



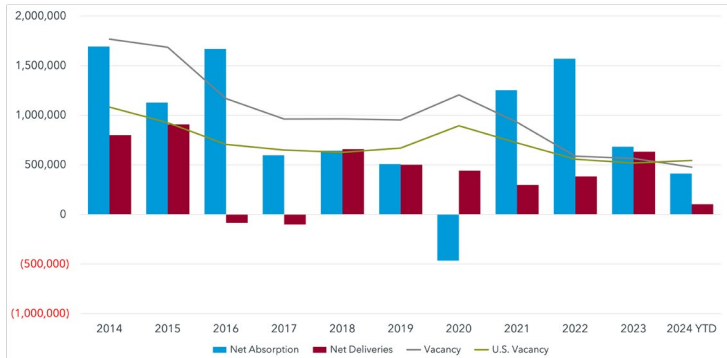
RETAIL MARKET OVERVIEW

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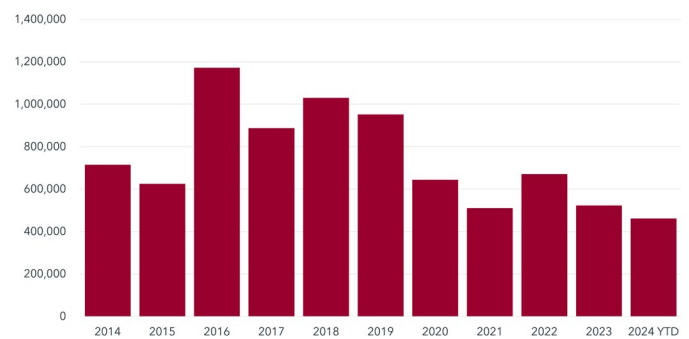
High construction costs are still constraining new supply. Rates continue to rise at a slow click. NNN cap rates are at about a 14-year low as the high interest environment has made deals harder to pencil. Private and institutional investors continue to hold cash. New development is still challenging.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▲ 12 Mo. Net Absorption SF	951,785	682,937	645,249	1,090,661	1,285,550
▼ Vacancy Rate	4.0%	4.2%	4.3%	4.1%	4.2%
▲ Avg NNN Asking Rate PSF	\$18.11	\$18.03	\$17.80	\$17.64	\$17.44
▼ SF Under Construction	470,385	523,117	641,438	814,521	793,037
▲ Inventory SF	132,978,211	132,884,279	132,662,910	132,482,715	132,371,718

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
14121-14221 E. US Highway 40* Kansas City, MO	204,233 SF	\$7,435,636 \$36.41 PSF	Djurdjura LLC K&H Hawthorne	Multi-Tenant
14615-14695 W. 119th Street** Olathe, KS	138,224 SF	Under Contract	Undisclosed Undisclosed	Multi-Tenant
13110-13222 W. 62nd Terrace Shawnee, KS	80,191 SF	Undisclosed	The Rush Funplex Power Play	Multi-Tenant

*Part of a 4-Property Portfolio Sale; ** Part of 2-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7000 W. 75th Street Overland Park, KS	59,960 SF	Price Chopper	Price Chopper	Grocery
NE 158th Street Basehor, KS	21,000 SF	Undisclosed	Farway Meat & Grocery	Grocery
7800 NE 38th Street Kansas City, MO	20,520 SF	Kansas City Freightliner	Premier Truck Group of Kansas City	Truck Sales

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