



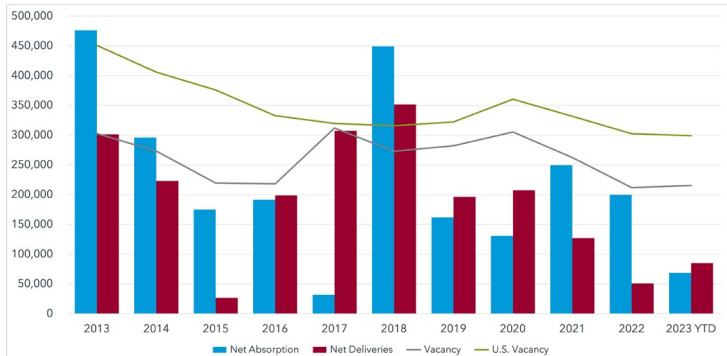
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

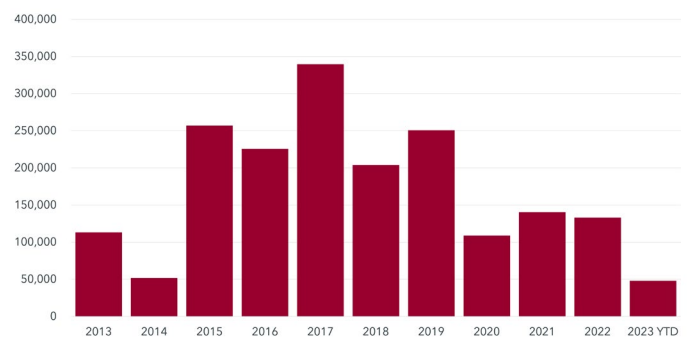
Lincoln's retail market has seen a 2% increase in rents from a year ago. The low vacancy rate, just below 3%, is a driving factor. The amount of retail under construction is at a 10-year low. This leads one to believe rents will continue to rise and vacancy to decrease. With an active leasing market, Lincoln continues to attract national tenants and has seen a rise in entertainment-focused businesses. Prime retail pad sites are competitive and in high demand especially from QSR and car wash users.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	142,175	135,170	199,627	294,006	320,476
▼ Vacancy Rate	2.9%	3.0%	3.0%	3.0%	3.2%
▲ Avg NNN Asking Rate PSF	\$14.15	\$14.03	\$14.03	\$13.97	\$13.87
▼ SF Under Construction	48,000	128,000	133,000	129,759	137,439
▲ Inventory SF	21,426,410	21,346,410	21,341,410	21,351,023	21,343,343

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4615 Vine Street Lincoln, NE	62,307 SF	\$4,000,000 \$64.20 PSF	Access Group Kelly's Carpet	Single-Tenant
6120 Havelock Avenue Lincoln, NE	8,400 SF	\$630,000 \$75.00 PSF	Riley Holdings Captain B Enterprises	Single-Tenant
701 N. 27th Street Lincoln, NE	6,706 SF	\$1,650,000 \$246.65 PSF	Jet Splash Car Wash Jou & Wendy Stanley	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2600 S. 48th Street Lincoln, NE	12,543 SF	First Management	Shoot 360	Arts, Entertainment, and Recreation
2910 Pine Lake Road Lincoln, NE	5,413 SF	RED Development	J Crew Factory	Apparel
7125 S. 29th Street Lincoln, NE	4,800 SF	Krueger Development	Intermix Dance	Arts, Entertainment, and Recreation

