



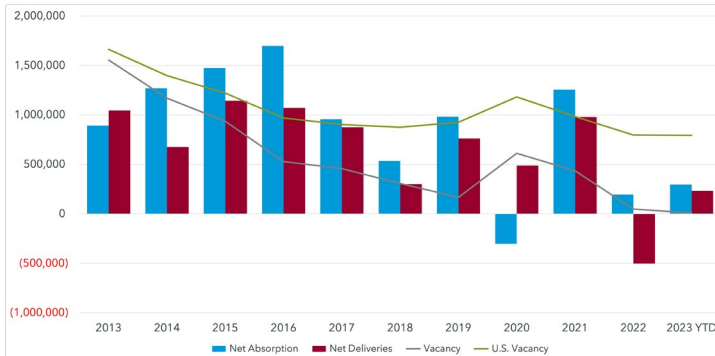
RETAIL MARKET OVERVIEW

CHRISTINA COFFEY, Vice President

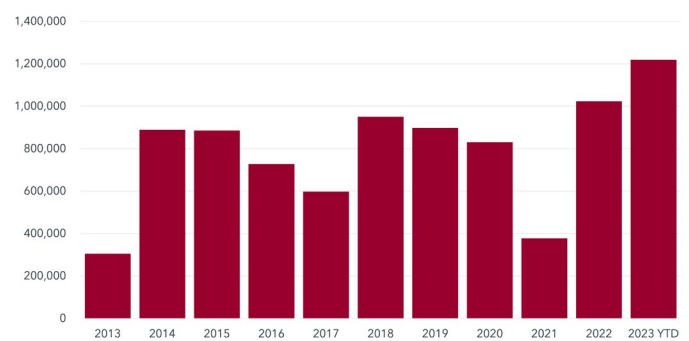
The Triangle retail market continues to remain incredibly strong. Outlook is extremely optimistic as vacancy remains at a record low 2% causing rents to steadily rise. The locations for existing retailer, Bed Bath & Beyond, were quickly taken by retailers Burlington, Michael's, Haverty, Macy's, and Barnes & Noble. Raleigh-Durham ranked #3 in the Best Places to Live in the U.S. by U.S. News & World Report. Notable Tenant openings include Tecovas, Madre Restaurant, East End Bistro, Faherty, Ava Rooftop Bar, Oaklyn Springs Taproom, Jeni's Ice Cream, Midwood Smokehouse, and The Westin Hotel including restaurant, Il Falo. Restoration Hardware closed the quarter opening their first RH Outlet in the Triangle at Parkside Commons close to the future Apple Campus.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	484,561	77,352	195,704	622,179	735,503
▲ Vacancy Rate	2.38%	2.23%	2.45%	2.91%	3.50%
▲ Avg NNN Asking Rate PSF	\$24.76	\$24.28	\$23.88	\$23.66	\$23.44
▼ SF Under Construction	1,218,810	1,304,381	1,023,282	1,011,376	968,319
▲ Inventory SF	75,641,760	75,525,468	75,408,203	75,529,416	76,018,498

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
920-970 High House Road Cary, NC	75,823 SF	\$10,000,000 \$131.87 PSF	Northpond Partners BentallGreenOak	Multi-Tenant
2524 Hillsborough Street Raleigh, NC	22,675 SF	\$4,004,000 \$178.17 PSF	Stockbridge Capital Group LLC Loden Properties	Single-Tenant
3601 Davis Drive Morrisville, NC	14,820 SF	\$6,023,000 \$406.41 PSF	The Morgan Companies Jubilee Management Company LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1060 Parkside Main Street Cary, NC	33,379 SF	Kite Realty Group Trust	Restoration Hardware Outlet	Retailer
2413 Blue Ridge Road Raleigh, NC	31,554 SF	North State Bank	North State Bank	Finance and Insurance
4600-4700 Capital Boulevard Raleigh, NC	26,377 SF	Rivercrest Realty Investors	Best Remodeling Home	Retailer

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