



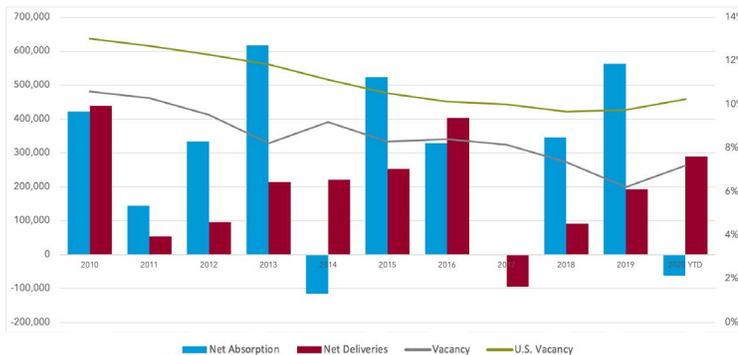
RETAIL MARKET OVERVIEW

ANDREW HARRILL, Associate

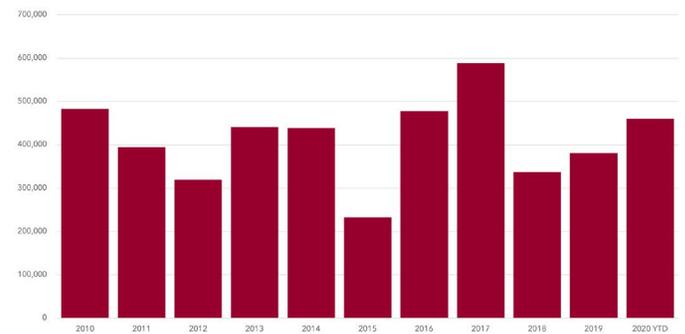
The Greenville/Spartanburg retail market continues with another quarter of negative net absorption and a slight increase in overall vacancy. Rents increased this quarter as activity decreased by 45% from this point last year. We have witnessed continued activity for quick service restaurants and other concepts with pick-up and drive-thru windows, while fine dining-in has seen a drastic decline in activity. We are still monitoring the effects of COVID-19 on the retail market.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▲ Net Absorption	(185,412) SF	(255,283) SF	(228,579) SF	(27,629) SF	(280,400) SF
▼ Vacancy Rate	4.60%	4.70%	4.40%	4.10%	4.00%
▲ Avg NNN Asking Rate	\$11.89 PSF	\$11.71 PSF	\$11.88 PSF	\$11.66 PSF	\$11.77 PSF
▲ Under Construction	468,979 SF	459,830 SF	380,938 SF	354,446 SF	337,053 SF
▲ Inventory	89,234,520 SF	88,814,086 SF	88,780,886 SF	88,722,815 SF	88,639,815 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
116-118 N Markley St Greenville, SC	35,773 SF	\$7,063,975 \$197.47 PSF	Bedard Biron, Esq. RealOp Investments	Class B
4145 S Church St Ext Greenville, SC	23,584 SF	\$375,000 \$15.90 PSF	Xytel, Inc. John Crawford Associates, LLC	Class C
635 W Wade Hampton Blvd Greer, SC	20,929 SF	\$3,126,000 \$149.36 PSF	1234 Shore Rd LLC First Choice Property & Dev LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1400 Woodruff Rd Greenville, SC	13,813 SF	RealtyLink	Undisclosed	Undisclosed
Millport Circle Greenville, SC	13,400 SF	Millport Hospitality	Courtyard Greenville	Hospitality
5109 Wade Hampton Greenville, SC	12,000 SF	Richard Dreskin	Darby's Liquor Barn	Retail