



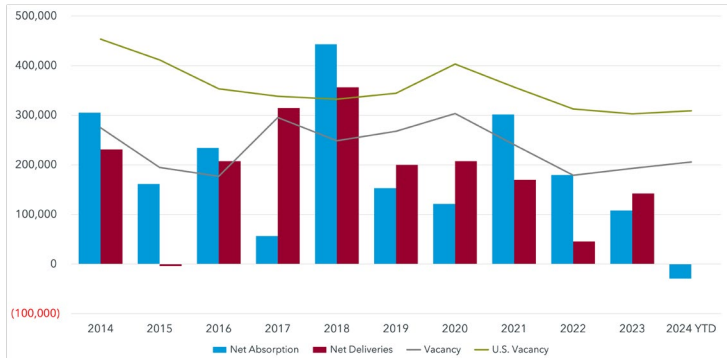
RETAIL MARKET OVERVIEW

JORDAN POTTHOFF, *Senior Associate Broker*

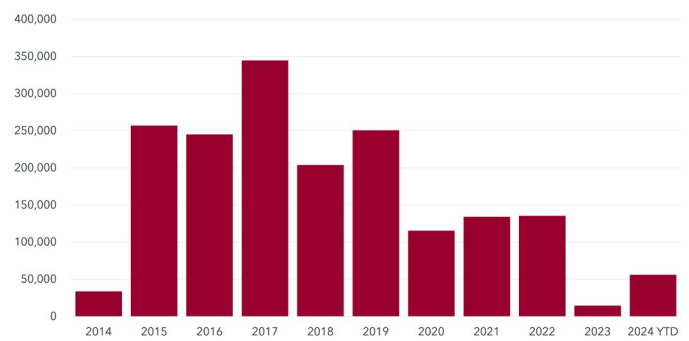
The Lincoln retail market has a vacancy rate of 2.9%, remaining steady over the past year. Market rents continue to climb with low vacancies. There has been a slight increase in construction. Lee & Associates achieved the top three transactions by square footage in both leasing and sales categories. Katy Martin represented the tenant, a pickleball and bar and grill establishment, leasing over 20,000 SF at 56th & Hwy 2. Ammar Abu-Hamda and Benjamin Pearson represented the seller in a 19,000+ SF multi-tenant retail center.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	27,395	113,187	107,877	63,712	118,837
◀ ▶ Vacancy Rate	2.9%	2.9%	2.9%	3.1%	2.8%
▼ Avg NNN Asking Rate PSF	\$14.60	\$14.66	\$14.51	\$14.40	\$14.30
▼ SF Under Construction	56,218	49,600	14,600	21,640	69,640
◀ ▶ Inventory SF	22,272,782	22,272,782	22,272,782	22,265,742	22,217,742

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3939 N. 48th Street Lincoln, NE	19,102 SF	\$1,250,000 \$65.44 PSF	Toan Le Kevin Lang	Multi-Tenant
5001 O Street Lincoln, NE	12,898 SF	\$3,350,000 \$259.73 PSF	Michael Kuzma Kent Thompson	Multi-Tenant
4420 Lucile Drive Lincoln, NE	4,578 SF	\$1,000,000 \$218.44 PSF	Rahul Razdan (Radiologist) Manzitto Real Estate	Single-Tenant (Owner-user)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2960 Pine Lake Road Lincoln, NE	35,000 SF	RED Development	Painted Tree Boutiques	Gifts/Décor/Clothing
5601 S. 59th Street Lincoln, NE	20,398 SF	Schafer Richardson	Pickle Family	Pickleball/Bar & Grill
4700 W. Huntington Avenue Lincoln, NE	8,468 SF	Hampton Enterprises	Project Future Child Development Center	Day Care

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