



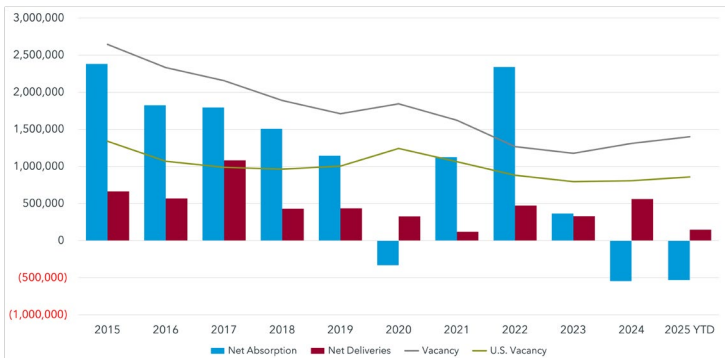
RETAIL MARKET OVERVIEW

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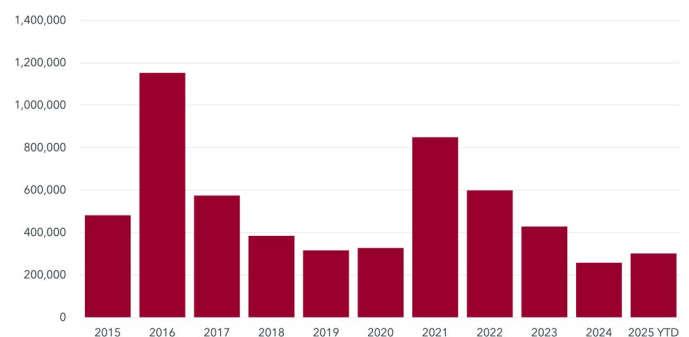
Atlanta's retail market has experienced fluctuating trends over recent quarters, with a negative 12-month net absorption of -1,092,871 SF in Q1 2025, following a steady vacancy rate around 5%. Despite the decline in absorption, the market remains resilient, with an increase in the average asking rate to \$24.31 PSF. Wayfair has announced its second large-format retail store in Atlanta, set to open in 2026. This 150,000-square-foot space will offer an immersive shopping experience with furniture, home decor, appliances, and more, catering to various styles and budgets and will bridge online and in-store shopping, allowing customers to take home purchases immediately or receive quick delivery.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▼ 12 Mo. Net Absorption SF	(1,092,871)	(545,578)	(328,976)	389,612	512,822
▲ Vacancy Rate	5.4%	5.2%	5.3%	5.1%	5.0%
▲ Avg NNN Asking Rate PSF	\$24.31	\$19.84	\$18.20	\$18.47	\$18.17
▼ Sale Price PSF	\$177	\$179	\$177	\$175	\$172
▼ Cap Rate	7.20%	7.32%	6.96%	7.36%	6.69%
▲ Under Construction SF	301,885	257,837	366,692	288,392	230,631
▲ Inventory SF	200,721,373	200,427,882	189,218,695	186,275,636	186,480,443

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
370 Newnan Crossing Byp* Newnan, GA	173,068 SF	\$17,331,136 \$100.14 PSF	CTO Realty Growth, Inc. Apollo Global Management	Multi-Tenant
354 Newnan Crossing Byp* Newnan, GA	90,461 SF	\$11,473,496 \$126.83 PSF	CTO Realty Growth, Inc. Apollo Global Management	Multi-Tenant
2480-2510 Mount Vernon Road Dunwoody, GA	74,349 SF	\$13,466,869 \$181.13 PSF	RW Development LLC Branch Properties LLC	Multi-Tenant

*Part of Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1801 Howell Mill Road Atlanta, GA	150,000 SF	JLL Income Property Trust	Wayfair	E-Commerce
102-180 Market Square Cartersville, GA	52,571 SF	Mimms Enterprises	Hobby Lobby	Hobby, Toy, and Game Shop
31 E. Highway 138 Stockbridge, GA	28,780 SF	Saglo Companies	Burlington	Textile

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