

NATIONAL NET LEASE REPORT

DECEMBER 2024 - NATIONWIDE

DECEMBER ACTIVITY:

	2024	2023	% CHANGE	# CHANGE
PROPERTIES TAKEN TO MARKET IN DECEMBER	411	425	-3.29%	-14
TOTAL VALUE	\$1.2 BILLION	\$1.1 BILLION	+5.39%	+\$63 MILLION
AVG. LIST PRICE	\$3,059,634	\$2,867,847	+6.69%	+\$191,787
AVG. LIST CAP	6.37%	6.31%	+0.95%	+6 BPS

DECEMBER NOTES:

December had **ONLY 6** double digit retail brands come to market, making December the **lowest number of double-digit retailers to market all year.**

December saw **93 DEALS** that were built in 2024/25 with an average CAP rate of 5.81%, that's a **56bps premium on new builds** over the December average CAP rate.

The Federal Reserve met on December 17th and cut rates by **25 BPS** however the Fed has signaled **they only plan to cut rates twice in 2025** for a potential total of 50bps in cuts.

In the 98 years since the S&P 500 was established, 2024 was the **24TH best year since its inception** with a remarkable 23.94% return.

Q4 2024 saw **1,673** deals come to market, making this the **worst 4th Quarter for deal flow** since we began tracking 2021.

TOP 5 DECEMBER TENANTS:



DOLLAR GENERAL

39

NEWLISTINGS



STARBUCKS

17

NEWLISTINGS



CVS

13

NEWLISTINGS



WALGREENS

13

NEWLISTINGS



BURGER KING

11

NEWLISTINGS