



5. E-commerce & Logistics

Commercial Impact

- Store closures serious but significant openings too -- not reported as robustly
- Poorly-located retail creates re-use opportunities
- Well-located mall tenant mix provides more services, food, entertainment
- Warehouse/last mile logistics growth
- Growth in port markets, particularly South and Southeast

Residential Impact

- Consumers benefit from increased convenience, price-- from anywhere
- New transit-oriented Edge Cities feature retail streets, live-work-play markets see strongest demand
- More Americans eating out, driving neighborhood restaurants
- More warehouses, workforce housing
- Increased labor demand yields
- increased housing demand