



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
5827 Campbellton Rd SW	West Metro Retail	48,394	Publix
3993 Lavista Rd	Dekalb Retail	35,000	Confidential
2115-2135 Fairburn Rd	West Metro Retail	20,000	Confidential

### SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
Auburn Ave @ Irwin St NE Central Atlanta Retail	\$19,000,000 Investment	\$625.62 -	30,370 Class A	Asana Partners Thrive Homes, LLC
1745 Highway 138 South Metropolitan Retail	\$15,702,350 Sale/Lseback	\$158.66 -	98,968 Class B	Skyline Pacific Properties The Kroger Co
670 N. Main St Georgia 400 Retail	\$12,900,000 Investment	\$121.14 -	106,485 Class A	Orkin & Associates LLC Nightingale Properties

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
905 Memorial Dr SE	Atlanta	45,800	Fuqua Development
6215 Town Square	Alpharetta	38,148	RocaPoint Partners
5180 Town Center Blvd	Peachtree Corners	35,367	Fuqua Development

### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
3462 Peachtree Rd NE	Atlanta	90,000	Q2 2021
1155 Peachtree St NE	Atlanta	88,575	Q2 2020
725 Ponce de Leon Ave NE	Atlanta	60,000	Q4 2019


### TOTAL RETAIL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.70%	\$15.03	417,526	368,462,552	2,012,289
Q1 2019	4.70%	\$14.44	355,371	368,276,483	1,616,009
Q4 2018	4.80%	\$14.01	899,996	367,897,471	1,737,002
Q3 2018	4.90%	\$14.28	930,560	367,529,799	1,816,896
Q2 2018	5.10%	\$14.39	653,134	367,225,843	1,961,558

 **417,526** NET ABSORPTION SF

 **4.7%** VACANCY  
17,199,375 SF

 **\$15.03** AVG. ASKING RATE PSF GROSS

 **167,456** DELIVERIES  
20 Buildings

 **2,012,289** UNDER CONSTRUCTION  
128 Buildings

**KATE HUNT**, Research Director

The Atlanta retail market ended mid-year 2019 with a low vacancy rate of 4.7% and development activity picked up, especially in the urban submarkets. Currently the top three developments are all over 50,000 SF. Life Time Athletic will anchor the redevelopment of Phipps Plaza in Buckhead, bringing a fresh look to long-time luxury retailers who call Phipps Plaza home. As 2019 progresses we will continue to see the redevelopment of older malls and retail centers involving apartments, outdoor plazas and innovative experiences for shoppers.