



Retail Market Report

Columbus - GA USA

PREPARED BY

NAIG2 Commercial

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Chief Executive Officer



RETAIL MARKET REPORT

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12 Mo Deliveries in SF

43.6K

12 Mo Net Absorption in SF

(74.2K)

Vacancy Rate

4.9%

Market Asking Rent Growth

2.2%

The Columbus retail market has a vacancy rate of 4.9% as of the first quarter of 2026. Over the past year, the market's vacancy rate has changed by 0.4%, a result of -4,700 SF of net delivered space and -81,000 SF of net absorption.

Columbus's vacancy rate of 4.9% compares to the market's five-year average of 4.7% and the 10-year average of 5.3%. Overall market vacancy is forecast to end 2026 at 5.1%.

Among the retail subtypes, neighborhood center vacancy stands at 6.2%, power center vacancy is 12.5%, strip center vacancy is 8.9%, mall vacancy is 3.3%, and general retail vacancy is 4.3%. The Columbus retail market has roughly 940,000 SF of space listed as available, for an availability rate of 5.0%.

As of the first quarter of 2026, there is no retail space under construction in Columbus. In comparison, the

market has averaged 53,000 SF of under construction inventory over the past 10 years. The Columbus retail market contains roughly 18.8 million SF of inventory. The market has approximately 3.4 million SF of neighborhood center inventory, 580,000 SF of power center inventory, 730,000 SF of strip center inventory, 2.0 million SF of mall inventory, and 12.1 million SF of general retail.

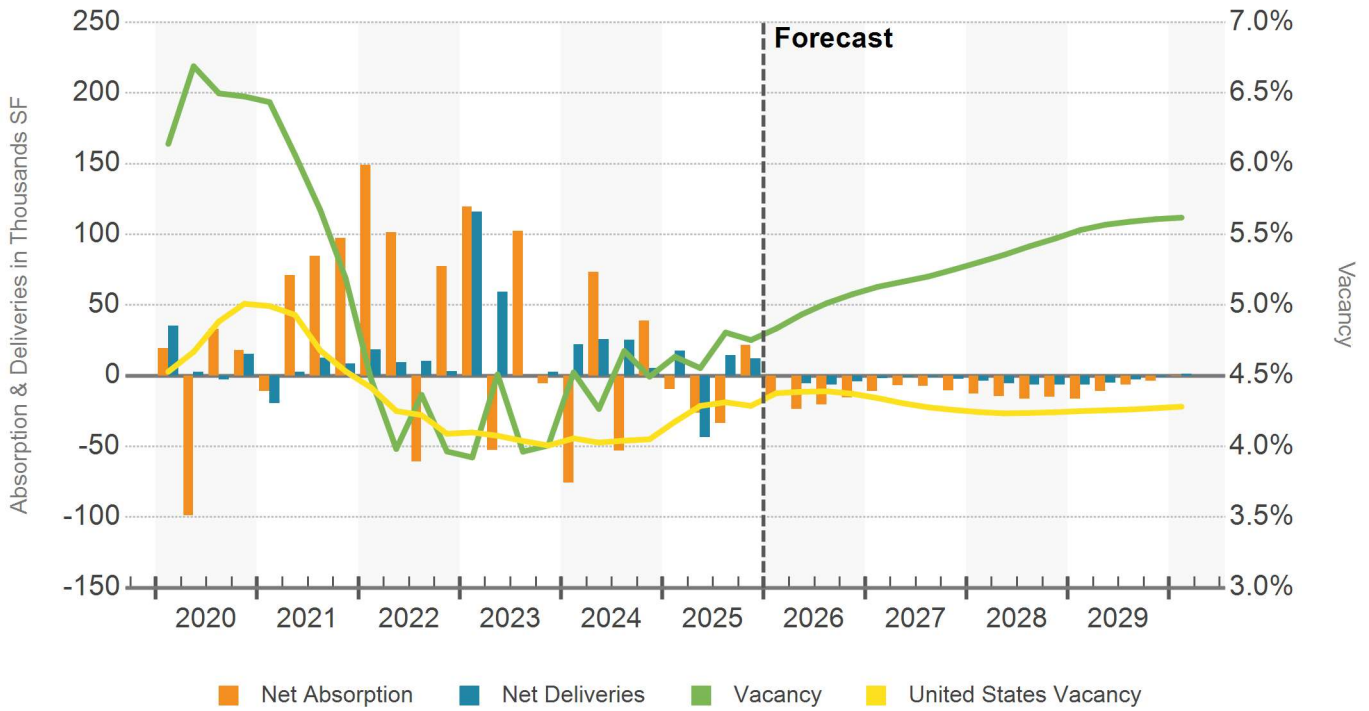
Market rents in Columbus are \$18.70/SF. Rents have changed by 2.2% year over year in Columbus, compared to a change of 1.9% nationally. Market rents have changed by 3.2% in neighborhood center properties year over year, 1.6% in power center properties, 1.8% in strip center properties, 2.0% in mall properties, and 2.1% in general retail properties. In Columbus, five-year average annual rent growth is 4.4% and 10-year average annual rent growth is 3.4%. Overall annual rent growth in the Columbus retail market is forecast to end 2026 at 1.8% compared to the national average of 2.1%.

KEY INDICATORS

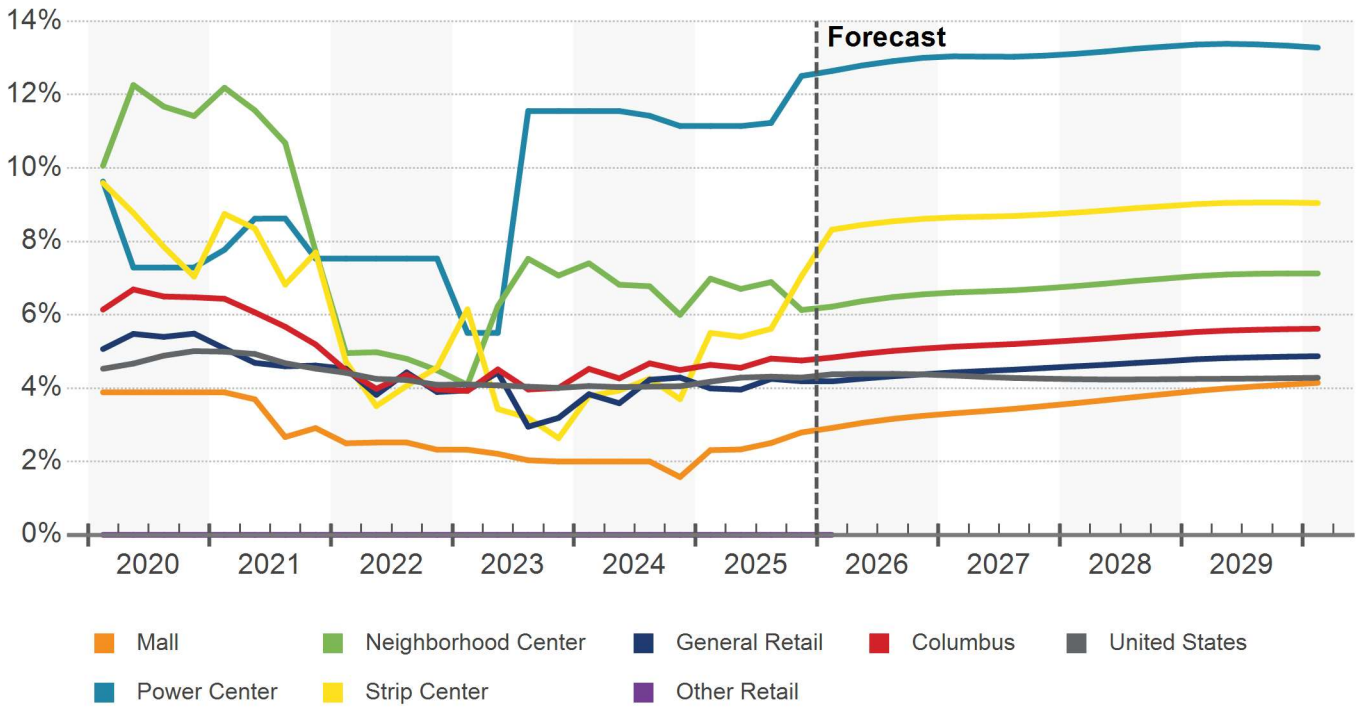
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	2,047,496	3.3%	\$27.22	2.5%	(10,615)	0	0
Power Center	578,839	12.5%	\$16.01	12.5%	0	0	0
Neighborhood Center	3,395,406	6.2%	\$17.78	7.2%	(3,483)	0	0
Strip Center	727,001	8.9%	\$18.06	8.5%	(13,119)	0	0
General Retail	12,065,566	4.3%	\$17.72	4.2%	(8,623)	0	0
Other	0	-	-	-	0	0	0
Market	18,814,308	4.9%	\$18.72	5.0%	(35,840)	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.4% (YOY)	5.9%	5.3%	8.5%	2012 Q4	3.9%	2023 Q1
Net Absorption SF	(74.2K)	110,334	(42,192)	617,086	2016 Q2	(338,588)	2012 Q4
Deliveries SF	43.6K	143,020	15,564	467,247	2016 Q4	35,628	2021 Q2
Market Asking Rent Growth	2.2%	1.6%	2.1%	5.5%	2022 Q4	-4.4%	2010 Q1
Sales Volume	\$68.9M	\$55.8M	N/A	\$136.4M	2022 Q1	\$95K	2009 Q2

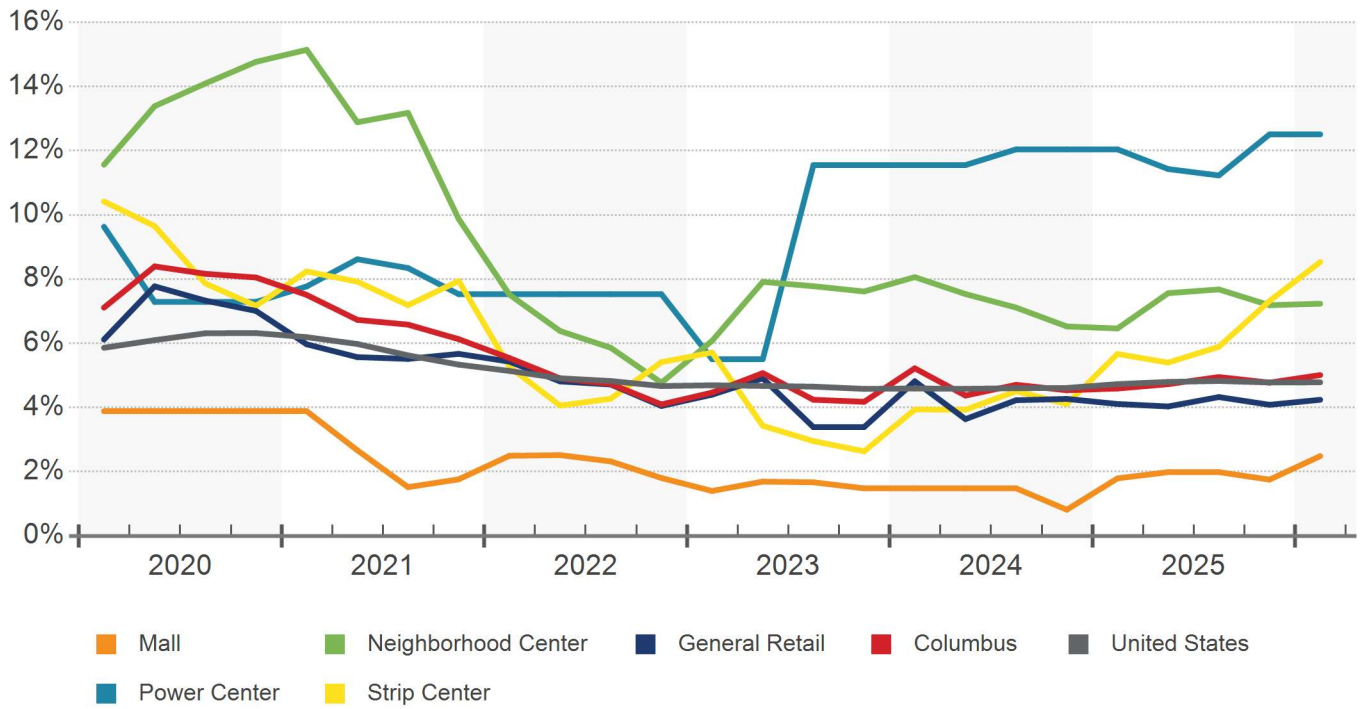
NET ABSORPTION, NET DELIVERIES & VACANCY



