



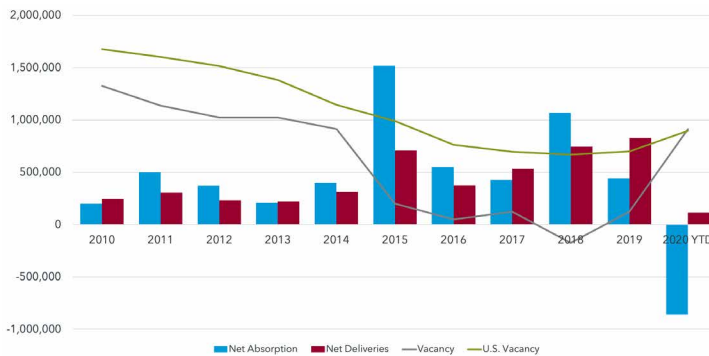
RETAIL MARKET OVERVIEW

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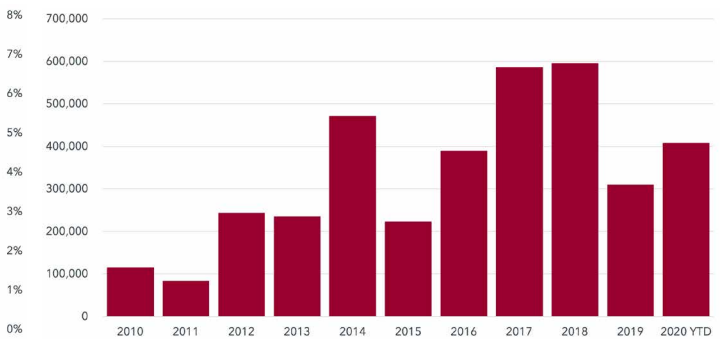
During the pandemic, Charleston's retail sector has seen some major shifts, while other elements, including lease rates, have remained steady. For the food-and-beverage industry, drive through windows, curbside pick-up and patio space are at a premium. Successful operators have adapted and PPP loans helped many restaurateurs during the last two treacherous quarters. Cautious investors have moved to the sidelines, causing properties to stay on the market an average 96 days longer. Nevertheless, Charleston is poised to recover sooner as the region's labor force is growing four times the national average.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▼ Net Absorption	(510,756) SF	(211,862) SF	(204,524) SF	120,442 SF	90,091 SF
▲ Vacancy Rate	4.97%	3.87%	3.6%	3.02%	2.92%
▼ Avg NNN Asking Rate	\$23.61 PSF	\$24.32 PSF	\$23.21 PSF	\$23.07 PSF	\$23.84 PSF
▲ Under Construction	398,884 SF	393,874 SF	244,043 SF	195,843 SF	69,843 SF
▲ Inventory	46,601,548 SF	46,577,488 SF	46,577,425 SF	46,487,273 SF	46,312,702 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3691 Ladson Road Ladson, SC	14,904 SF	\$4,850,000.00 \$325.42 PSF	M & L Farms Jtm-1 LLC Commerce Center LLC	Multi-Tenant
1596 Old Highway 6 Cross, SC	10,640 SF	\$1,050,000.00 \$98.68 PSF	Undisclosed	Single-Tenant
1406 Ben Sawyer Blvd Mount Pleasant, SC	7,813 SF	\$2,250,000.00 \$287.98 PSF	T & M Investment LLC Pastime Amusement Co	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
74 Folly Road Blvd Charleston, SC	25,593 SF	Gould & Co.	Earth Fare	Food Retailer
3886 Savannah Hwy Johns Island, SC	9,014 SF	Cygnat Properties, LLC	Dollar General	Discount Retailer
604-644 Coleman Blvd Mount Pleasant, SC	7,200 SF	Realty Corporatin	Antiques Market	Furniture Retailer

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