



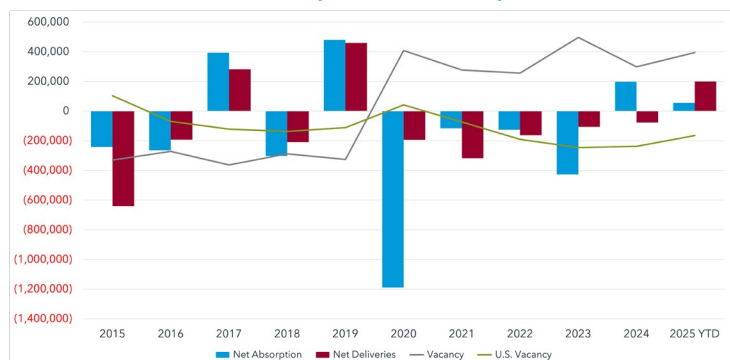
## RETAIL MARKET OVERVIEW

VALERIA SYANCHUK, *Director of Research*

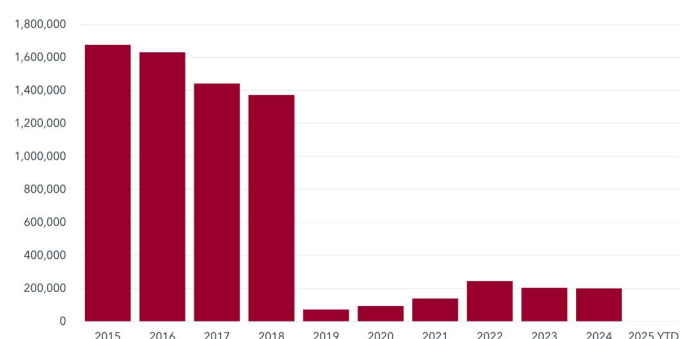
In Q3 2025, the Manhattan retail market continued its steady performance, recording 188,000 square feet of positive net absorption, marking an improvement from the previous quarter's 127,000 SF. The vacancy rate edged up slightly to 6.3%, maintaining overall stability amid selective leasing momentum. Average asking rents rose marginally to \$138.07 PSF (NNN annual), reflecting sustained demand for prime, high-traffic retail corridors. Investment activity strengthened as average sales prices climbed to \$1,712 PSF, supported by notable transactions such as the sale of 529 Broadway for \$213 million. With no new projects under construction and inventory holding steady at 39.1 million SF, the Manhattan retail market remains characterized by limited supply, firm pricing, and strong tenant demand in core submarkets.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	188,232	127,851	267,082	197,343	184,131
▲ Vacancy Rate	6.3%	5.9%	5.8%	5.9%	6.3%
▼ Avg NNN Asking Rate PSF	\$138.07	\$138.75	\$137.06	\$135.65	\$135.42
▲ Sale Price PSF	\$1,712.14	\$1,067.55	\$891.05	\$1,375.71	\$1,329.77
▲ Cap Rate	8.0%	5.4%	6.8%	5.5%	7.2%
▼ Under Construction SF	-	120,000	200,000	200,000	200,000
▲ Inventory SF	39,129,278	39,009,278	38,929,278	38,929,278	38,966,695

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
229 W. 43rd Street New York, NY	245,419 SF	\$28,917,000 \$118.00 PSF	Forum At Times Square LLC KeyBank	Single-Tenant
529 Broadway New York, NY	53,000 SF	\$213,000,000 \$4,018.87 PSF	Ingka Holding BV Wharton Properties/Thor Equities	Single-Tenant
128-130 Bowery New York, NY	32,700 SF	\$20,000,000 \$612.00 PSF	Ilya Zavolunov Capitale	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
837 Washington Street New York, NY	31,372 SF	Nuveen	Bilt Neighborhood Cafe	Restaurant
48 Wall Street New York, NY	26,278 SF	SwigEquities	Tardi's Catering & Hospitality	Hospitality
312 W. 43rd Street New York, NY	22,823 SF	Taconic Partners	Aldi	Grocery

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2025 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com