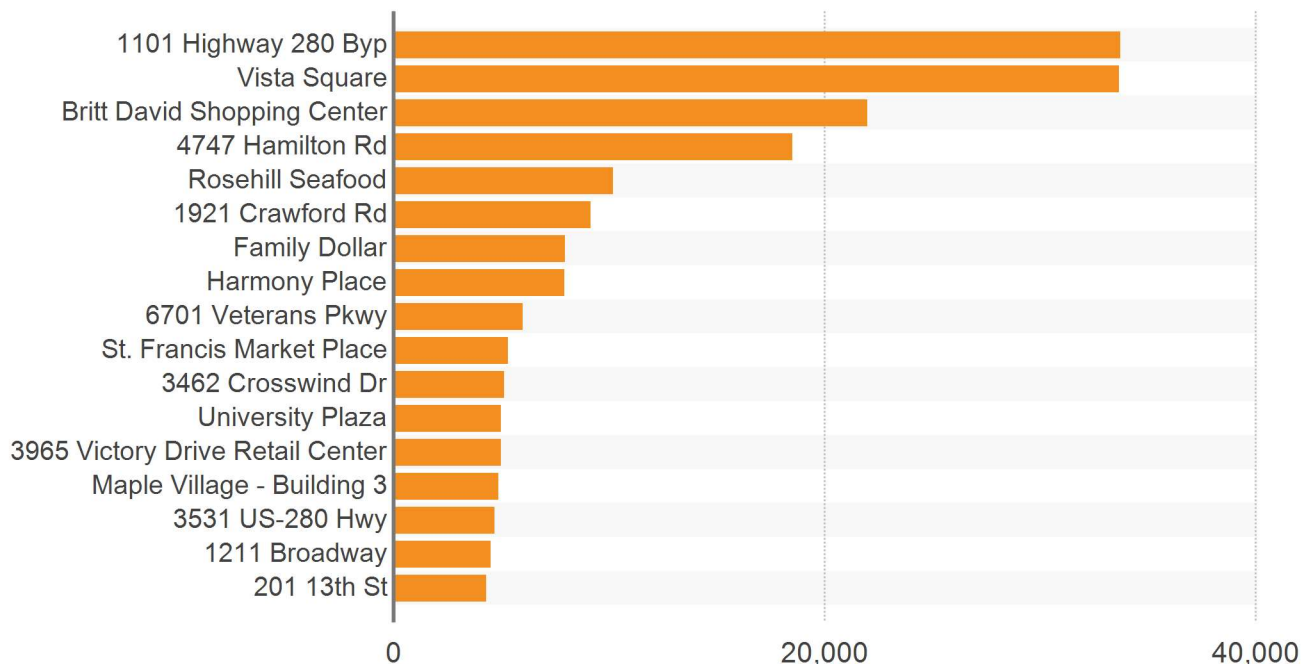
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



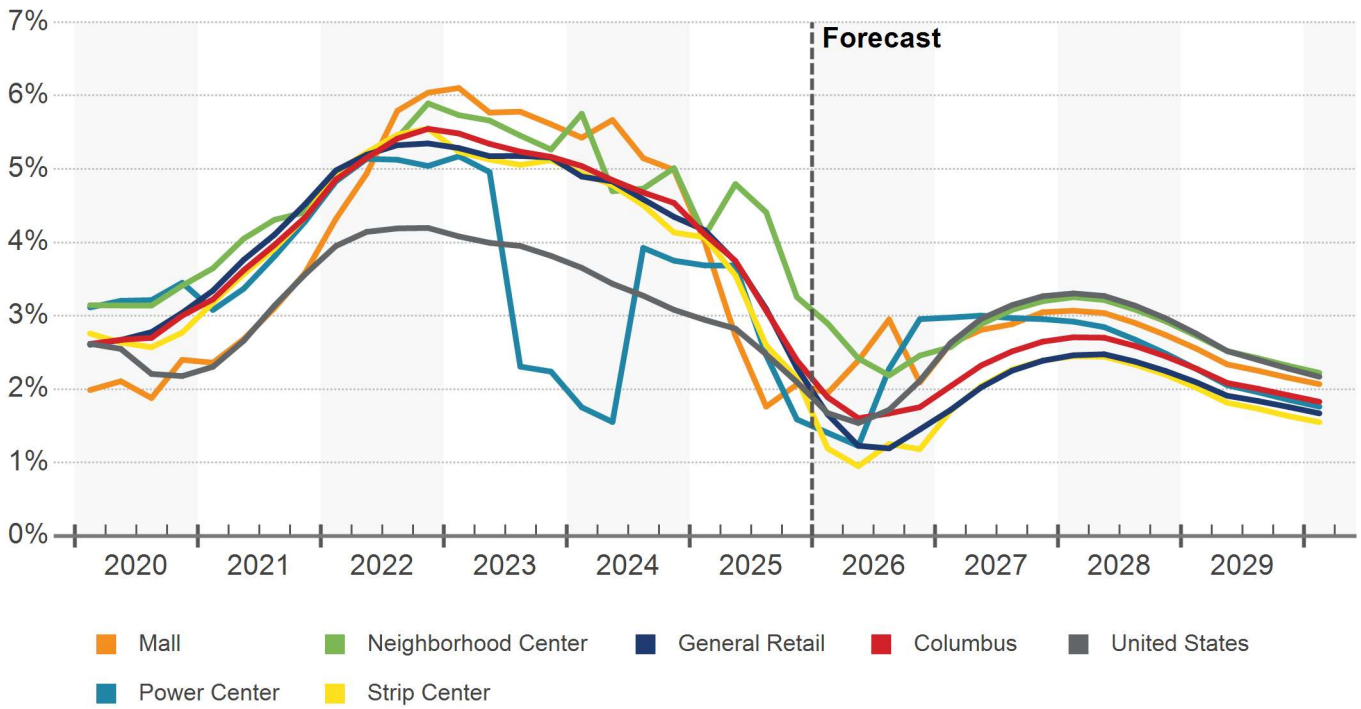
Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
1101 Highway 280 Byp	Phenix City	53,542	0	0	0	0	0	33,720
Vista Square	Greater Columbus	48,115	0	0	0	0	0	33,681
Britt David Shopping Center	Greater Columbus	22,000	0	0	0	0	0	22,000
4747 Hamilton Rd	Greater Columbus	64,160	0	0	0	0	0	18,512
Rosehill Seafood	Greater Columbus	13,400	0	0	0	0	0	10,181
1921 Crawford Rd	Phenix City	17,500	0	9,152	0	0	0	9,152
Family Dollar	Stewart County Ret	8,326	0	0	0	0	0	7,958
Harmony Place	Greater Columbus	17,933	0	0	0	0	0	7,928
6701 Veterans Pkwy	Greater Columbus	6,000	0	0	0	0	0	6,000
St. Francis Market Place	Greater Columbus	63,607	0	0	0	0	0	5,299
3462 Crosswind Dr	Russell County	13,441	0	0	0	0	0	5,148
University Plaza	Greater Columbus	5,000	0	0	0	0	0	5,000
3965 Victory Drive Retail Center	Greater Columbus	13,000	0	5,000	0	0	0	5,000
Maple Village - Building 3	Greater Columbus	6,440	0	0	0	0	0	4,865
3531 US-280 Hwy	Phenix City	4,694	0	0	0	0	0	4,694
1211 Broadway	CBD	10,218	0	0	0	0	0	4,500
201 13th St	CBD	11,096	0	0	0	0	0	4,301
Subtotal Primary Competitors		378,472	0	14,152	0	0	0	187,938
Remaining Columbus Market		18,435,836	930,008	(49,992)	0	0	0	(269,044)
Total Columbus Market		18,814,308	930,008	(35,840)	0	0	0	(81,106)

TOP RETAIL LEASES PAST 12 MONTHS

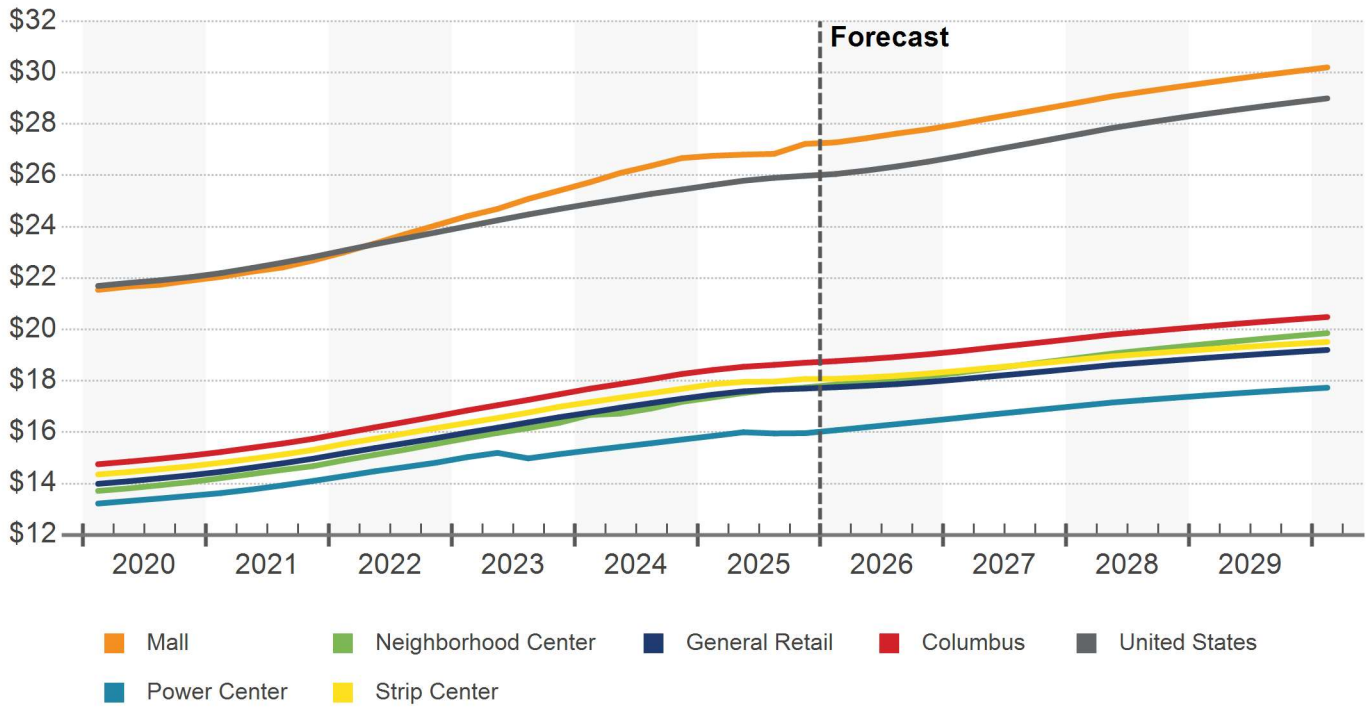
Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Cross Country Plaza	Greater Columbus	10,676	Q4 25	US Beauty Mart	-	Hackney Real Estate
1505 Manchester Expy	Greater Columbus	10,075	Q3 25	AJ King Buffet	-	NAI G2 Commercial
Russell Crossing	Phenix City	9,962	Q4 25	Tractor Supply	-	Commercial Property 1...
1836 Midtown Dr *	Greater Columbus	8,271	Q3 25	After 5	-	Waddell Holding Co.
Aaron's *	Phenix City	8,000	Q2 25	Aaron's	-	-
1025 Broadway	CBD	7,410	Q3 25	The 706 Social	Keller Williams Realt...	NAI G2 Commercial
Rosemont Shopping Center *	Greater Columbus	5,462	Q3 25	MRS Homecare	-	NAI G2 Commercial
The Village at Crosswinds	Phenix City	5,148	Q3 25	Saborcito Mexican Cocina	-	CBRE
2061 280 Byp	Phenix City	4,800	Q4 25	Togethers Soul Food & Lo...	-	NAI G2 Commercial
The Currents at Riverfront Place	Uptown Columbus	4,756	Q1 26	-	-	Coldwell Banker Comm...
Heritage Corners Shopping Center	Greater Columbus	4,625	Q4 25	-	-	Heritage Equities, Inc.
Columbus Park Crossing	Greater Columbus	4,500	Q2 25	American Eagle	-	AVR Realty Company
Jim N Nick's Bar-B-Q	Greater Columbus	4,200	Q3 25	Jim N Nick's Bar-B-Q	-	-
1100-1130 280 Byp	Phenix City	4,200	Q1 25	Jerry Fry	-	Wilson Realty
Fazoli's	Greater Columbus	4,053	Q4 25	-	-	Coldwell Banker Comm...
North Columbus Industrial Park	Greater Columbus	4,000	Q2 25	-	-	Coldwell Banker Comm...
3502 Victory Dr	Greater Columbus	3,800	Q4 25	-	-	Coldwell Banker Comm...
Patton Plaza	Greater Columbus	3,720	Q2 25	Euphoria	-	Flournoy & Calhoun Re...
Bradley Park	Greater Columbus	3,500	Q4 25	Aurora Nail Salon	-	B.A.T. Management
7513 Veterans Pky	Greater Columbus	3,500	Q4 25	New York Customs, LLC	Coldwell Banker Co...	NAI G2 Commercial
Starmount Shopping Center	Greater Columbus	3,346	Q1 26	-	-	Coldwell Banker Comm...
Main Street Village	Greater Columbus	3,236	Q4 25	-	-	NAI G2 Commercial
Plaza North Shopping Center	Greater Columbus	3,200	Q3 25	-	-	Woodruff Brokerage Co...
5727 Moon Rd	Greater Columbus	3,050	Q3 25	-	-	Coldwell Banker Comm...
Midland Commons	Greater Columbus	3,045	Q4 25	Polanco Tacos & Tequilas	-	Flournoy & Calhoun Re...
Dinglewood Place Shopping Center	Greater Columbus	3,000	Q2 25	Juniors BBQ	-	Flournoy & Calhoun Re...
45 Bonnie Dr	-	3,000	Q1 25	Dockside Bar & Grill	-	Flournoy & Calhoun Re...
4454 Warm Springs Rd	Greater Columbus	3,000	Q1 25	ATD Baseball	-	NAI G2 Commercial
1104 Broadway	CBD	3,000	Q4 25	-	-	Jefcoat Real Estate Ser...
Harmony Place	Greater Columbus	2,900	Q3 25	-	-	Coldwell Banker Comm...
6713 Flat Rock Ct	Greater Columbus	2,860	Q3 25	Suncatcher Boutique	-	Flournoy & Calhoun Re...
Veterans Square Shopping Center	Greater Columbus	2,800	Q1 26	-	-	Coldwell Banker Comm...
Columbus Park Crossing	Greater Columbus	2,700	Q4 25	-	-	AVR Realty Company
Lakeside Village at Beaver Run	Greater Columbus	2,673	Q3 25	ChickChickPorkPork Grill	-	Woodruff Real Estate S...
Trailside Shoppes	Greater Columbus	2,500	Q1 25	Los Aztecas	-	NAI G2 Commercial
Northside Plaza	Greater Columbus	2,500	Q2 25	Golden Chopstix Korean...	-	Wesley Lewis Sole Pro...
Main Street Village *	Greater Columbus	2,450	Q2 25	Painting with a Twist	-	NAI G2 Commercial
The Shoppes at Bradley Park	Greater Columbus	2,432	Q3 25	-	-	Woodruff Brokerage Co...
2626 Manchester Expy	Greater Columbus	2,408	Q3 25	Torres Food Corporation	NAI G2 Commercial	NAI G2 Commercial
River Road Shopping Center	Greater Columbus	2,407	Q2 25	Breakfastology	-	Flournoy & Calhoun Re...

