



THE NEW INSTITUTIONAL DARLING: UNANCHORED ESSENTIAL RETAIL

For years, institutional capital exclusively chased grocery-anchored centers, ignoring unanchored strip retail. That paradigm is dead. Today, private family offices, small syndicates, and institutional funds are fiercely competing for service-oriented "essential" retail plazas across South Florida. Supported by sub-4% regional retail vacancy, unanchored centers are delivering superior risk-adjusted yields. With high-foot-traffic service tenants permanently insulated from e-commerce, unanchored retail has officially become the market's primary investment darling.

THE MARKET MONITOR

- **10-Year Treasury:** 4.48%
- **2-Year Treasury:** 4.12%
- **Fed Funds Target Rate:** 3.63%
- **30-Year Fixed:** 6.50%

SECTOR SPOTLIGHT

MEDICAL OFFICE & ESSENTIAL INFILL: CAPITAL ALLOCATIONS SHIFT

As institutional funds and private family offices position capital ahead of Q4, healthcare-anchored assets and essential service retail have taken center stage across South Florida. Medical Office Buildings (MOB) and specialized infill plazas continue to compress cap rates, driven by sticky tenant bases, long-term lease structures, and zero vulnerability to e-commerce disruption. With regional vacancy holding at historic lows, investors are aggressively competing for stabilized healthcare and service-oriented corridors to lock in durable, inflation-hedged yields.



STRATEGIC IMPERATIVE

PRE-ICSC CAPITAL ALLOCATION STRATEGY

Heading into the annual ICSC Florida conference, acquisition desks are prioritizing off-market opportunities before year-end rate decisions unfold. Capital deployed into prime South Florida submarkets is increasingly prioritizing locational moats, high barriers to entry, and upside via mark-to-market rent adjustments upon lease expiration.

ACTIVE INVENTORY & THE PIPELINE

1 YEAR

CELEBRATING VISION
REA ONE YEAR
ANNIVERSARY

\$5.115M

MIAMI LAKES LAND
JUST CLOSED (SELF-
STORAGE)

\$11.535M

BROWARD OWNER
USER INDUSTRIAL



PROPERTY TYPE: LAND

BUYER: PUBLIC STORAGE

SELLER: PRIVATE INVESTOR

MARKET: MIAMI LAKES

SALE DATE: 08/07/2026

MIAMI LAKES LAND DEVELOPMENT: \$5,115,000 JUST CLOSED

Market velocity remains strong across premier infill corridors. Our desk has officially closed on a prime \$5,115,000 land transaction in the highly sought-after Miami Lakes submarket. Purchased by an active self-storage developer, this 1.84-acre site underscores the fierce developer competition for scarce, high-density development parcels across Miami-Dade County. Whether maneuvering off-market retail corridors or unlocking specialized development sites, our transaction desk consistently connects premier inventory with aggressive capital.

BROWARD OWNER-USER INDUSTRIAL: STRATEGIC REPRICE TO \$11,535,000

With regional industrial development constrained by land scarcity, functional flex and warehouse inventory remains at a premium. Our strategically adjusted +/- 60,715 SF warehouse facility on 3.26 acres in the Fort Lauderdale MSA offers an extraordinary entry basis below replacement cost (\$186/SF). Featuring over \$750,000 in recent capital improvements and flexible CW zoning, this asset stands ready for immediate private investor deployment or owner-user acquisition.



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FIRM MOMENTUM & EXECUTION

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ONE YEAR OF UNSTOPPABLE MOMENTUM

Vision Real Estate Advisors Officially Celebrates 1-Year Anniversary

Today marks our official 1-year anniversary! Our team gathered at Strike 10 Bowling in Boca Raton to reflect on an extraordinary inaugural year defined by record-breaking corridor sales, tens of millions in closed transaction volume, and deep client trust. As we officially enter year two, we want to thank our clients, capital partners, and industry colleagues who backed our vision from day one. We are just getting started.

ICSC BOCA RECAP & UPCOMING ICSC ORLANDO

MEET VISIONREA @ ICSC FLORIDA

Boots on the Ground in Orlando: Our desk will be out in full force at ICSC Orlando from August 31 to September 2, ready to connect with owners, tenants, and institutional funds expanding across South Florida. Whether you are looking for your next acquisition or need local intel to guide your strategy, let's connect.

Join us!

Shacharit & Networking Breakfast at ICSC Florida

Presented by:

VISION
REAL ESTATE ADVISORS

In partnership with:

CHABAD
OF SOUTH ORLANDO

DATE: Monday, August 31st

Departure to Chabad: 6:45 AM Sharp

Shacharit Minyan: 7:15 AM

ADDRESS: 7347 W Sand Lake Rd, Orlando, FL

Networking Breakfast: Immediately following services

Complimentary shuttle back to ICSC Florida - Orlando Convention Center

SHACHARIT MINYAN & NETWORKING BREAKFAST @ ICSC FLORIDA

Before the hectic pace of the convention floor takes over on Monday morning, join us to daven, network, and fuel up for a successful week ahead. We are handling all the hospitality and transportation details so you can focus entirely on the show.

Interested in attending? Register [here](#).

Going to ICSC Florida?

We'd love to be a resource for you. Whether you are looking for your next acquisition or need local intel to guide your strategy, let's connect. We are currently representing:

- **\$50M+ in exclusively listed inventory.**
- **Off-Market Opportunities not available to the general public.**
- **Deep Local Intel on retail, office, and industrial assets.**

Book a time to meet with us [here](#).



www.visionrea.com



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