



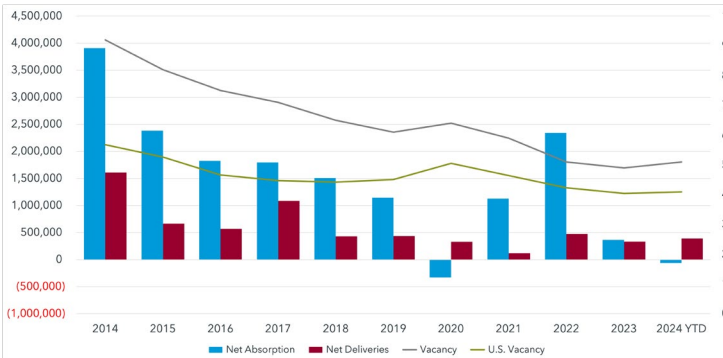
RETAIL MARKET OVERVIEW

KATE HUNT, Senior Research Analyst

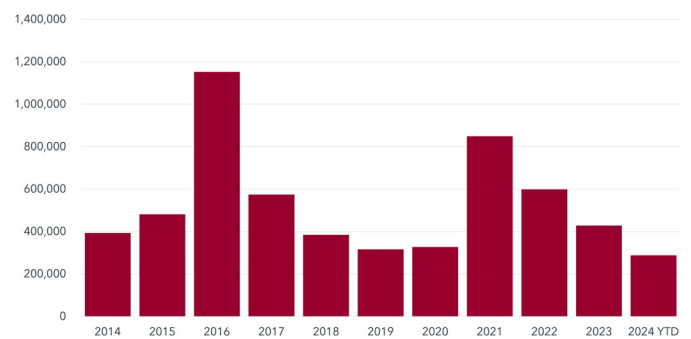
Favorable demographic trends and strong demand, coupled with a lack of large-scale speculative supply, have created Atlanta's tightest retail market on record, with a steady vacancy rate of 5.1%. Average asking rents have increased quarter over quarter, surpassing national rent growth. Although flattening consumer spending and store closures will have some impact, overall retail fundamentals in Atlanta have significantly improved since the onset of the pandemic.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	389,612	512,822	365,575	1,639,294	1,989,472
▲ Vacancy Rate	5.1%	5.0%	4.9%	5.0%	5.1%
▲ Avg NNN Asking Rate PSF	\$18.47	\$18.17	\$18.38	\$18.57	\$17.90
▲ SF Under Construction	288,392	230,631	428,237	577,642	727,125
▼ Inventory SF	186,275,636	186,480,443	185,881,047	185,893,809	208,461,554

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4920 Roswell Road NE* Atlanta, GA	127,952 SF	\$35,669,631 \$278.77 PSF	Jamestown LP EDENS	Multi-Tenant
2275 Marietta Boulevard NW* Atlanta, GA	49,600 SF	\$19,946,537 \$402.15 PSF	InvenTrust Properties Corp. EDENS	Multi-Tenant
5475-5485 Bethelview Road* Cumming, GA	71,648 SF	\$19,490,900 \$272.04 PSF	Publix Super Markets, Inc. ShopCore Properties	Multi-Tenant

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4839-4925 Jonesboro Road Forest Park, GA	60,000 SF	Omega Home Care Services	Yes Foods	Accommodation and Food Services
1820 Conyers Station Road NE Conyers, GA	45,000 SF	Blanchard Real Estate	Boxville Self Storage	Retailer
130 Peachtree E. Shopping Court Peachtree City, GA	36,000 SF	Publix Super Markets Inc.	B. Turner's Clothing Co.	Retailer

