

FROM STNL.COM:

NATIONAL NET LEASE REPORT

JULY 2025 - NATIONWIDE

JULY ACTIVITY:

	2025	2024	% CHANGE	# CHANGE
PROPERTIES TAKEN TO MARKET IN JULY	923	676	36.54%	247
TOTAL VALUE	\$2.9 BILLION	\$1.9 BILLION	53.53%	\$1 BILLION
AVG. LIST PRICE	\$3,269,092	\$2,926,975	11.69%	\$342,116
AVG. LIST CAP	6.33%	6.31%	0.32%	2 BPs

JULY NOTES:

More than **39%** of the properties that came to market in July were built in the **last 5 years**.

We saw not only the **busiest July** historically since we've begun tracking, but also the **best YoY increase so far this year** with a 36% increase.

July 2025 marks the **busiest month in 2025** with **923** properties coming to market.

It has been **33 months** since we have seen more than **900** properties come to market in a single month.

Cracker Barrel saw **16** properties come to market in July, this is **4x** the amount of listings that Cracker Barrel saw in all of 2024.

TOP 5 JULY TENANTS:



DOLLAR
GENERAL
92
NEWLISTINGS



WALGREENS
33
NEWLISTINGS



STARBUCKS
31
NEWLISTINGS



FAMILY
DOLLAR
21
NEWLISTINGS



ADVANCE
AUTO PARTS
17
NEWLISTINGS