Here's an update on the West Palm Beach Retail Property Market. There's a lot of activity and interest in properties in the area. If you have any questions or need any assistance with commercial real estate purchases, sales or leasing, let's schedule a meeting to discuss.

MARKET UPDATE

West Palm Beach Retail Sales Data Q3 of 2025

While Q2 2025 represented a strong quarter driven by several large retail trades, Q3 2025 brought a normalization in deal activity and pricing. The sharp rise in cap rates and extended marketing periods indicate growing caution among investors—yet the increase in price per square foot shows demand remains firm for well-located retail properties in core areas of downtown West Palm Beach.

CAP Rate: 8.4%

Sales Volume: $68.2M

Sale Price/SF: $545

Sale vs Asking Price: (5.4%)

Average Sale Price: $6.2M

Months to Sale: 9.2

Sold SF: 210K

	Count	Low	Average	Median	High
Price	11	$950,000	$6,203,486	$1,738,346	$27,900,000
Building SF	15	800	13,973	6,032	72,435
Price per SF	11	$79	$545	$530	$1,875
Cap Rate	1	8.4%	8.4%	8.4%	8.4%

West Palm Beach Retail Lease Data Q3 of 2025

Overall, Q3 2025 reflected a landlord-favored retail leasing environment in West Palm Beach. Asking rents increased substantially, concessions dipped, and lease terms lengthened — all while overall activity levels held steady. This suggests healthy tenant demand in core corridors, particularly along downtown and high-traffic suburban retail nodes, even as rental affordability pressures may temper deal size going into Q4.

Rents Per SF	Survey	Low	High
NNN Asking Rent	$48.21	$27.00	$70.00
NNN Starting Rent	$45.89	$27.00	$60.00

Volume	Survey	Low	High
Deals	42	-	-
SF Leased	90,458	420	4,850
Average Deal SF	2,153	420	4,850
Buildings	30	-	-
Building SF	1,791,137	1,697	596,750

Time on Market	Survey	Low	High
Months on Market	7.8	1.0	124.9
Months Vacant	4.9	1.0	126.1
Average Term in Years	4.1	1.0	10.0

Developer of Planned Royal Palm Beach Mixed-Use Project Files for Bankruptcy

The developer behind Mainstreet at Tuttle — a proposed 38-acre mixed-use project in Royal Palm Beach featuring retail, apartments, a hotel, and medical office space — has filed for Chapter 11 bankruptcy protection.

The filing by Brian Tuttle's ownership entity follows a $47 million foreclosure judgment obtained by lender Fuse Group, which is now seeking to dismiss the bankruptcy as a delay tactic. Fuse argues the move was designed to stall a court-ordered sale of the site.

Tuttle disputes the claim, stating the bankruptcy is a good-faith effort to reorganize debt, attract a new equity partner, and relaunch the project amid improving market conditions.

This case underscores the challenges many developers face balancing project timelines, financing pressures, and shifting capital markets in today's high-rate environment.

Source: https://therealdeal.com/miami/2025/10/08/lender-seeks-dismissal-of-mainstreet-at-tuttle-bankruptcy/

FEATURED LISTING

Ground floor 2nd generation restaurant 2,264sf retail unit in the heart of downtown West Palm Beach, located at the base of the luxurious Strand building. Full kitchen build out. Email or call for more information.

Click here for more information

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