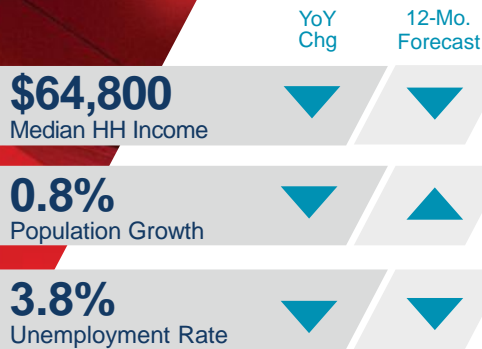


INDIANAPOLIS

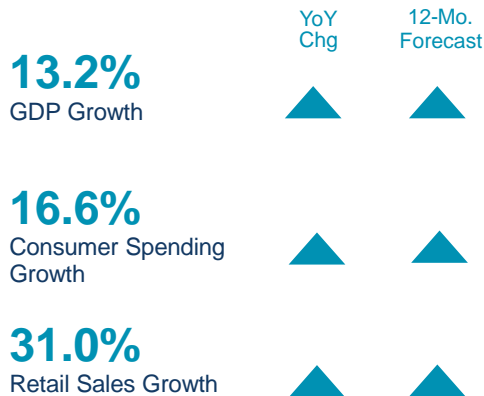
Retail Q2 2021



CUSHMAN & WAKEFIELD



Source: BLS (Economic Indicators are representative of specific county or MSA.)

U.S. ECONOMIC INDICATORS
Q2 2021

Source: BEA, Census Bureau

ECONOMIC OVERVIEW: Economic Conditions Improve as Vaccination Access Increases

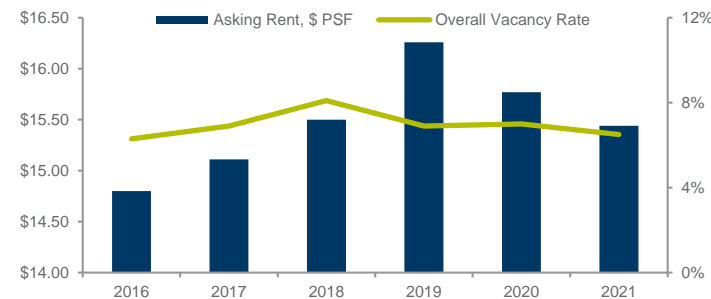
Economic conditions have continued to strengthen as the United States emerges from COVID-19 pandemic. The June jobs report showed that U.S. nonfarm payrolls increased by 850,000, which was significantly larger than the job gains seen in the previous two months. Leisure and hospitality employment led in job gains, with 343,000 new hires in June as COVID-19 restrictions continued to be relaxed across the country. However, employment in leisure and hospitality is still down 12.9% from pre-pandemic levels, demonstrating that the labor market has not completely recovered yet. Other sectors that saw large job gains include public and private education, professional and business services, and retail trade, highlighting a broad-based economic recovery. The unemployment rate changed little in June and stands at 5.9%. While the unemployment rate has declined considerably since its recent high in April 2020, it still sits higher than its pre-pandemic reading of 3.5%. At 61.6%, the labor force participation rate has remained relatively stagnant since June 2020. The labor force participation rate is still down 1.7% from pre-pandemic levels. Vaccination eligibility has expanded greatly over the past several months, with everyone 12 years of age and older authorized to receive the vaccination. More than 158 million people are fully vaccinated in the United States, representing 47.8% of the total population. In addition, 55.3% of the population have received at least one dose.

TRENDS

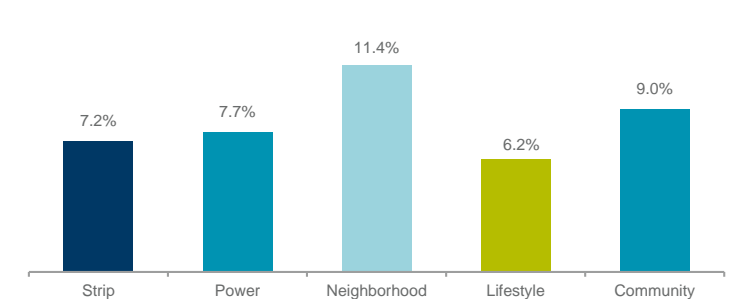
As vaccination access continued to expand in the second quarter of 2021, consumers were optimistic and returning to retail establishments and the workplace, which led to increases in consumer spending and retail sales. The increase in retail sales reduced store closings in the first half of 2021, with the pace of store closings significantly lower than the record levels seen in 2020. As consumers opted for more in-person retail experiences, e-commerce saw its share of core retail sales dip from 2020 levels. However, the pandemic has forever changed the retail landscape and e-commerce sales will continue to proliferate as consumers discovered the convenience of omnichannel retail.

