



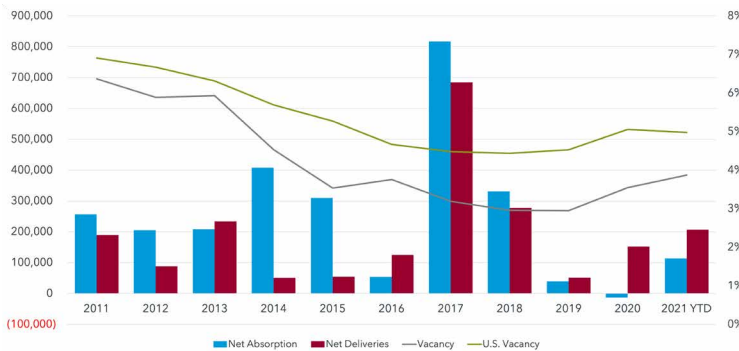
RETAIL MARKET OVERVIEW

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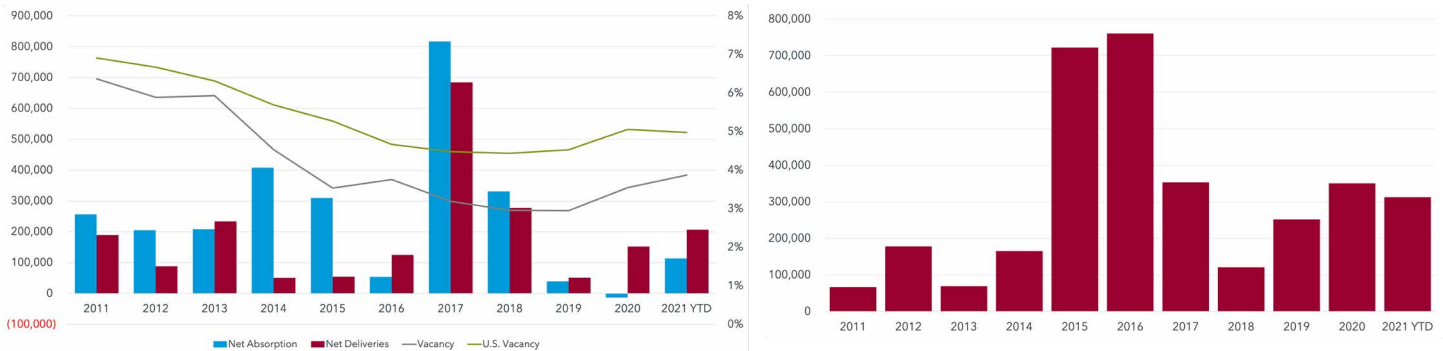
The economy is rebounding post pandemic and people are slowly returning to shopping and dining. The release of this pent-up-demand is sparking a strong consumer spending pattern bolstering demand for retail space. This combined with improving net absorption and rising rental rates soothed landlord concerns. Developers are also encouraged by favorable demographics and the strengthening of rental rates. This has led to breaking ground on several mixed-use developments including Raleigh Iron Works, Seaboard Station, North Hills Innovation District and Eastfield Crossing. The overall outlook for Retail in the Triangle is very optimistic.

| MARKET INDICATORS | Q2 2021 | Q1 2021 | Q4 2020 | Q3 2020 | Q2 2020 |
|----------------------------|------------|------------|------------|------------|------------|
| ▲ 12 Mo. Net Absorption SF | 124,643 | 117,608 | (12,923) | (68,773) | (160,837) |
| ▼ Vacancy Rate | 4.0% | 4.4% | 3.5% | 3.6% | 3.4% |
| ▲ Avg NNN Asking Rate PSF | \$20.06 | \$19.89 | \$19.84 | \$19.75 | \$19.72 |
| ▲ SF Under Construction | 312,664 | 116,251 | 350,585 | 386,512 | 407,615 |
| ▲ Inventory SF | 27,262,080 | 27,252,801 | 27,054,872 | 27,004,545 | 26,963,703 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | TENANCY TYPE |
|--|------------|-----------------------------|---|---------------|
| 100-129 Siler Crossing Siler City, NC | 132,639 SF | \$3,900,000 \$29.37 PSF | M2K LLC BVC Siler, LLC | Multi-Tenant |
| 2005 North Pointe Drive Durham, NC | 15,500 SF | \$2,080,000 \$134.31 PSF | AC North Pointe LLC North Pointe Properties, LLC | Multi-Tenant |
| 101 E Rosemary Street Chapel Hill, NC | 13,140 SF | \$4,800,000 \$365.30 PSF | Rosemary Chapel Hill Apartments Centura Bank | Single-Tenant |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|-----------|-----------------------------|-------------|-----------------|
| 1515 North Pointe Drive Durham, NC | 30,000 SF | Armada Hoffer Properties | Undisclosed | Undisclosed |
| 105 W NC-54 Hwy Durham, NC | 21,501 SF | Ram Realty | Undisclosed | Undisclosed |
| 5402-5412 New Hope Commons Dr Durham, NC | 12,125 SF | Helmuth Properties LLC | Party City | Retailer |

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