



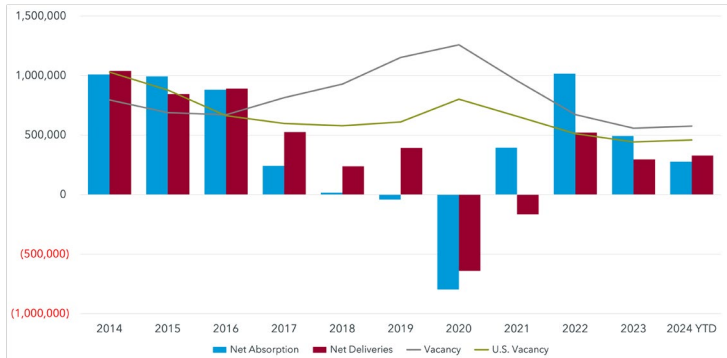
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Vice President*

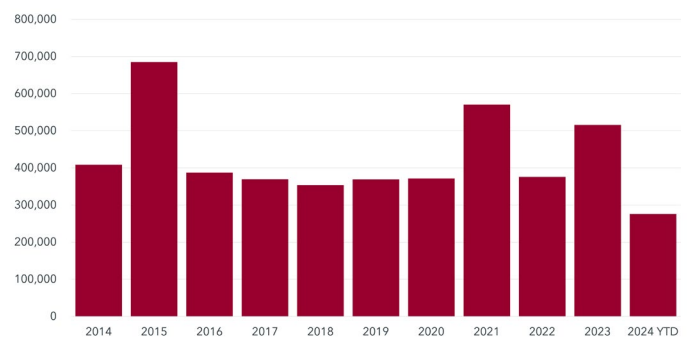
Omaha's retail market has stayed very active during the first half of 2024. The sales volume in Q2 doubled Q1 and would be expected to outpace 2023 by a notable number. While net absorption and leasing activity isn't where it was at this point last year, the decreased vacancy rate and first-hand experience in the market would point to just as many deals to be made in Omaha, if only the supply was there. Tenants in Omaha are quickly filling new construction buildings and highly desired pad sites remain active.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	384,561	540,036	492,450	575,765	749,049
◀▶ Vacancy Rate	4.4%	4.4%	4.4%	4.4%	4.6%
◀▶ Avg NNN Asking Rate PSF	\$17.43	\$17.43	\$17.13	\$16.74	\$16.55
▼ SF Under Construction	436,172	484,530	515,705	329,700	352,977
▲ Inventory SF	66,082,846	65,996,216	65,913,809	65,892,769	65,809,109

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
11313-11349 Davenport Street Omaha, NE	22,735 SF	\$3,030,000 \$133.00 PSF	Magnum Realty Inc.	Multi-Tenant
608 Fort Crook Road N Bellevue, NE	17,594 SF	\$2,200,000 \$125.00 PSF	Greenline Motors Corwin Holdings	Single-Tenant
4903-4911 Dodge Street Omaha, NE	14,704 SF	\$1,300,000 \$88.00 PSF	Bayse Real Estate Kouri Management	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14021512 Harlan Drive Bellevue, NE	15,008 SF	Four Points Property Management	Harbor Freight Tools	Hardware Store
602 N. 210th Street Elkhorn, NE	14,479 SF	WOSC 3 LLC	Gerber Collision	Services
1002-1008 Dodge Street Omaha, NE	8,289 SF	Shamrock Development	Capitol Arcade	Entertainment

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