



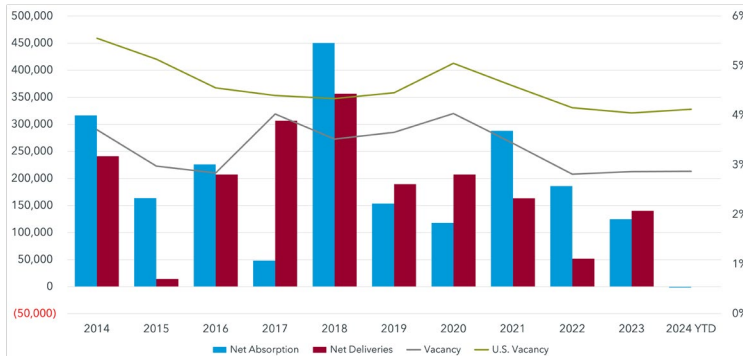
RETAIL MARKET OVERVIEW

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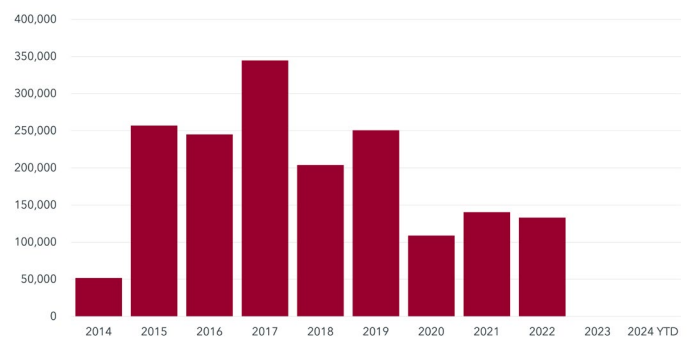
The Lincoln retail market has a vacancy rate of 2.9%, remaining the same as Q4 2023 and matching what it was a year ago. Ethnic foods make a surge in the Lincoln market. New eats throughout the city include Hawaiian, Mexican, Caribbean, and Chinese. These specialty restaurants thrive in your typical strip center in roughly 1,000 - 3,000 SF. This marks the second quarter in a row with no projects under construction, with no increase in vacancies in sight. Sale transactions have picked up nearly 10% in the past year, a reflection of interest rates coming down.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	129,151	124,945	79,780	118,041	109,197
◀ ▶ Vacancy Rate	2.9%	2.9%	3.0%	2.8%	2.9%
▲ Avg NNN Asking Rate PSF	\$14.56	\$14.45	\$14.35	\$14.27	\$14.14
◀ ▶ SF Under Construction	0	0	7,040	55,040	128,000
◀ ▶ Inventory SF	22,090,705	22,090,705	22,083,665	22,035,665	21,955,665

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3445-3449 N. 48th Street Lincoln, NE	8,960 SF	\$900,000 \$100.45 PSF	Tucker Pinyan R&M Investments Properties LLC	Single-Tenant
8476 Andermatt Drive Lincoln, NE	5,000 SF	\$3,372,000 \$674.40 PSF	Riverstone Enterprise LLC FS Lincoln LLC	Single-Tenant
3033 Progressive Road Lincoln, NE	2,750 SF	\$165,000 \$60.00 PSF	Wendy Kremer Reginald V. Boothe Revocable Trust	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2620 O Street Lincoln, NE	4,968 SF	Speedway Properties	Wheel Specialists	Auto
2801 Pine Lake Road Lincoln, NE	2,942 SF	Krueger Development	Ultra Caribbean Food	Restaurant
1410 South Street Lincoln, NE	2,772 SF	Speedway Properties	The White Rose Bakery	Restaurant

