



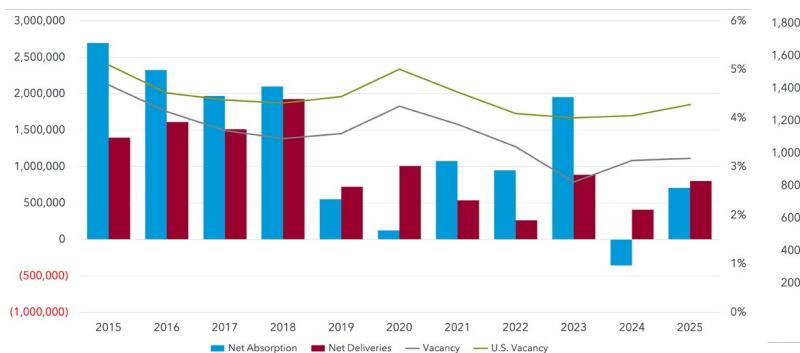
RETAIL MARKET OVERVIEW

GREG PIERATT, President

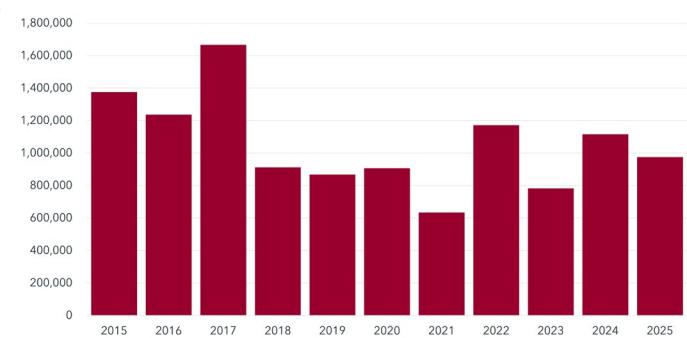
The Charlotte Q4 2025 retail market continues to demonstrate stability, supported by steady tenant demand and limited new supply. Twelve-month net absorption remained positive, while vacancy held relatively flat, reflecting balanced market conditions. Average NNN asking rates increased modestly quarter-over-quarter, driven by sustained demand for well-located retail centers. Construction activity remains subdued, helping preserve tight fundamentals across the sector. Sales volume softened slightly, and cap rates rose, indicating a more selective investment environment amid higher financing costs. Overall, the retail market remains healthy, underpinned by strong consumer traffic and restrained development.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	707,815	95,805	(354,453)	(430,053)	(357,968)
▼ Vacancy Rate	3.2%	3.3%	3.2%	3.3%	3.1%
▲ Avg NNN Asking Rate PSF	\$26.91	\$26.15	\$25.50	\$25.17	\$24.91
▲ Sale Price PSF	\$246.00	\$239.00	\$234.00	\$232.00	\$229.00
▼ Cap Rate	6.9%	7.0%	7.0%	7.0%	7.1%
▲ Under Construction SF	974,877	898,107	1,026,500	894,546	1,115,390
▲ Inventory SF	152,521,197	152,388,965	152,046,534	151,990,760	151,718,181

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3001 S, Cannon Boulevard* Kannapolis, NC	219,000 SF	\$13,600,000 \$58.10 PSF	Infinite Equity Capital Benbrooke Realty Investments Co.	Multi-Tenant
8054-8074 Concord Mills Boulevard* Concord, NC	143,643 SF	\$25,834,794 \$179.85 PSF	Undisclosed Kite Realty Group Trust	Multi-Tenant
1877-1923 E. Broad Street * Statesville, NC	115,310 SF	\$15,779,468 \$136.84 PSF	The CF Company Lubono Capital	Multi-Tenant

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
37 N. Main Street Kannapolis, NC	53,000 SF	Undisclosed	Harris Teeter	Grocery Store
20700 Torrence Chapel Road Cornelius, NC	34,687 SF	Capital Automotive Real Estate Services, Inc.	Lake Norman Chrysler Dodge Jeep Ram	Retailer
5331-5411 South Boulevard Charlotte, NC	20,186 SF	Kimco Realty Corporation	Sketchers	Retailer



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