



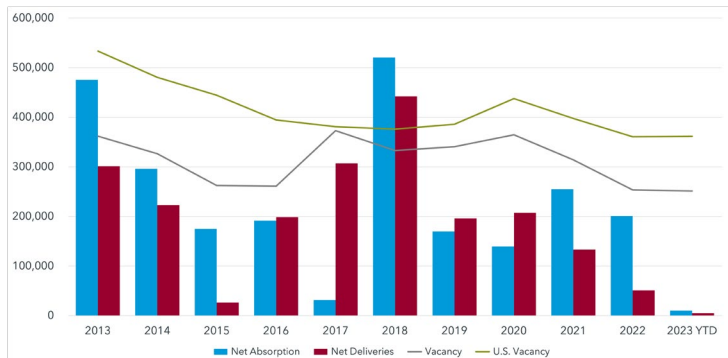
### RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

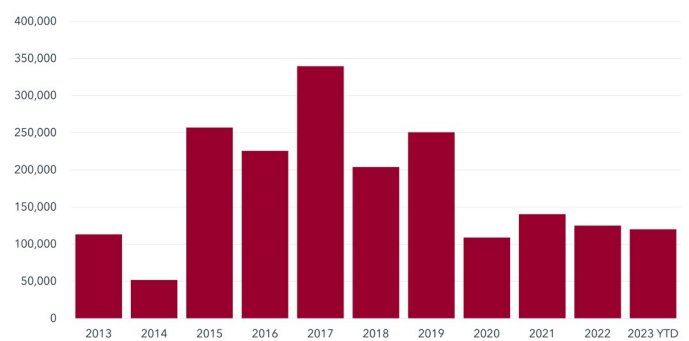
The retail market in Lincoln remains quite active from a leasing scenario. The vacancy rate stills low at 3% with many national tenants looking to enter or expand into the market. A lack of product and availability has made this a challenge. Rents have been rising over the past year due to this tight market. The net absorption in Q1 is lower than it's been in the past year. We anticipate this number to increase in the second and third quarters of 2023. Exciting projects in the downtown area including mixed-use development The Telegraph District continue to see lease signings and negotiations and are an example of local and regional tenants expanding in Nebraska.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	133,224	200,732	295,111	328,081	363,813
◀▶ Vacancy Rate	3.0%	3.0%	3.0%	3.2%	3.4%
▼ Avg NNN Asking Rate PSF	\$13.93	\$13.96	\$13.92	\$13.83	\$13.72
▼ SF Under Construction	120,000	125,000	121,759	129,439	137,661
▲ Inventory SF	21,490,456	21,485,456	21,495,069	21,487,389	21,451,167

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1742 N 48th Street Lincoln, NE	10,141 SF	\$1,000,000 \$98.61 PSF	Schafer Richardson William Wood	Single-Tenant
2311 N Cotner Boulevard Lincoln, NE	7,921 SF	\$565,000 \$71.33 PSF	Shoemaker Miller Real Estate Lot Investments LLC	Single-Tenant
510 Bradford Street Seward, NE	7,200 SF	\$177,000 \$24.58 PSF	Nick Sloup Indian Hills Land & Cattle Company	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6036 Havelock Avenue Lincoln, NE	5,252 SF	Speedway Properties	Piqued Antiques and Gifts	Retail
2620 O Street Lincoln, NE	4,968 SF	Speedway Properties	Fearless All-Stars	Arts, Entertainment, and Recreation
630 N Cotner Boulevard Lincoln, NE	3,753 SF	LPR LLC	Abuelita's Daycare	Services

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