*Renewal

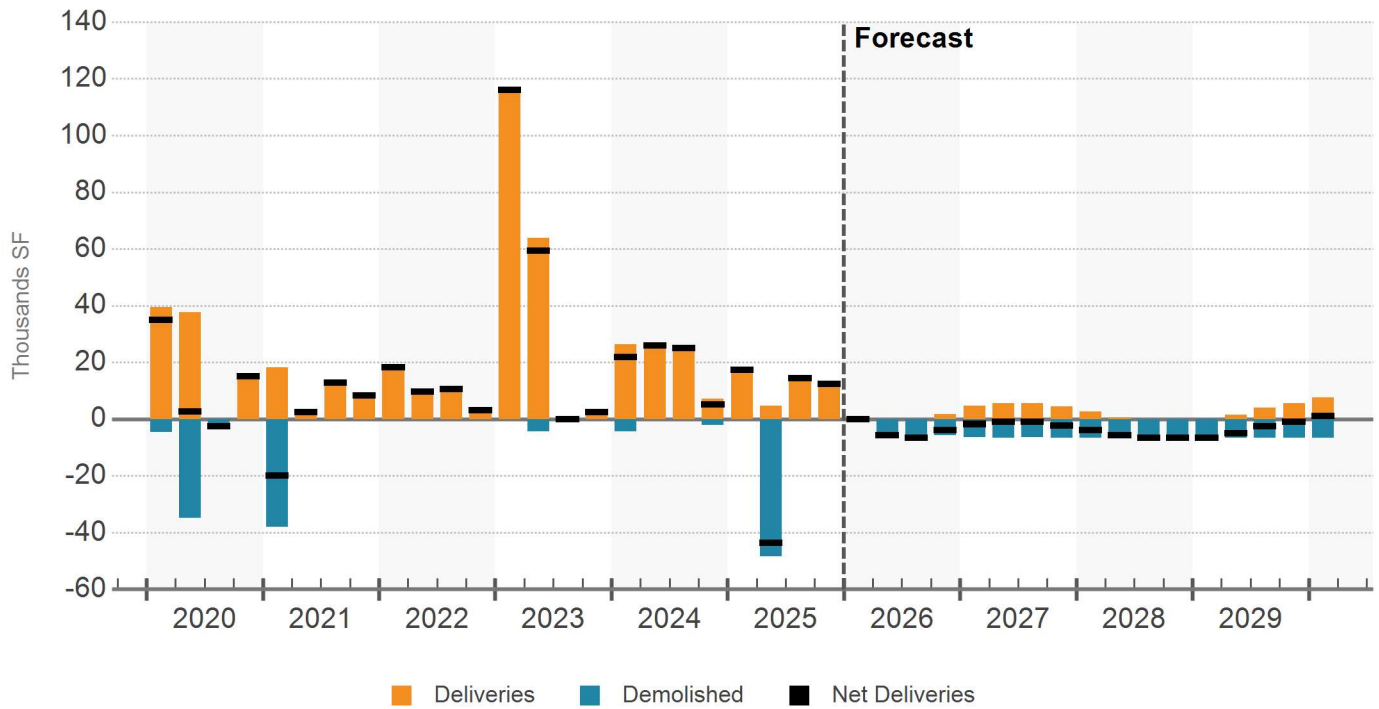
MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



DELIVERIES & DEMOLITIONS



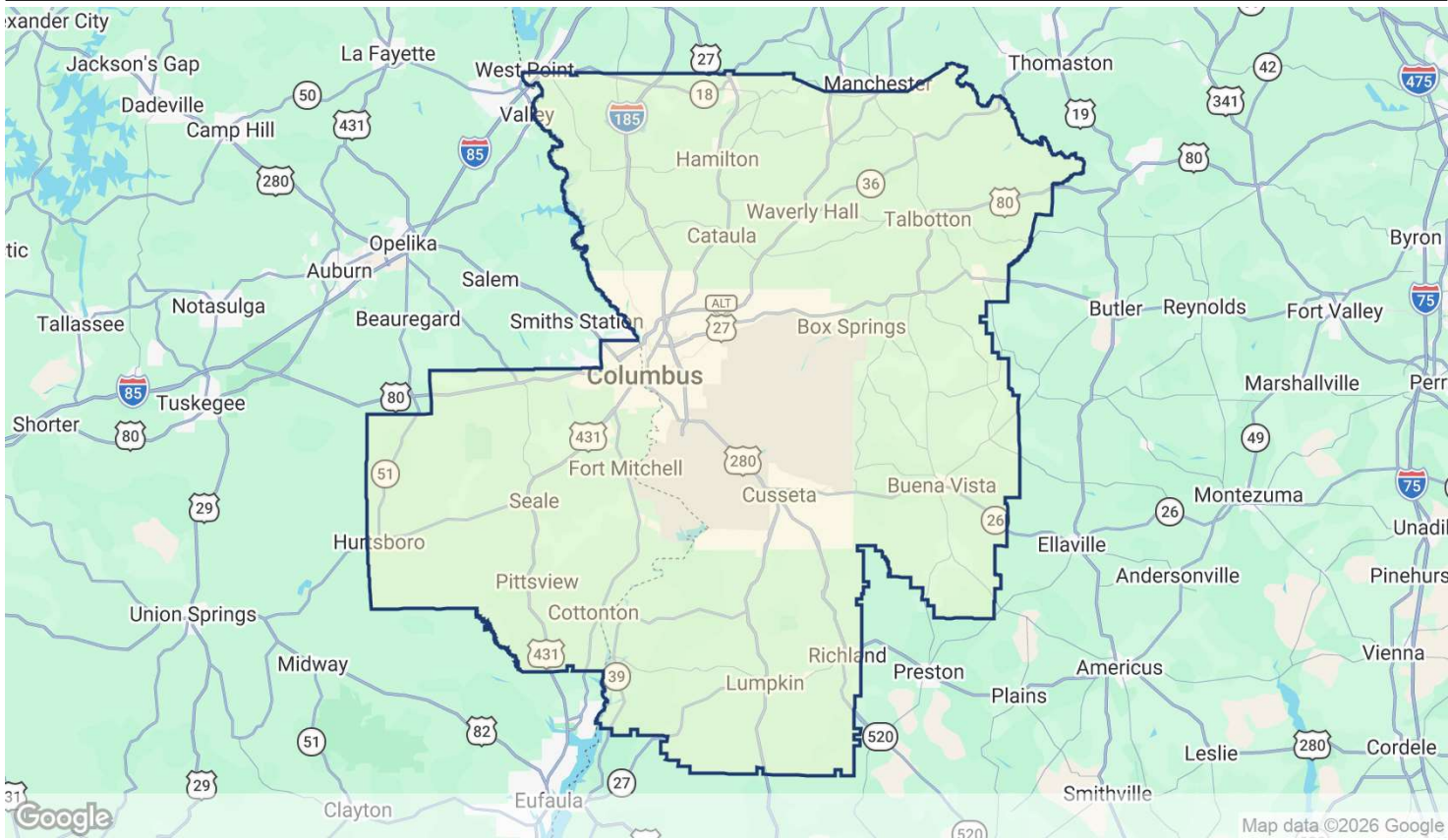
SUBMARKET CONSTRUCTION

No.	Submarket	Under Construction Inventory				Average Building Size			
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	CBD	0	0	0	-	-	7,654	-	-
2	Chattahoochee County	0	0	0	-	-	23,697	-	-
3	Greater Columbus	0	0	0	-	-	12,028	-	-
4	Harris County	0	0	0	-	-	5,234	-	-
5	Marion County	0	0	0	-	-	6,102	-	-
6	Phenix City	0	0	0	-	-	10,635	-	-
7	Russell County	0	0	0	-	-	7,156	-	-
8	Stewart County	0	0	0	-	-	6,971	-	-
9	Talbot County	0	0	0	-	-	5,807	-	-
Totals		0	0	0	-	-	11,065	-	-