The resurgence of retail sales was also reflected in the demand for retail space in the United States, with shopping center space experiencing positive net absorption for the first time in five quarters. National new leasing volume also rebounded from the muted levels seen at the height of the pandemic in mid-2020 but is still lower than the leasing activity seen pre-pandemic. While retailers are likely proceeding with caution in a still uncertain pandemic landscape, expect retailers to begin restarting the growth plans they had pre-pandemic, which should result in higher demand for retail space.

RENT / VACANCY RATE



AVAILABILITY BY PRODUCT TYPE





MARKET STATISTICS

TRADE AREAS	INVENTORY (SF)*	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (NNN)**
Avon	2,492,543	3,410	52,126	2.2%	2,700	3,543	0	\$14.81
Beech Grove	596,453	5,400	24,870	5.1%	(4,235)	(6,485)	0	\$13.62
Broad Ripple/Glendale	1,243,016	0	97,275	7.8%	(8,557)	(48,343)	0	\$24.85
Brownsburg	929,757	0	30,977	3.3%	(3,800)	(19,122)	0	\$23.01
Carmel	2,873,672	0	170,604	5.9%	28,257	34,613	0	\$17.09
Castleton	3,204,137	60,000	148,102	6.5%	(27,304)	5,604	0	\$18.13
Downtown Indianapolis***	775,702	50,000	46,234	12.4%	67,181	17,181	0	\$20.30
Fishers	2,157,087	3,868	95,437	4.6%	23,646	24,746	0	\$15.04
Greenwood	4,328,657	46,536	204,522	5.8%	72,250	65,791	0	\$15.62
Irvington	742,427	0	64,138	8.6%	3,600	6,600	0	\$10.70
Keystone	2,058,603	1,200	169,223	8.3%	35,585	23,295	0	\$16.72
Lafayette Square	5,306,766	0	494,239	9.3%	40,052	59,108	0	\$9.16
Michigan Road/Zionsville	3,660,382	5,333	166,556	4.7%	19,324	26,246	0	\$14.89
Midtown	405,714	0	600	0.1%	1,600	3,600	0	\$7.92
Mooresville	464,458	0	10,755	2.3%	9,312	3,377	0	\$13.00
Near East/Fountain Square	283,898	0	35,628	12.5%	1,200	200	0	\$18.67
Near Southwest/Airport	529,807	2,100	65,672	12.8%	(9,660)	(13,660)	0	\$8.23
Noblesville	3,098,443	0	75,179	2.4%	(600)	189	0	\$22.98
Nora	331,923	0	9,975	3.0%	(487)	(487)	0	\$21.00
Pendleton Pike/Lawrence	2,701,215	2,165	181,045	6.8%	1,684	15,811	7,200	\$13.35
Plainfield	1,253,749	0	71,085	5.7%	114	(7,208)	0	\$15.67
Southport/Edgewood	3,755,006	0	257,808	6.9%	10,467	(15,521)	0	\$14.76
Washington Square	2,604,022	0	375,660	14.4%	33,685	4,253	0	\$11.89
Westfield	372,272	0	8,228	2.2%	0	(2,628)	0	\$17.67
Whitestown	436,211	0	1,543	0.4%	0	3,418	0	\$26.00
TRADE AREA TOTALS	46,605,920	180,012	2,857,481	6.5%	296,501	184,121	7,200	\$15.44

*Inventory includes Community Center, Lifestyle Center, Neighborhood Center, Power Center and Strip Center retail property subtypes.

**Source: CoStar and Cushman & Wakefield Research. Rental rates reflect triple net asking rents \$psf per year.

*** Downtown Indianapolis Submarket inclusive of Circle Center Mall

KEY LEASE TRANSACTIONS Q2 2021

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
2240-2326 E 53rd Street- Keystone Plaza	Broad Ripple	Ollie's	31,538	New Lease
2240-2326 E 53rd Street- Keystone Plaza	Broad Ripple	NAPA	10,057	New Lease
9779-9841 E US Highway 36- Gables of Avon	Avon	Plato's Closet	6,500	New Lease

KEY SALES TRANSACTIONS Q2 2021

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
6220 Guilford Ave.- Former Kroger	Broad Ripple	Kroger Inc/Gershman Partners	16,650	\$3,100,000/\$186.17
3787 N Meridian Street- North Meridian Shops	Midtown	J&R Enterprises/BA Properties I LLC	17,100	\$2,900,000/\$169.59

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