



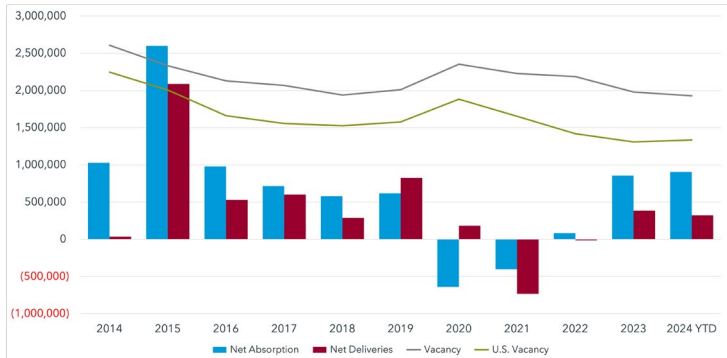
### RETAIL MARKET OVERVIEW

TC BARTOSZEK, *Senior Vice President*

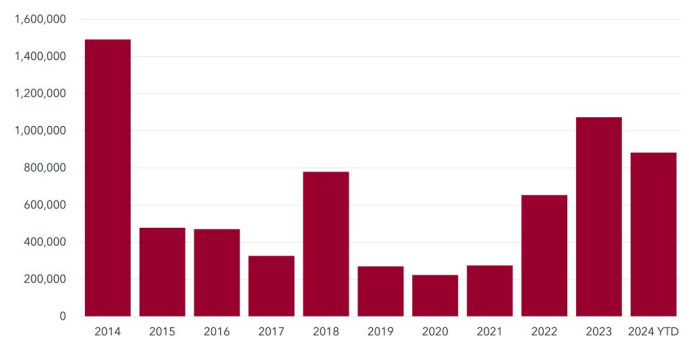
The Cincinnati / Northern Kentucky retail market continues its strong occupancy rate going into the second half of the 2024 year. Demand remains consistent, especially in the second-generation restaurant and end-cap drive-thru spaces. Negotiations have never been more difficult for tenants entering the market. In A, B, and even C markets the Landlords are having their demands met in the likes that haven't been seen in recent memory. Interest rates are not currently having an impact on leasing but continue to make investment sales difficult.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	931,065	995,818	857,363	1,156,000	710,565
▼ Vacancy Rate	5.1%	5.2%	5.2%	5.3%	5.5%
▼ Avg NNN Asking Rate PSF	\$16.09	\$16.15	\$15.69	\$15.62	\$15.46
▲ SF Under Construction	882,726	842,705	1,072,640	900,033	902,384
▲ Inventory SF	135,808,026	135,787,696	135,485,739	135,438,798	135,369,835

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4530 Eastgate Boulevard Cincinnati, OH	174,740 SF	\$17,500,018 \$100.15 PSF	Equity Management Group, Inc. DRA Advisors	Multi-Tenant
7250 Cabela Drive West Chester, OH	75,000 SF	\$9,485,000 \$126.47 PSF	1031 Exchange Bass Pro Outdoor World LLC	Single-Tenant
550 Old State Route 74 Pike Cincinnati, OH	68,276 SF	\$4,250,000 \$62.25 PSF	Unicorp National Developments Inc. Kamin Realty Company	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4780 Cornell Road Cincinnati, OH	72,000 SF	American Lending Center	ACX Cinemas	Theaters
877 NW Washington Boulevard Hamilton, OH	15,000 SF	877 NW Washington LLC	Shooters Sport Grill	Retailer
7301-7311 Tylers Corner Drive West Chester, OH	5,497 SF	Nisbet Investment Corp.	Premier Pet	Retailer

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