



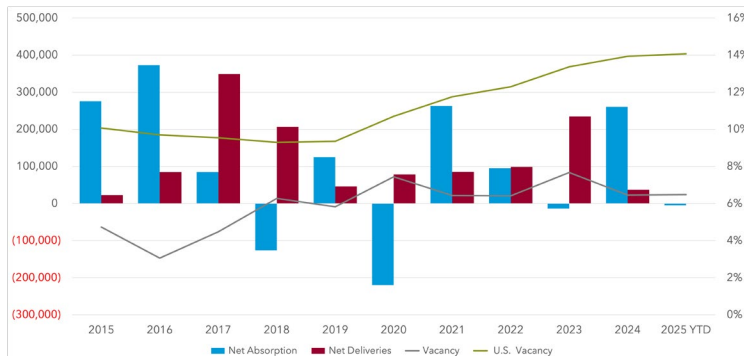
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Principal*

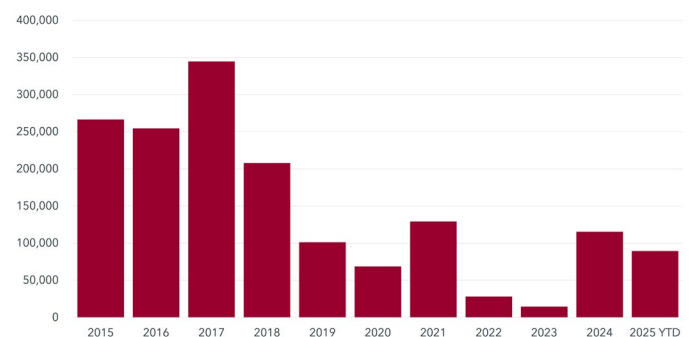
Leasing activity in Lincoln is significantly down from 2024 and would need 290K SF leased in Q4 to meet last year's mark. To put that in perspective, that's slightly higher than the square footage leased YTD. That volume can be attributed to a vacancy rate of 2.2%. With less construction starts than last year, an increase in vacancy rate is unlikely in the near future. The sales volume in 2024 was approx. \$122M, YTD it sits at approx. \$50M. The largest sized property that traded in Q3 was led by Lee & Associates' Ammar Abu-Hamba as the buyer's broker of a multi-tenant retail property.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	186,397	100,630	(50,210)	(76,311)	(16,689)
▲ Vacancy Rate	2.2%	2.1%	2.8%	3.0%	3.4%
▼ Avg NNN Asking Rate PSF	\$14.85	\$14.92	\$14.87	\$14.83	\$14.80
▲ Sale Price PSF	\$141.00	\$140.00	\$140.00	\$139.00	\$139.00
▼ Cap Rate	7.9%	8.0%	7.9%	7.9%	7.9%
▼ Under Construction SF	89,558	110,558	100,350	115,436	76,316
▲ Inventory SF	21,189,843	21,148,843	21,150,843	21,145,448	21,273,335

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
945; 965; 985 S 27th St; 2640 E Street Lincoln, NE	24,623 SF	\$3,775,000 \$153.00 PSF	S and S Innovative Strategies LLC Pauley Properties	Multi-Tenant
2755 Jamie Lane Lincoln, NE	21,136 SF	\$4,100,000 \$194.00 PSF	Concorde Landshark Realty Group	Multi-Tenant
3331 O Street Lincoln, NE	17,753 SF	\$2,250,000 \$127.00 PSF	Kohl's Pharmacy All Makes	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1600 South Street Lincoln, NE	10,621 SF	Benenson Capital Partners	Dollar Tree	Variety Stores
3120 Pine Lake Road Lincoln, NE	10,033 SF	RED Development	Comortmade Mattress	Retailer
233 N. 48th Street Lincoln, NE	6,210 SF	Erma & Daniel Wentz	Frontier Medical	Medical

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