

Retail Retains Status as the Least Vacant Property Sector as Strong Fundamentals and Consumer Resiliency Help Brace Against Potential Headwinds

Greater foot traffic and easing inflation lift outlook. The retail sector was the only major commercial real estate property type to note vacancy compression over the yearlong period ending in March. Consumer resiliency is fueling steadfast tenant demand for space. Core retail sales rose 2.9 percent in the first five months of 2024 when compared to the same period of 2023. Over that span, restaurants, supermarkets, discount stores and fitness centers all noted 5 to 9 percent year-over-year gains in foot traffic. A strong labor market — 1.24 million jobs added over the first five months of 2024 — has aided households' buying power, fueling the increases in spending and patronage. Should these trends continue, and inflationary pressures ease further from May's three-year low annual core CPI rate, demand for space will be strong amid a period of limited construction.

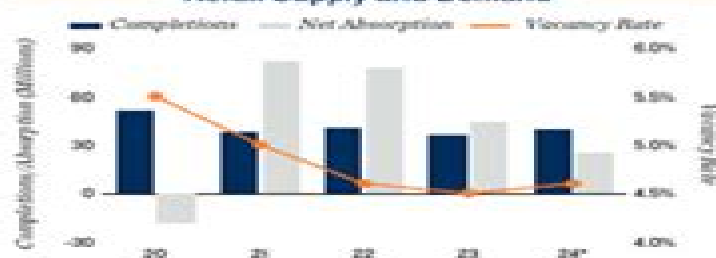
Widespread demand evident. Among property types, multi-tenant vacancy was at a record low in March, with single-tenant vacancy just 10 basis points above its all-time bottom. Tight conditions are also prevalent across geographies, with broadly low vacancies nationwide. Among the 50 major retail markets, 34 ended March with a single-tenant vacancy rate at least 100-basis points below their long-term mean. Across these same markets, 27 exhibited sub-5 percent multi-tenant vacancy, a longer list than from the same period five years ago. With vacancy limited, construction is warranted; however, 30 major markets will record stock growth of less than 0.5 percent in 2024. As such, property owners in search of tenants are in a favorable position.

Potential bulk disposition would impact group of property owners.

In early June, Dollar Tree announced it is considering a sale or spin-off of its discount-focused Family Dollar chain, which includes 7,300 stores. While no timeline was given, the execution of these strategies would create several scenarios for property owners with stores slated for disposition. Owners with stores pinned for sale could see the credit quality of their tenant improve. Shopping center and net-lease owners with stores slated for spin-off, meanwhile, would see their circumstances adjust nominally, unless stores were closed by the newly formed company. If listed for sale, Family Dollar locations could be acquired by several different parties in bulk — similar to Dollar Tree and Otis's Bargain Outlet acquiring the rights for clusters of 99 Cents Only Stores in May.

A significant volume of capital awaits deployment. Tight vacancy, record asking rents and resilient consumer spending should continue to draw investors to retail listings. Contrasting some other commercial real estate segments, the availability of higher yielding assets and steady property valuations — with average retail pricing adjusting nominally over the past 12 months ending in March — should also broaden the buyer pool. Investors with an appetite for low-7 to 8 percent cap rates may pursue grocery-anchored properties and power centers. More hands-on buyers can obtain higher yields for unanchored centers, while buyers seeking less management-intensive assets that provide long-term stable income focus on net-leased assets.

Retail Supply and Demand



Sales Historically High, but Growth Slowing



Federation National Report Retail

Lei Huang



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Federation National Report Retail Book Review: Unveiling the Magic of Language

In an electronic digital era where connections and knowledge reign supreme, the enchanting power of language has become more apparent than ever. Its capability to stir emotions, provoke thought, and instigate transformation is actually remarkable. This extraordinary book, aptly titled "**Federation National Report Retail**," compiled by a very acclaimed author, immerses readers in a captivating exploration of the significance of language and its profound effect on our existence. Throughout this critique, we shall delve to the book is central themes, evaluate its unique writing style, and assess its overall influence on its readership.

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