



Retail Real Estate Snapshot

Alpharetta City, GA 8

Alpharetta city, GA (1301696)

Place

# Buildings:	411	% Vacant:	4.30%	YTD Net Absorption:	-51,935
RBA:	8,451,756	% Leased:	96.00%	YTD Leasing Activity:	39,967
Avg Age (yrs):	25.7	% Available:	4.90%	YTD Deliveries:	1

Absorption	YTD	2014	QTD	2014 3Q
Net Absorption	-51,935	475,693	-14,328	47,944
Gross Absorption	54,562	611,890	7,403	62,463
Leasing Activity	39,967	210,441	0	42,930
Deliveries	1	15	0	0

Vacancy	Direct		Sublet		Total	
	SF	%	SF	%	SF	%
Vacant	342,029	4.00%	21,000	0.20%	363,029	4.30%
Vacant Available	339,111	4.00%	21,000	0.20%	360,111	4.30%
Available	395,536	4.70%	21,000	0.20%	416,536	4.90%

Asking Rent	# Spcs	Direct		# Spcs	Sublet		# Spcs	Total	
		Avg	Range		Avg	Range		Avg	Range
Full Service Gross	4	\$19.75	\$12.00-\$24.50	0	-	-	4	\$19.75	\$12.00-\$24.50
Modified Gross	6	\$15.69	\$6.80-\$24.00	0	-	-	6	\$15.69	\$6.80-\$24.00
Negotiable	69	-	-	0	-	-	60	-	-
Net	4	\$20.00	\$20.00	0	-	-	4	\$20.00	\$20.00
Triple Net	81	\$15.77	\$10.00-\$28.50	2	\$18.86	\$18.00-\$20.00	83	\$16.21	\$10.00-\$28.50

Source: CoStar Property, Q2 2015