NAIGharleston

## 4Q24: Charleston MSA Retail Snapshot

## Key Market Takeaways VACANCY "The returning Trump administration in Washington has certainly stirred up concerns throughout the industry. The Fed has held interest rates steady and has not indicated 3.2% there will be any upcoming rate cuts. Inflation is relatively steady but concerns over tariffs and their impacts remain. Recent bankruptcies (i.e., Big Lots) as well as drug store and Over the past year, the vacancy restaurant/retail chain closings will increase vacancy rates and create a modest supply rate has decreased for the ongoing demand for space. However, lease rates will likely remain the same. High construction costs for new development, municipality delays, and permit acquisition challenges continue to cost developers and subsequently tenants. Currently, there is no clear resolution for that domino effect. Triple Net investment sales are slowly increasing, and buyers appear to be more active, which will likely remain true throughout 2025." **NET ABSORPTION** -Will Sherrod, CCIM OUTLYING BERKELEY COUNTY ±6,990 SF Total Inventory: ±9,590,184 SF GLA: +309.588 SF Submarket Statistics Vacancy: 1.9% Under Construction: ±94,832 SF NORTH CHARLESTON DORCHESTER COUNTY Total Inventory: ±10,289,509 SF Total Inventory: ±6,422,915 SF GLA: ±273,288 SF GLA: ±256,207 SF Vacancy: 3.5% Vacancy: 3.7% Under Construction: ±2,400 SF Under Construction: ±2,010 SF N. MT PLEASANT AVERAGE LEASE RATE Total Inventory: ±70,932 SF GLA: 0 SF \$ Vacancy: 0% \$25.75 PSF Under Construction: 0 SF Averages rental rates from all retail categories WEST ASHLEY DANIEL ISLAND Total Inventory: ±7,440,301 SF Total Inventory: ±777,767 SF GLA: ±374,313 SF GLA: ±31,537 SF Vacancy: 4.1% Vacancy: 3.9% Under Construction: ±18,717 SF Under Construction: 0 SF **UNDER CONSTRUCTION** EAST ISLANDS/MT. PLEASANT Total Inventory: ±7,194,781 SF GLA: ±255,263 SF ±122,759 SF W. CHS CO. Vacancy: 3% Total Inventory: ±549,448 SF Under Construction: ±4,800 SF GLA: ±6,640 SF of retail space under Vacancy: 1% DOWNTOWN CHARLESTON Under Construction: 0 SF construction at the end of 4Q24 Total Inventory: ±4,703,794 SF GLA: ±214,226 SF Vacancy: 3.8% Under Construction: 0 SF WEST ISLANDS Total Inventory: ±718,089 SF JAMES ISLAND/FOLLY BEACH GLA: ±33.016 SF Total Inventory: ±1,896,872 SF Vacancy: 3.5% GLA: ±31,298 SF Under Construction: 0 SF Vacancy: 1.7% Under Construction: 0 SF

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141 Williman Street Charleston, South Carolina 29403 +1 843.720.4944 naicharleston.com