

# NATIONAL NET LEASE MONTHLY REPORT

APRIL 2026 | NATIONWIDE

## 01. APRIL 2026 - ACTIVITY

	2026	2025	% CHANGE	DIFFERENCE
PROPERTIES TAKEN TO MARKET IN APRIL	706	810	-12.84%	-104
TOTAL LIST VALUE	\$2.2 Billion	\$2.5 Billion	-10.29%	(\$253,966,147)
AVERAGE LIST PRICE	\$3,180,975	\$3,084,906	3.11%	\$96,069
AVERAGE LIST CAP	6.30%	6.32%	-0.32%	-2 BPs

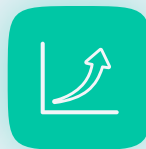
## 02. APRIL 2026 - NOTES



We saw 706 properties come to market in April 2026, the **3rd slowest April** by listings we have seen in the last 6 years.



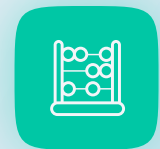
The average for sale price for properties listed in April 2026 **was the lowest we've seen** it since April 2025.



7 Brew saw **19 properties come to market** in April 2026, the most we have ever seen in the last 3 years.



April 2026 is the first time since February 2025 we have seen a **negative Year-over-Year** drop in properties to market.



Properties with less than 5 years of term on the lease in April, had an average CAP rate of 7.20%, a **90 bps discount** over the average CAP rate for April.

## 03. APRIL 2026 - TOP TENANTS



Dollar General  
58 LISTINGS



Walgreens  
30 LISTINGS



7 Brew  
19 LISTINGS



CVS  
18 LISTINGS



Taco Bell  
18 LISTINGS