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

BORRIELLO
COMMERCIAL GROUP

Palm Beach County Retail Sales Data Q3 of 2025

Overall, Q3 2025 marked a rebound in transaction activity for Palm Beach County retail properties. Higher total sales, rising price per square foot, and solid leasing fundamentals point to sustained investor confidence in the market's long-term stability. Although pricing negotiations widened and sales cycles extended, the market remains fundamentally strong — supported by steady population growth, tourism, and resilient retail spending across the county.

CAP Rate: 6.5%

Sales Volume: $363M

Sale Price/SF: $417

Sale vs Asking Price: (15.4%)

Average Sale Price: $7.3M

Months to Sale: 10.7

Sold SF: 1.2M

	Count	Low	Average	Median	High
Price	50	$275,000	$7,256,184	$2,884,705	$57,044,344
Building SF	71	296	16,921	6,030	197,000
Price per SF	50	$59	$417	$549	$3,549
Cap Rate	3	5.1%	6.5%	6.1%	8.4%

	Count	Low	Average	Median	High
Days on Market	11	62	325	387	770
Sale to Asking Price	7	(30.5%)	(15.4%)	(12.4%)	0%
% Leased at Sale	3	0	74.0%	98.0%	100%
Land Acres	69	0.1	6.1	0.9	38.0

Palm Beach County Retail Lease Data
Q3 of 2025

The Q3 2025 Palm Beach County retail leasing market remained landlord-favorable. Asking rents advanced, concessions tightened, and available inventory decreased. Although total leasing volume dipped, demand for smaller, well-located spaces stayed healthy—particularly in high-traffic corridors and lifestyle-oriented centers. The data points to a maturing cycle where pricing remains strong, but activity has become more selective and strategic.

Rents Per SF	Survey	Low	High
NNN Asking Rent	$38.94	$13.00	$90.00
NNN Starting Rent	$24.83	$10.00	$60.00

Concessions	Survey	Low	High
Months Free Rent	3.0	3.0	3.0
TI Allowance Per SF	-	-	-
Asking Rent Discount	3.8%	0.0%	19.1%
Annual Rent Increase	-	-	-

Volume	Survey	Low	High
Deals	138	-	-
SF Leased	367,862	420	35,728
Average Deal SF	2,665	420	35,728
Buildings	112	-	-
Building SF	7,284,819	1,692	596,750

Time on Market	Survey	Low	High
Months on Market	5.2	0.0	124.9
Months Vacant	4.9	0.0	126.1
Average Term in Years	3.6	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

BORRIELLO
COMMERCIAL GROUP

VINNIE BORRIELLO

BROKER ASSOCIATE

KW COMMERCIAL

(732) 939-7726

vborriello@kw.com

KW KELLER WILLIAMS
WELLINGTON
LUXURY | COMMERCIAL | RESIDENTIAL

The BORRIELLO Team