LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
ATLANTA, GA

RETAIL MARKET OVERVIEW

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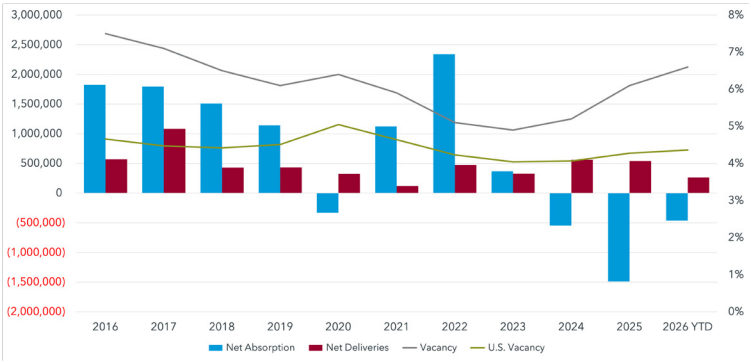
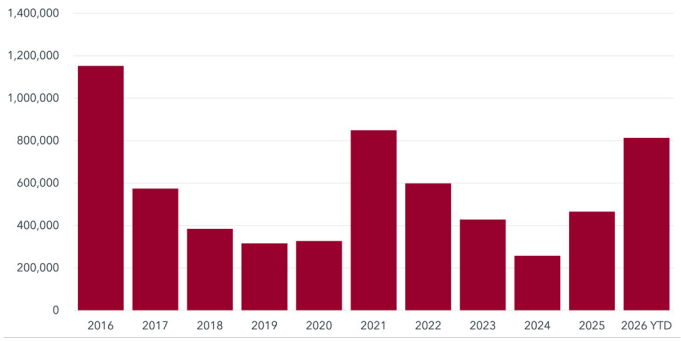
Atlanta's retail market remained fundamentally healthy during the second quarter, though tenant demand continued to soften modestly, resulting in slightly higher vacancy. Despite slower leasing momentum, asking rents continued to trend upward, reflecting the resilience of well-located retail centers and limited availability of quality space in many submarkets. Construction activity accelerated as developers responded to demand for grocery-anchored and mixed-use retail projects, while investment sales remained concentrated in high-profile assets with strong tenant rosters. Notable leasing activity from Publix, Bob's Discount Furniture, and Equinox underscores continued demand from experiential, grocery, and value-oriented retailers, supporting long-term confidence in the market despite near-term leasing headwinds.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	(798,413)	(1,202,438)	(1,487,280)	(1,640,975)	(1,186,159)
▲ Vacancy Rate	6.60%	6.30%	6.10%	6.00%	5.70%
▲ Avg NNN Asking Rate PSF	$25.45	$25.37	$24.63	$24.76	$24.42
▼ Sale Price PSF	$175.00	$177.00	$175.00	$174.00	$176.00
▲ Cap Rate	7.50%	7.40%	7.40%	7.40%	7.30%
▲ Under Construction SF	813,318	675,575	465,961	276,617	354,525
▼ Inventory SF	191,073,044	191,104,821	193,775,369	192,691,469	196,009,169

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
5001 Peachtree Industrial Boulevard* Chamblee, GA	56,722 SF	$35,667,343 $628.81 PSF	TA Realty Harrison Street Asset Management	Multi-Tenant
975 Memorial Drive, SE Atlanta, GA	49,767 SF	$24,498,766 $492.27 PSF	Heitman Indigo Group, Inc.	Multi-Tenant
3655 Roswell Road, NE* Atlanta, GA	46,850 SF	$37,769,717 $806.18 PSF	Curbline Properties Corp. EDENS	Multi-Tenant

**Multi-Property Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1816 Candler Road Decatur, GA	50,325 SF	Venture South Investments	Publix	Grocery Stores
2918-2924 Turner Hill Road Lithonia, GA	49,319 SF	Highline Real Estate Capital	Bob's Discount Furniture	Furniture Stores
3035 Peachtree Road Atlanta, GA	44,000 SF	Jamestown LP	Equinox Gym	Arts, Entertainment, and Recreation

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