



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
4951 Houston Rd	Cincinnati Intl. Airport	27,934	Defy Extreme Air Sports
11974 Lebanon Rd	Tri-Cnty I-275/Sharonville	15,000	Dollar Tree
1720-1770 S. Erie Blvd	Butler Cnty/Hamilton	9,426	Dollar Tree

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
9558-9600 S. Mason Mntgy Mason/Montgomery	\$30,100,000 Investment	\$125.31 8.0%	240,200 Class A	Select Strategies Realty Encore Enterprises Inc
3173-3177 Princeton Rd Butler County/Hamilton	\$7,300,000 Investment	\$51.60 -	141,462 Class B	Olympic Property Mgmt Robert A. Whelan
1007-1019 State Route 28 Milford/Wards Corner	\$1,240,000 Investment	\$39.03 10.30%	31,772 Class B	Chun Ya Cheung VME Properties LLC

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
8755 US-42	Florence	2,250	Starbucks
1010 Walnut St	Cincinnati	50,000	Kroger Co
620 Buttermilk Pike	Crescent Springs	11,800	Anchor Associates


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
101 W. 4th St	Cincinnati	240,000	2020
638 Union St	Avondale	20,000	2021
311 Straight St	Clifton Heights	40,000	2021

TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	8.60%	\$13.43	725,090	58,573,609	157,345
Q3 2019	8.50%	\$13.57	138,083	58,571,359	153,200
Q2 2019	8.80%	\$13.68	174,882	58,532,159	207,740
Q1 2019	8.90%	\$13.56	(46,639)	57,989,710	548,863
Q4 2018	8.00%	\$12.41	(16,701)	57,989,710	607,013

 **725,090** NET ABSORPTION SF

 **8.6%** VACANCY
16,755,027 SF

 **\$13.43** AVG. ASKING RATE PSF GROSS

 **64,050** DELIVERIES
3 Buildings

 **157,345** UNDER CONSTRUCTION
3 Buildings

GEORGE FLYNN, Managing Principal

Cincinnati's economy has generally performed in line with the U.S. overall, and has accelerated in recent quarters to surpass the U.S. in job growth. Household income is relatively high, and well above that of other major metros in Ohio and higher than the U.S. median. Similar to the national landscape, malls and department store anchors, continue to close. In many cases, properties are demolished to make way for new uses. Cincinnati's shopping centers are working to find new tenants/uses for the multiple anchors and retailers that have closed locations in the past year.