



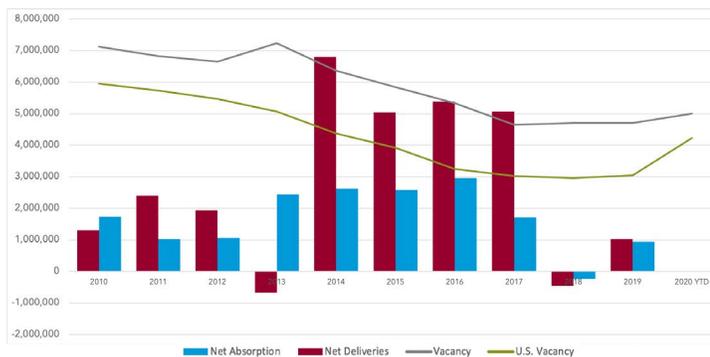
### RETAIL MARKET OVERVIEW

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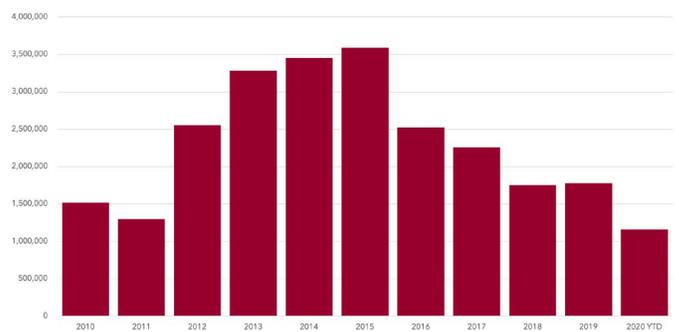
The Chicago retail market continued to record increasing vacancy during the second quarter. Rising to 6.30 percent from the 6.11 percent recorded in the previous quarter. Totalling 23,170 square feet in the second quarter, net absorption returned positive from the negative 24,395 square feet measured in the quarter prior. Average rental rates measured a significant decline from the previous quarter, dropping by \$0.19 per square foot down to \$19.06 per square foot per year. A total of 34 retail buildings were delivered in the second quarter. Increasing by 37.8 percent from the prior quarter, 587,899 square feet of retail space was added to the market. Currently, there are 52 buildings under construction, totaling 1,157,265 square feet.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▲ Net Absorption	23,170 SF	(24,395) SF	892,066 SF	494,201 SF	(319,710) SF
▲ Vacancy Rate	6.30%	6.10%	6.04%	6.18%	6.10%
▼ Avg NNN Asking Rate	\$19.06 PSF	\$19.25 PSF	\$19.26 PSF	\$19.20 PSF	\$19.14 PSF
▼ Under Construction	1,157,265 SF	1,862,800 SF	1,791,729 SF	1,536,724 SF	1,782,893 SF
▼ Inventory	565,441,000 SF	566,219,264 SF	564,699,924 SF	563,268,027 SF	562,644,251 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
17550 Halsted St Homewood, IL	201,100 SF	\$10,084,000 \$50.14 PSF	Agree Realty Seritage Growth Properties	Class C
189 W. Northwest Hwy Barrington, IL	14,490 SF	\$11,500,000 \$793.65 PSF	Undisclosed Individual	Class B
408 N. Aberdeen St Chicago, IL	11,292 SF	\$12,108,500 \$1,072.31 PSF	Trammell Crow Company Individual	N/A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11840 S. Marshfield Ave Chicago, IL	123,756 SF	DL3 Realty	Blue Cross Blue Shield	Healthcare
8716 S. Cicero Ave Oak Lawn, IL	91,032 SF	Robin Companies	Five Star Furniture	Retail
6007-6455 E. State St Rockford, IL	49,089 SF	Washington Prime Group, Inc.	Dick's Sporting Goods	Retail