



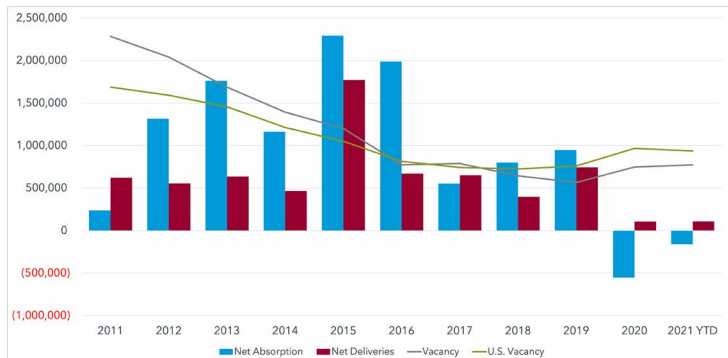
RETAIL MARKET OVERVIEW

TC BARTOSZEK, *Vice President*

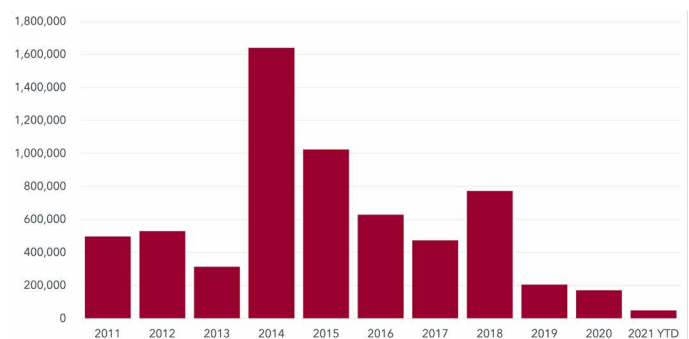
Retail is rebounding from the pandemic in a big way. With high levels of activity throughout the Tri-State area the outlook from retail is promising. Look for not only national chain expansion but a strong push in local operators opening new locations in the Fall/Winter of 2021. A return of a variant of Covid remains a concern but retailers are continuing their aggressive rebound from 2020.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▼ 12 Mo. Net Absorption SF	(171,638)	(282,023)	(552,533)	(169,712)	240,685
◀▶ Vacancy Rate	4.6%	4.6%	4.5%	4.4%	4.3%
▲ Avg NNN Asking Rate PSF	\$13.45	\$13.39	\$13.18	\$13.10	\$13.12
▼ SF Under Construction	121,848	148,167	182,479	170,996	157,663
▲ Inventory SF	134,467,625	134,441,306	134,358,351	134,324,365	134,319,153

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1780-1790 S Erie Hwy Hamilton, OH	200,361 SF	\$2,160,000 \$10.78 PSF	Fairfield Professional Building LLC TIA Real Estate Holdings, LLC	Multi-Tenant
4293 Winston Avenue Covington, KY	197,262 SF	\$3,845,240 \$19.49 PSF	Covtech Investments LLC" Schottenstein Property Group	Multi-Tenant
9380 S Mason Montgomery Road Mason, OH	161,061 SF	\$17,900,000 \$111.14 PSF	Undisclosed Encore Enterprises	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8340-8352 Colerain AveNUE Cincinnati, OH	25,616 SF	Gordon Realty LLC	Calliber Collision	Retailer
3145-3155 Dixie Hwy Erlanger, KY	14,000 SF	Town Center Company	Your Choice Wholesale	Retailer
3235 Madison Road Cincinnati, OH	12,950 SF	Craig Martin	Bloodline Merchants	Services

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