



66,871,399 SF ↑
Q3 Existing Inventory
Q2 66,860,063 SF

235,230 SF
Q3 Net Absorption ↓
Q2 278,579 SF

4.5%
Q3 Vacancy ↑
Q2 4.8 %

199,345 SF
Q3 Under Construction ↑
Q2 177,181 SF

\$12.06 PSF
Q3 Avg. Asking Rent (per yr.) ↑
Q2 \$11.79 PSF

MARKET OVERVIEW

The Greenville/Spartanburg retail market was heavily impacted by the pandemic during 2020 with the area posting negative absorption during that year. In 2021, every quarter posted positive absorption along with positive quarters in Q1, Q2, and Q3 of 2022. The average NNN asking rental rate per square foot has increased from \$11.79 in Q2 2022 to \$12.06 in Q3 2022, representing a 2.3% increase. The vacancy rate has decreased from 4.8% in Q2 2022 to 4.5% in Q3 2022, representing a 30 basis point (bp) decrease. The area has shown strong performance with grocers, discount retailers, and other retail services, while population growth is spurring increased consumer activity.

ABSORPTION

Tenant demand has remained consistent throughout 2022, with overall year-to-date absorption totaling 761,396 SF. Greenville County claimed the lion's share of net absorption activity in Q3, with 137,442 SF worth of net occupancy gains. Anderson County was the only submarket to record negative absorption in Q3, with (15,465) SF.

VACANCY

Vacancy has continued to decline alongside the U.S. average. Greenville-Spartanburg's 4.5% vacancy rate in Q3 represents a 70 bp decline from Q3 2021's rate of 5.2%. GSP's historically low vacancy levels should continue to place upward pressure on rents due to fewer available space options for tenants.

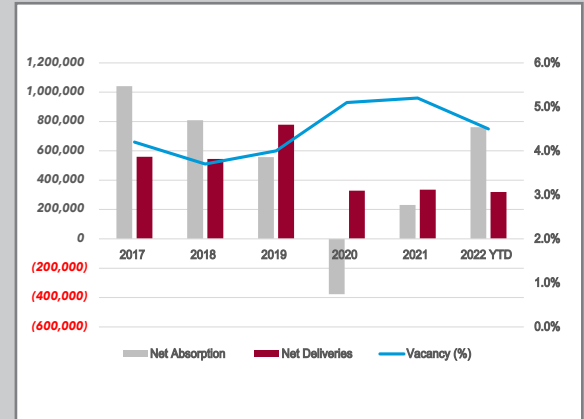
RENTAL RATES

An overall lack of available space options works in favor of landlords and should allow for steady rental growth in GSP. The Q3 overall average of \$12.06 PSF represents an increase of \$0.27 PSF quarter-over-quarter and \$0.92 PSF year-over-year.

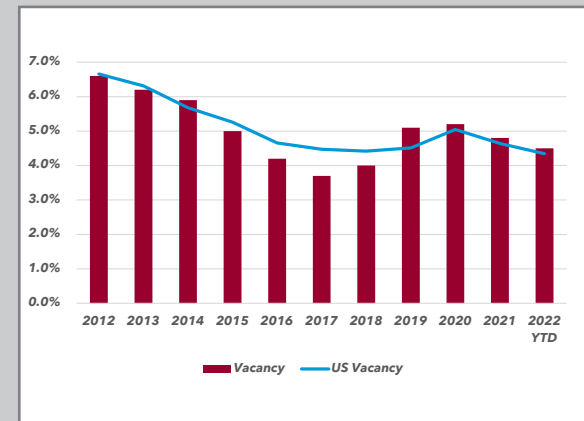
DEVELOPMENT

Several of the largest projects underway consist of new restaurants in suburban locations within GSP. The total SF under construction totals just shy of 200,000 SF, with more than 75% of this activity located in Greenville County. Deliveries paused in Q3, with only 28,136 SF of new space introduced to the market.

