



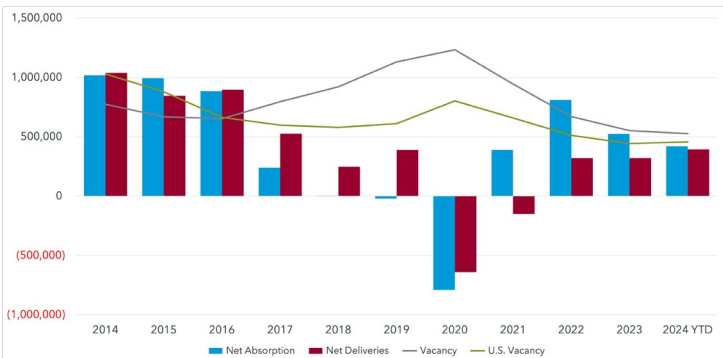
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

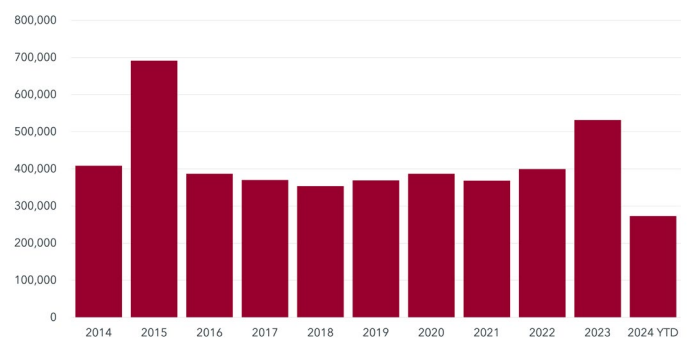
Omaha's retail market remains tight, with continued low vacancy. Construction starts thru Q3, is the lowest its been in the past 10 years, based on square footage. It appears the market will remain tight through the beginning of next year. The sales volume in 2024 is a bit shy than from where it was last year. However, Q4 volume has the potential to push 2024 sales ahead of last year. Sixteen national single-tenant NNN deals have traded this year thru Q3. Currently 19 are on the market, 13 of which have been on the market less than 60 days. With the interest rate cut, it will curious to see how many close in Q4.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	494,406	384,291	555,083	523,920	588,846
▼ Vacancy Rate	4.3%	4.4%	4.4%	4.3%	4.4%
▼ Avg NNN Asking Rate PSF	\$17.25	\$17.31	\$17.30	\$17.06	\$16.72
◀ ▶ Sale Price PSF	\$159.00	\$159.00	\$157.00	\$154.00	\$152.00
▲ Cap Rate	7.7%	7.6%	7.7%	7.7%	7.7%
▼ Under Construction SF	273,083	471,606	534,150	531,767	345,762
▲ Inventory SF	66,420,018	66,216,006	66,109,376	66,026,150	66,005,110

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2400 W. 8th Avenue Plattsmouth, NE	21,500 SF	\$1,000,000 \$46.51 PSF	Berean Fundamental Church U-Save Foods	Single-Tenant
1202-1218 S. 119th Street Omaha, NE	21,084 SF	\$3,200,000 \$151.77 PSF	Jonathan Lawson Buonafede LLC	Multi-Tenant
1211-1215 Howard Street Omaha, NE	16,894 SF	\$2,500,000 \$147.98 PSF	Tokyo Sushi Witherspoon Management	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3010-3120 N. 90th Street Omaha, NE	36,154 SF	Kirshenbaum Realty	AutoZone	Auto Retail
608-720 N. 114th Street Omaha, NE	16,272 SF	Perkins Properties	Funny Bone Comedy Club	Entertainment
10770 Fort Street Omaha, NE	13,232 SF	Mahadeva Velakaturi	Family Dollar	Discount Retail

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