



MAY 15, 2026

ISSUE 17

BI-WEEKLY REPORT

THE WARSH ERA: CERTAINTY RETURNS TO THE FED

The 24-month holding pattern is officially over.

This week, the Senate officially confirmed Kevin Warsh as the new Chair of the Federal Reserve. Bringing new leadership to the central bank at a highly consequential time, Warsh's confirmation provides the market with the certainty it has been starving for. While historically favoring tighter monetary policy, Warsh has recently aligned with the view that technological advancements and productivity can drive economic growth without igniting inflation.

The Shift: Institutional and private capital are no longer waiting for the dust to settle. Sidelined capital is aggressively deploying into South Florida to lock in pricing before this new era of monetary policy sets off a wave of competitive bidding.

THE MARKET MONITOR

- **Retail's Historic Run:** Retail is arguably the strongest commercial story in Florida right now. South Florida retail vacancy has compressed to a near-historic low of approximately 3.2%, and the recent elimination of the state's commercial lease sales tax is accelerating aggressive expansion decisions among tenants.
- **Institutional Retail Appetite:** Proving the immense demand for open-air retail, Lone Star Funds just successfully completed the sale of Legacy Place, a massive 419,936 SF regional retail center in Palm Beach Gardens, to real estate investor DLC.
- **The Industrial train keeps on chugging:** The industrial sector remains incredibly tight. Lincoln Property Company recently acquired the Deerfield Corporate Park to capitalize on a Deerfield Beach submarket that boasts a staggeringly low vacancy rate of just 1.3%.

SECTOR SPOTLIGHT

THE POMP" EFFECT

Pompano Beach is rapidly transforming into one of the fastest-growing and most sought-after submarkets in Broward County. The catalyst? "The Pomp," a massive, multi-phased mega-development that is fundamentally altering the economic gravity of North Broward.

We are seeing aggressive capital specifically target unanchored and anchored retail centers within a 3-mile radius of this development. Investors recognize that the density and foot traffic being engineered by The Pomp will drive unprecedented localized rent growth over the next 36 months.

STRATEGIC IMPERATIVE

Do not wait for the headlines. By the time the broader market digests the impact of the new Federal Reserve leadership and South Florida's tightening vacancies, the highest-yield opportunities will be gone. If you're looking to acquire high-performing retail in corridors like Pompano Beach and Margate, the window is closing quickly.

FIRM UPDATE

\$1B+

COMMULATIVE
CAREER
TRANSACTION
VOLUME

\$35M+

NEWLY EXCLUSIVELY
LISTED PROPERTIES
COMING TO MARKET

\$50M

LISTINGS
UNDER
CONTRACT



VISION
REAL ESTATE ADVISORS



COMING SOON: PLANET FITNESS PLAZA

Vision Real Estate Advisors is thrilled to announce our upcoming listing of **Planet Fitness Plaza**, a highly desirable 46,000 SF fitness-anchored retail center in Pompano Beach.

Located in one of the fastest-growing submarkets in Broward County, this asset is positioned just minutes from the transformational mega-development, "The Pump." This marks our second major retail listing in this immediate high-growth corridor, joining the heavily trafficked **Shoppes at the Pump**.

Planet Fitness Plaza will officially hit the market in two weeks. Aggressive investors can **register today for exclusive first access to the Offering Memorandum**.

JUST LISTED: BROWARD OWNER-USER INDUSTRIAL

We have officially launched our highly anticipated +/- 60,715-square-foot industrial asset situated on 3.26 acres within a highly supply-constrained Fort Lauderdale MSA corridor. Benefiting from over \$750,000 in recent capital improvements, this highly functional facility features +/- 14.5-foot clear heights, diverse loading capabilities, and dual three-phase power. The property boasts flexible CW zoning with expanded permitted uses, making it ideal for logistics, light manufacturing, or flex operations. Positioned just south of the Fort Lauderdale Swap Shop—an area explicitly targeted for major long-term redevelopment—this asset offers tremendous operational scale and strategic upside, with an on-site cell tower and billboard also available separately. [View the full setup here.](#)

SELECT ACTIVE INVENTORY



Wellington Corporate HQ | Wellington, FL
For Sale or for Lease
\$5,200,000 | \$23/SF + CAM



Broward Industrial Portfolio | Ft. Laud MSA
For Sale
\$6,900,000



The 441 Flagship | Margate, FL
For Sale
\$1,900,000

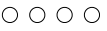


WWW.VISIONREA.COM



561.599.6441

TEAM & ACTIVITY



LET'S MEET AT ICSC IN LAS VEGAS!

We are heading to Vegas. Next week, the Vision Real Estate Advisors team will be on the ground at ICSC Las Vegas—the premier national dealmaking event for the retail real estate industry.

We will be meeting with national tenants, institutional allocators, and aggressive private capital to showcase our exclusively listed South Florida opportunities. Attending the show? Let's connect. **Schedule a one-on-one meeting with our team here.**

INDUSTRIAL DESK MOMENTUM

Our industrial desk continues to execute at the highest level in a severely supply-constrained market. In addition to launching our 61K SF Fort Lauderdale MSA listing, we have successfully placed our highly sought-after Broward Industrial Portfolio Under Contract. Demand for functional logistics and manufacturing space remains at a fever pitch.



CONTROLLING THE MARGATE CORRIDOR

When we target a submarket, we dominate it. Vision Real Estate Advisors has successfully placed two highly visible assets under contract directly across the street from one another in Margate, FL. We are currently under contract on Village Plaza, a massive 66,000 SF retail center, as well as The 441 Flagship, a premium 3,600 SF 2nd-generation restaurant directly across the street.



CURRENT BUYER MANDATES

- **Requirement 1:** Aggressive capital seeking retail strip centers in North Broward, specifically looking to capitalize on "The Pomp" development corridor.
- **Requirement 2:** Manufacturing tenants seeking heavy-power industrial owner-user opportunities.