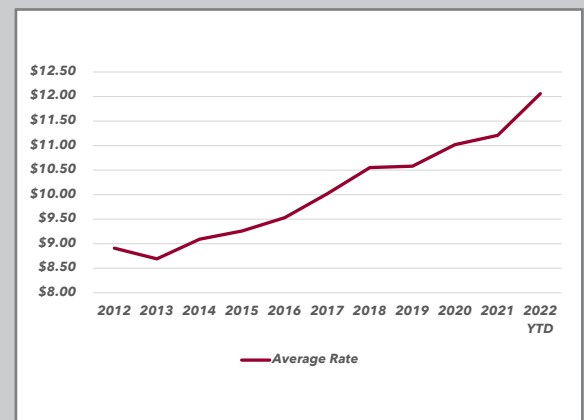
ABSORPTION & DELIVERIES



YEARLY VACANCY COMPARISON

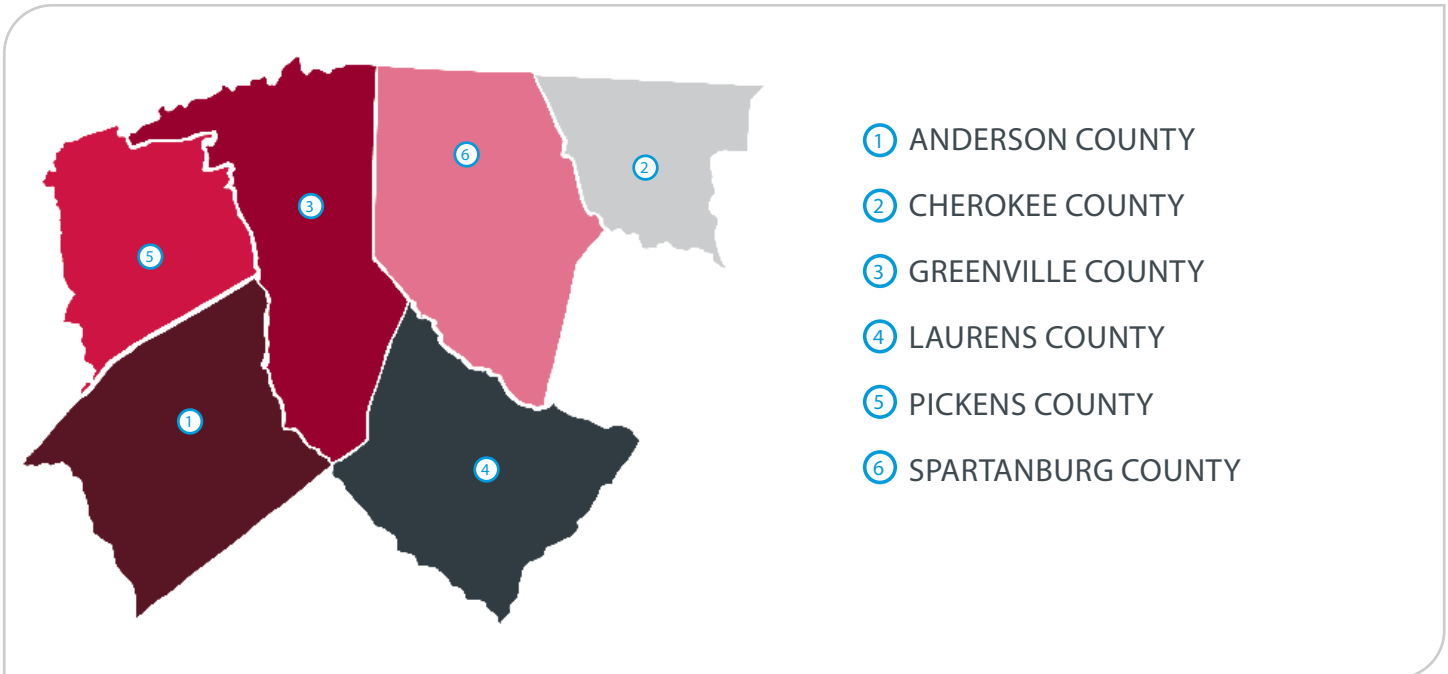


RENTAL RATES



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SUBMARKET MAP



SUBMARKET BREAKDOWN

SUBMARKET	EXISTING INVENTORY		VACANCY		YTD NET ABSORPTION	UNDER CONSTRUCTION SF	QUOTED RATES
	Total RBA	Total SF	Vac %				
Anderson Co.	10,451,781	361,030	3.5%		10,226	0	\$7.66
Cherokee Co.	2,562,742	174,887	6.8%		12,098	0	\$10.40
Greenville Co.	28,527,089	1,258,945	4.4%		358,965	153,845	\$14.20
Laurens Co.	2,139,866	143,992	6.7%		657	0	\$7.12
Pickens Co.	5,137,863	139,228	2.7%		30,164	20,700	\$14.48
Spartanburg Co.	18,052,058	939,560	5.2%		349,286	24,800	\$10.36
TOTAL	66,871,399	3,017,642	4.5%		761,396	199,345	\$12.06

NOTABLE TRANSACTIONS



LEASED

1750-1772 HIGHWAY 14
LANDRUM

TOTAL SF 22,361
TENANT ALDI
TYPE DIRECT



LEASED

3203-3229 W BLUE RIDGE DRIVE
GREENVILLE

TOTAL SF 19,008
TENANT MOUNT ZION THRIFT STORE
TYPE DIRECT



LEASED

3720 BOILING SPRINGS ROAD
BOILING SPRINGS

TOTAL SF 15,000
TENANT HARBOR FREIGHT TOOLS
TYPE DIRECT

UNDER CONSTRUCTION

300 HAMMETT STREET EXT
GREENVILLE

TOTAL SF 35,000
DEVELOPER UNDISCLOSED
DELIVERY DATE Q1 2023

UNDER CONSTRUCTION

BRIDGEWAY TOWN CENTER - PHASE 1
SIMPSONVILLE

TOTAL SF 34,493
DEVELOPER UNDISCLOSED
DELIVERY DATE Q4 2022

UNDER CONSTRUCTION

6520 STATE PARK ROAD
TRAVELERS REST

TOTAL SF 17,300
DEVELOPER UNDISCLOSED
DELIVERY DATE Q1 2023



SOLD

4 MARKET POINT DRIVE
GREENVILLE

TOTAL SF 14,676
SALE PRICE \$8,725,000
RATE PER SF \$594.51
BUYER DDR-SAU SALISBURY
SELLER H&N PROPERTIES LLC



SOLD

6300 WHITE HORSE ROAD
GREENVILLE

TOTAL SF 60,000
SALE PRICE \$7,650,000
RATE PER SF \$127.50
BUYER MVP HOLDINGS
SELLER JAMES R KINGMAN



SOLD

1818 AUGUSTA STREET
GREENVILLE

TOTAL SF 21,410
SALE PRICE \$5,150,000
RATE PER SF \$240.54
BUYER BURROUGHS & CHAPIN
COMPANY INC
SELLER HOTZFAM LLC

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