

SOUTH FLORIDA CRE PULSE



SEPTEMBER 18, 2026 ISSUE 25

BI-WEEKLY REPORT

FED HIKE 25 BPS: CAPITAL DISCIPLINE & THE Q4 FLIGHT TO YIELD

Following the Federal Reserve's decision on September 16 to raise the benchmark rate 25 basis points to a target range of 3.75% to 4.00%, capital desks across South Florida are recalibrating Q4 underwriting strategies. This surprise rate move reinforces a persistent higher for longer debt environment, widening the gap between speculative value add plays and cash flowing infill assets. As floating rate debt maturities loom into year end, acquisition desks are heavily prioritizing high yielding, unanchored service retail offering immediate debt service coverage. Despite macro borrowing drag, the sheer volume of sidelined private equity competing for limited Florida inventory continues to prevent cap rate dilution on prime retail assets.

THE MARKET MONITOR

- **10-Year Treasury:** 5.00%
- **2-Year Treasury:** 4.25%
- **Fed Funds Target Rate:** 3.75-4.00%
- **30-Year Fixed:** 6.95%

SECTOR SPOTLIGHT

BROWARD RETAIL CORRIDORS HIGH DENSITY TRAFFIC DRIVES RECORD INVESTOR APPETITE

Multi tenant retail centers along primary Broward County arteries are outperforming broader market expectations. Driven by daily needs tenant mixes, durable foot traffic, and contractual rent escalations, these plazas are commanding intense buyer competition. Sourcing stabilized assets above a 7.0% cap rate in major South Florida MSAs has become the primary target for private syndicates and family offices aiming to lock in yield ahead of year end debt maturities.

STRATEGIC IMPERATIVE

YEAR END CAPITAL DEPLOYMENT

With nearly \$30M in retail closings hitting our desk to round out September, transaction velocity remains exceptional. Vision Real Estate Advisors is actively working with buyers who have unsatisfied 1031 exchange deadlines and private equity capital seeking off market unanchored retail and industrial flex inventory in the Greater Fort Lauderdale MSA.

ACTIVE INVENTORY & THE PIPELINE

8

OFFERS RECEIVED IN
FIRST WEEK ON
MARKET

+/- \$55M

UNDER CONTRACT
TO CLOSE IN THE
NEXT 45 DAYS

2

SHOPPING CENTERS
COMING TO MARKET
IN THE COMING
WEEKS



FEATURED LAUNCH: POWERLINE SHOPPING CENTER (FT. LAUDERDALE)

Nearly 10 Offers Generated in Week 1 | 14,600 SF Multi Tenant Retail

Demonstrating intense demand for high yielding retail infill, our official market release of the Powerline Shopping Center generated immediate buyer velocity, pulling in nearly 10 offers in its first week on the market. Situated on a high density corridor with massive traffic volume (+/- 256,000 AADT on I-95 and Powerline Rd), this 100% occupied asset offering a 7.0%+ in place return has become a benchmark for Q4 retail trades.

Watch the [video walkthrough](#) on our official Instagram

SEPTEMBER CAPSTONE: ~\$30M IN RETAIL TRADES CLOSING

Rounding out a massive third quarter, the Vision Real Estate Advisors transaction desk is finalized to close two major shopping centers totaling nearly \$30,000,000 by the end of September. These transactions underscore our desk's ability to match aggressive private capital with premier unanchored retail assets across South Florida.

EXPANDING PIPELINE: GREATER FORT LAUDERDALE SHOPPING CENTERS

Building on current momentum, our desk is preparing to bring several additional multi tenant retail plazas across the Greater Fort Lauderdale MSA to market in the coming weeks. Owners seeking to capitalize on active buyer demand ahead of Q4 are invited to connect with our underwriting team.



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FIRM CULTURE & COMMUNITY LEADERSHIP ○○○○



ELEVATING VISION: INAUGURAL TORAH LUNCH & LEARN

As we approach the Jewish High Holidays, leadership extends beyond commercial dealmaking. Members of the Vision Real Estate Advisors team recently stepped up to volunteer on security detail, helping safeguard our local synagogue and protect our community against potential threats. Ensuring a secure, welcoming environment for families during this sacred time remains a core priority for our firm.



WEST BOCA EAGLES: ON THE COURT WITH COACH E

Off the show floor and outside the transaction desk, team energy remains high. Our Co-Founder, Elon Gerberg has taken the helm as head coach for the West Boca Eagles basketball team, leading the squad to a strong 1 and 1 start to the season. Dedication, teamwork, and execution drive our culture both in the boardroom and on the court.



CELEBRATING NEW LIFE: CONGRATULATIONS TO THE KLEIN FAMILY!

The Vision Real Estate Advisors family is growing! We are thrilled to share that our co-founder, Adam Klein, and his wife recently welcomed a healthy baby boy into the world. Balancing major deal volume with family milestones is what drives our firm forward. Please join our entire team in wishing Adam and his family continuous health, happiness, and mazel tov on this incredible new chapter!

Q4 1031 EXCHANGE & CAPITAL DEPLOYMENT

With ~\$30M in September closings creating fresh capital deployment needs, our team is actively sourcing off market commercial inventory. Whether you are navigating a tight 1031 timeline or repositioning assets before year end, our desk provides direct access to off market retail and flex industrial properties across Palm Beach and Broward.

