



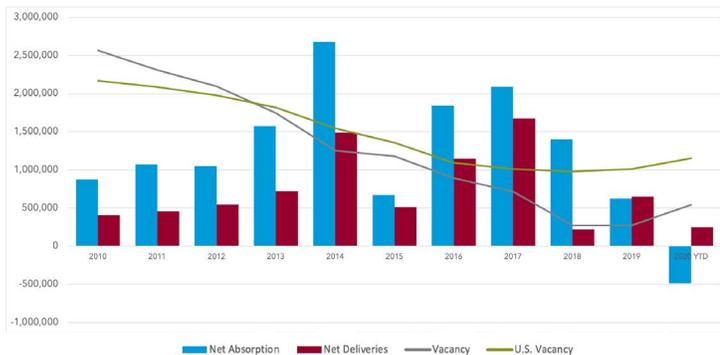
RETAIL MARKET OVERVIEW

BLAKE BURGESS, *Associate*

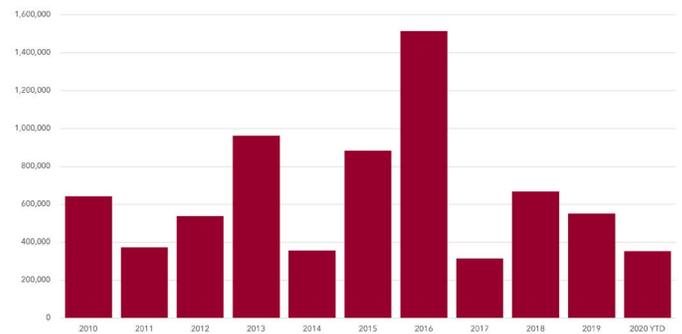
Retailers have slowly begun to open their stores during Q2 in the Columbus Region. The pandemic has greatly impacted the retail industry along with the pressure from the E commerce competition. E commerce has increased during this time, causing retailers to adjust to a new environment post COVID-19 and recover on their own terms. Social distancing and mask requirements in Columbus are now a huge priority for retailers going into the rest of the year. Sales volume and market rent continued to decrease in Q2. Costar is predicting a negative net absorption that will last until at least the middle of next year.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▼ Net Absorption	(210,957) SF	61,081 SF	626,881 SF	390,479 SF	1,206,503 SF
▲ Vacancy Rate	3.4%	3.1%	2.9%	2.7%	2.6%
▲ Avg NNN Asking Rate	\$16.31 PSF	\$16.22 PSF	\$16.21 PSF	\$15.99 PSF	\$15.93 PSF
▼ Under Construction	352,361 SF	366,562 SF	551,802 SF	1,011,733 SF	1,072,079 SF
▲ Inventory	120,291,781 SF	120,279,580 SF	120,042,292 SF	119,544,411 SF	119,470,049 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1095 West 5th Street Marysville, OH	136,750 SF	In Contract	Undisclosed Marysville Plaza, LP	Class C
800 West Central Avenue Delaware, OH	97,037 SF	Undisclosed	Food Market LLC Carrols Corporation	Class B
1340-1378 North Hamilton Road Columbus, OH	33,619 SF	\$9,372,977 \$278.80 PSF	Duke Properties Viking Partners	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5731-5853 Chantry Drive Columbus, OH	23,500 SF	Ross Development Co	Columbus Literacy Council	Government
3433-3479 Cleveland Avenue Columbus, OH	16,434 SF	Annaly Commercial Real Estate	Blink Fitness	Personal Services
1139-1183 Columbus Pike Delaware, OH	8,250 SF	Mohan Gosula, Gosula Holdings, LTD	O'Reilly	Retailers/Wholesalers