

4Q21:

Charleston MSA Retail Snapshot



VACANCY

4.1%

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



NET ABSORPTION

±311,973 SF

Key Market Takeaways

"The continued recovery from COVID-19 is fueling the absorption of available retail spaces throughout the Charleston MSA. The additional lack of new product has pushed the vacancy rates lower and lease rates remain at pre-pandemic levels. The concern continues to be whether retailers can evolve and maintain their brick-and-mortar locations with such issues as: lack of and rising cost of staffing, inventory and supply chain disruption, and the rising cost of goods due to inflation. The market will remain solid as long as retailers and restaurants are able to stay open and make the sales necessary to survive. The anticipated increase in interest rates will have an impact on everyone, though yet to be determined how this will impact the market. The investment sales market continues to remain active with investors searching for assets. Cap rates remain historically low, and any owners considering exiting or moving an asset should act now. Overall, the market continues to be positive, and Charleston remains a target for investors and retailers alike. It is predicted that the retail sector should stabilize and in turn level out in the coming months."

- Will Sherrod, CCIM

Submarket Statistics

Total Inventory: ±8,547,568 SF GLA: +153,704 SF Vacancy: 1.4% Under Construction: 0 SF

OUTLYING BERKELEY COUNTY

AVERAGE RETAIL RATE

\$21.42 PSF

Averages rental rates from all retail categories

DORCHESTER COUNTY

Total Inventory: ±5,861,952 SF GLA: ±409,752 SF Vacancy: 5.6% Under Construction: ±153,500 SF

WEST ASHLEY

Total Inventory: ±7,186,292 SF GLA: ±328,951 SF Vacancy: 4.5%

Under Construction: 0 SF



UNDER CONSTRUCTION

±208,048 SF

of retail space under construction at the end of 4Q21

W. CHS CO.

Total Inventory: ±503,247 SF GLA: ±6,770 SF

Vacancy: 1.3% Under Construction: 0 SF

WEST ISLANDS

Total Inventory: ±653,988 SF GLA: ±30.736 SF Vacancy: 4.7% Under Construction: 0 SF

Total Inventory: ±676,057 SF

NORTH CHARLESTON

Total Inventory: ±10,307,559 SF

GLA: ±456,520 SF

Vacancy: 4.6%

Under Construction: ±26,404 SF

GLA: ±43,266 SF Vacancy: 6.4% Under Construction: 0 SF

DANIEL ISLAND

N. MT PLEASANT

Total Inventory: ±73,572 SF GLA: 0 SF Vacancy: 0%

Under Construction: 0 SF

EAST ISLANDS/MT. PLEASANT

Total Inventory: ±7,034,536 SF GLA: ±322,459 SF Vacancy: 4.0% Under Construction: ±15,436 SF

DOWNTOWN CHARLESTON

Total Inventory: ±4,712,179 SF GLA: ±315,990 SF Vacancy: 5.3% Under Construction: ±12,708 SF

JAMES ISLAND/FOLLY BEACH

Total Inventory: ±1,830,496 SF GLA: ±56,332 SF Vacancy: 3.9% Under Construction: 0 SF