



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
3020 Chapel Hill Rd	West Metro Retail	45,000	LA Fitness
12160 County Line Rd	South Metro Retail	42,068	Eden Fresh Market
Dawson Forest Rd	Georgia 400 Retail	35,000	Onelife Fitness

### SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
4101 Roswell Rd North Cobb Retail	\$54,850,000 Investment	\$239.96 5.75%	228,584 Class B	RREEF Property Trust Deutsche Bank AG
1555 Church St Dekalb Retail	\$22,077,928 Investment	\$629.05 -	35,097 Class A	Weingarten Realty Adv. SJ Collins Enterprises
10675 Alpharetta Hwy Georgia 400 Retail	\$13,706,097 Investment	\$127.26 -	107,698 Class B	The Malon D Mimms Co Butler Development

### LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
141 Railroad St	North Cobb Retail	96,756	Penn Hodge Prop.
3720 Buford Dr	Gwinnett Retail	62,493	SH Flemming LLC
975 Memorial Dr SE	Central Atlanta Retail	48,201	Fuqua Development


### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
3533 Chamblee Tucker Rd	Gwinnett Retail	102,877	Q3 2020
George 400 Hwy @ Dawson Forest	Georgia 400 Retail	97,374	Q4 2019
3462 Peachtree Rd NE	Buckhead retail	90,000	Q3 2021


### TOTAL RETAIL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	4.80%	\$15.15	187,928	367,533,733	1,778,043
Q2 2019	4.80%	\$15.01	513,809	367,123,536	2,227,886
Q1 2019	4.90%	\$14.46	398,980	366,910,318	1,752,441
Q4 2018	4.90%	\$14.03	890,895	366,508,287	1,860,836
Q3 2018	5.10%	\$14.27	761,768	366,115,275	1,856,150

 **187,928** NET ABSORPTION SF

 **4.8%** VACANCY  
17,796,763 SF

 **\$15.15** AVG. ASKING RATE PSF GROSS

 **528,191** DELIVERIES  
46 Buildings

 **1,778,043** UNDER CONSTRUCTION  
102 Buildings

**ALLEN BROWN**, Principal

Overall vacancy remained the same in Q3 to 4.8% with a positive net absorption of 187,928 SF. There were 46 new retail buildings delivered to the market in Q3, adding half a million SF of new inventory to the Atlanta market. As 2019 comes to an end, the Atlanta market will continue to see the redevelopment of older malls and retail centers involving apartments, outdoor plazas and innovative experiences for shoppers.