

COMMERCIAL REAL ESTATE

Retail Is On Track to Have an Abundant Holiday



SHUTTERSTOCK

Earnings reports suggest that the sector is on the upswing, which is good news for retail properties.

by Erik Sherman

For those who own, operate, and invest in retail space, it might be time for some broader relief, if big company financial results have anything to say.

Some big names have been doing quite well even ahead of the crucial holiday shopping season in the fourth quarter.

“There is a real sense of optimism heading into the heart of the holiday and shopping season, and recent announcements from top retailers is only adding to that,” Ethan Chernofsky, vice president of marketing at data firm Placer.ai, tells *GlobeSt.com*. “The combination of pent-up demand and a clear reason to shop drove significant retail success in the summer, and the same combination is already making itself felt in the early stages of the holiday retail season.”

Data from S&P Global Market Intelligence shows the retail sector of the S&P 500 to be in welcome strong shape. Out of the 22 companies in the sector index, 12 so far have reported earnings for the third quarter of 2021. Of them, 10 beat expectations while two missed. In the second quarter, all 22 beat earnings estimates.

Two of the beats, both in revenue and earnings, came Tuesday from Walmart—which benefited from its logistics power and supplier relations—and Home Depot’s windfall of consumers investing in home improvements during the pandemic, according to Nasdaq.

Target just released numbers showing 12.7% year-over-year comparable sales based on traffic. Even though 2020 was heavily in the pandemic, potentially a low starting point for a comparison, Target was one of those essential businesses delivering what consumers needed. The company saw sales growth

of \$15 billion over 2019, according to Minnesota’s *Star Tribune Media*, making the jump between 2020 and 2021 even more pronounced.

Similarly, TJX had open-only comp stores sales growth of 14%, year over year in its latest reported quarter. Net sales were 20% above last year in a category that fared well in a homebound consumer scenario.

Weekly retail foot traffic averaged across all categories is up 3.9%—and that’s compared to the same period in 2019, not in 2020 when many physical locations were shut down—according to data from Placer.ai. Inventories are much higher than a year ago at retailers, according to the *Wall Street Journal*, so there should be plenty of draw for consumers.

Strong performance in large retail doesn’t necessarily mean that smaller companies are doing well. But bringing shoppers in on foot to anchor stores increases the chance of spillover traffic to others. And when businesses are selling more, they’re more stable, which is probably better music to CRE ears than the latest version of the *Little Drummer Boy*.

Will things keep improving? “The prospect of nagging inflation appears to be a concern for consumers, but counterintuitively the U.S. economy saw increased retail spending,” Bradley Tisdahl, CEO of Tenant Risk Assessment, tells *GlobeSt.com*. “It’s unclear how long this will last, but larger retailers are likely to be better equipped to capture this spending by compressing margins to gain share of wallet amid an uncertain inflationary environment.” But there is a potential lump of coal: “Smaller independent retailers are less likely to weather inflationary pressures longer-term,” Tisdahl adds.

Erik Sherman reports for *GlobeSt.com*.



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on **Thursday, December 2, 2021 at 6:00 p.m.** The Meeting will take place at the City of Doral, Government Center, 1st Floor Multipurpose Room located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The following application will be presented:

HEARING NO.: 21-12-DOR-02

APPLICANT: Fortuna Real Estate LLC, on behalf of Farmasi USA (the “Applicant”)

PROJECT NAME: Farmasi USA

PROJECT OWNER: Emre Tuna

LOCATION: 10780 NW 27th Street, Doral, Florida 33172

FOLIO NUMBER: 35-3030-034-0010

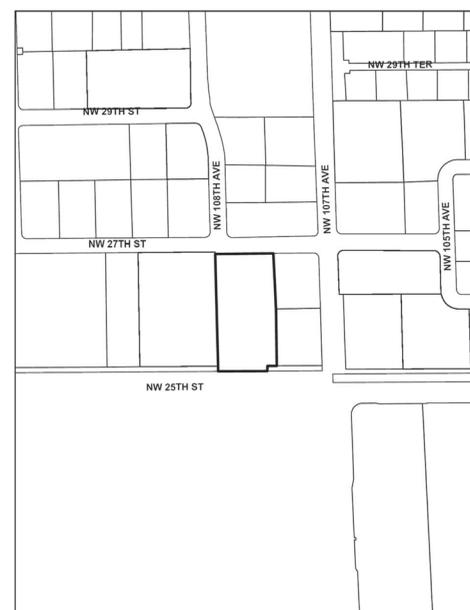
SIZE OF PROPERTY: 3.73 acres

FUTURE LAND USE MAP DESIGNATION: Industrial

ZONING DESIGNATION: Industrial District

REQUEST: The Applicant is proposing to develop a two-story 71,690 square foot building to accommodate Farmasi USA headquarter with showroom and offices (9,064 sq. ft. for 1st level offices and 7,069 sq. ft. for 2nd floor offices) along with a 55,557 square foot warehouse and distribution center.

Location Map



ZONING WORKSHOP PROCESS: The zoning workshop consists of two sessions:

1. **First Session.** The first session of a zoning workshop shall provide a forum for members of the public to learn about proposed developments within the city. Developments may be presented to the public simultaneously, in several locations within the meeting site. During this session, members of the public are encouraged to ask questions and to provide feedback to the applicant about the proposed development. The applicant shall provide visual depictions, such as renderings, drawings, pictures, and the location of the proposed development. In addition, representatives of the applicant shall be available to answer questions that members of the public may have about the proposed development. The members of the City Council shall not be present during the first session of the zoning workshop.

2. **Second Session.** The second session of a zoning workshop shall provide a forum for the City Council to learn about the proposed developments discussed at the first session of the zoning workshop. No quorum requirement shall apply. Developments shall be presented by the applicants sequentially, one at a time, for the City Council’s review and comment. The applicant shall again present visual depictions of the proposed development. In addition, the applicant shall be available to answer any questions that members of the City Council may have about the proposed development.

No quorum requirement shall apply nor will any vote on any project be taken, but roll call will be taken, as it is a publicly noticed meeting.

Information relating to this request is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connie Diaz, MMC
City Clerk
City of Doral

11/19

21-98/0000563940M