



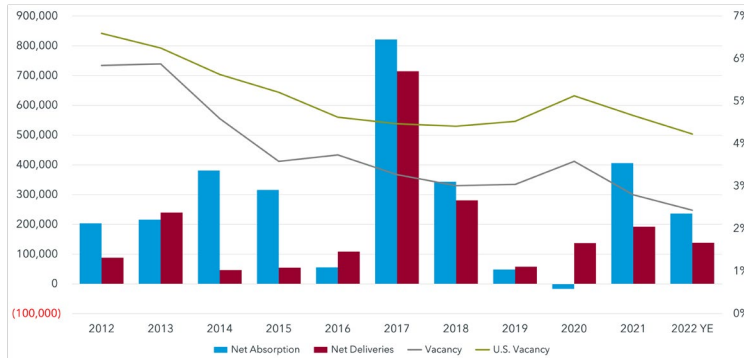
### RETAIL MARKET OVERVIEW

COLE PENNELL, *Broker*

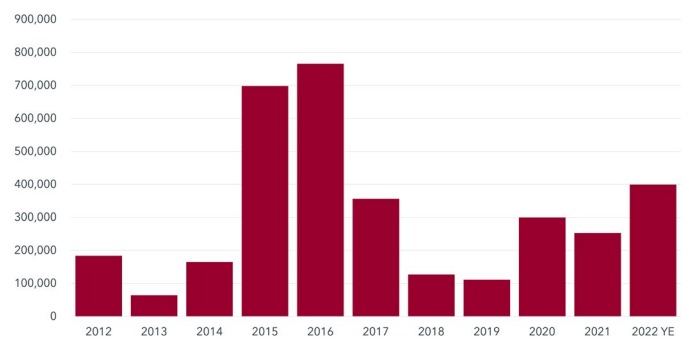
The Durham retail market has shown strong leasing activity, still being fueled by pent-up demand from COVID. Vacancy rates have declined over the last four quarters and ended Q4 at 2.43%. Despite this, it is expected that the market will become more cautious in the coming months as consumers pull back on spending. This could potentially lead to a slowdown in leasing activity, although it's not anticipated to be a significant decrease. Overall, the retail real estate market in Durham remains strong, with low vacancy rates and steady leasing activity. It will be important to closely monitor consumer spending patterns in the coming months to get a better sense of the market's trajectory.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▲ 12 Mo. Net Absorption SF	236,180	212,833	424,275	524,755	406,219
▲ Vacancy Rate	2.43%	2.36%	2.57%	2.56%	2.80%
▲ Avg NNN Asking Rate PSF	\$22.26	\$22.09	\$21.79	\$21.43	\$21.05
▼ SF Under Construction	399,497	450,695	430,953	328,487	252,871
▲ Inventory SF	27,880,855	27,829,657	27,780,198	27,753,446	27,742,379

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
951 Southpoint Auto Park Boulevard Durham, NC	76,922 SF	\$26,050,000 \$338.65 PSF	Hudson Automotive Group Asbury Automotive Group	Single-Tenant
125 Thompson Street Pittsboro, NC	27,200 SF	\$3,580,000 \$131.77 PSF	SVN Real Estate Associates Tim Livingston	Single-Tenant
2612 S Miami Boulevard Durham, NC	11,628 SF	\$2,990,000 \$257.14 PSF	Location Finders International Camp Bow Wow	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5100-5124 N Roxboro Road Durham, NC	9,200 SF	Epic Real Estate Partners	Body Games	Fitness Center
6807 Fayetteville Road Durham, NC	7,158 SF	Inven Trust Properties Corp	J Crew	Family Clothing Stores
300 Morris Street Durham, NC	5,542 SF	Longfellow Real Estate Partners	Flying Bull Beer Company	Brewery