Under Construction Properties

Properties	Square Feet	Percent of Inventory	Released
0	0	-	-

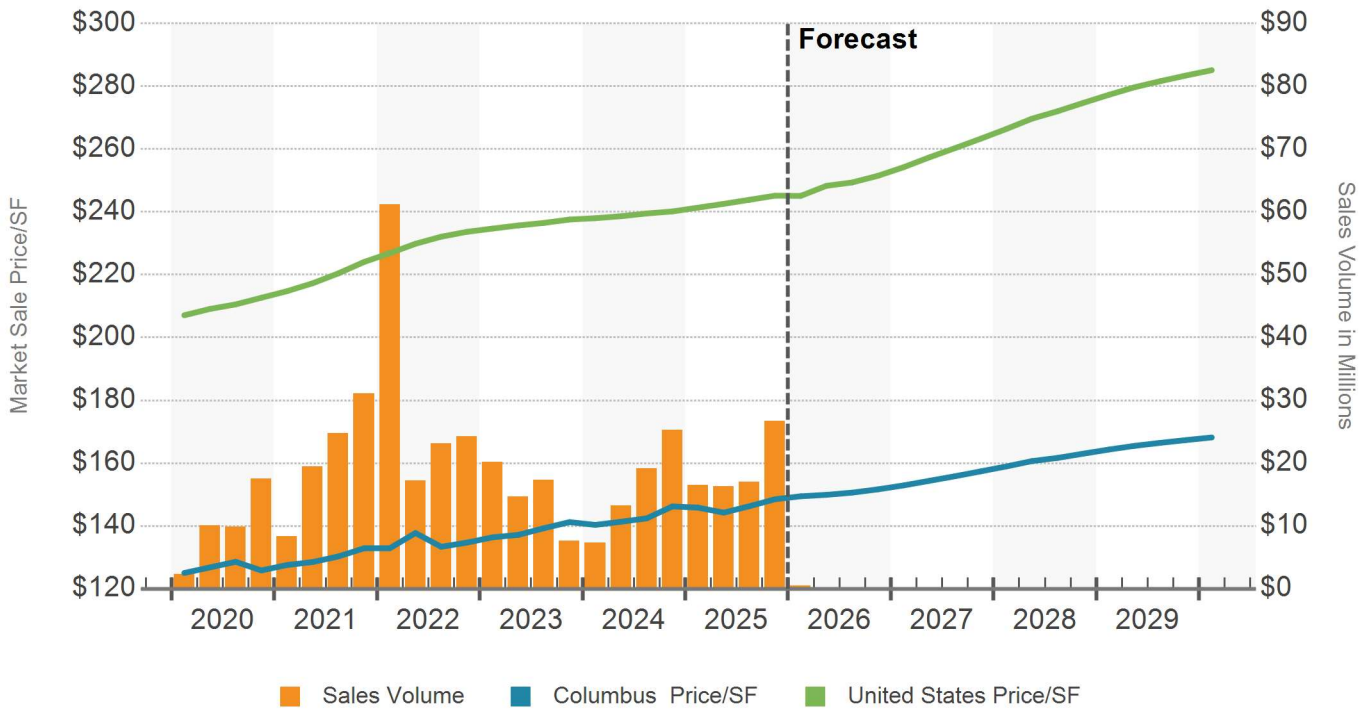
UNDER CONSTRUCTION PROPERTIES



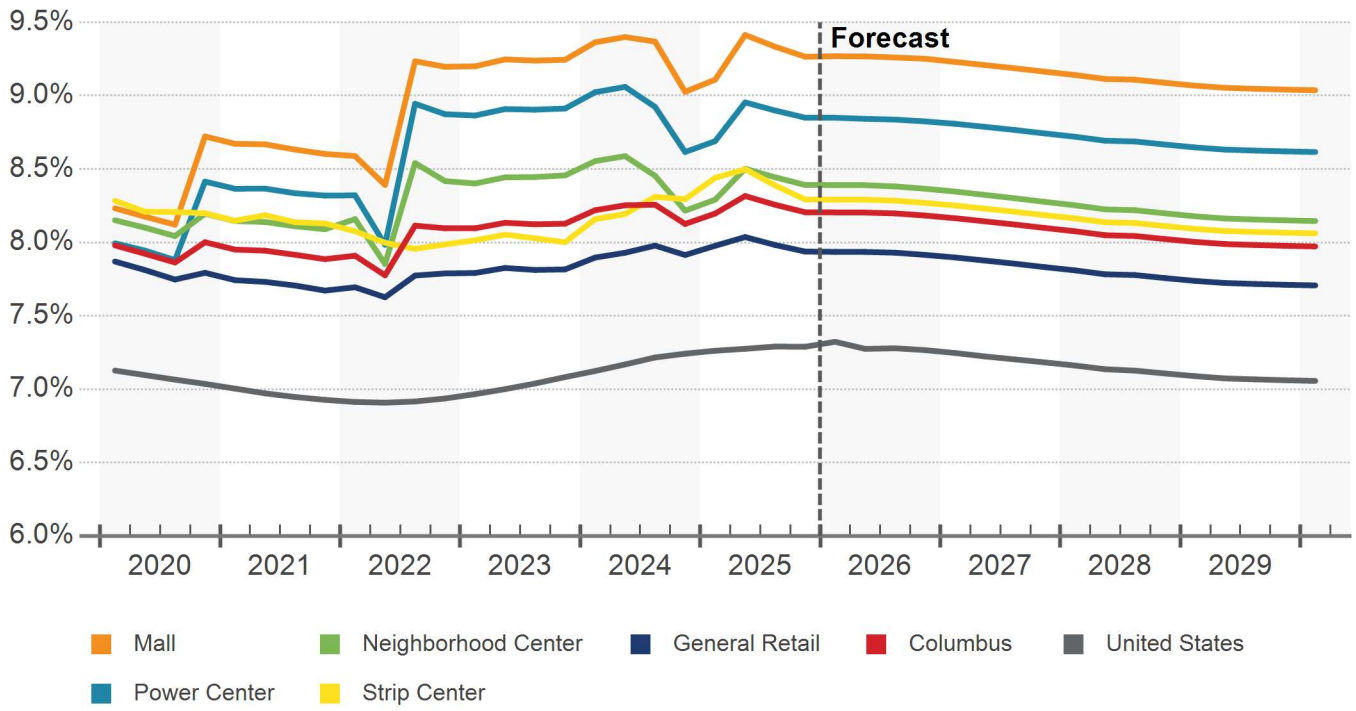
Over the past year, 81 retail properties traded in Columbus, accounting for 800,000 SF of inventory turnover. Average annual inventory turnover in Columbus is 200,000 SF over the past five years and 190,000 SF over the past 10 years. Retail sales volume in Columbus has totaled \$68.9 million over the past year. Average annual sales volume over the past five years is \$79.4 million and \$66.1 million over the past 10 years.

Estimated retail market pricing in Columbus is \$149/SF compared to the national average of \$246/SF. Average market pricing for Columbus is estimated at \$120/SF for neighborhood center properties, \$94/SF for power center properties, \$138/SF for strip center properties, \$128/SF for mall properties, and \$164/SF for general retail properties. The estimated market cap rate for Columbus retail is 8.2% compared to the national average of 7.3%.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

Columbus Retail

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

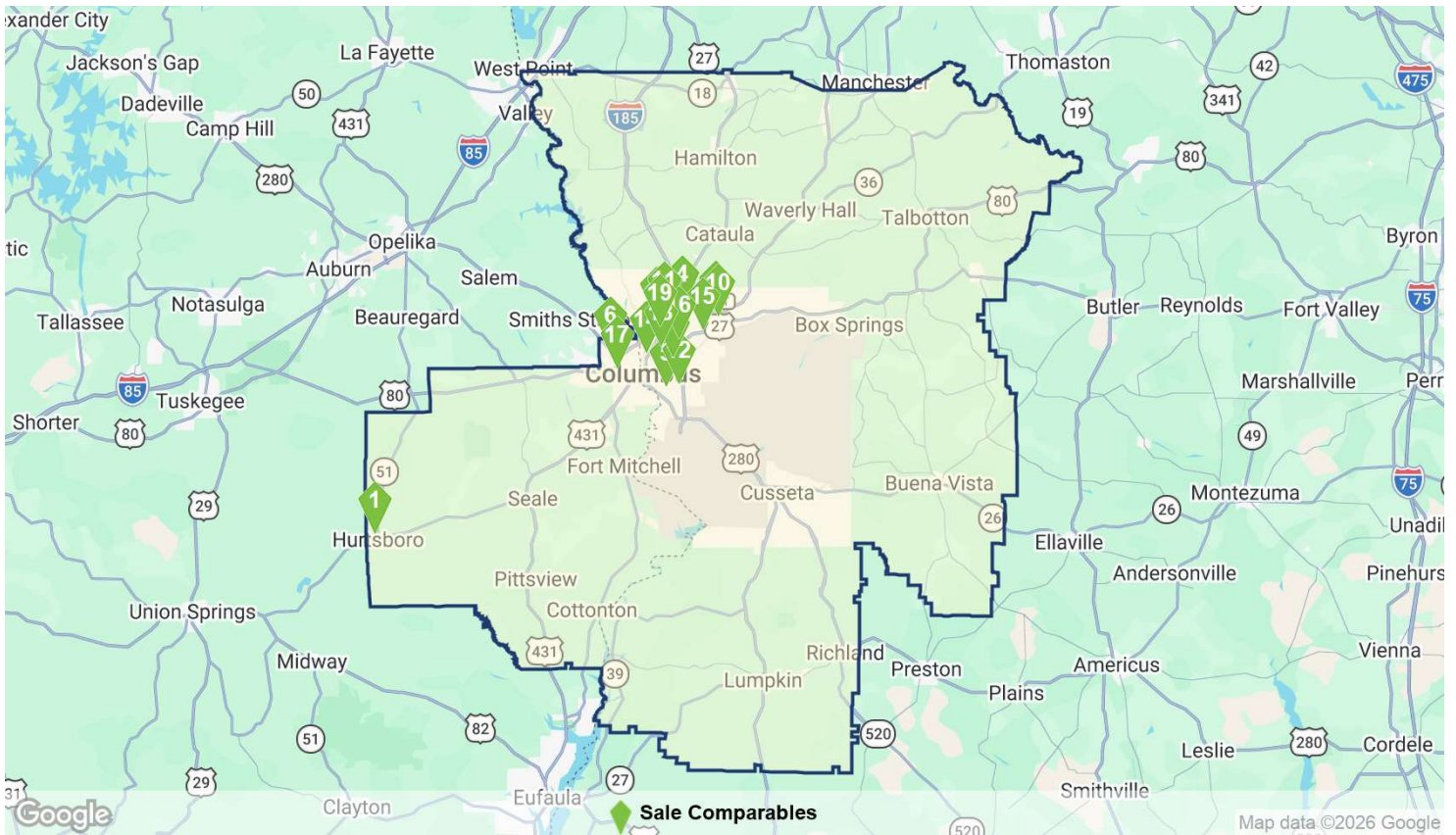
82

8.5%

\$139

3.2%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$110,000	\$1,228,947	\$775,000	\$8,335,000
Price/SF	\$3.72	\$139	\$131	\$1,180
Cap Rate	5.2%	8.5%	9.0%	12.0%
Time Since Sale in Months	0.2	6.5	7.7	12.0
Property Attributes	Low	Average	Median	High
Building SF	1,456	9,865	4,735	174,459
Stories	1	1	1	3
Typical Floor SF	1,456	9,955	4,455	174,459
Vacancy Rate At Sale	0%	3.2%	0%	100%
Year Built	1900	1976	1982	2025
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.5	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Sales Past 12 Months

Columbus Retail

RECENT SIGNIFICANT SALES

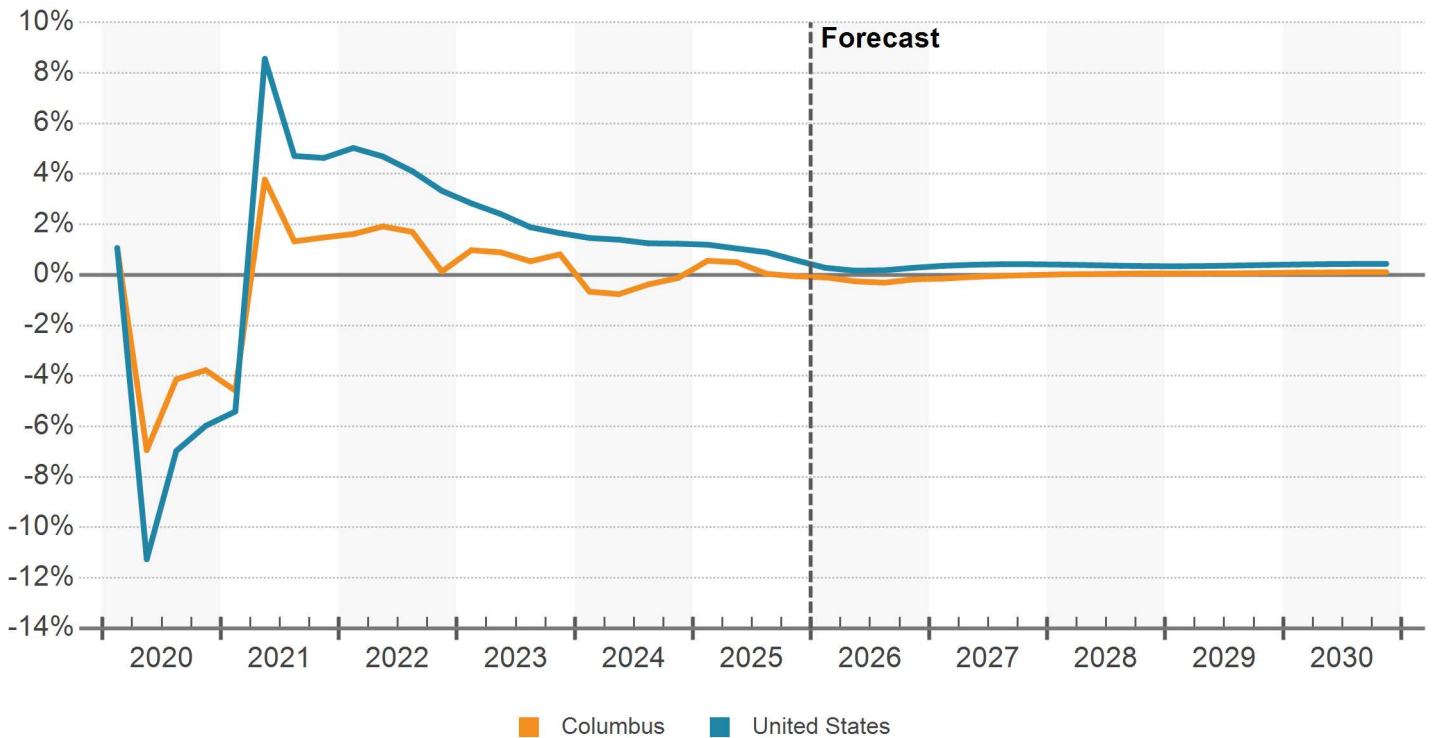
Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Dollar General 1541 Highway 51	★★★★★	1988	9,014	0%	12/12/2025	\$8,335,000	\$925	9.2%
2 Goodwill 6707 Flat Rock Ct	★★★★★	2013	15,652	0%	12/12/2025	\$4,600,000	\$294	-
3 The Shoppes at Bradley... 6301 Whitesville Rd	★★★★★	2004	12,577	0%	8/27/2025	\$3,850,000	\$306	7.0%
4 7042 Moon Rd	★★★★★	2004	13,870	0%	8/8/2025	\$3,440,000	\$248	-
5 2913 Cusseta Rd	★★★★★	1949	7,424	0%	5/7/2025	\$3,100,000	\$418	-
6 3535 US 280/431 Hwy	★★★★★	2024	2,325	0%	10/24/2025	\$2,743,961	\$1,180	5.2%
7 Popeyes 6741 Veterans	★★★★★	2023	2,313	0%	2/21/2025	\$2,613,000	\$1,130	6.4%
5 2913 Cusseta Rd	★★★★★	1949	7,424	0%	5/6/2025	\$2,325,000	\$313	-
8 2523 Whittlesey Blvd	★★★★★	2006	5,224	0%	12/30/2025	\$2,264,000	\$433	6.7%
9 Veterans Square Shoppi... 5870 Veterans Pky	★★★★★	1999	51,563	0%	6/20/2025	\$2,100,000	\$41	-
10 Kiku Asian Kitchen Expr... 7000 Ruffie Way	★★★★★	2014	2,482	0%	7/11/2025	\$2,093,000	\$843	8.0%
11 6745 Veterans Pkwy	★★★★★	2025	2,089	0%	6/3/2025	\$2,073,000	\$992	5.3%
12 3857 Saint Marys Rd	★★★★★	2014	20,868	0%	3/21/2025	\$1,650,000	\$79	7.0%
13 Longhorn Steakhouse 3201 Macon Rd	★★★★★	1980	5,710	0%	10/2/2025	\$1,625,000	\$285	7.2%
14 Rosehill Seafood 2621 Hamilton Rd	★★★★★	1903	13,400	0%	8/14/2025	\$1,600,000	\$119	-
15 Express Oil Change 5580 Milgen Rd	★★★★★	2005	4,605	0%	12/22/2025	\$1,465,000	\$318	-
16 Dollar General 3747 Gentian Blvd	★★★★★	2017	7,500	0%	3/31/2025	\$1,400,000	\$187	-
17 Aaron's 1131 280 Byp	★★★★★	2006	8,000	0%	7/25/2025	\$1,325,000	\$166	9.1%
18 3601 Hilton Ave	★★★★★	1983	12,490	13.2%	3/17/2025	\$1,320,000	\$106	7.6%
19 5704 Veterans Pky	★★★★★	1992	3,769	0%	4/24/2025	\$1,300,000	\$345	-

