






432,211 **NET ABSORPTION**
SF


5.0% **VACANCY**
17,799,464 SF


\$17.38 **AVG. ASKING RATE**
PSF GROSS


737,284 **DELIVERIES**
35 Buildings


1,550,331 **UNDER CONSTRUCTION**
86 Buildings

EDWARD HALES, Director

The Atlanta retail market continues to improve, driven by demographic growth and helped by a lack of large-scale supply. Atlanta has seen some of the strongest job growth and household formation in the nation over the past few years, and those demographic trends are expected to continue. Moreover, a light delivery pipeline has kept supply-side pressures muted, allowing retail fundamentals to improve steadily throughout the expansion. With vacancies hovering around the historical low point, rent growth has outperformed the national average by a significant margin in recent quarters.

SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
7330 North Point Pky	Georgia 400 Ret	51,615	Studio Movie Grill
230 Cleveland Ave	South Atlanta Ret	44,800	Unknown
3200-3212 Northlake Pky	Dekalb Ret	42,640	Unknown

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
7087 Highway 85 South Atlanta Ret	\$1,650,000 Investment	\$358.00 6.63%	4,610 Class B	CRH LLC Desai Holdings, LLC
3750-3780 W. County Line West Metropolitan Ret	\$975,000 Investment	\$59.45 9.0%	16,400 Class B	Bamboo Imports, Inc Virtual Properties Realty
10 E. Washington St Coweta County Ret	\$487,000 Investment	\$141.00 -	3,444 Class C	Unknown Peter Hurler

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
141 Railroad St	North Cobb Ret	161,756	Penn Hodge Prop.
Georgia 400 Hwy @ Dawson Forest	Georgia 400 Ret	97,374	Hendon Properties
3720 Buford Dr	Gwinnett Ret	62,493	SH Flemington LLC

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
3533 Chamblee Tucker Rd	Gwinnett Retail	102,877	Q3 2020
2835 Buford Dr	Gwinnett Ret	100,000	Q1 2021
3462 Peachtree Rd NE	Buckhead Ret	90,000	Q3 2020

TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	5.00%	\$17.38	432,211	355,989,283	1,550,331
Q3 2019	5.00%	\$17.36	162,484	355,249,353	1,901,668
Q2 2019	4.90%	\$17.15	552,005	354,829,273	2,344,559
Q1 2019	5.00%	\$16.92	290,229	354,734,746	1,908,708
Q4 2018	5.20%	\$16.69	373,567	354,907,070	1,799,012