



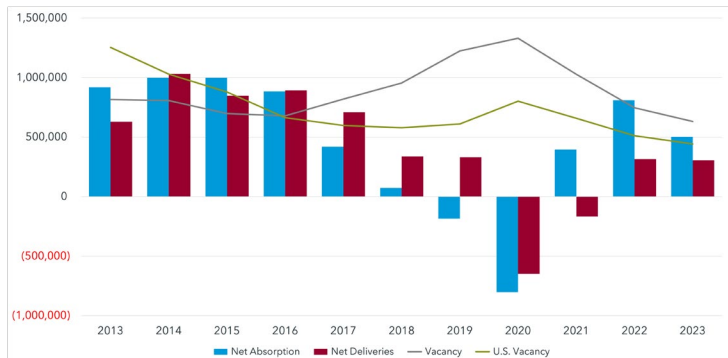
### RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

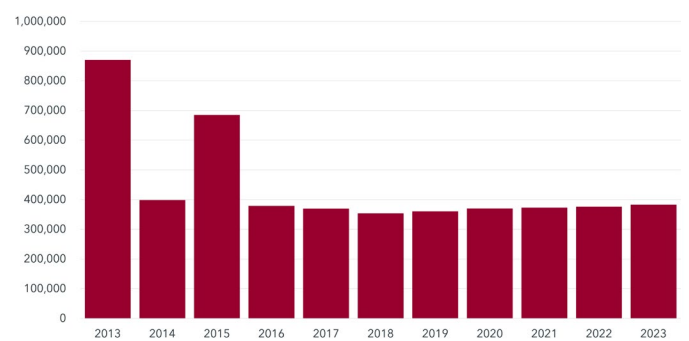
There were positive developments and challenges in 2023 for Omaha's retail market. The fourth quarter posted less net absorption from the previous two quarters, though still significantly better than 2018-2021. The overall 12-month net absorption was down from 2022, which had a robust year (810,000 SF net absorption). Due to strong retail activity and stagnant construction starts, the vacancy rate is at a historical low. Sale price per square foot is up and sales volume is significantly down. The 12-month sales volume in Q4 2022 was \$559M vs \$188M in Q4 2023. Exciting leases were signed including Fowling Warehouse, the state's 12th ALDI and Nebraska's 1st Nordstrom Rack.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ 12 Mo. Net Absorption SF	503,434	602,038	742,012	621,128	809,729
◀▶ Vacancy Rate	4.6%	4.6%	4.8%	4.9%	4.9%
▲ Avg NNN Asking Rate PSF	\$17.72	\$16.98	\$16.72	\$16.33	\$15.94
▲ SF Under Construction	383,052	376,070	448,114	496,440	376,592
▲ Inventory SF	65,586,204	65,571,873	65,480,213	65,322,570	65,280,363

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
13206-13218 Cottner Street Omaha, NE	11,785 SF	\$1,680,000 \$143.00 PSF	48 Pioneers LLC Sorensen Properties Cottner LLC	Multi-Tenant
5331 S. 204th Avenue Elkhorn, NE	9,746 SF	\$4,475,000 \$459.00 PSF	Gounder Investments LLC CFM	Multi-Tenant
7266 N. 30th Street Omaha, NE	9,066 SF	\$540,000 \$60.00 PSF	Tawakkul LLC Forrest Eidan	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5401-5645 N. 90th Street Omaha, NE	47,020 SF	Walton Street Capital	Fowling Warehouse	Entertainment
255 N. 170th Street Omaha, NE	30,000 SF	RED Development	Nordstrom Rack	Department Store
9549 S. 71st Plaza Papillion, NE	20,669 SF	Begonia Development	ALDI	Grocery Store

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com