

MARKET OVERVIEW

While the Greenville/Spartanburg retail market was heavily impacted by the pandemic during 2020, strengthening performance since that time has resulted in total net absorption surpassing 1.2 million square feet. Despite slightly negative absorption in Q1 of 2023, average NNN asking rents per square foot increased from \$12.06 in Q4 2022 to \$13.23 in Q1 2023, a rise of nearly 10%. Overall vacancy rose slightly in Q1, to 4.6%, an increase of 10 basis points since Q4 of 2022. The area has shown strong performance with grocers, discount retailers, and other retail services, while average annual population growth of 1.8% continues to spur additional consumer activity.

ABSORPTION

Tenant demand fell in Q1 2023 after a robust 2022, with overall net absorption totalin (79,770) SF. Greenville County continues to have a substantial amount of absorption compared to others, posting 157,407 SF of net absorption in Q1. However, four counties suffered negative absorption in Q1: Anderson, Cherokee, Laurens, and Pickens.

VACANCY

Vacancy rose slightly in Q1 to 4.6% after a year of consistent quarterly vacancy declines. Year-over-year vacancy is up a mere 40 basis points, an illustration of the market's consistent performance. Greenville and Pickens Counties both boast vacancy rates under 4.0%, while Cherokee County possesses the highest rate at 7.3%.

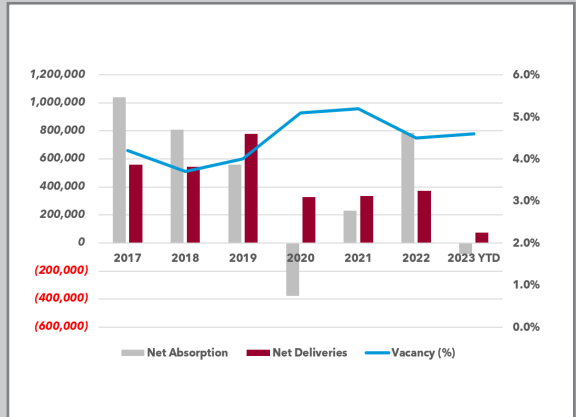
RENTAL RATES

A lack of plentiful space options and low rates of new development activity are factors providing upward pressure on rental rates in Greenville/Spartanburg. Average asking rents rose to \$13.23 PSF in Q1, up from \$12.06 in Q4 of 2022 and \$11.28 in Q1 2022.

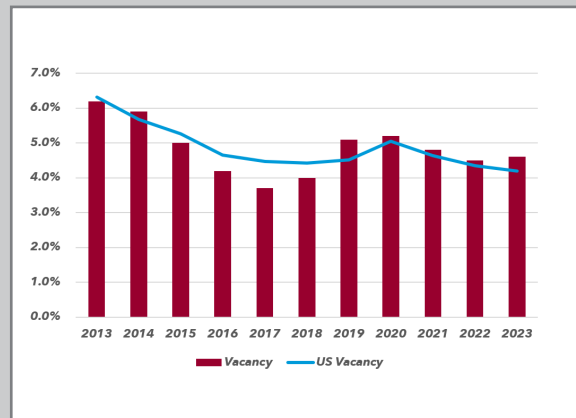
DEVELOPMENT

Currently, Spartanburg (20,000 SF) and Greenville County (146,240 SF) are the only two counties with SF under construction. More than 72,000 feet delivered in Q1, the majority (70%) being located in Greenville County. The new construction is also leading to higher rents as development costs inflate.

