



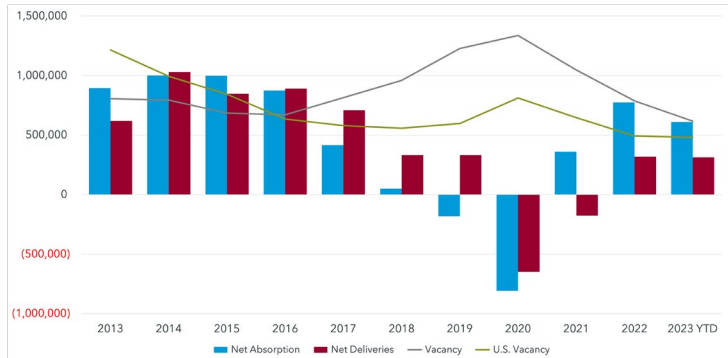
RETAIL MARKET OVERVIEW

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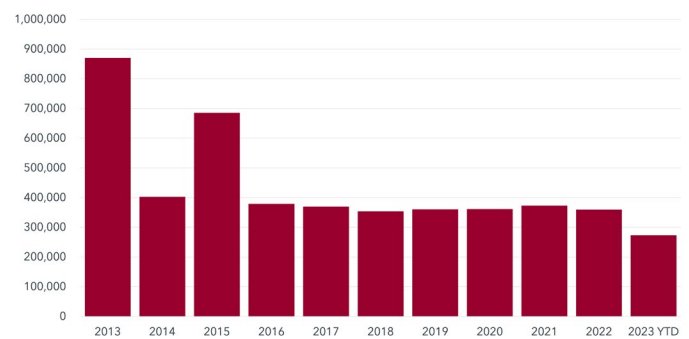
Omaha's retail vacancy rate continues to decrease, now at 4.7%. This lack of available space pushes rent growth to record highs. Especially on drive-thrus, endcaps and "move-in-ready" space. Stand-alone vacancies are in high demand for restaurateurs, QSR and banks. Interest rates and conservative lenders pose challenges for all parties. Buyers are being forced to explore seller financing, cash offers and portfolio acquisitions to make sense of the lending environment. Despite these matters, opportunity exists for creative consumers and brokers. Dan Goaley and Dan Dutton represented the buyer in Omaha's top retail sale transaction of the quarter. The transaction required creativity when construction was not yet completed on Tenant's bays.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ 12 Mo. Net Absorption SF	639,717	788,748	597,642	774,363	638,278
▼ Vacancy Rate	4.7%	4.8%	5.0%	5.0%	5.1%
▲ Avg NNN Asking Rate PSF	\$16.95	\$16.73	\$16.33	\$15.94	\$15.65
▼ SF Under Construction	273,537	325,875	437,921	359,845	336,298
▲ Inventory SF	65,398,257	65,286,858	65,129,215	65,084,683	65,019,383

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
5101-5125 S. 36th Street Omaha, NE	84,911 SF	\$7,000,000 \$82.44 PSF	Cutchall Management Company Gordman Properties Company	Multi-Tenant
10702 Browne Street Omaha, NE	19,000 SF	\$2,000,000 \$105.26 PSF	Jacob Christensen Thomas L. Koll	Single-Tenant
9421 Q Street Omaha, NE	16,200 SF	\$1,300,000 \$80.25 PSF	Larry & Diane Cochran Inter-Tech Collision	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7040-7050 N. 102nd Circle Omaha, NE	9,060 SF	Douglas Lenhoff Straub II	Explore The Evans Experience	Office
14933-14949 Evans Plaza Omaha, NE	8,000 SF	National Real Estate Management Corp	Comfortmade Mattress Factory	Retail
13808 W. Maple Road Omaha, NE	6,655 SF	Bear Properties	Stride Autism Centers	Clinic

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