



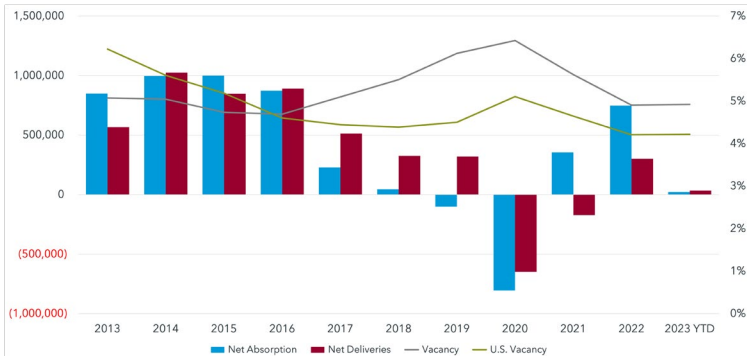
### RETAIL MARKET OVERVIEW

JORDAN POTTHOFF, Senior Associate Broker

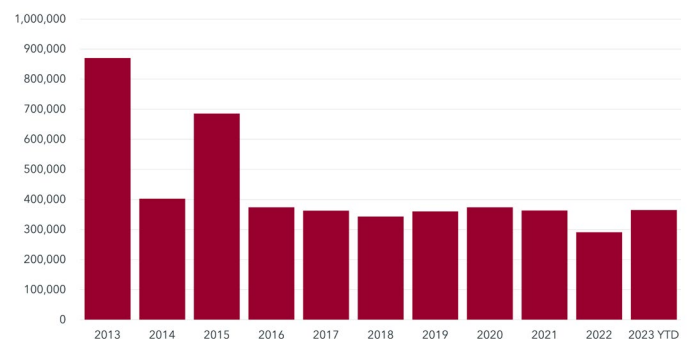
In a very active retail leasing market, construction remains where we saw it last year. This lack of inventory creates issues and has led to the vacancy rate remaining low at 4.9%. Landlords have been able to push rents and cut back on concessions as there aren't a lot of options available to tenant's after narrowing down location, budget, etc. Retail rents have grown at an average of 3% over the past three years. Buyers are on the hunt for portfolio deals to help make sense of pricing expectations because the market is so tight. All these factors only strengthen the importance of using a broker to source off-market opportunities through their connections.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	572,380	979,254	733,384	570,471	585,436
▲ Vacancy Rate	4.9%	4.6%	4.8%	5.2%	5.3%
▲ Avg NNN Asking Rate PSF	\$16.09	\$15.44	\$15.19	\$15.04	\$15.02
▲ SF Under Construction	364,888	361,206	470,339	559,043	531,645
▲ Inventory SF	64,644,766	64,348,641	64,244,558	64,126,090	64,067,887

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
13905-13955 S Plaza Omaha, NE	93,946 SF	\$8,000,000 \$85.16 PSF	Global Quest LLC - Douglas Ruge Valentino's	Multi-Tenant
2500 S 120th Street Omaha, NE	34,100 SF	\$985,000 \$28.89 PSF	Michael S Worley Nobbies	Single-Tenant
12101-12123 Emmet Street Omaha, NE	31,168 SF	\$2,700,000 \$86.63 PSF	Oak Investments - John Heine Tranquility, LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8303 Spring Plaza Omaha, NE	10,583 SF	Dale Williams	For the Wild Birds	Retailer
5002-5044 S 108th Street Omaha, NE	9,552 SF	Vacanti & Randazzo Companies	Dollar Tree	Retailer
5101-5125 S 36th Street Omaha, NE	8,282 SF	Gordman Properties Company	Isla Del Mar Restaurante	Restaurant

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