



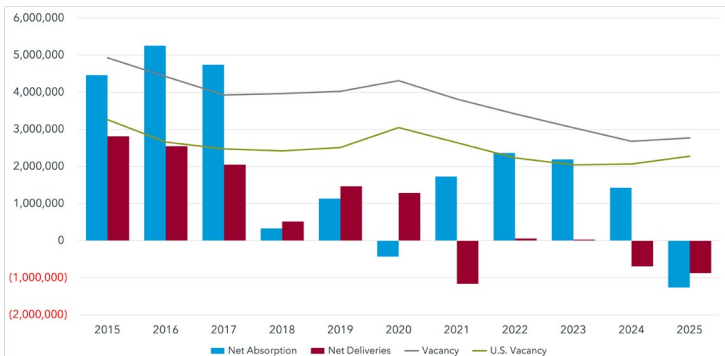
RETAIL MARKET OVERVIEW

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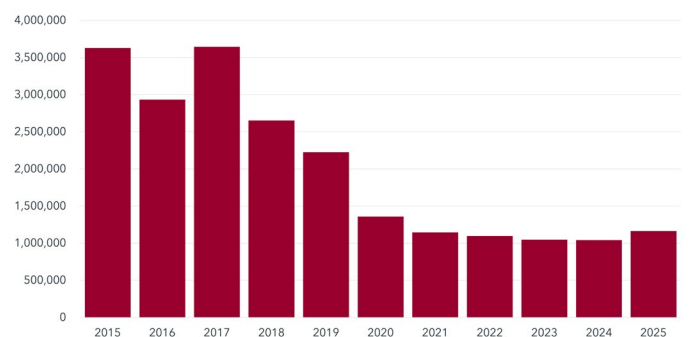
Chicago's retail market softened in 2025 as big-box closures and retailer bankruptcies drove net absorption to -1.3M SF through 2025 Q4, reversing gains from the prior year. Availability rose to 31.0M SF, though the 5.5% rate remains well below the 10-year average, reflecting long-term tightness amid an aging inventory and limited modern space. Conditions vary by submarket, with rising availability in the CBD, stable urban areas, and modest softening in the suburbs. Rent growth slowed to 2.7% and is expected to decelerate further. Development remains minimal, helping limit vacancy near current levels. While near-term demand is subdued, constrained supply should support longer-term stability in well-located retail.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,261,982)	(1,900,162)	(404,591)	566,124	1,426,584
▼ Vacancy Rate	4.77%	4.95%	4.98%	4.86%	4.69%
▲ Avg NNN Asking Rate PSF	\$22.29	\$21.86	\$21.91	\$21.91	\$21.77
▼ Sale Price PSF	\$188.21	\$188.45	\$190.75	\$190.87	\$190.39
▲ Cap Rate	8.07%	7.97%	7.87%	7.85%	7.82%
▲ Under Construction SF	1,164,334	1,148,555	758,218	924,179	1,042,498
▲ Inventory SF	563,377,401	562,656,940	562,931,379	563,354,006	563,544,305

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
12690 S. Route 59 Plainfield, IL	232,964 SF	\$7,880,000 \$33.82 PSF	Windfall Group Walmart	Single-Tenant
50-180 Waukegan Road Deerfield, IL	205,229 SF	\$21,133,373 \$102.97 PSF	Core Acquisitions DWS Group	Multi-Tenant
250 S. Waukegan Road Deerfield, IL	187,045 SF	\$12,742,846 \$68.13 PSF	Core Acquisitions DWS Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
101-105 N. Barrington Road Schaumburg, IL	132,350 SF	RCG Ventures	YMCA	Non-Profit/Charitable Organizations
701-715 US Highway 41 Schererville, IN	35,266 SF	Ethan Christopher LLC	Crunch Fitness	Health & Wellness
111 S. Weber Road Bolingbrook, IL	33,068 SF	Storebuild LLC	The Picklr	Sports & Recreation

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