



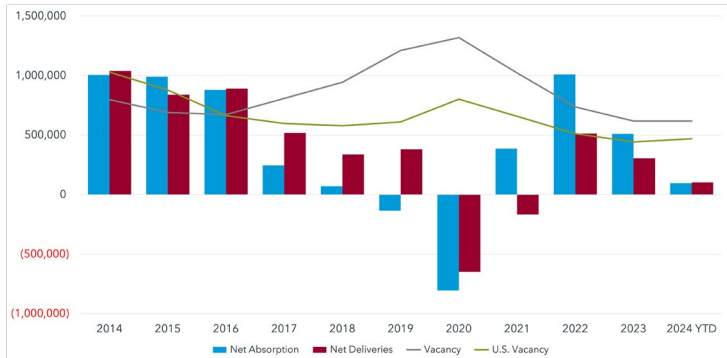
### RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

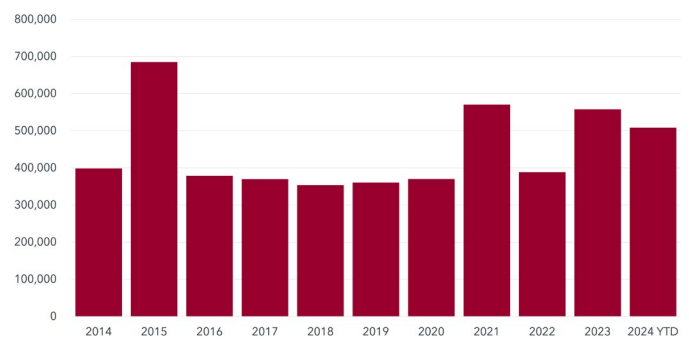
Omaha continues to have a very low vacancy rate of 4.5%. This has decreased over the last year and accounted for a significant increase to asking rents. The volume of retail leases done this past quarter is down from the previous four quarters. The amount of retail under construction is up from 2022. Sales volume plummeted in 2023 and remains low, though Q1 2024 was slightly up from the end of the year. National QSR pad site deals and junior box tenants wanting to expand within the market are trends the Omaha market is continuing to see.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▲ 12 Mo. Net Absorption SF	558,756	510,099	623,036	758,519	817,612
▲ Vacancy Rate	4.6%	4.5%	4.6%	4.7%	4.9%
▲ Avg NNN Asking Rate PSF	\$17.50	\$17.20	\$16.74	\$16.56	\$16.24
▼ SF Under Construction	510,846	557,582	353,577	396,987	492,440
▲ Inventory SF	66,030,480	65,930,518	65,913,524	65,829,864	65,668,221

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4040 S. 84th Street Omaha, NE	19,062 SF	\$4,200,000 \$220.33 PSF	Dawson Brothers LLC H&H Kia	Single-Tenant
1600 Washington Street Blair, NE	16,768 SF	\$645,000 \$38.47 PSF	Von Loh Investments LLC Tgag Holdings LLC	Single-Tenant
15414 Spaulding Plaza - Bldg D Omaha, NE	10,807 SF	\$1,660,000 \$153.00 PSF	Jerri Reinhart Susan Venteicher	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3125 Manawa Centre Drive Council Bluffs, IA	40,892 SF	H&S Council Bluffs 3125 LLC	Undisclosed	Undisclosed
3145 Manawa Centre Drive Council Bluffs, IA	31,137 SF	SCM 10X Council Bluffs 3145 LLC	Undisclosed	Undisclosed
7809-7949 Towne Center Parkway Papillion, NE	12,000 SF	PREP Property Group	Barnes & Noble	Book Store

