



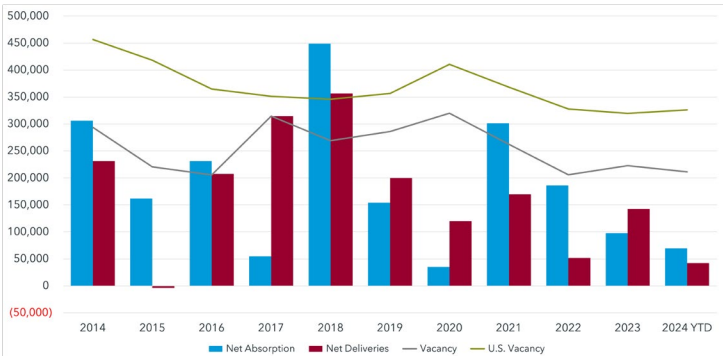
RETAIL MARKET OVERVIEW

JORDAN POTTHOFF, *Senior Associate Broker*

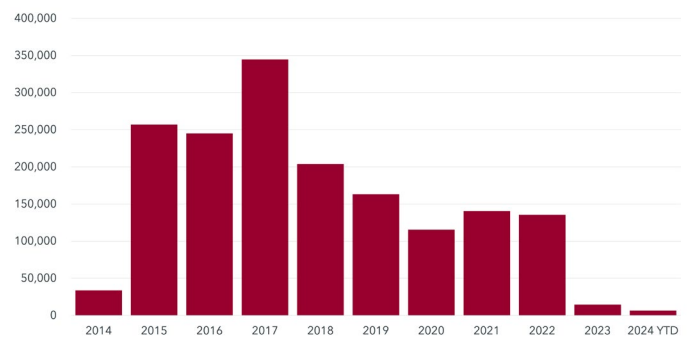
Ben Pearson & Jordan Potthoff of the Lee Nebraska office completed the largest lease transaction by square footage in Q3 2024, helping Big 10 Sports Bar & Grill expand to downtown Lincoln. They helped them secure the location just in time for the Husker football season, allowing the restaurant to take full advantage of the game-day crowds. The Lincoln retail market remains active, but there continues to be a need for more product. Construction significantly slowed in Q3 with only about 6,000 square feet under construction, compared to an average of 110,000 square feet over the past 10 years.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	103,682	18,543	102,935	97,725	63,612
◀▶ Vacancy Rate	2.9%	2.9%	3.0%	3.0%	3.1%
▼ Avg NNN Asking Rate PSF	\$14.60	\$14.69	\$14.68	\$14.53	\$14.42
◀▶ Sale Price PSF	\$140.00	\$140.00	\$141.00	\$140.00	\$137.00
▲ Cap Rate	7.7%	7.6%	7.6%	7.6%	7.6%
▼ Under Construction SF	6,618	58,718	52,100	14,600	21,640
▲ Inventory SF	22,308,839	22,256,739	22,256,739	22,266,691	22,259,651

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1601 N. 84th Street Lincoln, NE	86,165 SF	\$16,672,000 \$193.49 PSF	Hurd Real Estate Hy-Vee, Inc.	Single-Tenant
5010 O Street Lincoln, NE	77,644 SF	\$16,091,000 \$207.24 PSF	Hurd Real Estate Hi-Vee, Inc.	Single-Tenant
1039 P Street Lincoln, NE	52,719 SF	\$800,000 \$15.17 PSF	NGRE 1039 LLC YMCA	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
130 N. 10th Street Lincoln, NE	13,135 SF	Speedway Properties	BIG 10 Sports Bar & Grill	Restaurant
4720 N. 27th Street Lincoln, NE	12,000 SF	The Kroenke Group	Boot Barn	Retail
151 N. 8th Street Lincoln, NE	5,132 SF	Speedway Properties	Hill Bros. Transportation	Office/Retail