COLUMBUS EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	11	1.1	-0.69%	-0.30%	0.82%	0.31%	-0.48%	0.21%
Trade, Transportation and Utilities	19	0.9	-0.43%	0.16%	0.22%	0.77%	0.20%	0.21%
Retail Trade	13	1.1	0.14%	0.42%	-0.36%	-0.03%	-0.02%	0.15%
Financial Activities	11	1.5	0.52%	0.17%	-2.22%	1.19%	-0.11%	0.23%
Government	24	1.3	-1.15%	-0.39%	-0.56%	0.60%	0.11%	0.31%
Natural Resources, Mining and Construction	5	0.7	-1.18%	-0.04%	1.02%	1.93%	-0.49%	0.53%
Education and Health Services	19	0.9	2.39%	2.67%	1.18%	2.17%	0.04%	0.41%
Professional and Business Services	14	0.8	-0.61%	-0.33%	0.65%	1.19%	0.05%	0.47%
Information	1	0.5	-2.72%	0.08%	-1.80%	0.61%	-0.52%	0.20%
Leisure and Hospitality	15	1.2	0.38%	0.83%	0.71%	1.04%	0.39%	0.82%
Other Services	4	0.9	-0.50%	0.95%	-0.53%	0.71%	-0.63%	0.17%
Total Employment	123	1.0	-0.07%	0.49%	0.11%	1.10%	0.02%	0.38%

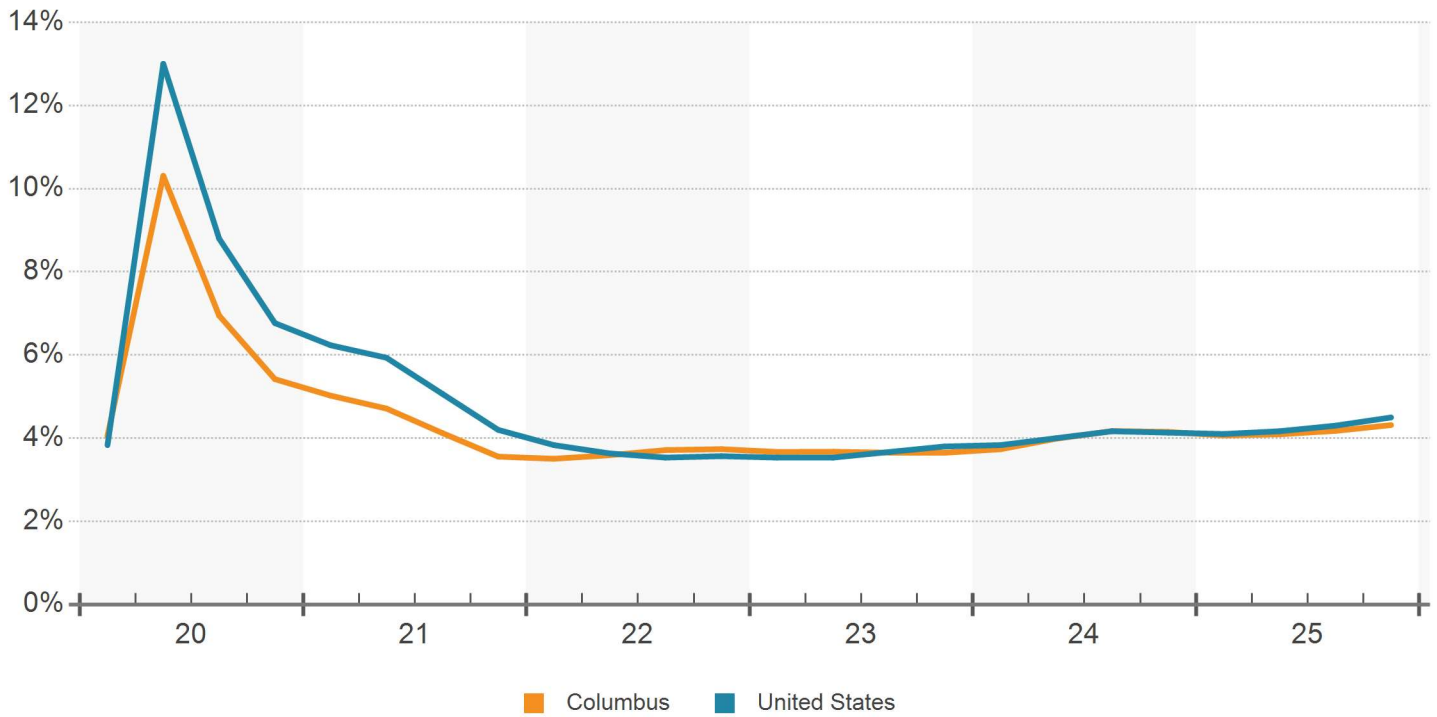
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

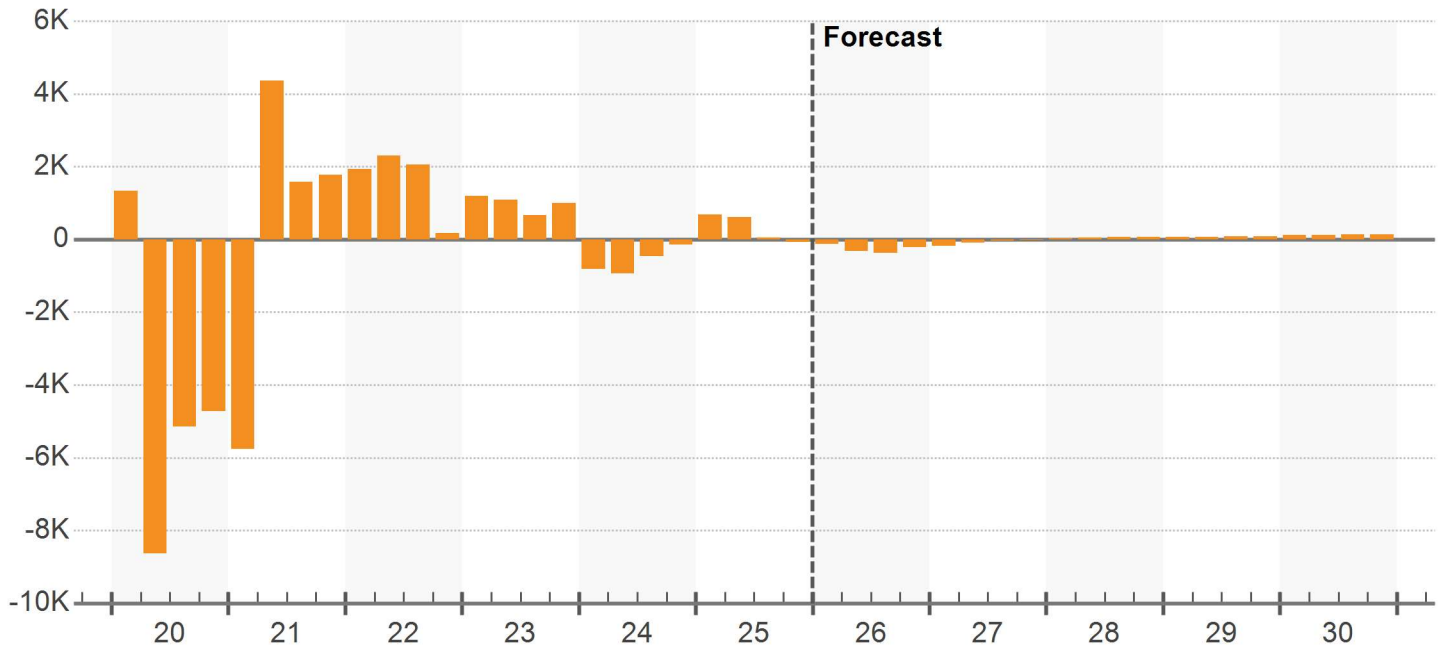


Source: Oxford Economics

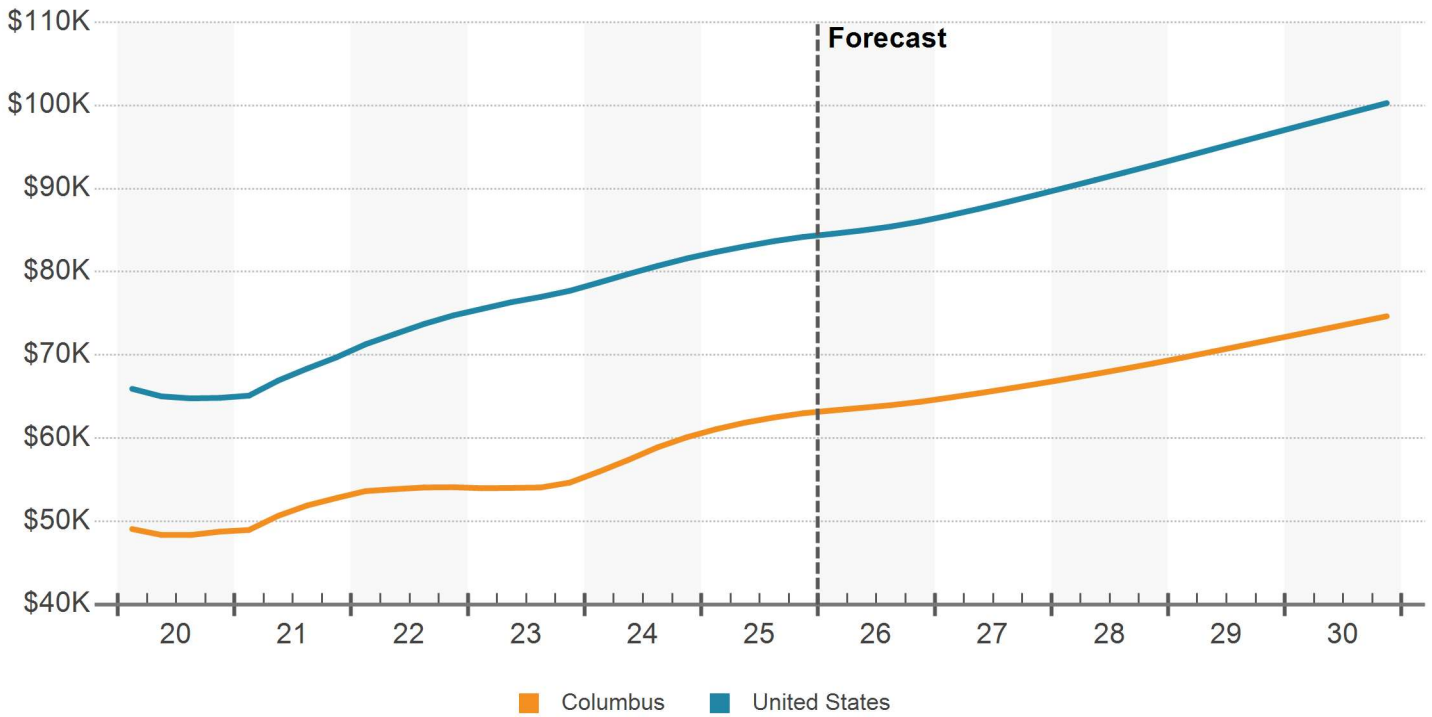
UNEMPLOYMENT RATE (%)



