



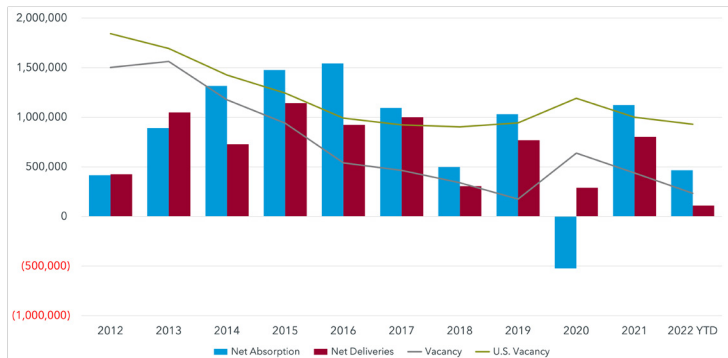
RETAIL MARKET OVERVIEW

CHRISTINA COFFEY, *Vice President*

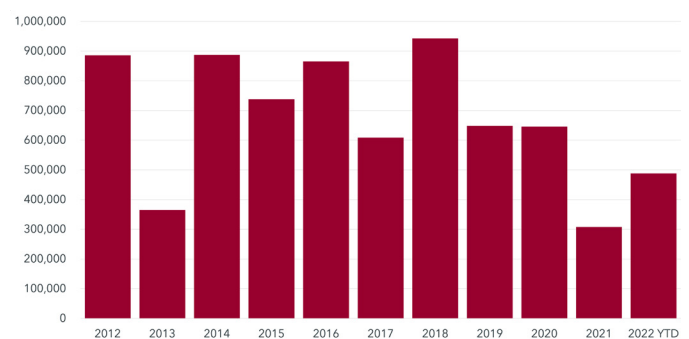
The year started off slowly due to the COVID omicron variant, but by the end of Q1, retail activity was in full swing. Vacancy continues to be high in the downtown corridors of Chapel Hill, Raleigh, and Durham but overall retail vacancy in the Triangle is low at 4%. Notable transactions include Skechers 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	1,424,142	1,123,496	458,640	73,477	(125,201)
▼ Vacancy Rate	2.87%	3.36%	3.60%	3.53%	3.69%
▲ Avg NNN Asking Rate PSF	\$22.78	\$21.96	\$21.69	\$21.64	\$21.26
▲ SF Under Construction	488,290	307,951	607,769	657,392	764,075
▲ Inventory SF	75,459,425	75,349,529	74,980,145	74,824,106	74,625,418

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
5501 Atlantic Springs Road Raleigh, NC	67,473 SF	\$7,920,000 \$117.38 PSF	Dominion Asprings, LLC	Single-Tenant
6701 Glenwood Avenue Raleigh, NC	39,381 SF	\$5,630,000 \$142.84 PSF	Bright Family Properties GE Capital	Multi-Tenant
1275 Haddon Hall Drive Apex, NC	30,263 SF	\$5,610,000 \$185.46 PSF	Prudent-Guard Investments Pacific Equities	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Eastfield Crossing Phase 1 Selma, NC	55,000 SF	Adventure Development	Hobby Lobby	Retailer
Eastfield Crossing Phase 1 Selma, NC	25,090 SF	Adventure Development	Burlington Coat Factory	Retailer
Eastfield Crossing Phase 1 Selma, NC	23,000 SF	Adventure Development	Marshall's	Retailer

