

2024 YEAR-END RETAIL MARKET REPORT

INVESTORS
REALTY INC.

MARKET SNAPSHOT



66,600,000 SF
INVENTORY



4.2%
VACANCY RATE



\$17.66 PSF
AVG ASKING RENT



288,000 SF
UNDER CONSTRUCTION



3.1%
AVAILABILITY RATE

NOTABLE LEASES OF 2024

PROPERTY	SIZE (SF)
Maplewood Square	45,000
Miracle Hills Park Shopping Center	16,272
Bellevue Plaza	15,008
602 N 210th Plaza	14,479
House & Home Improvement Center	13,395
Miracle Hills Park Shopping Center	11,257
4601 Catalyst Court	10,500
4851 72nd Street	10,400
Hot Corner Plaza	8,000
Sun Ridge Shopping Center	6,156

**Denotes an Investors Realty transaction*

NOTABLE SALES OF 2024

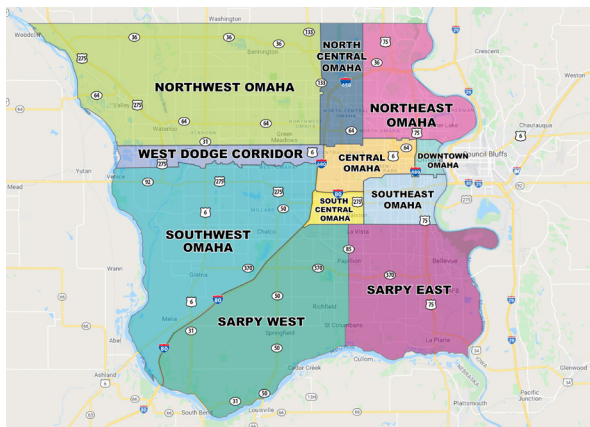
PROPERTY	SIZE (SF)	PRICE
Infiniti of Omaha	24,176	\$10.6M
848 Cornhusker Road	14,000	\$5.3M
5025 Grover Street	58,299	\$5.0M
12424 W Dodge Road	11,700	\$4.7M
2650 N 90th Street	120,564	\$4.4M
801 Galvin Road S	49,676	\$4.2M
4040 S 84th Street	19,062	\$4.2M
13665 California Street	6,971	\$3.5M
Davenport Square	22,735	\$3.0M
11773 S Highway 6	13,680	\$2.6M

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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2024 END OF YEAR SUMMARY

SUBMARKETS	UNDER CONSTRUCTION	INVENTORY (SF)	VACANCY RATE	AVERAGE ASKING RENTAL RATE (PSF)	NET ABSORPTION (SF)
Central Omaha	0	7.8M	6.40%	\$19.99	51.9K
Downtown	3.2K	3.0M	4.10%	\$19.40	7.9K
West Dodge Corridor	96K	3.8M	4.30%	\$23.39	25.8K
North Central Omaha	35K	3.4M	8.70%	\$12.76	(15.2K)
Northeast Omaha	0	3.2M	1.40%	\$13.10	2.5K
Northwest Omaha	6.7K	5.0M	3.30%	\$19.28	231.9K
Southwest Omaha	108K	13.2M	5.70%	\$18.03	51.9K
Southeast Omaha	7K	3.7M	0.60%	\$15.10	14.4K
South Central Omaha	0	2.1M	1.90%	\$15.43	(48.0K)
Sarpy East	22.2K	7.3M	3.40%	\$17.67	132.9K



Omaha Submarkets

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