



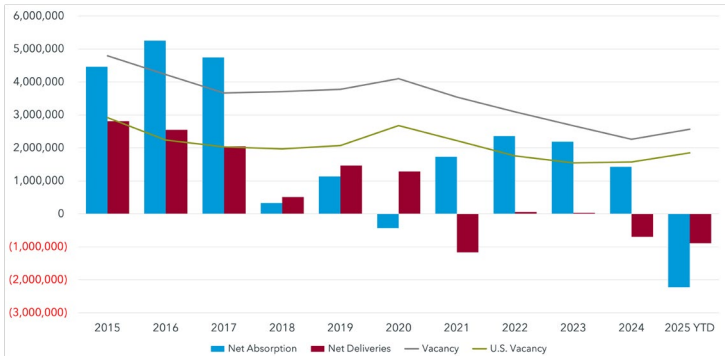
RETAIL MARKET OVERVIEW

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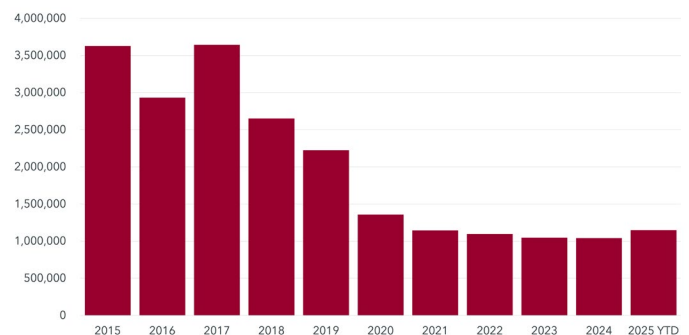
Chicago's retail market softened in 2025, driven by widespread store closures and bankruptcies. Net absorption fell by 1.9 million SF through Q3 2025, placing Chicago 14th among the 15 largest U.S. markets. Availability rose to 32.9 million SF, up 1.3 million SF year-over-year, though the current 5.8% rate remains below the long-term average. Demand is constrained by limited competitive big-box space, as much of the inventory is older. Construction remains muted at just 1.1 million SF underway, supporting stable vacancies near 5%. Looking forward, demand is expected to stay subdued, though limited new supply should preserve long-term tightening.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	(1,900,162)	(404,591)	566,124	1,426,584	1,026,459
▲ Vacancy Rate	4.95%	4.89%	4.82%	4.68%	4.68%
▼ Avg NNN Asking Rate PSF	\$21.86	\$21.91	\$21.91	\$21.77	\$21.64
▼ Sale Price PSF	\$188.45	\$190.75	\$190.87	\$190.39	\$189.86
▲ Cap Rate	7.97%	7.87%	7.85%	7.82%	7.81%
▲ Under Construction SF	1,148,555	758,218	924,179	1,042,498	1,201,185
▼ Inventory SF	562,656,940	562,931,379	563,354,006	563,544,305	563,225,862

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1800-2124 S. Randall Road Algonquin, IL	411,769 SF	\$67,337,116 \$163.53 PSF	Nuveen Red Mountain Group	Multi-Tenant
1705 Maple Avenue Evanston, IL	145,033 SF	\$31,200,000 \$215.12 PSF	Continuum Development GTZ Properties	Multi-Tenant
1090-1170 S. Roselle Road Schaumburg, IL	114,540 SF	\$14,650,000 \$127.90 PSF	MZY Holdings LLC Stephen Di Silvestro	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
777 W. Chicago Avenue Chicago, IL	750,000 SF	Gaming and Leisure Properties, Inc.	Bally's	Gambling, Betting, Interactive Entrtmnt
1516 Indianapolis Boulevard Schererville, IL	57,010 SF	Fred & Josh Properties LLC	Floor & Decor	Specialty Retail & Comm'l Flooring Dist
66 Orland Square Drive Orland Park, IL	55,000 SF	BlitzLake Partners	Slick City	Family Entertainment and Action Sports

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