

1Q22:

Charleston MSA Retail Snapshot



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

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

Total Inventory: ±8,570,917 SF GLA: ±127,618 SF Vacancy: 0.9% Under Construction: ±11,000 SF

OUTLYING BERKELEY COUNTY

\$

AVERAGE RETAIL RATE

\$22.09 PSF

Averages rental rates from all retail categories

DORCHESTER COUNTY Total Inventory: ±5,883,741 SF GLA: ±404,548 SF Vacancy: 5.6% Under Construction: ±175,000 SF

WEST ASHLEY

Total Inventory: ±7,201,257 SF GLA: ±353,455 SF Vacancy: 4.8%

Under Construction: ±6,500 SF



UNDER CONSTRUCTION

±291,344 SF

of retail space under construction at the end of 1022

W. CHS CO.
Total Inventory: ±521,597 SF
GLA: ±6,770 SF
Vacancy: 1.3%

Under Construction: 0 SF

WEST ISLANDS

Total Inventory: ±663,988 SF GLA: ±27,561 SF Vacancy: 3.9%

Under Construction: ±22,400 SF

GLA: ±361,063 SF Vacancy: 3.9% Under Construction: ±18,000 SF N. MT PLEASANT Total Inventory: ±73,572 SF GLA: 0 SF

NORTH CHARLESTON

Total Inventory: ±10,271,014 SF

GLA: 0 SF Vacancy: 0% Under Construction: 0 SF

→ DANIEL ISLAND Total Inventory: ±707,015 SF

GLA: ±45,685 SF Vacancy: 5.5% Under Construction: 0 SF

EAST ISLANDS/MT. PLEASANT

Total Inventory: ±7,095,404 SF GLA: ±342,039 SF Vacancy: 4.6% Under Construction: ±45,736 SF

DOWNTOWN CHARLESTON

Total Inventory: ±4,717,351 SF GLA: ±320,320 SF Vacancy: 5.2% Under Construction: ±12,708 SF

JAMES ISLAND/FOLLY BEACH

Total Inventory: ±1,820,315 SF GLA: ±50,462 SF Vacancy: 2.7% Under Construction: 0 SF