



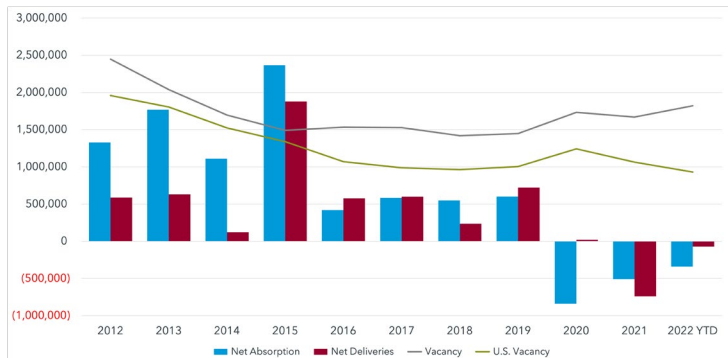
RETAIL MARKET OVERVIEW

MOLLY HOFFMAN, Associate

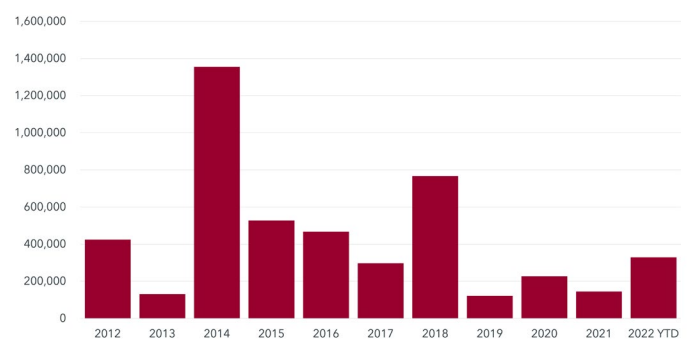
After a devastating 2020, retail sector performance has improved notably with pent-up demand and excess savings driving strong growth in retail sales. As we move through 2022, uncertainty is once again on the rise due to the rapid increase in prices and subsequent slowdown in discretionary spending. Supply chain bottlenecks are also weighing on spending by limiting the goods available to purchase. Transaction activity has continued to improve with about \$460 million in assets trading in 2021 and another \$370 million trading year to date.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	(394,102)	(161,773)	(375,705)	(508,680)	(951,063)
▲ Vacancy Rate	6.4%	6.1%	6.0%	6.0%	6.5%
▲ Avg NNN Asking Rate PSF	\$13.98	\$13.78	\$13.87	\$13.85	\$13.75
▲ SF Under Construction	329,208	136,499	170,362	145,547	171,383
▼ Inventory SF	132,507,464	132,529,897	132,526,573	132,579,224	133,091,129

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3101-3109 Dixie Highway Hamilton, OH	107,184 SF	\$7,000,000 \$65.31 PSF	Ready Realty Dharma Investments, LLC	Multi-Tenant
3318 Princeton Road Hamilton, OH	100,141 SF	\$4,772,492 \$47.66 PSF	VME Properties LLC Anchor Associates	Multi-Tenant
9137-9153 Cincinnati Columbus Rd West Chester, OH	58,143 SF	\$2,058,264 \$35.40 PSF	Paramjit S & Rajkamal Deol Munafa Seven, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5686-5750 Harrison Avenue Cincinnati, OH	29,180 SF	H.L. Libby Corporation	Tractor Supply Co.	Retailer
7400 Foster Lane West Chester, OH	10,000 SF	Undisclosed	The Learning Experience	Health Care and Social Assistance
5100-5118 Crookshank Road Cincinnati, OH	8,550 SF	Hilsinger Management Co.	Homecare	Health Care and Social Assistance

