



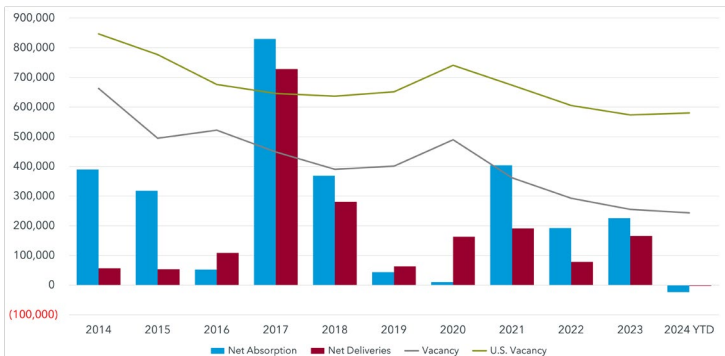
RETAIL MARKET OVERVIEW

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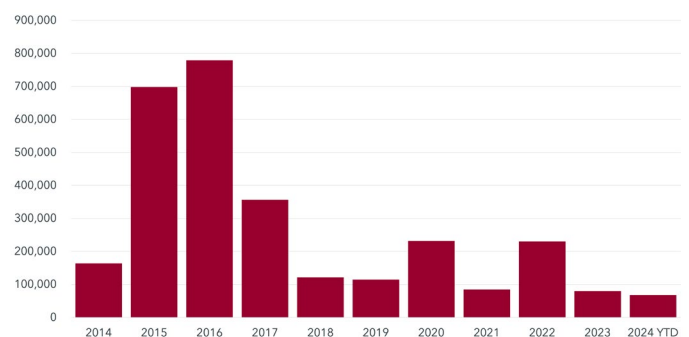
Durham's retail market remains strong in Q3 2024, with net absorption reaching 50,821 SF, down from 221,496 SF in Q2. The vacancy rate edged up slightly to 2.06% from 1.90%, reflecting limited new supply. Average NNN asking rates increased to \$25.06 per SF, up from \$24.57 in the previous quarter. High demand continues to drive competition for available retail spaces, particularly in high-traffic areas. With just 68,000 SF of retail space under construction and most of it pre-leased, supply constraints are expected to persist. The retail market's fundamentals are solid, with steady rent growth likely to continue in the near term.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	50,821	221,496	220,511	225,516	179,327
▲ Vacancy Rate	2.06%	1.90%	2.00%	2.10%	2.30%
▲ Avg NNN Asking Rate PSF	\$25.06	\$24.57	\$23.81	\$23.65	\$23.39
▼ Sale Price PSF	\$250.00	\$332.00	\$268.00	\$378.00	\$208.00
▼ Cap Rate	8.21%	8.22%	8.25%	8.26%	8.28%
▼ Under Construction SF	67,770	102,612	92,634	79,843	79,843
▼ Inventory SF	30,867,546	31,470,622	28,278,420	28,271,411	28,271,411

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1701 E. 11th Street Siler City, NC	23,445 SF	\$4,100,000 \$174.88 PSF	Boyd Chevrolet Ford	Single-Tenant
1301 Riddle Road Durham, NC	7,588 SF	\$2,200,000 \$289.93 PSF	A New Beginning Primary Colors Child Care	Single-Tenant
504-506 W. Franklin Street Chapel Hill, NC	5,306 SF	\$1,700,000 \$320.39 PSF	Baljeet and Randhir Singh Lane Davis	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
180 Sanford Road Pittsboro, NC	6,234 SF	Hello World LLC	Chuy's Auto Repair	Auto Repair/ Maintenance
5402 Mc-55 Highway Durham, NC	3,984 SF	Granite Canyon Partners	Speedee Oil Change & Auto Service	Auto Repair/ Maintenance
2100 S. Miami Boulevard Durham, NC	3,000 SF	Wiluso LLC	Alpaca	Restaurant