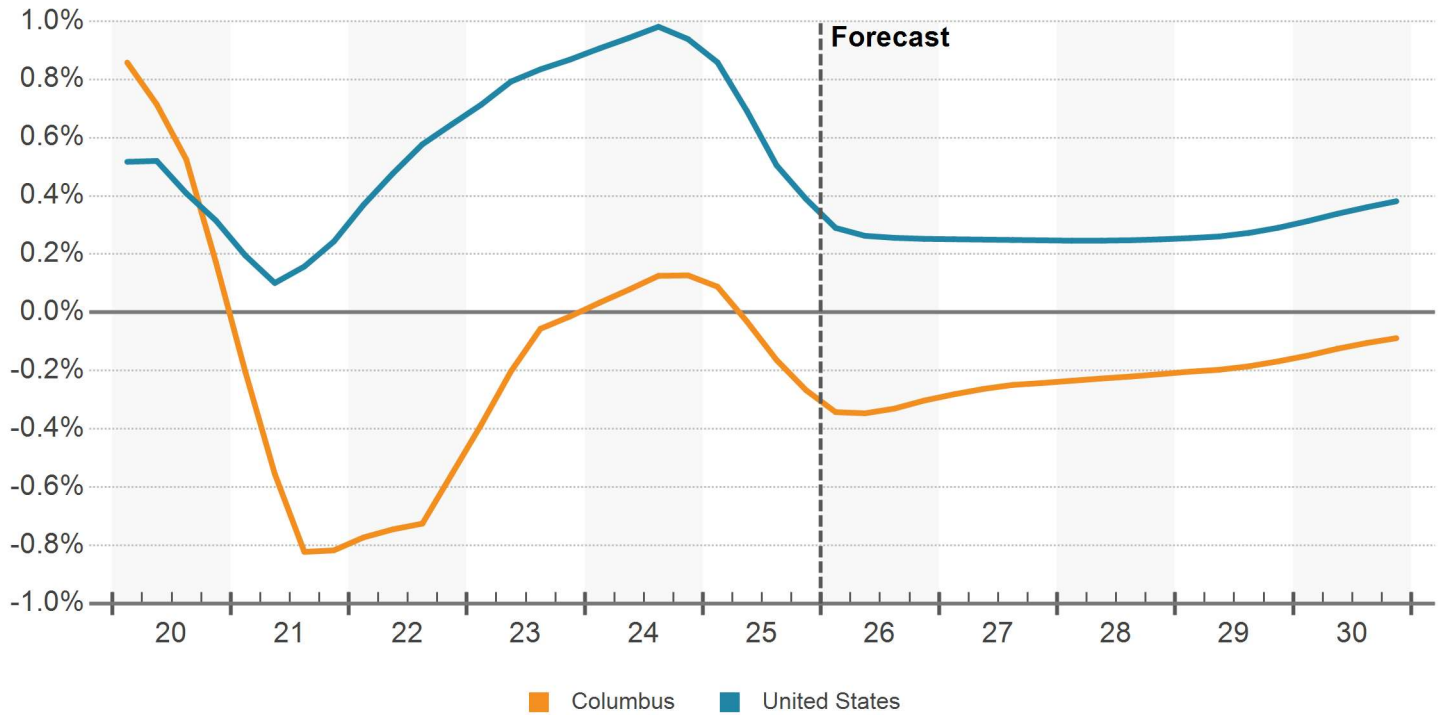
NET EMPLOYMENT CHANGE (YOY)



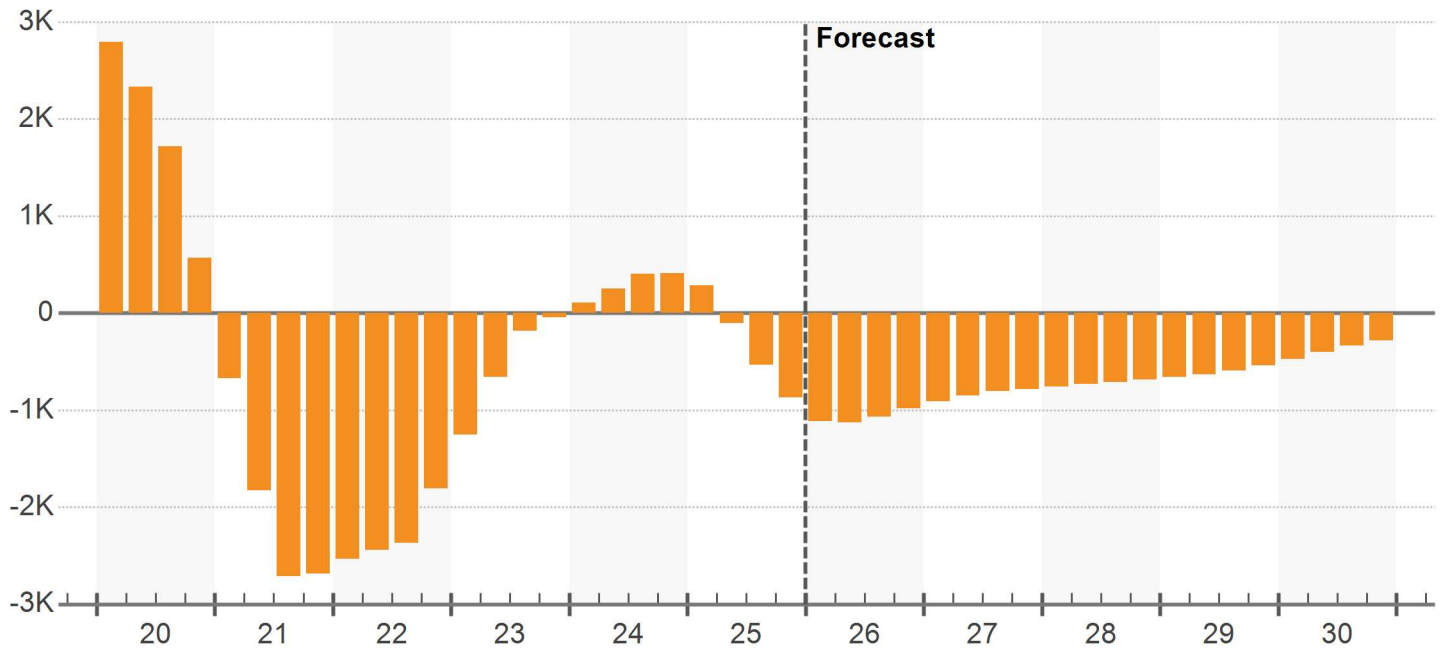
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

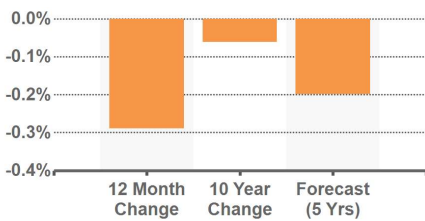


DEMOGRAPHIC TRENDS

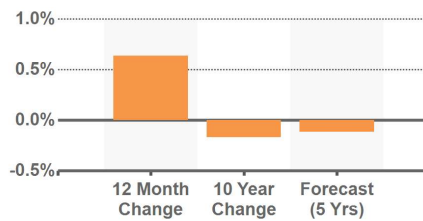
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	323,430	342,120,625	-0.3%	0.4%	-0.1%	0.6%	-0.2%	0.3%
Households	128,508	134,014,422	0%	0.7%	0.3%	1.0%	0.1%	0.6%
Median Household Income	\$63,100	\$84,307	4.5%	3.0%	4.2%	4.2%	3.5%	3.6%
Labor Force	128,670	170,918,000	0.6%	1.1%	-0.2%	0.8%	-0.1%	0.2%
Unemployment	4.3%	4.5%	0.2%	0.4%	-0.2%	0%	-	-

Source: Oxford Economics

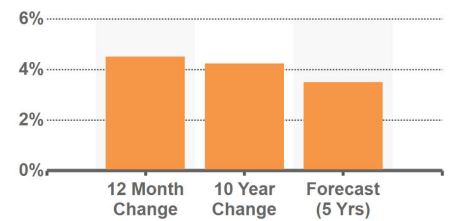
POPULATION GROWTH



LABOR FORCE GROWTH

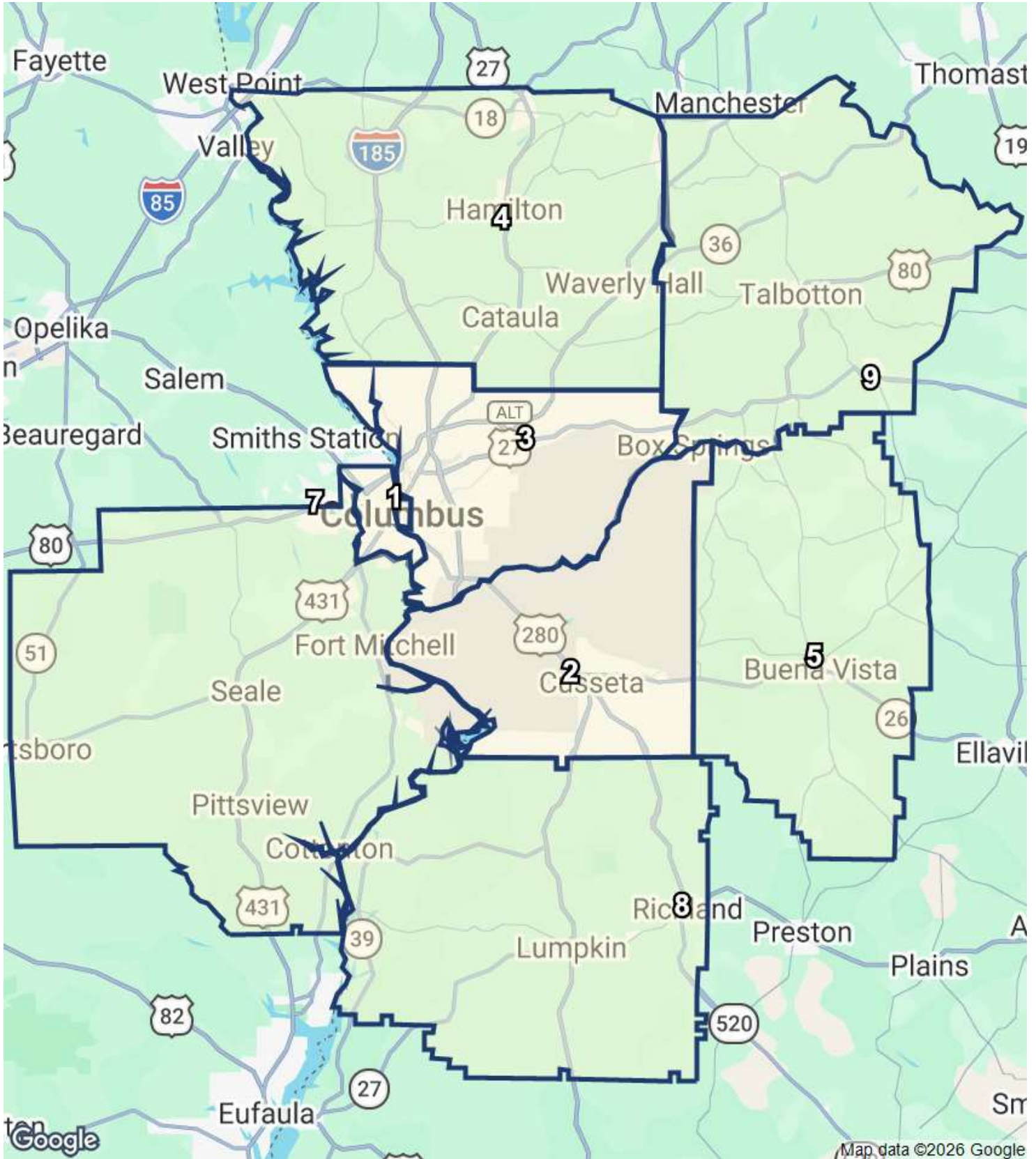


INCOME GROWTH



Source: Oxford Economics

COLUMBUS SUBMARKETS



SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	CBD	142	1,087	5.8%	3	0	0	0%	-	0	0	0%	-
2	Chattahoochee County	23	545	2.9%	4	0	0	0%	-	0	0	0%	-
3	Greater Columbus	1,163	13,989	74.4%	1	7	34	0.2%	1	0	0	0%	-
4	Harris County	62	324	1.7%	6	0	0	0%	-	0	0	0%	-
5	Marion County	19	116	0.6%	7	0	0	0%	-	0	0	0%	-
6	Phenix City	197	2,095	11.1%	2	4	10	0.5%	2	0	0	0%	-
7	Russell County	69	494	2.6%	5	0	0	0%	-	0	0	0%	-
8	Stewart County	14	98	0.5%	8	0	0	0%	-	0	0	0%	-
9	Talbot County	11	64	0.3%	9	0	0	0%	-	0	0	0%	-

SUBMARKET RENT

No.	Submarket	Market Asking Rent		12 Month Market Asking Rent		QTD Annualized Market Asking Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	CBD	\$22.44	1	2.1%	4	1.8%	3
2	Chattahoochee County	\$18.13	3	3.2%	1	2.7%	1
3	Greater Columbus	\$19.47	2	2.3%	3	1.3%	4
4	Harris County	\$16.01	7	0.7%	9	-0.4%	9
5	Marion County	\$16.98	6	1.4%	8	0.9%	8
6	Phenix City	\$13.47	9	2.4%	2	1.8%	2
7	Russell County	\$15.09	8	1.7%	5	0.9%	7
8	Stewart County	\$17.18	4	1.6%	6	1.2%	5
9	Talbot County	\$17.17	5	1.6%	7	1.1%	6

