



VACANCY

3.9%

Over the past quarter, the market has seen an overall decrease in vacancy, mostly due to a return to lifestyle normalcy



NET ABSORPTION

±171,026 SF



AVERAGE RETAIL RATE

\$22.09 PSF

Averages rental rates from all retail categories



UNDER CONSTRUCTION

±291,344 SF

of retail space under construction at the end of 1Q22

Key Market Takeaways

"The Charleston retail market continues to see absorption throughout the various submarkets with minimal speculative supply. Residential growth in the Summerville market fuels the demand for anchored retail development, while other areas around Charleston boast unanchored and single tenant developments. Land entitlement delays, construction pricing, supply chain issues, rising interest rates, and inflation are working against the prospect of future developments and are having an effect on several currently planned developments. The asking lease rates are pushing some retailers to past their viable limits, and that may have an impact on future projects in the coming 12-18 months. The projection for the leasing market also shows continued absorption and a lack of new inventory that is needed to help provide the services for Charleston's population growth. Vacancy rates should continue to stay near or exceed the current record lows. On the retail sales front, cap rates continue to remain low as the demand for investments remains quite high. There seems to be no end in sight for the amount of private equity looking for product." – Will Sherrod, CCIM

Submarket Statistics

