

Here's an update on the Palm Beach County 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



Palm Beach County Retail Sales Data Q2 of 2025



CAP Rate: 5.4%



Sales Volume: \$270M



Sale Price/SF: \$366



Sale vs Asking Price: (5.5%)



Average Sale Price: \$5.5M



Months to Sale: 6.7



Sold SF: 948K

	Count	Low	Average	Median	High
Price	49	\$131,000	\$5,509,578	\$2,500,000	\$72,657,545
Building SF	56	621	16,921	4,500	188,769
Price per SF	48	\$109	\$366	\$428	\$1,905
Cap Rate	2	5.0%	5.4%	5.4%	5.8%

	Count	Low	Average	Median	High
Days on Market	13	69	203	224	421
Sale to Asking Price	10	(22.5%)	(5.5%)	(7.1%)	6.2%
% Leased at Sale	6	0	65.8%	97.9%	100%
Land Acres	55	0.1	2.6	0.9	18.6

Palm Beach County Retail Lease Data Q2 of 2025

Rents Per SF	Survey	Low	High
NNN Asking Rent	\$33.86	\$11.00	\$95.00
NNN Starting Rent	\$24.19	\$12.40	\$65.00

Concessions	Survey	Low	High
Months Free Rent	6.0	5.0	8.0
TI Allowance Per SF	\$1.33	\$0.00	\$4.00
Asking Rent Discount	11.0%	(1.0%)	22.2%
Annual Rent Increase	4.0%	3.0%	5.0%

Volume	Survey	Low	High
Deals	178	-	-
SF Leased	462,858	1	37,525
Average Deal SF	2,600	1	37,525
Buildings	136	-	-
Building SF	7,527,373	1,100	413,000

Time on Market	Survey	Low	High
Months on Market	6.2	0.0	66.0
Months Vacant	5.9	0.0	82.3
Average Term in Years	4.3	1.0	15.0

Florida Eliminates Business Rent Tax

As part of a recent tax relief bill signed by Gov. Ron DeSantis, Florida will be eliminating Business Rent Tax, effective October 1st. Any tenant rent related charge for a period after September 30 should not be charged sales tax (currently 3% in Palm Beach County). For more details, click the link below. If you have any any questions, or need assistance with tenant billings, including CAM reconciliations, contact us - our property management services specialize in optimizing tenant related revenues.

Source: <https://www.floridarealtors.org/news-media/news-articles/2025/06/florida-eliminates-burdensome-business-rent-tax>

FEATURED LISTING



NEW TO MARKET! Retail condominium in the heart of downtown West Palm Beach. Ground floor retail condo. Great investment opportunity for established tenant in place on NNN lease through 2034. Also potential opportunity for owner/user. Email or call for more information

[Click here for more information](#)



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