



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
800-832 S. Randall Rd	Far NW/Algonquin	14,185	Floor & Decor
1103-1173 S. Main St	Eastern EW/Lombard	52,000	Power Paintball
35 N. State St	East Loop/Chicago	45,602	Primark

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
350 E. Golf Rd Schaumburg	\$30,500,000 Investment	\$208.87 -	146,025 -	Apollo Net Lease Capital Brookfield Property Grp
2030-2060 York Rd Eastern EW/Oak Brook	\$20,500,000 Investment	\$290.88 -	70,478 -	GK Development Inc. Lincoln Property Co.
6540 W. 95th St South Crook/Oak Lawn	\$14,500,000 Investment	\$1,379.77 -	10,509 -	Apollo Net Lease Capital Brookfield Property Grp

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
SW Routh 12 & 120	Lakemoor	244,171	Woodman's Food Mkt
2300 S. Archer Ave	Chicago	46,701	Mark Properties Inc
19260 S. Halsted St	Homewood	23,500	MedProperties Grp


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
4601-4715 W. Foster Ave	Chicago	144,000	Feb 2020
2500 N. Milwaukee Ave	Chicago	130,705	Oct 2019
2000 Oakbrook Ctr	Oak Brook	120,000	May 2020

TOTAL RETAIL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	6.18%	\$16.40	494,201	563,268,027	1,536,724
Q2 2019	6.10%	\$16.30	(319,710)	562,644,251	1,782,893
Q1 2019	6.10%	\$16.76	(323,749)	560,883,152	1,826,694
Q4 2018	6.00%	\$16.05	100,909	591,381,877	1,984,856
Q3 2018	6.00%	\$16.09	(22,552)	588,948,594	2,205,392

 **494,201** NET ABSORPTION SF

 **6.18%** VACANCY 34,816,522 SF

 **\$16.40** AVG. ASKING RATE PSF GROSS

 **481,873** DELIVERIES 26 Buildings

 **1,536,724** UNDER CONSTRUCTION 109 Buildings

RYAN REBOT, Analyst

The Chicago retail market continues to experience decreasing sales during the third quarter 2019. The vacancy rate increased to 6.18 percent from the 6.10 percent seen in the previous quarter. Despite the rising vacancy rate, net absorption was positive 494,201 SF. Average rental rates rose to \$16.40 PSF, per year from the previous quarter of \$16.30 PSF, per year. The third quarter 2019 completed constructions remained steady with the prior quarter, seeing 26 completed retail buildings delivering 481,873 SF of retail space to the market. There are currently 109 buildings under construction totaling 1,536,724 SF.