



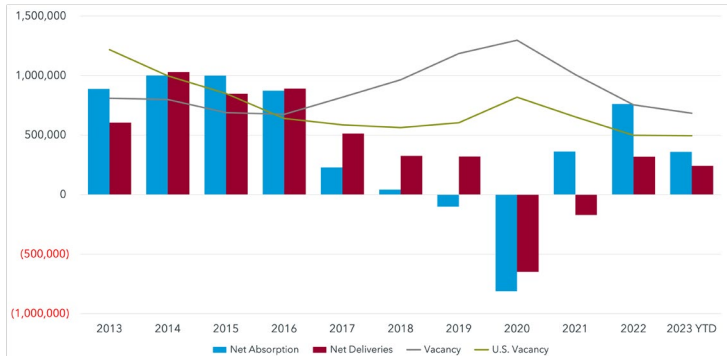
RETAIL MARKET OVERVIEW

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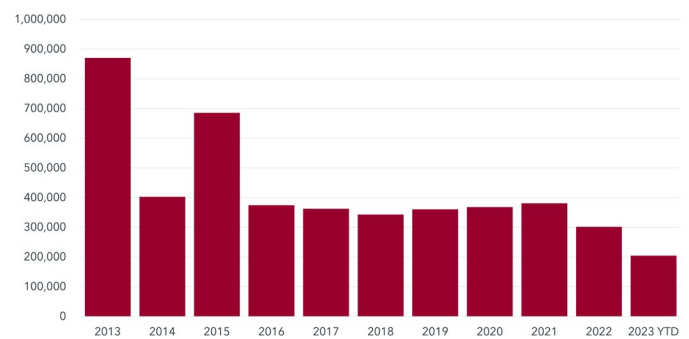
The retail market in Omaha is proving to be busy, despite summer months typically slowing down. Leasing remains active although our vacancy rate is low at 4.78%. Average asking rates continue to rise as the demand for space is high with little product available. Discount retailers are securing some of the last big box spaces remaining in the market. Warehouse/distribution is taking over hard to lease retail space. The 85,000+ SF former grocer in the Millard area was sold to Hy-Vee for them to utilize the space for warehouse and their Aisles Online concept. Hy-Vee continues to modernize their grocery concept and be the anchor retailer in major developments in robust areas of Omaha.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	727,343	598,733	761,994	631,580	475,005
▼ Vacancy Rate	4.8%	4.9%	4.9%	5.0%	5.3%
▲ Avg NNN Asking Rate PSF	\$16.65	\$16.17	\$15.75	\$15.47	\$15.26
▼ SF Under Construction	224,374	353,388	301,588	360,761	456,791
▲ Inventory SF	64,939,405	64,761,732	64,717,302	64,652,002	64,521,891

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
11102 W. Dodge Road Omaha, NE	112,709 SF	\$12,200,000 \$108.24 PSF	Woodhouse Auto Cadillac	Single-Tenant
5710 S. 144th Street Omaha, NE	85,106 SF	\$5,780,000 \$67.92 PSF	Hyvee National Real Estate Management Corp	Single-Tenant
7440 Crown Point Avenue Omaha, NE	52,012 SF	\$750,000 \$14.42 PSF	Great Escape Theatres Abbott Properties	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5710 S. 144th Street Omaha, NE	85,106 SF	Hy-Vee, Inc.	Hyvee Warehouse & Distribution	Grocery/Warehouse
713-721 S. 72nd Street Omaha, NE	25,886 SF	Equity Management Group, Inc.	Ross Dress for Less	Retail
120 Regency Parkway Omaha, NE	7,674 SF	RED Development LLC	J Crew Factory	Retail

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