



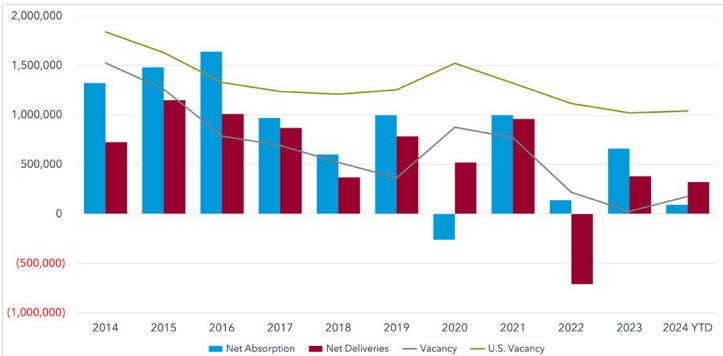
RETAIL MARKET OVERVIEW

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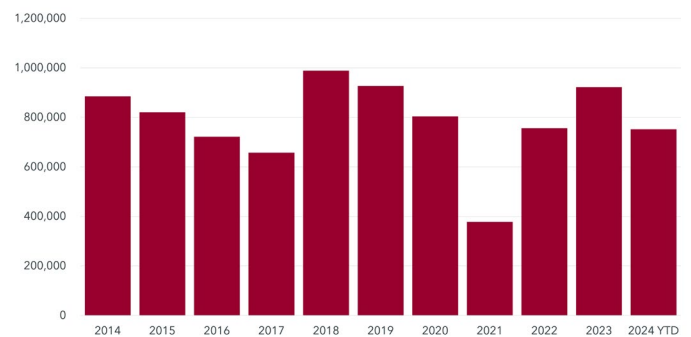
Raleigh's retail market remained tight in Q3 2024, with net absorption at 377,056 SF, a decline from 486,204 SF in Q2. The vacancy rate increased slightly to 2.35% from 2.2%, reflecting limited availability amidst ongoing demand. The average NNN asking rate rose to \$26.97 per SF, up from \$26.69. Strong population growth and consistent demand for retail space, especially in high-traffic areas, continue to support the market. With 740,000 SF of retail space under construction, mostly pre-leased, availability is expected to remain constrained, leading to steady rent increases. Retail construction remains moderate due to high costs and interest rates.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	377,056	486,204	569,335	660,865	634,374
▲ Vacancy Rate	2.35%	2.20%	1.80%	2.10%	2.30%
▲ Avg NNN Asking Rate PSF	\$26.97	\$26.69	\$27.27	\$26.38	\$25.70
▼ Sale Price PSF	\$280.00	\$349.00	\$292.00	\$255.00	\$295.00
▼ Cap Rate	6.54%	6.58%	6.58%	6.57%	6.60%
▼ Under Construction SF	752,008	803,624	951,519	922,239	895,117
▲ Inventory SF	76,155,978	76,090,078	75,828,324	75,800,322	75,738,944

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3622-3652 Rogers Road Wake Forest, NC	72,946 SF	\$15,600,000 \$213.86 PSF	Nuveen ShopCore Properties	Multi-Tenant
2750 NC 55 Highway Cary, NC	56,336 SF	\$6,900,000 \$122.48 PSF	Walmart Real Estate Business Trust Realty Income Corporation	Single-Tenant
5311 Tin Roof Way Raleigh, NC	7,472 SF	\$3,520,864 \$471.21 PSF	The Mapama Corp. Carolina Flicks, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7311-3463 Six Forks Road Raleigh, NC	19,360 SF	FCA Management	ParTree Shack	Amusement and Recreation
1640 NW Maynard Road Cary, NC	19,329 SF	James V. Taggart	Weaver Motorsports	Auto Dealership
2900 Spring Forest Road Raleigh, NC	7,977 SF	Jan Chen	Undisclosed	Undisclosed

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