



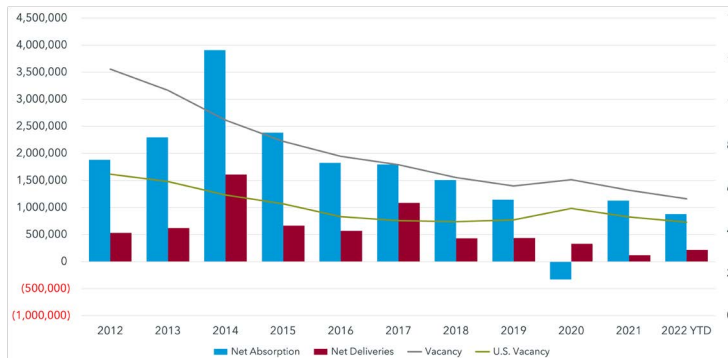
### RETAIL MARKET OVERVIEW

DAN WAGNER, *Chief Data Officer*

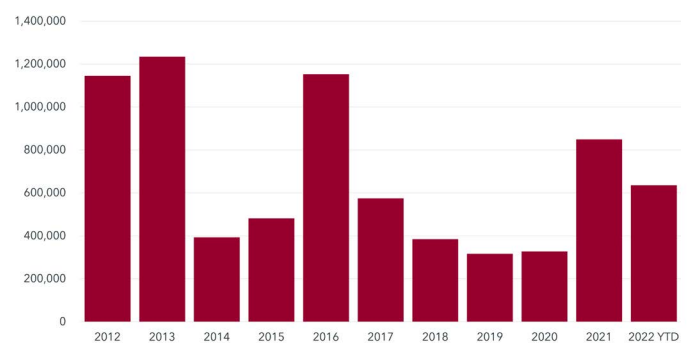
A lack of new supply entering the market, coupled with steady leasing activity has led to a fundamentally healthy retail market in Atlanta. Overall vacancy has dropped by a full percentage point over the last year, standing at 5.5% as of Q2 2022. Rents are slowly ticking up, increasing nearly 7.0% over the last year. The area's fundamentally sound retail sector is attracting increased investor interest, with the rolling 12-month transaction volume doubling since mid-year 2021. While private capital continues to dominate the buyer pool, institutional investors have recently increased their buying activity. Atlanta's growing consumer base provides a strong foundation for new and expanding retailers, though the supply of space is tightening.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	2,177,036	1,572,609	1,125,050	549,841	(471,760)
▼ Vacancy Rate	5.6%	5.8%	5.9%	6.3%	6.6%
▼ Avg NNN Asking Rate PSF	\$17.24	\$17.25	\$16.51	\$16.14	\$14.76
◀▶ SF Under Construction	635,725	635,725	849,017	638,871	554,091
◀▶ Inventory SF	185,134,520	185,134,520	184,921,228	184,825,829	184,825,829

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3535 Peachtree Road Atlanta, GA	420,832 SF	\$73,865,000 \$175.52 PSF	Selig Enterprises Blackstone	Multi-Tenant
916 Loganville Highway Bethlehem, GA	319,563 SF	\$50,000,000 \$156.46 PSF	Black Creek Group Faison & Associates	Multi-Tenant
4505 Ashford Dunwoody Road Atlanta, GA	81,296 SF	\$43,000,000 \$528.93 PSF	EDENS Coro Realty Advisors	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1302 Highway 85 North Fayetteville, GA	66,324 SF	One Liberty Properties	Tesla, Inc.	Electric Vehicles
1072-1111 Highway 34 Newnan, GA	32,922 SF	RPT Realty	Conn's Home Plus	Retail Trade
860 Duluth Highway Lawrenceville, GA	30,000 SF	5 Rivers CRE	One Life Fitness	Fitness & Recreation

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