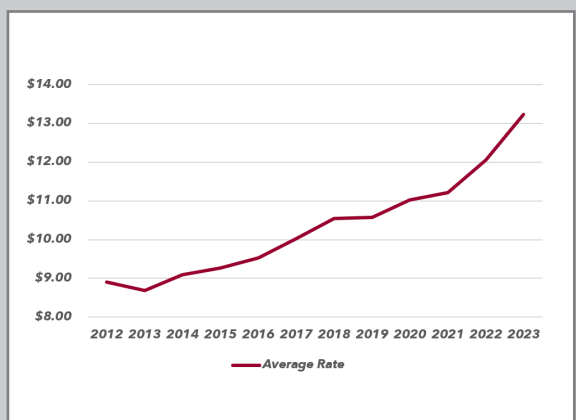
ABSORPTION & DELIVERIES



YEARLY VACANCY COMPARISON

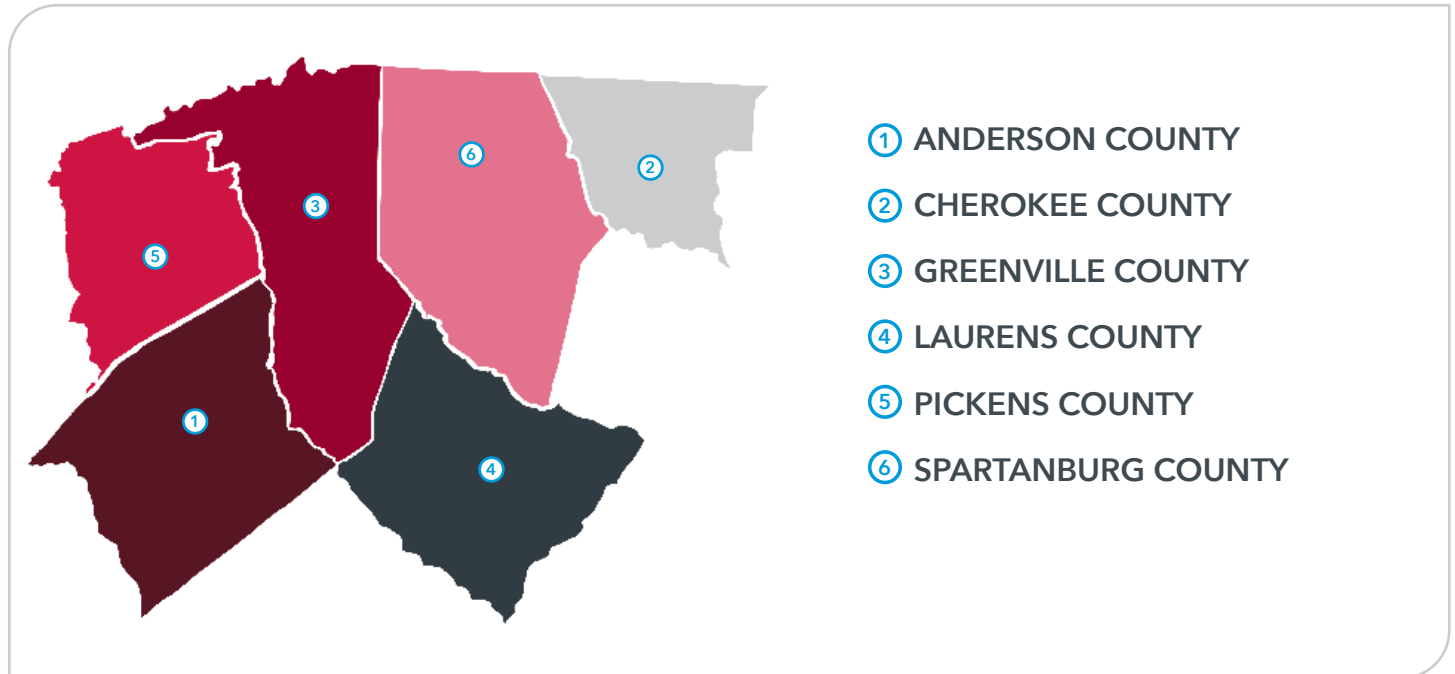


RENTAL RATES



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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.	10,512,271	606,712	5.8%	(229,941)	0	\$8.12
Cherokee Co.	2,693,640	195,387	7.3%	(20,500)	0	\$9.10
Greenville Co.	28,775,383	1,074,274	3.7%	157,407	146,240	\$14.90
Laurens Co.	2,147,593	124,635	5.8%	(26,400)	0	\$11.51
Pickens Co.	5,184,390	181,081	3.5%	(18,480)	0	\$14.72
Spartanburg Co.	18,040,361	901,948	5.0%	58,144	20,000	\$12.15
TOTAL	67,353,638	3,084,037	4.6%	-79,770	166,240	\$13.23

NOTABLE TRANSACTIONS



LEASED

701 EASLEY BRIDGE ROAD
GREENVILLE

TOTAL SF 17,028
TENANT THE PLAY CAFÉ
TYPE DIRECT



LEASED

20 LIBERTY LANE
LAURENS

TOTAL SF 11,123
TENANT ELITE BATTLES
TYPE DIRECT



LEASED

113 ODELL ROAD
PICKENS

TOTAL SF 10,640
TENANT DOLLAR GENERAL
TYPE DIRECT

UNDER
CONSTRUCTION

1320 GARLINGTON ROAD
GREENVILLE

TOTAL SF 50,000
DEVELOPER SIROFLEX
DELIVERY DATE Q4 2023

UNDER
CONSTRUCTION

0 BRIDGEWAY
GREENVILLE

TOTAL SF 34,493
DEVELOPER HUGHES INVESTMENTS
DELIVERY DATE Q3 2023

UNDER
CONSTRUCTION

6520 STATE PARK ROAD
TRAVELERS REST

TOTAL SF 17,300
DEVELOPER NEW CAROLINA HOLDINGS
DELIVERY DATE Q2 2023



SOLD

1 E BUTLER ROAD
GREENVILLE

TOTAL SF 11,336
SALE PRICE \$5,060,000
RATE PER SF \$446.37
BUYER LIS MAULDIN, LLC
SELLER EAST BUTLER INVS LLC



SOLD

1401-1431 W FLOYD BAKER BLVD
CHEROKEE

TOTAL SF 17,000
SALE PRICE \$4,050,000
RATE PER SF \$238.24
BUYER MERIDIAN HEALTH SERVICES
SELLER PACIFIC WEST LAND



SOLD

3808-3810 BOILING SPRINGS RD
SPARTANBURG

TOTAL SF 6,800
SALE PRICE \$3,280,000
RATE PER SF \$482.35
BUYER B.A., LLC
SELLER BOILING SPRINGS LLI