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	CBD	116,409	10.7%	6	(3,015)	-0.3%	8	-
2	Chattahoochee County	-	-	-	0	0%	-	-
3	Greater Columbus	724,473	5.2%	5	(125,368)	-0.9%	9	-
4	Harris County	800	0.2%	1	0	0%	-	-
5	Marion County	2,700	2.3%	3	0	0%	-	-
6	Phenix City	79,626	3.8%	4	37,850	1.8%	1	0.2
7	Russell County	6,000	1.2%	2	1,468	0.3%	3	-
8	Stewart County	-	-	-	7,958	8.2%	2	-
9	Talbot County	-	-	-	0	0%	-	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	18,769,324	14,939	0.1%	9,060	0%	1.6
2029	18,754,385	(15,159)	-0.1%	(37,370)	-0.2%	-
2028	18,769,544	(22,697)	-0.1%	(58,879)	-0.3%	-
2027	18,792,241	(5,899)	0%	(35,873)	-0.2%	-
2026	18,798,140	(16,168)	-0.1%	(74,973)	-0.4%	-
YTD	18,814,308	0	0%	(35,840)	-0.2%	-
2025	18,814,308	515	0%	(48,218)	-0.3%	-
2024	18,813,793	78,059	0.4%	(16,649)	-0.1%	-
2023	18,735,734	177,965	1.0%	163,033	0.9%	1.1
2022	18,557,769	41,298	0.2%	266,414	1.4%	0.2
2021	18,516,471	3,656	0%	241,524	1.3%	0
2020	18,512,815	50,198	0.3%	(28,101)	-0.2%	-
2019	18,462,617	(24,367)	-0.1%	(120,196)	-0.7%	-
2018	18,486,984	184,216	1.0%	310,684	1.7%	0.6
2017	18,302,768	84,325	0.5%	(66,982)	-0.4%	-
2016	18,218,443	427,217	2.4%	378,957	2.1%	1.1
2015	17,791,226	120,834	0.7%	391,440	2.2%	0.3
2014	17,670,392	152,429	0.9%	275,174	1.6%	0.6

MALLS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	2,034,396	(2,761)	-0.1%	(5,748)	-0.3%	-
2029	2,037,157	(2,760)	-0.1%	(7,840)	-0.4%	-
2028	2,039,917	(2,758)	-0.1%	(9,253)	-0.5%	-
2027	2,042,675	(2,770)	-0.1%	(8,001)	-0.4%	-
2026	2,045,445	(2,051)	-0.1%	(11,203)	-0.5%	-
YTD	2,047,496	0	0%	(10,615)	-0.5%	-
2025	2,047,496	0	0%	(24,902)	-1.2%	-
2024	2,047,496	0	0%	8,670	0.4%	0
2023	2,047,496	0	0%	6,595	0.3%	0
2022	2,047,496	0	0%	12,076	0.6%	0
2021	2,047,496	0	0%	19,944	1.0%	0
2020	2,047,496	0	0%	-	-	-
2019	2,047,496	0	0%	(38,480)	-1.9%	-
2018	2,047,496	2,376	0.1%	105,991	5.2%	0
2017	2,045,120	0	0%	43,016	2.1%	0
2016	2,045,120	0	0%	(18,915)	-0.9%	-
2015	2,045,120	0	0%	29,210	1.4%	0
2014	2,045,120	0	0%	29,297	1.4%	0

Supply & Demand Trends

Columbus Retail

POWER CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	577,536	(275)	0%	1,234	0.2%	-
2029	577,811	(277)	0%	(359)	-0.1%	-
2028	578,088	(275)	0%	(1,633)	-0.3%	-
2027	578,363	(276)	0%	(552)	-0.1%	-
2026	578,639	(200)	0%	(3,019)	-0.5%	-
YTD	578,839	0	0%	-	-	-
2025	578,839	0	0%	(7,900)	-1.4%	-
2024	578,839	0	0%	2,370	0.4%	0
2023	578,839	0	0%	(23,280)	-4.0%	-
2022	578,839	0	0%	-	-	-
2021	578,839	0	0%	(1,405)	-0.2%	-
2020	578,839	0	0%	40,585	7.0%	0
2019	578,839	0	0%	(22,240)	-3.8%	-
2018	578,839	22,000	4.0%	(16,540)	-2.9%	-
2017	556,839	0	0%	(8,045)	-1.4%	-
2016	556,839	0	0%	(3,285)	-0.6%	-
2015	556,839	0	0%	2,308	0.4%	0
2014	556,839	0	0%	5,400	1.0%	0

NEIGHBORHOOD CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	3,384,347	(2,349)	-0.1%	(1,123)	0%	-
2029	3,386,696	(2,341)	-0.1%	(6,663)	-0.2%	-
2028	3,389,037	(2,338)	-0.1%	(11,046)	-0.3%	-
2027	3,391,375	(2,330)	-0.1%	(7,477)	-0.2%	-
2026	3,393,705	(1,701)	-0.1%	(15,946)	-0.5%	-
YTD	3,395,406	0	0%	(3,483)	-0.1%	-
2025	3,395,406	(48,311)	-1.4%	(49,938)	-1.5%	-
2024	3,443,717	7,865	0.2%	44,270	1.3%	0.2
2023	3,435,852	160,097	4.9%	64,179	1.9%	2.5
2022	3,275,755	0	0%	106,182	3.2%	0
2021	3,275,755	0	0%	120,810	3.7%	0
2020	3,275,755	0	0%	(70,553)	-2.2%	-
2019	3,275,755	0	0%	(69,329)	-2.1%	-
2018	3,275,755	0	0%	85,706	2.6%	0
2017	3,275,755	0	0%	(192,814)	-5.9%	-
2016	3,275,755	187,069	6.1%	197,325	6.0%	0.9
2015	3,088,686	47,259	1.6%	36,545	1.2%	1.3
2014	3,041,427	28,758	1.0%	68,088	2.2%	0.4

STRIP CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	725,015	(430)	-0.1%	242	0%	-
2029	725,445	(422)	-0.1%	(976)	-0.1%	-
2028	725,867	(418)	-0.1%	(1,911)	-0.3%	-
2027	726,285	(429)	-0.1%	(1,118)	-0.2%	-
2026	726,714	(287)	0%	(11,540)	-1.6%	-
YTD	727,001	0	0%	(13,119)	-1.8%	-
2025	727,001	0	0%	(24,382)	-3.4%	-
2024	727,001	0	0%	(7,721)	-1.1%	-
2023	727,001	0	0%	13,993	1.9%	0
2022	727,001	0	0%	22,794	3.1%	0
2021	727,001	0	0%	(4,767)	-0.7%	-
2020	727,001	0	0%	12,218	1.7%	0
2019	727,001	0	0%	(5,151)	-0.7%	-
2018	727,001	0	0%	15,560	2.1%	0
2017	727,001	0	0%	(7,286)	-1.0%	-
2016	727,001	9,333	1.3%	(9,889)	-1.4%	-
2015	717,668	0	0%	478	0.1%	0
2014	717,668	0	0%	(1,442)	-0.2%	-

GENERAL RETAIL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	12,048,030	20,754	0.2%	14,455	0.1%	1.4
2029	12,027,276	(9,359)	-0.1%	(21,532)	-0.2%	-
2028	12,036,635	(16,908)	-0.1%	(35,036)	-0.3%	-
2027	12,053,543	(94)	0%	(18,725)	-0.2%	-
2026	12,053,637	(11,929)	-0.1%	(33,265)	-0.3%	-
YTD	12,065,566	0	0%	(8,623)	-0.1%	-
2025	12,065,566	48,826	0.4%	58,904	0.5%	0.8
2024	12,016,740	70,194	0.6%	(64,238)	-0.5%	-
2023	11,946,546	17,868	0.1%	101,546	0.9%	0.2
2022	11,928,678	41,298	0.3%	125,362	1.1%	0.3
2021	11,887,380	3,656	0%	106,942	0.9%	0
2020	11,883,724	50,198	0.4%	(10,351)	-0.1%	-
2019	11,833,526	(24,367)	-0.2%	15,004	0.1%	-
2018	11,857,893	159,840	1.4%	119,967	1.0%	1.3
2017	11,698,053	84,325	0.7%	98,147	0.8%	0.9
2016	11,613,728	230,815	2.0%	213,721	1.8%	1.1
2015	11,382,913	73,575	0.7%	322,899	2.8%	0.2
2014	11,309,338	123,671	1.1%	173,831	1.5%	0.7

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$20.74	151	1.7%	10.9%	1,056,232	5.6%	0%
2029	\$20.40	148	1.9%	9.1%	1,051,731	5.6%	0.1%
2028	\$20.01	146	2.4%	7.0%	1,026,702	5.5%	0.2%
2027	\$19.54	142	2.6%	4.4%	986,759	5.3%	0.2%
2026	\$19.03	138	1.8%	1.8%	954,264	5.1%	0.3%
YTD	\$18.72	136	2.2%	0.1%	930,008	4.9%	0.2%
2025	\$18.70	136	2.4%	0%	894,168	4.8%	0.3%
2024	\$18.27	133	4.5%	-2.3%	845,435	4.5%	0.5%
2023	\$17.47	127	5.2%	-6.6%	750,727	4.0%	0%
2022	\$16.62	121	5.5%	-11.2%	735,795	4.0%	-1.2%
2021	\$15.74	114	4.3%	-15.8%	960,911	5.2%	-1.3%
2020	\$15.09	110	3.0%	-19.3%	1,198,779	6.5%	0.4%
2019	\$14.65	107	2.4%	-21.7%	1,120,315	6.1%	0.5%
2018	\$14.31	104	2.4%	-23.5%	1,024,486	5.5%	-0.7%
2017	\$13.97	102	2.8%	-25.3%	1,149,765	6.3%	0.8%
2016	\$13.59	99	1.9%	-27.3%	998,458	5.5%	0.1%
2015	\$13.34	97	2.4%	-28.7%	950,198	5.3%	-1.6%
2014	\$13.02	95	1.9%	-30.4%	1,220,145	6.9%	-0.8%

MALLS RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$30.64	160	1.9%	12.5%	86,581	4.3%	0.2%
2029	\$30.06	157	2.2%	10.4%	83,491	4.1%	0.3%
2028	\$29.43	154	2.7%	8.1%	78,312	3.8%	0.3%
2027	\$28.64	150	3.0%	5.2%	71,721	3.5%	0.3%
2026	\$27.79	146	2.1%	2.1%	66,385	3.2%	0.5%
YTD	\$27.22	143	2.0%	0%	67,781	3.3%	0.5%
2025	\$27.22	143	2.1%	0%	57,166	2.8%	1.2%
2024	\$26.67	140	5.0%	-2.0%	32,264	1.6%	-0.4%
2023	\$25.41	133	5.6%	-6.7%	40,934	2.0%	-0.3%
2022	\$24.06	126	6.0%	-11.6%	47,529	2.3%	-0.6%
2021	\$22.69	119	3.6%	-16.7%	59,605	2.9%	-1.0%
2020	\$21.90	115	2.4%	-19.6%	79,549	3.9%	0%
2019	\$21.39	112	1.4%	-21.4%	79,549	3.9%	1.9%
2018	\$21.09	110	3.8%	-22.5%	41,069	2.0%	-5.1%
2017	\$20.32	106	3.3%	-25.4%	144,684	7.1%	-2.1%
2016	\$19.66	103	2.6%	-27.8%	187,700	9.2%	0.9%
2015	\$19.16	100	2.9%	-29.6%	168,785	8.3%	-1.4%
2014	\$18.63	98	2.4%	-31.6%	197,995	9.7%	-1.4%

POWER CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$17.94	150	1.6%	12.4%	75,564	13.1%	-0.3%
2029	\$17.66	148	1.9%	10.6%	77,045	13.3%	0%
2028	\$17.34	145	2.5%	8.6%	76,936	13.3%	0.2%
2027	\$16.92	142	3.0%	6.0%	75,547	13.1%	0.1%
2026	\$16.43	138	3.0%	3.0%	75,241	13.0%	0.5%
YTD	\$16.01	134	1.6%	0.3%	72,400	12.5%	0%
2025	\$15.96	134	1.6%	0%	72,400	12.5%	1.4%
2024	\$15.71	132	3.8%	-1.6%	64,500	11.1%	-0.4%
2023	\$15.14	127	2.2%	-5.1%	66,870	11.6%	4.0%
2022	\$14.81	124	5.0%	-7.2%	43,590	7.5%	0%
2021	\$14.10	118	4.3%	-11.7%	43,590	7.5%	0.2%
2020	\$13.52	113	3.5%	-15.3%	42,185	7.3%	-7.0%
2019	\$13.07	109	2.5%	-18.1%	82,770	14.3%	3.8%
2018	\$12.75	107	2.7%	-20.1%	60,530	10.5%	6.5%
2017	\$12.42	104	2.7%	-22.2%	21,990	3.9%	1.4%
2016	\$12.09	101	2.6%	-24.2%	13,945	2.5%	0.6%
2015	\$11.79	99	2.8%	-26.1%	10,660	1.9%	-0.4%
2014	\$11.47	96	2.2%	-28.1%	12,968	2.3%	-1.0%

