

SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
1720-1770 S Erie Blvd	Butler Cnty/Hamilton	43,435	SJB Home Decor
9674-9690 Colerain Ave	Forest Pk-W/Cincinnati	39,000	Big Lots
3240 Highland Ave	Kenwood/Cincinnati	64,700	Home Buy

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
5936-5996 S. State Rte 48 Outlying Warren County	\$2,100,000 Investment	\$104.58 7.41%	20,080 Class A	Thomas Elias Inc. Shoppes at Grandin
9618-9648 Kenwood Rd Blue Ash/Cincinnati	\$2,905,000 Investment	\$291.78 7.68%	9,956 Class A	Whitestone Prop Assoc. Viking Partners
2615 Oxford Milville Rd Butler County/Oxford	\$1,173,000 NNN Invest	\$130.30 6.81%	9,002 Class A	Stephanie & Robert Houser GBT Realty Corp

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
801 Heights Blvd	Florence	170,000	Anchor Properties
9131 Fields Ertel Rd	Cincinnati	56,000	Perf Kings Honda
9031 US Highway 42	Union	7,500	MK Union South LLC


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
SR 747 @ Port Union Rd - A	Hamilton	83,850	Jan. 2020
SR 747 & Princeton Rd	Cincinnati	46,557	July 2019
7401 Liberty Way Bldg 2	West Chester	35,500	Oct. 2019


TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.59%	\$12.95	634,988	134,215,950	410,411
Q1 2019	4.86%	\$13.01	(300,570)	133,795,235	652,291
Q4 2018	4.55%	\$12.98	567,135	133,679,854	636,922
Q3 2018	4.91%	\$13.10	71,184	133,582,442	638,404
Q2 2018	4.99%	\$13.02	(70,926)	133,623,015	513,129

 **634,988** NET ABSORPTION SF

 **4.59%** VACANCY 5,786,130 SF

 **\$12.95** AVG. ASKING RATE PSF GROSS

 **299,149** DELIVERIES 13 Buildings

 **410,411** UNDER CONSTRUCTION 19 Buildings

GEORGE FLYNN, Managing Principal

Fundamentals in the Cincinnati retail market are healthy and have greatly improved over the course of this cycle. Like much of the country, new supply is arriving at a modest pace, and has only reached historical norms once this cycle. Most new construction is build-to-suit, but vacancies have some cushion to absorb new inventory that is not pre-leased. Historically low vacancies have unfortunately not translated into strong rent growth, with the average rental rate decreasing from \$13.01 to \$12.95 per square foot during the 2019 2nd quarter. Sales volume has largely outpaced the metro's historical average since 2013, buoyed by numerous transactions in the Butler County and Outlying Northern Kentucky submarkets.