



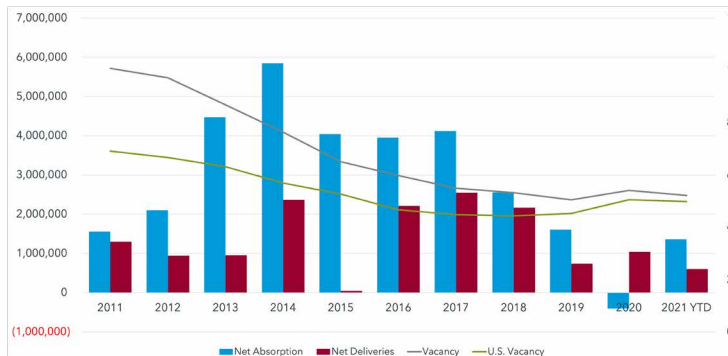
### RETAIL MARKET OVERVIEW

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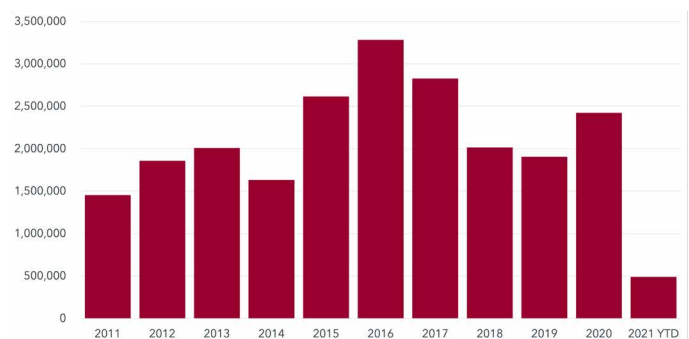
Atlanta Retail market has held up considerably well over the past year considering having to battle the pandemic, with a vacancy rate that has remained relatively unchanged compared to before the pandemic. While leasing activity has slowed and has not bounced back to pre-pandemic numbers, landlords are confident that they will get back to early 2020 levels. After two negative net absorption quarters, retail bounced back into positive absorption numbers and is only expected to keep increasing in the rest of 2021. The outlook on the rest of 2021 and 2022 remains positive for retail as numbers seem to be on the upward climb.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	1,007,087	(183,260)	(403,380)	(456,990)	608,865
▼ Vacancy Rate	5.2%	5.3%	5.4%	5.5%	5.2%
▲ Avg NNN Asking Rate PSF	\$18.47	\$18.23	\$17.93	\$17.73	\$17.66
▼ SF Under Construction	2,035,512	2,257,139	2,326,821	2,437,721	1,721,393
▲ Inventory SF	361,580,737	361,196,935	360,998,232	360,933,088	360,598,587

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2100 Pleasant Hill Road Duluth, GA	563,367 SF	\$23,000,000 \$40.83 PSF	Gwinnett Cnty Planning and Dev. Moonbeam Leasing & Mgmt	Multi-Tenant
4000 Venture Drive Duluth, GA	156,263 SF	\$38,040,000 \$243.44 PSF	SFG STPK LM Duluth TPA Group	Multi-Tenant
3753 Austell Rd SW Austell, GA	145,360 SF	\$8,940,000 \$8.94 PSF	T.L.M. Realty Group Heritage Hills Shopping Center	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1690 Northeast Expy Atlanta, GA	80,000 SF	Habersham Properties	Floor & Décor Outlets-America	Floor Covering
1295 Iris Drive Conyers, GA	58,000 SF	Tri-Land Holdings	Academy Sports	Sporting Goods
8020 Mall Pky Lithonia, GA	50,000 SF	Undisclosed	SeaQuest	Educational Services

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