



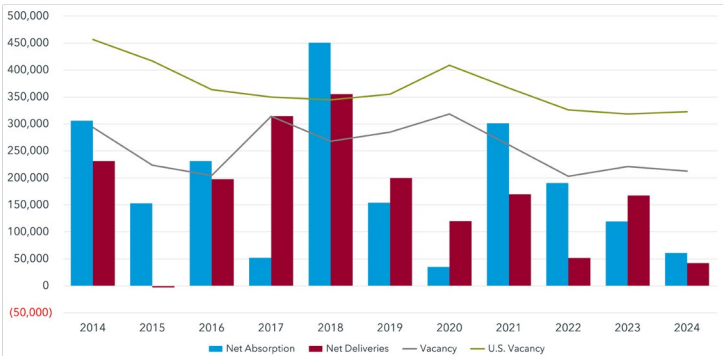
RETAIL MARKET OVERVIEW

JORDAN POTTHOFF, *Vice President*

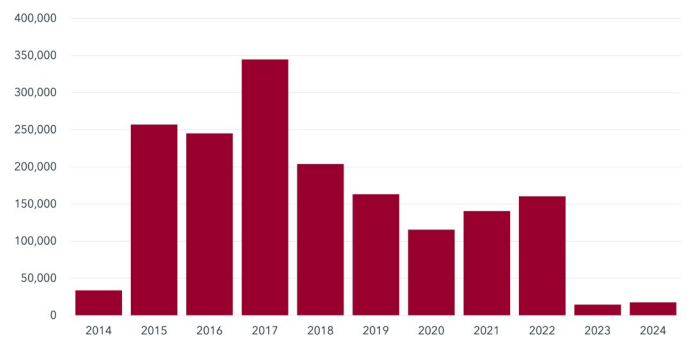
The Lee & Associates retail team facilitated leases totaling nearly 13,000 square feet of space in the Telegraph District. Approximately 7,000 square feet was leased to Screammers, a vibrant family restaurant offering live entertainment. Approximately 6,000 square feet was leased to All Makes, where they will utilize the space as a showroom for office furniture. Lincoln retail vacancy remains near 3%. A strong start to 2025 is expected with the closing of East Park Plaza - 70,000 square feet.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	60,937	98,113	44,734	129,126	119,341
◀▶ Vacancy Rate	2.9%	2.9%	2.9%	2.9%	3.0%
▼ Avg NNN Asking Rate PSF	\$14.68	\$14.74	\$14.77	\$14.73	\$14.58
◀▶ Sale Price PSF	\$139	\$139	\$139	\$139	\$139
◀▶ Cap Rate	7.7%	7.7%	7.7%	7.7%	7.6%
▲ Under Construction SF	17,618	6,618	58,718	52,100	14,600
◀▶ Inventory SF	22,419,724	22,419,724	22,367,624	22,367,624	22,377,576

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1241 N. 48th Street Lincoln, NC	13,778 SF	\$1,230,000 \$88.91 PSF	Viet Nguyen Blue Moon Fitness	Single-Tenant
580 Prairie View Lane & 18780 S. 68th Hickman, NE	8,200 SF	\$1,500,000 \$182.93 PSF	George Collin Jason Lee	Multi-Tenant
819 O Street Lincoln, NE	5,250 SF	\$1,480,000 \$281.90 PSF	Anthony Young Greder Law Office	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6100 O Street Lincoln, NE	10,258 SF	Washington Prime Group	Ulta	Beauty
2077 N. Street, Suite 100 Lincoln, NE	6,691 SF	Nelnet/Speedway	Screamers	Restaurant/ Entertainment
200 S. 21st Street, Suite A115 Lincoln, NE	6,260 SF	Nelnet/Speedway	All Makes	Furniture Showroom

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