

2023 YEAR-END RETAIL MARKET REPORT

**INVESTORS
REALTY INC.**

MARKET SNAPSHOT



65,600,000 SF
INVENTORY



4.6%
VACANCY RATE



\$17.56 PSF
AVG ASKING RENT



430,000 SF
UNDER CONSTRUCTION



3.8%
AVAILABILITY RATE

NOTABLE LEASES OF 2023

PROPERTY	SIZE (SF)
Fowling Warehouse Plaza North Shopping Center	47,020
Nordstrom Rack Village Pointe	30,000
Ross Dress For Less 72nd Street Crossing	25,886
ALDI Settlers Creek Marketplace	20,669
HomeGoods Nebraska Crossing	16,000
Apiary Social Club NWC 145th & Canopy Avenue	9,500
Paw Paradise Spa* Tranquility Park	7,943
Stride Autism Centers* Hillsborough Plaza	6,655
NetPar The Capitol District	5,870

**Denotes an Investors Realty transaction*

NOTABLE SALES OF 2023

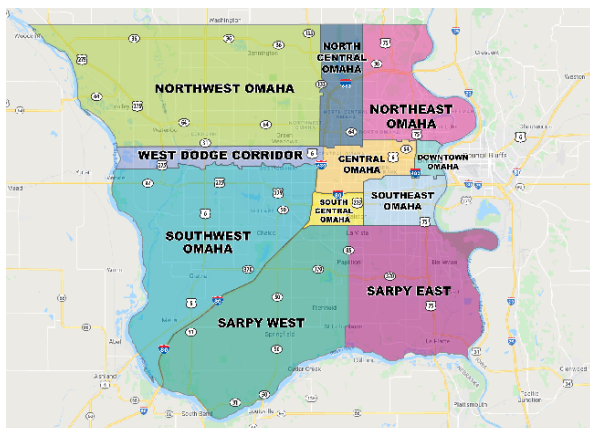
PROPERTY	SIZE (SF)	PRICE
2502 S 133rd Plaza Orchard West Shopping Center	94,163	\$8.7M
13905-13955 S Plaza Millard Plaza I	93,946	\$8M
5101-5125 S 36th Street Plaza Q 36	81,592	\$7M
5710 S 144th Street	85,106	\$5.8M
5331 S 204th Avenue	9,746	\$4.5M
808 N 102nd Street Chipotle & X-Golf	8,209	\$4.3M
15505 Ruggles Street West Point Retail - Building A*	20,234	\$3.6M
339 N Saddle Creek Road*	5,412	\$3.6M
12101-12123 Emmet Street*	31,168	\$2.7M

This data includes all retail buildings in the Omaha Metro Area that are classified as General Retail, Strip Retail, and Neighborhood Centers. Council Bluffs, IA is not included.

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2023 END OF YEAR SUMMARY

SUBMARKETS	INVENTORY (BUILDINGS)	INVENTORY (SF)	VACANCY RATE	AVERAGE ASKING RENTAL RATE (PSF)	NET ABSORPTION (SF)
Central Omaha	0	7.7M	7.10%	\$19.76	36.3K
Downtown	3.2K	2.9M	4.90%	\$19.30	(13.7K)
West Dodge Corridor	96K	3.7M	4.40%	\$22.50	(28.1K)
North Central Omaha	35K	3.4M	9.50%	\$12.47	52.8K
Northeast Omaha	0	3.2M	1.50%	\$13.38	(12.2K)
Northwest Omaha	6.7K	4.8M	3.60%	\$18.44	64.9K
Southwest Omaha	108K	12.7M	6.10%	\$17.61	438K
Southeast Omaha	7K	3.6M	0.70%	\$15.38	9K
South Central Omaha	0	2.2M	2.90%	\$15.13	5K
Sarpy East	22.2K	7.3M	4.90%	\$17.63	2.3K



Omaha Submarkets

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