



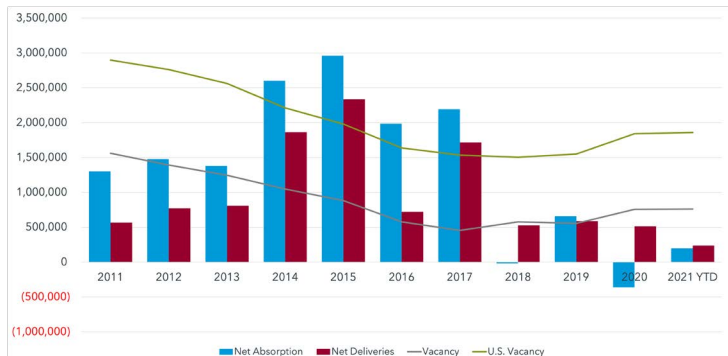
### RETAIL MARKET OVERVIEW

ROBERT ELMER, *Managing Principal*

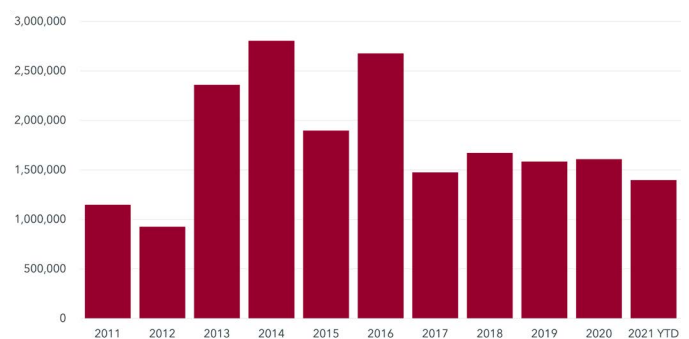
Twelve month net absorption is negative 200,000 SF, but given the ways in which the pandemic induced restrictions have affected Greater Boston retail space for the last 12 months, absorption could have been much worse. Boston's relatively limited supply of retail space per capita has prevented more significant declines. Although vacancy is rising, it is still below the 4% historical average at 3.1%. 12 month rent growth is down 4.5%, however, the Boston economy is improving and it is anticipated that the downward pressure on retail rents will cease, if it hasn't already, as more and more people are vaccinated and government capacity restrictions are lifted. As demand increases, the low vacancy and limited new construction should help the retail market return to positive rent growth.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▲ Net Absorption SF	(132,612)	(363,080)	(322,302)	194,992	378,648
◀▶ Vacancy Rate	3.1%	3.1%	3.0%	2.9%	2.8%
▼ Avg NNN Asking Rate	\$24.05 PSF	\$24.27 PSF	\$24.48 PSF	\$24.92 PSF	\$25.24 PSF
▼ SF Under Construction	1,375,490	1,609,038	1,675,343	1,668,063	1,652,412
▲ Inventory SF	241,882,765	241,561,456	241,470,163	241,228,182	241,226,772

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
615 Arsenal Street Watertown, MA	126,460 SF	Undisclosed	Undisclosed Undisclosed	Single-Tenant
5 Ward Street Revere, MA	120,224 SF	\$26,938,824 \$224.07 PSF	Brookfield Asset Management, Inc. NorthBridge	Multi-Tenant
436 Broadway Street Methuen, MA	92,646 SF	Undisclosed	Undisclosed Undisclosed	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
283 Daniel Webster Hwy Nashua, NH	47,000 SF	Undisclosed	Bob's Discount Furniture	Furniture
7 Desilvio Drive Nashua, NH	41,927 SF	Undisclosed	Petco Animal Supplies	Pet Supplies
1 Washington Street Taunton, MA	39,000 SF	Atlas Investment Group	Undisclosed	Undisclosed

*The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.*

*The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©*

*© Copyright 2021 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com*