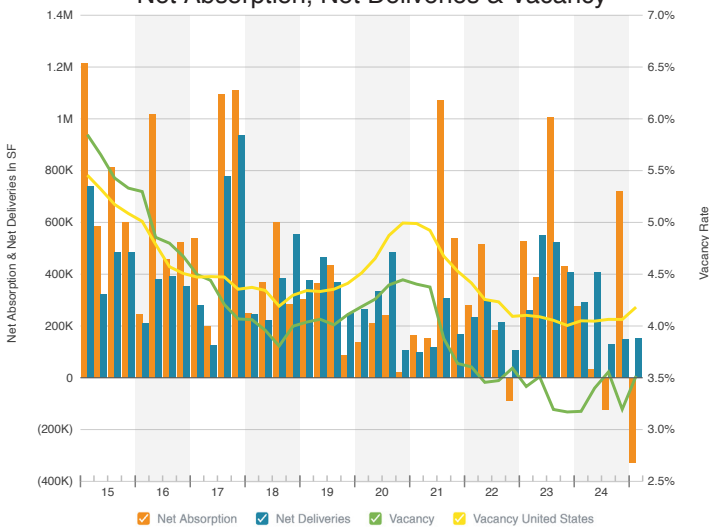
  
NET ABSORPTION

  
VACANCY RATE

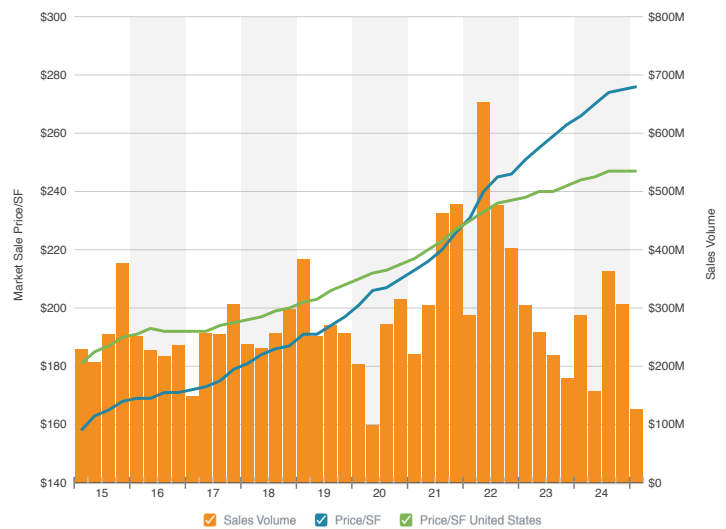
  
CONSTRUCTION

  
ASKING RATES

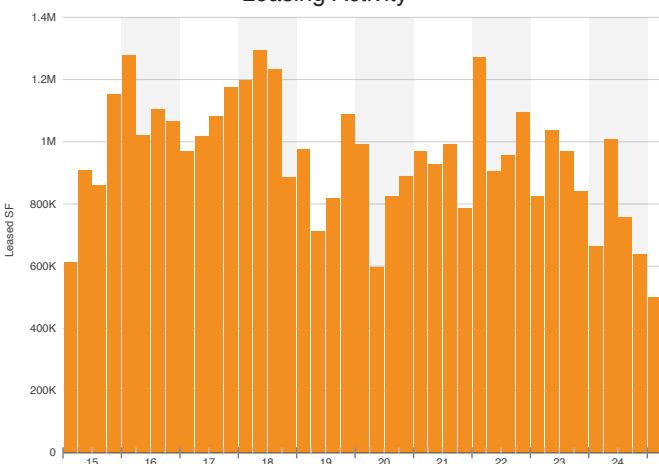
### Net Absorption, Net Deliveries & Vacancy



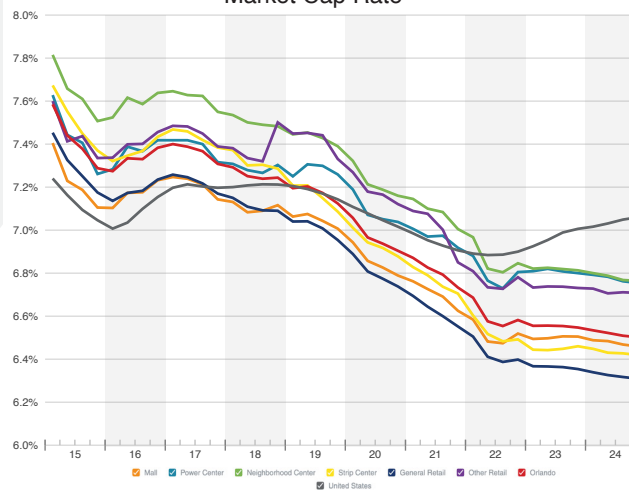
### Sales Volume & Market Sale Price Per SF



