LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ATLANTA, GA

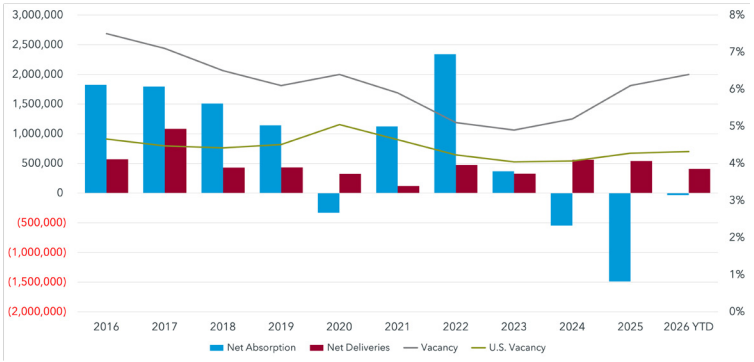
RETAIL MARKET OVERVIEW

KATE HUNT, *Research Director*

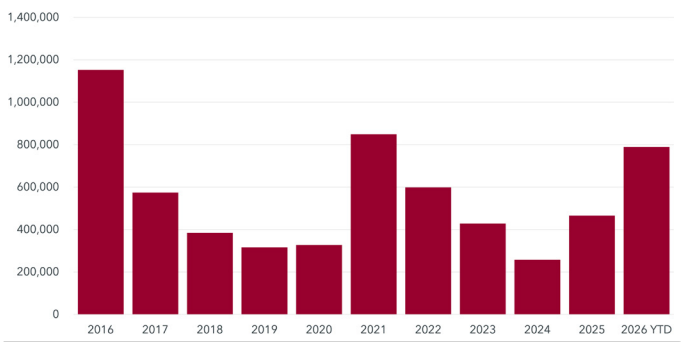
Atlanta's retail market is gaining momentum as absorption turns positive and demand remains focused on well-located, necessity-based and experiential centers. Recent leases, including The Pickle Pad and PoKiddo Indoor Playground, reflect continued interest in entertainment and restaurant concepts. Consumer spending remains resilient, although inflation is making shoppers more selective. Investors continue to favor grocery-anchored and suburban assets, while new construction remains measured.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	43,355	(798,413)	(1,202,438)	(1,487,280)	(1,640,975)
▼ Vacancy Rate	6.40%	6.60%	6.30%	6.10%	6.00%
▲ Avg NNN Asking Rate PSF	$25.63	$25.45	$25.37	$24.63	$24.76
▼ Sale Price PSF	$174.00	$175.00	$177.00	$175.00	$174.00
▲ Cap Rate	7.60%	7.50%	7.40%	7.40%	7.40%
▼ Under Construction SF	789,369	813,318	675,575	465,961	276,617
▼ Inventory SF	188,344,644	191,073,044	191,104,821	193,775,369	192,691,469

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1355 East-West Connector (Part of a 2 Property Sale) Austell, GA	235,868 SF	$29,958,550 $127.01 PSF	Oak Grove Advisors Inc Garner Group	Multi-Tenant
1285-1319 Johnson Ferry Rd (Part of a 8 Property Sale) Marietta, GA	80,390 SF	$28,057,754 $349.02 PSF	Sterling Organization EDENS	Multi-Tenant
4220 Stone Mountain Hwy (Part of a 7 Property Portfolio) Lilburn, GA	102,000 SF	$24,400,000 $239.22 PSF	Group 1 Automotive Doherty Automotive Group	Single-Tenant

**Multi-Property Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3101 Roswell Rd Marietta, Georgia	48,220 SF	Livington Properties	The Pickle Pad	Sports/Restaurant
250 Pavilion Pky Fayetteville, Georgia	42,000 SF	5Rivers CRE	PoKiddo Indoor Playground	Entertainment
3797-3879 Highway 138 Stockbridge, Georgia	36,015 SF	Wheeler Real Estate Investment Trust, Inc.	Goodwill	Apparel and Accessory

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