NEIGHBORHOOD CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$20.15	159	2.0%	13.6%	240,353	7.1%	0%
2029	\$19.75	156	2.3%	11.3%	241,358	7.1%	0.1%
2028	\$19.31	153	2.9%	8.8%	236,812	7.0%	0.3%
2027	\$18.76	148	3.2%	5.7%	227,877	6.7%	0.2%
2026	\$18.18	144	2.5%	2.5%	222,506	6.6%	0.4%
YTD	\$17.78	141	3.2%	0.2%	211,602	6.2%	0.1%
2025	\$17.74	140	3.3%	0%	208,119	6.1%	0.1%
2024	\$17.18	136	5.0%	-3.2%	206,492	6.0%	-1.1%
2023	\$16.36	129	5.3%	-7.8%	242,897	7.1%	2.6%
2022	\$15.54	123	5.9%	-12.4%	146,979	4.5%	-3.2%
2021	\$14.68	116	4.4%	-17.3%	253,161	7.7%	-3.7%
2020	\$14.06	111	3.4%	-20.8%	373,971	11.4%	2.2%
2019	\$13.59	108	2.8%	-23.4%	303,418	9.3%	2.1%
2018	\$13.22	105	2.5%	-25.5%	234,089	7.1%	-2.6%
2017	\$12.90	102	2.1%	-27.3%	319,795	9.8%	5.9%
2016	\$12.64	100	2.1%	-28.8%	126,981	3.9%	-0.6%
2015	\$12.38	98	2.4%	-30.2%	137,237	4.4%	0.3%
2014	\$12.09	96	1.9%	-31.9%	126,523	4.2%	-1.3%

STRIP CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$19.72	144	1.4%	9.1%	65,152	9.0%	-0.1%
2029	\$19.45	142	1.6%	7.6%	65,702	9.1%	0.1%
2028	\$19.13	139	2.2%	5.9%	65,032	9.0%	0.2%
2027	\$18.72	136	2.4%	3.6%	63,423	8.7%	0.1%
2026	\$18.28	133	1.2%	1.2%	62,600	8.6%	1.6%
YTD	\$18.06	132	1.8%	0%	64,382	8.9%	1.8%
2025	\$18.07	132	2.2%	0%	51,263	7.1%	3.4%
2024	\$17.69	129	4.1%	-2.1%	26,881	3.7%	1.1%
2023	\$16.99	124	5.1%	-6.0%	19,160	2.6%	-1.9%
2022	\$16.16	118	5.6%	-10.6%	33,153	4.6%	-3.1%
2021	\$15.31	112	4.3%	-15.3%	55,947	7.7%	0.7%
2020	\$14.67	107	2.8%	-18.8%	51,180	7.0%	-1.7%
2019	\$14.28	104	2.9%	-21.0%	63,398	8.7%	0.7%
2018	\$13.88	101	-0.6%	-23.2%	58,247	8.0%	-2.1%
2017	\$13.97	102	2.7%	-22.7%	73,807	10.2%	1.0%
2016	\$13.60	99	3.3%	-24.7%	66,521	9.2%	2.6%
2015	\$13.17	96	2.0%	-27.1%	47,299	6.6%	-0.1%
2014	\$12.91	94	1.7%	-28.5%	47,777	6.7%	0.2%

GENERAL RETAIL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$19.42	147	1.5%	9.7%	588,582	4.9%	0%
2029	\$19.13	144	1.8%	8.1%	584,135	4.9%	0.1%
2028	\$18.80	142	2.2%	6.2%	569,610	4.7%	0.2%
2027	\$18.39	139	2.4%	3.9%	548,191	4.5%	0.2%
2026	\$17.96	136	1.5%	1.5%	527,532	4.4%	0.2%
YTD	\$17.72	134	2.1%	0.1%	513,843	4.3%	0.1%
2025	\$17.70	134	2.3%	0%	505,220	4.2%	-0.1%
2024	\$17.30	131	4.3%	-2.2%	515,298	4.3%	1.1%
2023	\$16.58	125	5.2%	-6.3%	380,866	3.2%	-0.7%
2022	\$15.77	119	5.3%	-10.9%	464,544	3.9%	-0.7%
2021	\$14.97	113	4.5%	-15.4%	548,608	4.6%	-0.9%
2020	\$14.32	108	3.0%	-19.1%	651,894	5.5%	0.5%
2019	\$13.90	105	2.5%	-21.5%	591,180	5.0%	-0.3%
2018	\$13.56	102	2.2%	-23.4%	630,551	5.3%	0.3%
2017	\$13.27	100	2.9%	-25.1%	589,489	5.0%	-0.2%
2016	\$12.90	97	1.5%	-27.1%	603,311	5.2%	0%
2015	\$12.71	96	2.4%	-28.2%	586,217	5.1%	-2.2%
2014	\$12.42	94	1.8%	-29.9%	834,882	7.4%	-0.5%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	\$170.47	158	8.0%
2029	-	-	-	-	-	-	\$167.36	156	8.0%
2028	-	-	-	-	-	-	\$163.04	152	8.0%
2027	-	-	-	-	-	-	\$157.40	146	8.1%
2026	-	-	-	-	-	-	\$151.67	141	8.2%
YTD	3	\$450K	0.1%	\$450,000	\$131	-	\$149.13	139	8.2%
2025	86	\$76.5M	4.3%	\$1,274,634	\$147.88	8.4%	\$148.53	138	8.2%
2024	91	\$65M	3.5%	\$1,203,479	\$142.16	6.6%	\$146.24	136	8.1%
2023	69	\$59.7M	3.0%	\$1,086,246	\$137.26	6.6%	\$141.26	131	8.1%
2022	107	\$125.7M	7.1%	\$1,722,400	\$125.72	7.4%	\$134.73	125	8.1%
2021	102	\$83.7M	4.8%	\$1,146,161	\$144.82	6.3%	\$132.93	124	7.9%
2020	57	\$39.8M	2.9%	\$1,075,473	\$95.46	7.1%	\$125.87	117	8.0%
2019	82	\$58.4M	4.3%	\$1,062,087	\$109.11	7.7%	\$123.70	115	8.0%
2018	76	\$41M	6.2%	\$976,922	\$85.97	7.2%	\$118.90	111	8.1%
2017	51	\$45.9M	2.6%	\$1,311,095	\$146.26	7.4%	\$120.57	112	7.9%
2016	61	\$37.4M	2.6%	\$748,549	\$102.91	7.0%	\$118.09	110	7.9%
2015	79	\$135.3M	8.5%	\$2,019,495	\$99.49	8.4%	\$119.23	111	7.7%

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MALLS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	\$147.95	108	9.0%
2029	-	-	-	-	-	-	\$144.91	106	9.0%
2028	-	-	-	-	-	-	\$140.95	103	9.1%
2027	-	-	-	-	-	-	\$135.84	100	9.2%
2026	-	-	-	-	-	-	\$130.44	96	9.3%
YTD	-	-	-	-	-	-	\$127.55	93	9.3%
2025	-	-	-	-	-	-	\$127.11	93	9.3%
2024	-	-	-	-	-	-	\$127.29	93	9.0%
2023	-	-	-	-	-	-	\$119.31	87	9.2%
2022	6	\$45.2M	16.3%	\$7,529,286	\$135.02	7.0%	\$113.84	83	9.2%
2021	1	\$0	0.2%	-	-	-	\$118.85	87	8.6%
2020	-	-	-	-	-	-	\$112.40	82	8.7%
2019	1	\$5.1M	0.3%	\$5,100,000	\$718.01	7.1%	\$122.94	90	8.3%
2018	8	\$1.5M	23.6%	\$1,507,409	\$1,008.98	6.0%	\$118.07	86	8.4%
2017	-	-	-	-	-	-	\$130.23	95	7.9%
2016	1	\$4.6M	0.4%	\$4,550,000	\$576.68	5.5%	\$130.10	95	7.7%
2015	2	\$2.2M	5.8%	\$2,200,000	\$25.74	-	\$132.26	97	7.5%

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POWER CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	\$109.22	107	8.6%
2029	-	-	-	-	-	-	\$107.21	105	8.6%
2028	-	-	-	-	-	-	\$104.43	103	8.7%
2027	-	-	-	-	-	-	\$100.69	99	8.7%
2026	-	-	-	-	-	-	\$96.52	95	8.8%
YTD	-	-	-	-	-	-	\$93.78	92	8.9%
2025	-	-	-	-	-	-	\$93.47	92	8.8%
2024	-	-	-	-	-	-	\$94.41	93	8.6%
2023	-	-	-	-	-	-	\$85.35	84	8.9%
2022	-	-	-	-	-	-	\$81.26	80	8.9%
2021	1	\$745K	0.8%	\$745,000	\$158.24	-	\$85.49	84	8.3%
2020	-	-	-	-	-	-	\$81.54	80	8.4%
2019	-	-	-	-	-	-	\$87.57	86	8.0%
2018	-	-	-	-	-	-	\$83.02	82	8.2%
2017	-	-	-	-	-	-	\$92.57	91	7.6%
2016	-	-	-	-	-	-	\$92.13	91	7.5%
2015	3	\$20.2M	23.8%	\$6,716,667	\$152.24	-	\$93.25	92	7.4%

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NEIGHBORHOOD CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	\$141.71	141	8.1%
2029	-	-	-	-	-	-	\$138.35	138	8.2%
2028	-	-	-	-	-	-	\$133.99	134	8.2%
2027	-	-	-	-	-	-	\$128.51	128	8.3%
2026	-	-	-	-	-	-	\$122.96	123	8.4%
YTD	-	-	-	-	-	-	\$119.97	120	8.4%
2025	1	\$2.1M	0.1%	\$2,093,000	\$843.27	8.0%	\$119.50	119	8.4%
2024	2	\$10.3M	1.9%	\$5,155,000	\$157.51	7.2%	\$120.75	121	8.2%
2023	1	\$0	1.9%	-	-	-	\$111.84	112	8.5%
2022	4	\$9.4M	6.0%	\$3,143,333	\$65.87	8.6%	\$106.90	107	8.4%
2021	2	\$0	5.7%	-	-	-	\$110.64	110	8.1%
2020	-	-	-	-	-	-	\$105.13	105	8.2%
2019	1	\$1.2M	1.3%	\$1,200,000	\$27.86	5.6%	\$104.64	104	8.2%
2018	7	\$8.1M	6.0%	\$2,030,409	\$67.01	8.4%	\$98.23	98	8.4%
2017	5	\$4.9M	2.7%	\$4,900,000	\$232.16	7.7%	\$102.59	102	8.1%
2016	2	\$625K	2.2%	\$625,000	\$20.83	-	\$95.16	95	8.2%
2015	6	\$36.1M	11.6%	\$6,016,232	\$100.34	10.5%	\$96.53	96	8.0%

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STRIP CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	\$156.02	155	8.1%
2029	-	-	-	-	-	-	\$153.40	152	8.1%
2028	-	-	-	-	-	-	\$149.73	149	8.1%
2027	-	-	-	-	-	-	\$144.79	144	8.2%
2026	-	-	-	-	-	-	\$139.76	139	8.3%
YTD	0	-	-	-	-	-	\$137.78	137	8.3%
2025	4	\$3.1M	15.6%	\$769,250	\$27.20	10.3%	\$137.23	136	8.3%
2024	4	\$1.3M	5.9%	\$645,000	\$56.09	-	\$131.75	131	8.3%
2023	4	\$4.7M	11.7%	\$1,170,500	\$55.27	-	\$132.93	132	8.0%
2022	2	\$4.8M	5.4%	\$2,392,500	\$122.60	-	\$125.82	125	8.0%
2021	4	\$5.5M	15.8%	\$1,381,600	\$48.03	8.0%	\$118.09	117	8.1%
2020	1	\$800K	2.6%	\$800,000	\$42.86	8.0%	\$113.49	113	8.2%
2019	5	\$1.3M	4.6%	\$430,000	\$54.79	12.0%	\$108.49	108	8.3%
2018	1	\$0	0.8%	-	-	-	\$106.24	105	8.4%
2017	-	-	-	-	-	-	\$105.48	105	8.2%
2016	-	-	-	-	-	-	\$107.72	107	8.0%
2015	3	\$150K	3.8%	\$150,000	\$37.50	-	\$110.24	109	7.8%

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GENERAL RETAIL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	\$186.17	177	7.7%
2029	-	-	-	-	-	-	\$183.04	174	7.7%
2028	-	-	-	-	-	-	\$178.56	169	7.8%
2027	-	-	-	-	-	-	\$172.65	164	7.8%
2026	-	-	-	-	-	-	\$166.70	158	7.9%
YTD	3	\$450K	0.2%	\$450,000	\$131	-	\$164.32	156	7.9%
2025	81	\$71.3M	5.8%	\$1,296,510	\$177.59	8.3%	\$163.64	155	7.9%
2024	85	\$53.4M	4.5%	\$1,067,757	\$144.81	6.5%	\$159.98	152	7.9%
2023	64	\$55.1M	3.4%	\$1,079,637	\$157.07	6.6%	\$156.42	148	7.8%
2022	95	\$66.3M	6.2%	\$1,070,072	\$137.25	7.2%	\$149.19	142	7.8%
2021	94	\$77.4M	4.9%	\$1,138,211	\$168.99	6.1%	\$144.74	137	7.7%
2020	56	\$39M	4.3%	\$1,083,125	\$97.92	7.0%	\$136.84	130	7.8%
2019	75	\$50.8M	5.9%	\$1,016,496	\$110.09	7.5%	\$131.84	125	7.9%
2018	60	\$31.4M	3.9%	\$848,694	\$88.57	7.0%	\$127.34	121	8.0%
2017	46	\$41M	3.3%	\$1,205,539	\$140.06	7.4%	\$126.23	120	7.9%
2016	58	\$32.3M	3.4%	\$671,926	\$99	7.1%	\$124.37	118	7.8%
2015	65	\$76.7M	7.6%	\$1,369,799	\$98.54	8.1%	\$125.19	119	7.7%

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