



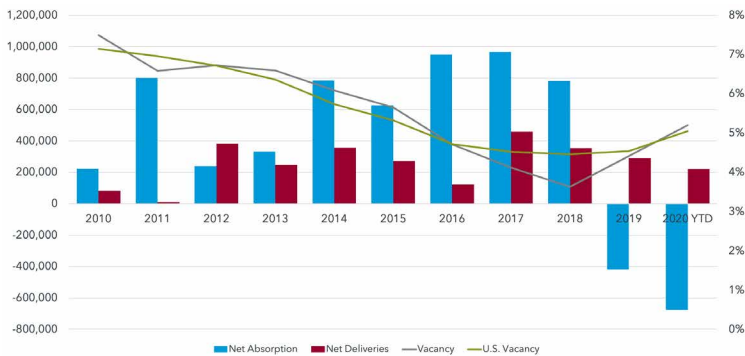
### RETAIL MARKET OVERVIEW

ANDREW HARRILL, Associate

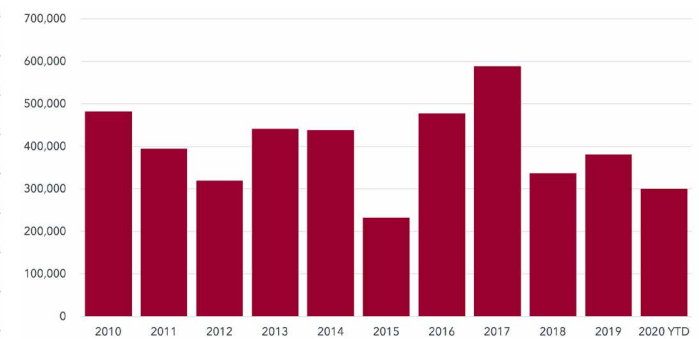
The Greenville/Spartanburg retail market continues with another quarter of negative net absorption and a slight increase in overall vacancy. Rents increased this quarter as activity decreased by nearly 45% from this point last year. We have witnessed continued activity for quick service restaurants and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

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▲ Net Absorption	(64,798) SF	(185,412) SF	(255,283) SF	(228,579) SF	(27,629) SF
▲ Vacancy Rate	4.90%	4.60%	4.70%	4.40%	4.10%
▲ Avg NNN Asking Rate	\$12.19 PSF	\$11.89 PSF	\$11.71 PSF	\$11.88 PSF	\$11.66 PSF
▼ Under Construction	300,492 SF	468,979 SF	459,830 SF	380,938 SF	354,446 SF
▲ Inventory	89,319,391 SF	89,234,520 SF	88,814,086 SF	88,780,886 SF	88,722,815 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
103-105 E Butler Rd Mauldin, SC	23,000 SF	\$1,600,000.00 \$69.57 PSF	Remoca Corp	Multi-Tenant
176 N Liberty St Spartanburg, SC	12,600 SF	\$1,800,000.00 \$142.86 PSF	Rigsby Family Holdings, LLC Liberty Corner, LLC	Single Tenant
5 Market Point Dr Greenville, SC	9,300 SF	\$1,850,000.00 \$198.92 PSF	CWH Holdings, LLC BF-GVL, LLC	Single Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
401 Roper Mountain Rd Greenville, SC	60,000 SF	Roper, LLC	Floor & Décor	Floor Covering Store
102-124 E Shockley Ferry Rd Anderson, SC	19,000SF	Watson Village, LLC	Undisclosed	Undisclosed
1000 N Pine St Spartanburg, SC	17,486SF	Baker & Baker Real Estate Developers, LLC	Undisclosed	Undisclosed

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