



VISION INTO THE MARKET

AUGUST 28, 2026

ISSUE 24

BI-WEEKLY REPORT

SHADOW CREDIT RISKS, ICE ENFORCEMENT & THE CAPITAL FLOOR

As **institutional and private capital converges on Orlando for ICSC Florida**, surface-level occupancy numbers mask emerging operational friction across South Florida commercial assets. A **growing trend among Class C office and service retail tenants** is the reliance on **third-party installment platforms and micro-lenders** to clear monthly **rent payments** creating a subtle shadow credit risk for landlords who see timely rent on paper while underlying tenant solvency erodes. Concurrently, heightened **ICE enforcement and labor crackdowns** across South Florida are creating operational drag and **labor shortages for trade-oriented flex and food-service operators**. Yet, despite these tenant-level headwinds, an unprecedented volume of **sidelined capital** competing for **scarce infill inventory** continues to maintain a solid floor under regional property valuations.

THE MARKET MONITOR

- **10-Year Treasury:** 4.67%
- **2-Year Treasury:** 4.20%
- **Fed Funds Target Rate:** 3.63%
- **30-Year Fixed:** 6.62%

SECTOR SPOTLIGHT

SUNANCHORED SERVICE RETAIL
– Stabilized Infill Plazas
Demand Premium

With **South Florida retail vacancy** holding near historic lows below **4.0%**, **demand** for **unanchored, service-oriented plazas** insulated from e-commerce disruption has reached a fever pitch. Sourcing fully stabilized, high-yielding assets with strong tenant retention remains exceptionally tight. In response to active buyer mandates heading into ICSC, Vision Real Estate Advisors is preparing to launch a premier 14,600 SF multi-tenant retail plaza in Fort Lauderdale immediately following Labor Day—boasting 100% occupancy and an **in-place cap rate exceeding 7.0%**.

STRATEGIC IMPERATIVE

PRE-ICSC CAPITAL ALLOCATION STRATEGY

As **low-rate debt matures into a persistent "higher-for-longer" rate environment**, property owners facing refinancing drag are turning to strategic sales to preserve capital and defer tax exposure. Heading into ICSC Orlando, acquisition desks are heavily prioritizing off-market unanchored retail, light industrial flex, and high-yielding infill assets to service incoming 1031 exchange capital and passive DST allocations. Vision Real Estate Advisors is arriving at the show floor with over **\$50M in active exclusive inventory** and clear buyer mandates. Catch us at the **Sunday Welcome Reception at 4 PM** or connect at our **Monday morning Shacharit Minyan & Breakfast**.

ACTIVE INVENTORY & THE PIPELINE

3

NEW LISTINGS
COMING TO MARKET
AFTER LABOR DAY
HOLIDAY

+/- \$55M

UNDER CONTRACT
TO CLOSE IN THE
NEXT 45 DAYS

7.0%+ CAP

NEW 14,600 SF FT.
LAUDERDALE PLAZA
COMING TO MARKET



FEATURED LAUNCH: POWERLINE SHOPPING CENTER (FT. LAUDERDALE)

14,600 SF Multi-Tenant Retail Plaza | 7.0%+ In-Place Cap Rate

Heading our upcoming post-Labor Day rollout, Vision Real Estate Advisors is bringing to market a premier **14,600 SF multi-tenant retail plaza** along the high-density Powerline Road corridor (+/- 28,300 AADT). Featuring **100% occupancy**, strong historical tenant retention, and an **in-place return exceeding 7.0%**, this asset delivers immediate, durable cash flow paired with contractual rent growth. Launching officially after the Labor Day holiday.

POST-LABOR DAY EXCLUSIVE ROLLOUT: RETAIL, INDUSTRIAL & OFFICE

Sourcing high-yielding infill assets in South Florida remains exceptionally tight. Following the holiday weekend, our desk is **launching 3 brand-new exclusive listings**, expanding our pipeline across unanchored service-retail plazas, small-bay flex industrial, and specialized office product.

ACTIVE BUYER MANDATES: DEPLOYING CAPITAL PRE-Q4

In addition to our exclusive listings, **our desk is actively sourcing off-market opportunities** for private family offices and syndicates. Primary acquisition targets include **unanchored strip centers** (\$3M-\$15M) and **functional flex/industrial** inventory across Broward and Palm Beach counties.



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FIRM MOMENTUM & EXECUTION

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ELEVATING VISION: INAUGURAL TORAH LUNCH & LEARN

As we navigate Elul, the final month of the Jewish calendar, **Vision Real Estate Advisors** hosted our inaugural **Torah Lunch & Learn**. The timing could not have been more meaningful as we dove into core themes of personal accountability, self-reflection, and continuous growth. A special thank you to Rabbi Shmulik Moskowitz of Chabad of West Boca for sharing powerful insights and giving our team meaningful tools to carry into Year Two as we strive to elevate ourselves personally and professionally.

CONNECT WITH US AT 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.



SHACHARIT MINYAN & NETWORKING BREAKFAST @ ICSC FLORIDA

Heading to Orlando for ICSC Florida? **Join Vision Real Estate Advisors and Chabad of South Orlando for morning davening, breakfast, and dedicated transportation before hitting the show floor:**

- Sunday, Aug 30 (4:00 PM): Connect with our team at the official ICSC Welcome Reception at the Convention Center.
- Monday, Aug 31 (6:45 AM Sharp): Complimentary shuttle departs The Rosen Centre (9840 International Dr).
- Monday, Aug 31 (7:15 AM): Shacharit Services & Networking Breakfast at Chabad of South Orlando (7347 W Sand Lake Rd) with return shuttle to the convention floor before 9:00 AM meetings.

[Register here!](#)



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