

NATIONAL NET LEASE REPORT

NOVEMBER 2025 - NATIONWIDE

NOVEMBER ACTIVITY:

	2025	2024	% CHANGE	# CHANGE
PROPERTIES TAKEN TO MARKET IN NOVEMBER	672	567	18.52%	105
TOTAL VALUE	\$2.1 BILLION	\$1.7 BILLION	22.78%	\$402 MILLION
AVG. LIST PRICE	\$3,279,284	\$3,209,000	2.19%	\$70,284
AVG. LIST CAP	6.11%	6.25%	-2.24%	-14 BPS

NOVEMBER NOTES:

Nearly 20% of the Top

50

Tenants from November 2025 are eligible for bonus depreciation.

6 CAP Market Share for the month of November made up

37%

of properties to market, the highest we have ever seen it this year so far.

Almost

30%

of the properties that came to market in November are located in TX & FL.

In November, nearly

37%

of the properties in the Top 10 States were located in the Southeast USA.

Market Share for 7 CAPs made up only

11%

of the overall November market, the lowest point we've seen it all year.

TOP 5 NOVEMBER TENANTS:

DOLLAR
GENERAL**40**

NEWLISTINGS



7-ELEVEN

22

NEWLISTINGS

TAKE 5 OIL
CHANGE**21**

NEWLISTINGS



STARBUCKS

18

NEWLISTINGS



WALGREENS

18

NEWLISTINGS