### Leasing Activity



### Market Cap Rate



## Orlando MSA (Lake, Orange, Osceola & Seminole Counties)

Market	Existing Inventory		Vacancy		12 Month Net Absorption SF	12 Month Delivered SF	Under Const SF	Quoted Rates
	# Blds	Total GLA	Available SF	Vac %				
436 Corridor	702	9,507,581	454,523	5.0%	172	7,704	0	\$26.15
Altamonte/Douglas	421	5,673,587	327,286	5.9%	81,322	74,673	3,181	\$29.89
Apopka	249	3,608,389	97,742	2.8%	(28,639)	(6,859)	950	\$25.02
Casselberry	490	7,835,145	177,489	2.8%	210,711	10,078	28,990	\$26.25
Downtown Orlando	262	2,813,276	167,740	6.0%	30,765	0	0	\$40.67
East Seminole Outlying	229	2,527,004	68,508	2.9%	60,720	86,413	0	\$30.58
Kissimmee	556	9,331,876	213,082	2.5%	189,730	80,000	95,729	\$26.66
Lake County	1,794	21,751,648	605,889	2.9%	(64,702)	87,034	127,933	\$24.59
Lake Mary	235	3,460,644	139,713	4.0%	17,115	(28,515)	0	\$34.65
Lee Road	143	1,472,166	67,267	6.5%	(57,028)	0	0	\$21.73
Longwood	194	1,938,811	58,908	3.4%	2,698	0	0	\$20.94
Maitland	64	1,022,561	86,115	8.4%	(14,786)	(1,898)	0	\$30.68
Maitland Center	200	3,119,899	101,946	3.5%	4,087	0	0	\$26.56
Metro West	304	3,027,717	33,427	1.2%	(10,786)	0	0	\$30.13
NW Orange Outlying	131	1,510,970	16,001	1.1%	20,159	16,274	110,025	\$27.82
Orlando Airport	108	1,623,935	20,776	1.4%	30,000	0	0	\$33.90
Orlando Central Park	469	9,811,252	306,589	4.7%	74,941	10,000	4,232	\$33.96
Osceola Outlying	618	8,757,573	159,787	2.0%	210,132	272,855	178,029	\$31.03
Sanford	463	5,959,942	227,499	5.5%	(94,606)	42,620	0	\$29.73
SE Orange Outlying	531	7,419,705	117,210	1.8%	46,182	116,391	22,000	\$32.96
South Orange	311	2,454,189	29,968	1.4%	10,421	0	30,000	\$26.66
St. Cloud	220	2,225,214	36,248	1.6%	(8,483)	0	7,680	\$25.44
SW Orange Outlying	241	4,998,720	51,083	1.0%	33,388	20,051	47,600	\$41.32
Tourist Corridor	642	14,033,852	364,628	2.6%	6,456	23,283	104,924	\$37.33
University	61	643,774	52,540	8.4%	(18,550)	0	28,017	\$37.48
University Research	59	701,588	36,721	5.2%	1,022	2,520	0	\$33.18
W Seminole Outlying	89	1,380,305	12,636	2.8%	1,956	0	0	\$22.44
West Colonial	941	12,560,168	404,208	3.3%	(5,620)	25,705	220,428	\$24.34
West University	259	4,909,552	45,667	1.3%	18,495	950	0	\$31.69
Winter Park	423	3,566,154	85,636	2.4%	44,677	0	16,500	\$39.15
<b>Totals</b>	<b>11,410</b>	<b>159,658,715</b>	<b>4,566,832</b>	<b>3.2%</b>	<b>791,949</b>	<b>839,279</b>	<b>1,026,218</b>	<b>\$29.70</b>

## Brevard, Polk & Volusia Counties (Adjacent)

Market	Existing Inventory		Vacancy		12 Month Net Absorption SF	12 Month Delivered SF	Under Const SF	Quoted Rates
	# Blds	Total GLA	Available SF	Vac %				
Brevard County	3,168	36,564,927	1,510,705	4.4%	90,121	121,139	226,386	\$19.27
Polk County	226	9,014,234	305,395	3.7%	(2,587)	5,000	23,150	\$18.64
Volusia County	4,086	41,680,069	1,231,646	3.6%	227,789	329,535	29,403	\$19.69

## United States

Market	Existing Inventory		Vacancy		12 Month Net Absorption SF	12 Month Delivered SF	Under Const SF	Quoted Rates
	# Blds	Total GA	Available SF	Vac %				
Entire US	1,092,573	12,189,224,085	410,103,229	4.1%	23,195,418	30,270,795	44,882,272	\$25.40

Period	Asset Value	Vacancy Rate	Market Rent/SF	Annual Rent Growth	Inventory SF	Under Constr SF	Under Constr %	12 Month Net Absorption SF	Market Price/SF	Sales Volume
2024 4q	\$44.1 B	3.2%	\$29.70	3.7%	159.7 M	1.0 M	0.6%	0.8 M	\$386	\$383.1 M
2024 3q	\$44.0 B	3.6%	\$29.60	4.8%	159.6 M	1.0 M	0.7%	0.6 M	\$313	\$359.9 M
2024 2q	\$43.5 B	3.4%	\$29.32	5.8%	159.5 M	1.1 M	0.7%	1.7 M	\$308	\$150.7 M
2024 1q	\$42.9 B	3.2%	\$29.00	6.3%	159.1 M	1.3 M	0.8%	2.1 M	\$250	\$288.3 M