

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (NNN)*
Gloucester	1,963,987	115,854	0	5.9%	1,260	-30,352	0	\$16.43
Williamsburg	7,278,941	269,647	0	3.7%	-8,451	136,017	0	\$15.59
York/Poquoson	2,025,510	74,729	0	3.7%	-1,400	-40,304	0	\$17.07
Newport News	8,352,517	278,261	0	3.3%	-1,440	38,755	163,000	\$14.18
Hampton	12,000,204	615,485	25,000	5.3%	-66,123	-70,072	0	\$16.52
Smithfield/Isle of Wight/Suffolk	3,900,343	110,046	0	2.8%	-10,119	11,971	0	\$17.65
Harbourview/Churchland	2,880,887	145,517	0	5.1%	-6,084	19,191	34,200	\$21.24
Portsmouth	3,748,919	89,512	0	2.4%	12,803	50,961	0	\$12.93
Chesapeake	10,391,102	427,624	0	4.1%	-8,333	-80,043	18,620	\$23.73
Norfolk	14,800,577	891,513	12,832	6.1%	77,282	-38,721	17,000	\$14.75
Virginia Beach	26,354,829	760,040	56,540	3.1%	88,202	312,953	12,000	\$21.64
HAMPTON ROADS TOTALS	93,697,816	3,778,228	94,372	4.1%	77,597	310,356	244,820	\$16.96

*Rental rates reflect Triple Net asking \$PSF/Year

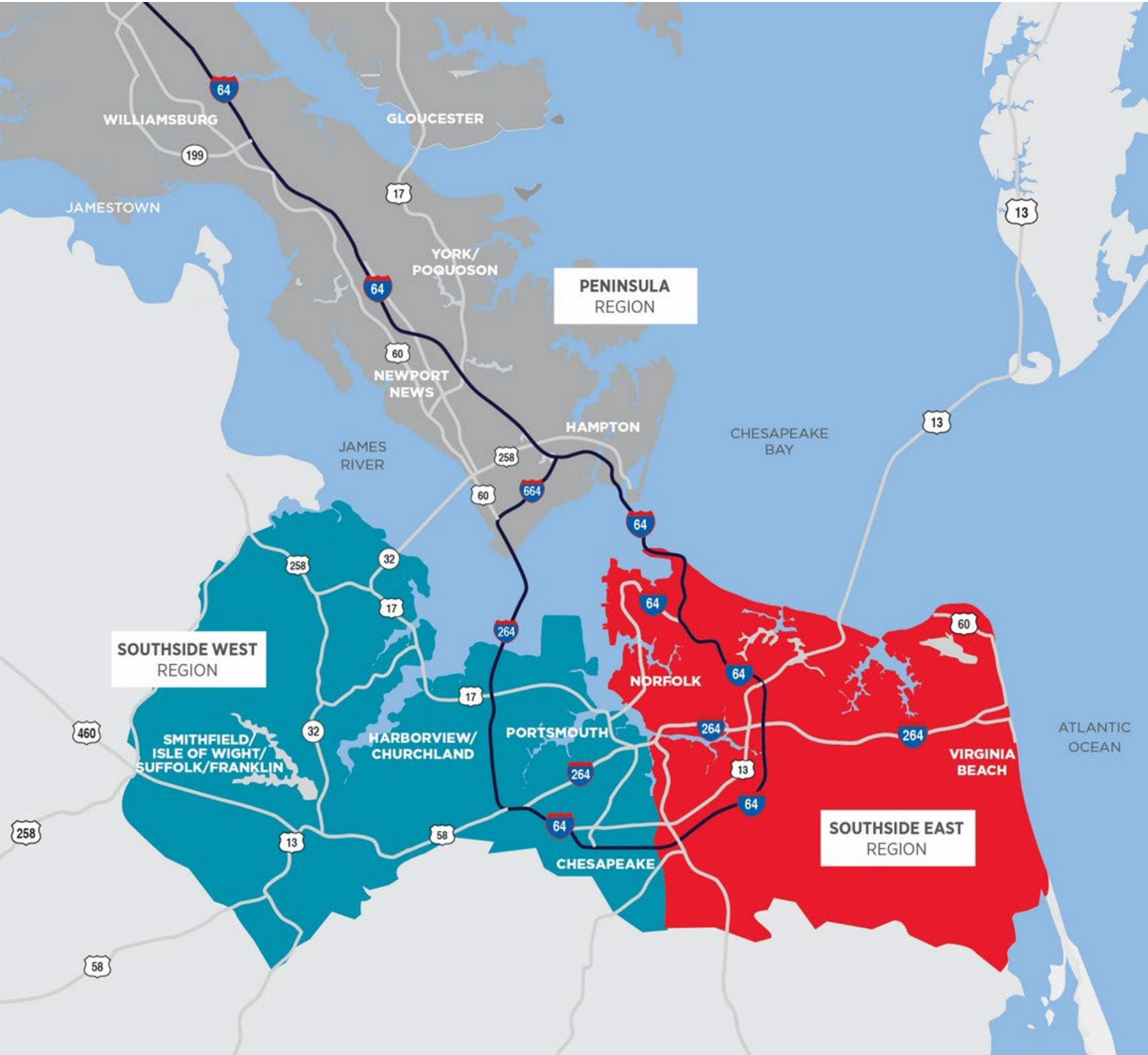
KEY LEASE TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	TENANT	SF	TYPE
1412 Greenbrier Parkway	Chesapeake	Harrygul Halloween	55,548	New
2720 N. Mall Drive	Virginia Beach	Cooper Mill Mercantile	55,045	New
1944 Laskin Road	Virginia Beach	Ollie’s Bargain Outlet	45,900	Renewal
6610 Mooretown Road	Williamsburg	Ross Dress for Less	30,187	Renewal

KEY SALES TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
Southern Shopping Center	Norfolk	Hackney Real Estate Partners, LLC / East Coast Acquisitions, LLC	226,952	\$31.2M / \$138
Victory West Shopping Center	Portsmouth	Global Real Estate, LLC / Ardena Victory, LLC	157,820	\$6M / \$38
Wesleyan Commons	Virginia Beach	Belvedere Management Company / C.F. Smith Property Group	57,352	\$13.8M / \$241
The Villages at Kiln Creek	York	Liberty Investment Partners / Crow Holdings	45,255	\$11.2 / \$246

RETAIL SUBMARKETS



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