



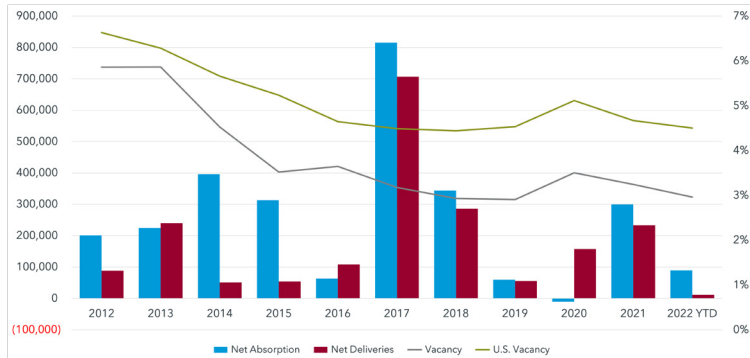
RETAIL MARKET OVERVIEW

CHRISTINA COFFEY, *Vice President*

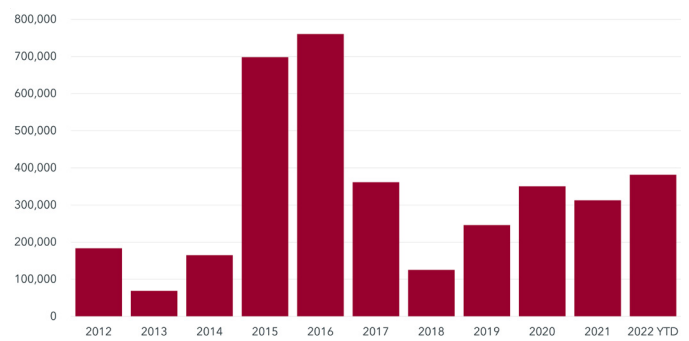
The year started off slowly due to the COVID omicron variant, but by the end of Q1, retail activity was in full swing. Vacancy continues to be high in the downtown corridors of Chapel Hill, Raleigh, and Durham but overall retail vacancy in the Triangle is low at 4%. Notable transactions include Skechers leasing 10,400 SF at Cary Crossroads and Angel Island Fun Park leasing 46,708 SF at Westgate Shopping Center. Other significant news was the announcement of the sale of Crabtree Valley Mall. All eyes will be on that transaction to see what the future holds for the once vibrant mall. The market looks forward to the early Q2 delivery of new construction mixed-use projects of Fenton in Cary, Highline in Downtown Apex, and The Q in Downtown Fuquay.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	424,353	299,909	349,400	125,299	118,144
▼ Vacancy Rate	3.00%	3.25%	3.18%	3.95%	4.38%
▲ Avg NNN Asking Rate PSF	\$21.03	\$20.69	\$20.41	\$20.24	\$20.05
▲ SF Under Construction	381,403	312,868	339,376	322,276	125,863
▲ Inventory SF	27,578,749	27,567,249	27,540,906	27,540,906	27,531,627

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1001 Southpoint Auto Park Blvd Durham, NC	47,935 SF	\$13,500,000 \$281.63 PSF	Beginning Moon LLC Capital Automotive Real Estate Svcs	Single-Tenant
79 Falling Springs Drive Chapel Hill, NC	13,000 SF	\$5,330,000 \$410.25 PSF	M.R. French Inc Veranda BC Investments	Multi-Tenant
58 Chapelton Court Chapel Hill, NC	10,029 SF	\$4,110,000 \$409.81 PSF	M.R. French Inc Veranda BC Investments	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
39 West Street Pittsboro, NC	9,984 SF	Catfish Hagen LLC	Undisclosed	Undisclosed
3220 Guess Road Durham, NC	6,864 SF	AWT Real Holdings LLC	Undisclosed	Undisclosed
105 W NC-54 Hwy - Homestead Mkt Durham, NC	6,731 SF	Ram Realty	My Salon Suite	Salon

