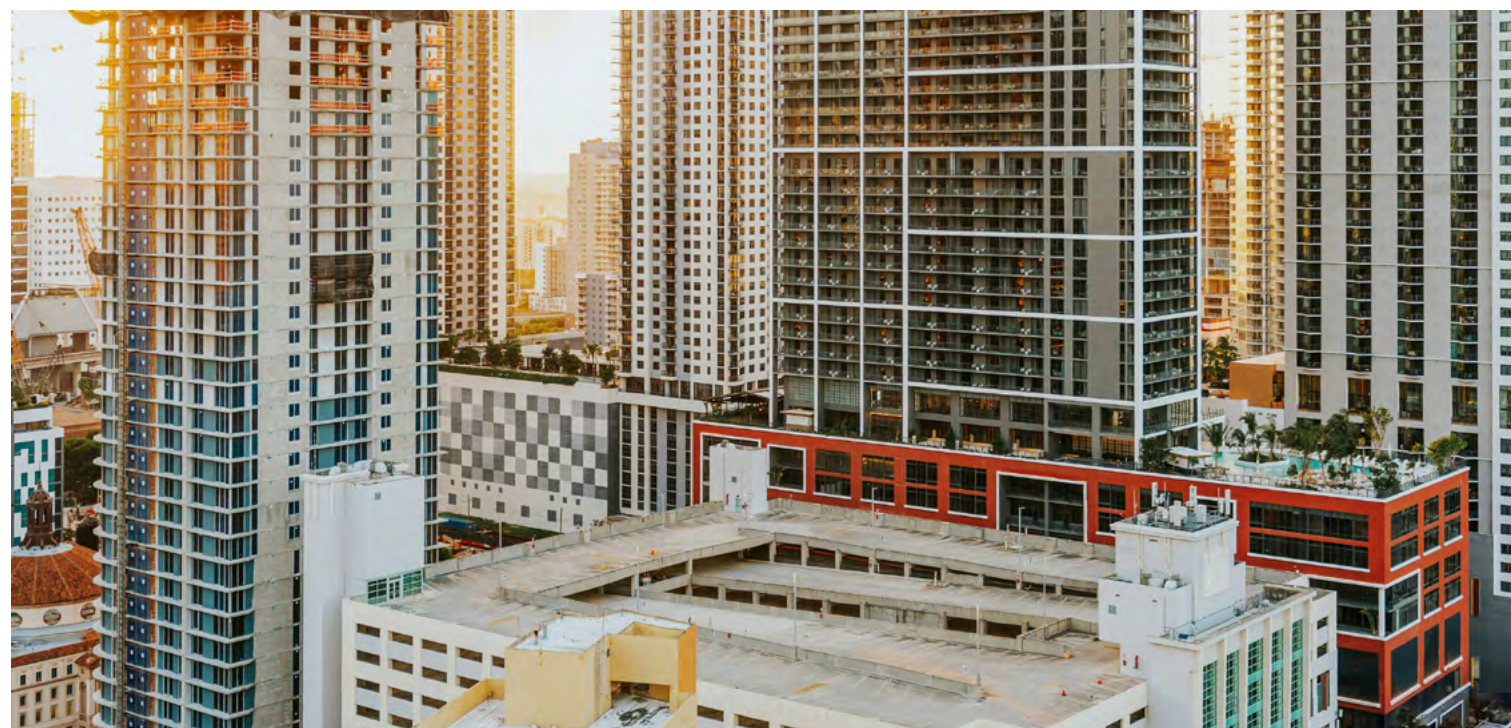




Capitalizing on CRE Opportunities in a Dynamic Market



Welcome to the February edition of the Lincoln Commercial Group newsletter! As we progress through 2025, the commercial real estate landscape is shaped by evolving economic conditions, technological advancements, and shifting tenant demands. This month, we explore key trends, investment strategies, and networking opportunities to help you stay ahead in this competitive market.

Spotlight: Emerging Trends in CRE for 2025

Sustainability in Focus: Environmental considerations are becoming critical in CRE. Investors and tenants are increasingly prioritizing energy-efficient buildings with green certifications like LEED. These properties not only reduce operational costs but also attract premium tenants, enhancing long-term value.

Read more: <https://www.bpm.com/insights/real-estate-outlook-2025/>

Rise of Data Centers: The digital economy is driving demand for data centers, essential for cloud computing and AI infrastructure. These assets offer attractive investment opportunities due to their scalability and long-term growth potential, especially in tech hubs like South Florida.

Read more: <https://www.coastlineequity.net/commercial-real-estate-2025-trends>

Impact of Adaptive Reuse Projects

Repurposing for Growth: Adaptive reuse—converting underutilized office or retail spaces into residential or mixed-use developments—is gaining traction. This trend is particularly relevant in urban centers like Miami, where revitalizing older buildings can meet housing demands and stimulate local economies.

Read more: <https://azbigmedia.com/business/commercial-real-estate-market-outlook-for-2025/>

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Commercial Real Estate:
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Technology and Commercial Real Estate

South Florida's commercial real estate market has shown dynamic shifts in the fourth quarter of 2024, according to recent reports by JLL. Here's a snapshot of the industrial and office sectors:

Industrial Market:

Broward County witnessed a year-to-date net absorption of 633,162 square feet, with a total vacancy rate at a low 3.8%. No new constructions were preleased, and deliveries for the year hit 993,515 square feet. The average asking rent stood at \$1.16 per square foot, with no concessions offered.

Miami-Dade County saw a significant uptick with a net absorption of 1,179,777 square feet. Despite a vacancy rate of 5.0%, there's considerable construction activity with 4,019,903 square feet under construction, of which only 3% is preleased.

The average asking rent here is higher at \$16.07 per square foot.

Source: JLL Research Reports, United States Industrial and Office Q4 2024 for Broward, Miami-Dade, and Fort Lauderdale.



February Networking Events:

Tuesday, February 18 @ 9:30 am - 12:30 pm
Co-Brokerage & the Buyer Brokerage Agreement
The need for buyer agent compensation hasn't gone anywhere but the way we go about presenting it to the customer has changed.

13680 NW 14 St, Sunrise, Florida 33323

Thursday, February 20 @ 9:30 am - 12:30 pm
Advanced Commercial Real Estate
This is the third and last part of the series on Commercial Real Estate. In this part, the emphasis is the P's of Commercial Real Estate.

1800 Oakwood Drive, Miami, FL 33166

Thursday, February 20 @ 2:00 PM - 5:00 PM
ACE Commercial Investment Analysis
The second part of Commercial investment Analysis 1 picks up right where part 1 leaves off and teaches agents how to predict and value the future.

13680 NW 14 St, Sunrise, Florida 33323



Investment Opportunity in Cape Coral, FL



48-Unit Multifamily Asset

Lauderdale Lakes, FL

Year Built 1972

CAP Rate 5.97%

Number of Stories 2

Number of Buildings 3

48 Units

14 (1 Bed - 1 Bath)

34 (2 bed - 2 Bath)

Zoning Type RM-20

Contact Us For More Information
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