

Going Shopping | Retail News Roundup for November 2026

Nov 18, 2026

Categories:

Publications
Triple Net

Authors:

Ian M. Eastwick
Emma H. Mulvaney

***Going Shopping* is a monthly digest of key developments in the world of retail and shopping center finance, with a focus on market trends, emerging risks, and portfolio strategies. As always, we invite you to visit our Triple Net blog for additional insights and commentary on developments affecting the retail leasing market.**

Store Openings Overtake Closures as Expanding Retailers Backfill Bankrupt Chains' Space

GlobeSt reports that retailers have announced more than 5,800 store openings in 2026, compared with approximately 4,000 closures, reversing the prior year's pattern. Discount, off-price, grocery, fitness, and entertainment tenants are absorbing space vacated during the 2024–2025 bankruptcy cycle, often at higher rents, while national retail vacancy has fallen to 4.3%. **Key takeaway:** The rapid backfilling of closed and rejected-store locations shows that retailer distress is increasingly reallocating space to expanding categories rather than creating lasting vacancy, strengthening landlords' leverage over rents and concessions for well-located second-generation space.

Net-Lease Inventory Rises as Properties Take Longer to Sell

B+E found that the number of active net-lease properties listed for sale increased 4.3% quarter over quarter, reaching 4,921, while average time on market rose from 12 months to 13.4 months. Average cap rates ranged from 5.62% for convenience stores and 5.72% for quick-service restaurants to 7.49% for dollar and discount stores and 7.53% for pharmacies. **Key takeaway:** Longer marketing periods and wider pricing differences among retail sectors show that investors are becoming more selective, placing greater weight on tenant credit, remaining lease term, guaranty strength, rent

2026 FBT Gibbons LLP. All rights reserved. ADVERTISING MATERIAL.

escalations, and other lease provisions that affect long-term asset value.

Children's Apparel Bankruptcy Could Release Hundreds of Mall and Shopping-Center Locations

Fast Company reports that The Children's Place entered Chapter 11 with approximately 514 stores and is pursuing a court-supervised sale while evaluating store closures. The filing follows an 18.9% year-over-year decline in second-quarter revenue and could return a significant number of mall and shopping-center locations to the leasing market. **Key takeaway:** A substantial round of lease rejections could create near-term co-tenancy pressure while providing desirable second-generation space for expanding retailers, making guaranties, letters of credit, security deposits, recapture rights, and the effect of vacancies on other tenants' leases particularly important.

Pickleball's Rapid Retail Expansion Is Encountering a Sustainability Test

Bisnow examines how pickleball clubs that absorbed large former retail boxes are facing financial pressure after expanding aggressively. Although participation continues to grow, market saturation, substantial lease obligations, and slowing court development are testing whether these concepts can consistently support the occupancy costs and operational demands associated with large-format retail space. **Key takeaway:** The emerging pullback illustrates both the potential and the risk of using experiential concepts to backfill large retail spaces, particularly where landlords commit substantial improvement dollars without sufficient guaranties or recapture protections.

Holiday Shoppers Favor Physical Stores While Using AI to Find Value

ICSC found that 88% of U.S. adults expect to shop or spend during the five-day Thanksgiving-through-Cyber-Monday period,

2026 FBT Gibbons LLP. All rights reserved. ADVERTISING MATERIAL.

representing approximately 237 million consumers and $124 billion in projected spending. In-store shopping intentions reached their highest level since 2019, while consumers are increasingly using artificial intelligence tools to research products, compare prices, and identify deals before deciding where and how to spend. **Key takeaway:** AI-assisted product research is reinforcing consumers' focus on price and convenience without displacing physical stores, increasing the importance of a coordinated online and in-store strategy and clear lease treatment of online sales, in-store pickup, returns, and percentage-rent reporting.

Triple Net Blog

Whether you're a developer, landlord, tenant, or investor, Triple Net is your go-to resource for keeping pace with issues impacting triple net properties, while getting insight into the latest strategies to help you manage legal risks and optimize deal flow and outcomes.

Visit blog

© 2026 FBT Gibbons LLP. May be considered attorney advertising in some jurisdictions.

2026 FBT Gibbons LLP. All rights reserved. ADVERTISING MATERIAL.

FBT Gibbons