


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
6007 Wade Hampton Bl	Taylors	58,000	Hobby Lobby
2801 Wade Hampton Bl	Taylors	20,454	Burke's Outlet
1175 Woods Crossing	Greenville	13,800	Vintage Home

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
850 E. Suber Rd Greer	\$12,000,000 Investment	\$205.63 7.35%	58,358 Neighborhood	Cumble Realty, Inc. Elevation Comm'l Brokrg
2527 Woodruff Rd Greenville	\$3,450,000 Investment	\$876.30 5.61%	3,937 Freestanding	Charles Taber Realty Link
6031 W. Wade Hampton Taylors	\$3,000,000 Investment	\$666.67 7.6%	4,500 Freestanding	Oscar & Patricia Nelson PI Holdings II, LLC

**LARGEST DELIVERIES**


Address	Submarket/City	SF	Developer
1455 Pearman Dairy	Anderson	10,640	Patton Development
316 E. Greer St	Honea Path	10,460	Patton Development
905 N. Main St	Woodruff	9,993	Palmetto R.E. Trust

**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
Camperdown	Greenville	80,000	Q1 2020
Legacy Square	Greenville	50,000	Q1 2020
1550 E. Main St	Duncan	9,000	Q3 2019

**TOTAL RETAIL MARKET STATISTICS**

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.10%	\$11.87	(220,305)	88,513,624	198,654
Q1 2019	3.70%	\$11.72	53,041	88,232,213	288,631
Q4 2018	3.70%	\$12.33	242,564	88,164,038	348,635
Q3 2018	4.10%	\$11.69	339,276	88,251,156	383,104
Q2 2018	3.90%	\$11.79	234,161	87,797,022	774,679

 **(220,305)** NET ABSORPTION SF

 **4.10%** VACANCY 3,627,595 SF

 **\$11.87** AVG. ASKING RATE PSF GROSS

 **159,713** DELIVERIES 8 Buildings

 **198,654** UNDER CONSTRUCTION 12 Buildings

**JAMES MCKAY**, Associate

The Greenville/Spartanburg Retail Market experienced a minor slowdown this quarter. Rental rates have increased again this quarter along with the vacancy rate has increased. We expect the market to correct itself in the third quarter based on the market trends. Greenville has released its new 10 year downtown masterplan and the city is expecting continued overall growth in the market based on current population growth projections.