



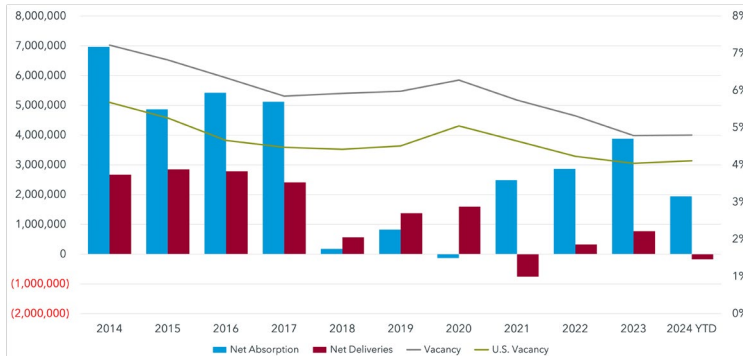
RETAIL MARKET OVERVIEW

ZACH GELLER, Associate Research Director

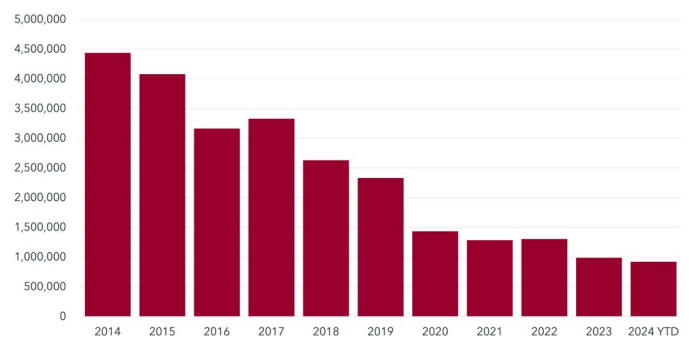
Chicago's retail market is currently amidst its strongest demand formation environment since 2017. Demand for retail space rose by 1.9 million SF over the past 12 months, chronicling another consecutive quarter of positive absorption since 21Q3. During 24Q1, Chicago's availability rate compressed further to below 6%-a record low. The demand increase coincides with the significant rise in retail sales coming out of the pandemic and a reduction in store closures. Demand gains also reflect a growing diversity in retail space users. Supporting the rising demand for retail space is the growth of discount, off-price, and grocery sectors, with the burgeoning need for space in the food and beverage, medical, auto care, and experiential sectors.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	1,941,077	3,880,329	5,107,471	4,622,149	4,077,366
◀▶ Vacancy Rate	4.8%	4.8%	4.9%	5.0%	5.1%
▲ Avg NNN Asking Rate PSF	\$21.34	\$21.27	\$21.26	\$21.20	\$21.14
▼ SF Under Construction	920,912	1,413,034	1,608,757	1,248,509	1,189,583
▲ Inventory SF	589,743,400	588,062,016	587,738,262	587,554,311	587,447,934

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1-230 Orland Park Place Orland Park, IL	567,500 SF	\$53,957,726 \$95.08 PSF	PMAT DRA Advisors	Multi-Tenant
444 Chicago Ridge Mall Chicago Ridge, IL	397,095 SF	\$51,493,089 \$129.67 PSF	Second Horizon Capital Starwood Capital Group	Multi-Tenant
9800 S Ridgeland Avenue Chicago Ridge, IL	154,000 SF	\$7,195,488 \$46.72 PSF	Second Horizon Capital Starwood Capital Group	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2940-3080 US Highway 34 Oswego, IL	65,636 SF	Kite Realty Group Trust	Vasa Fitness	Fitness
2349 W. Lake Street Addison, IL	60,174 SF	EQT Exeter	Option Care Enterprises, Inc.	Healthcare
4971 Cal Sagg Road Crestwood, IL	55,000 SF	Brixmor	Tony's Fresh Market	Grocery/Food

