



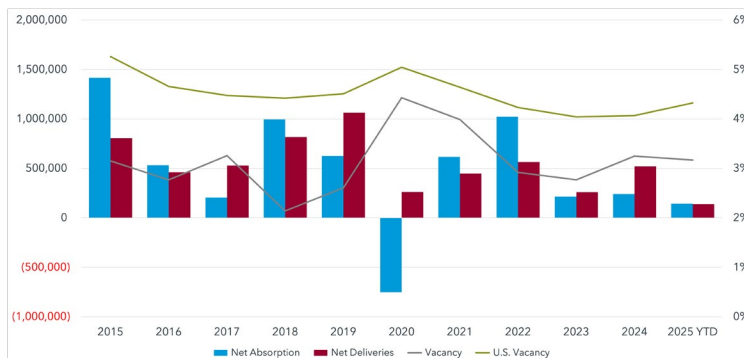
RETAIL MARKET OVERVIEW

GUY MARTINO, *Director of Marketing*

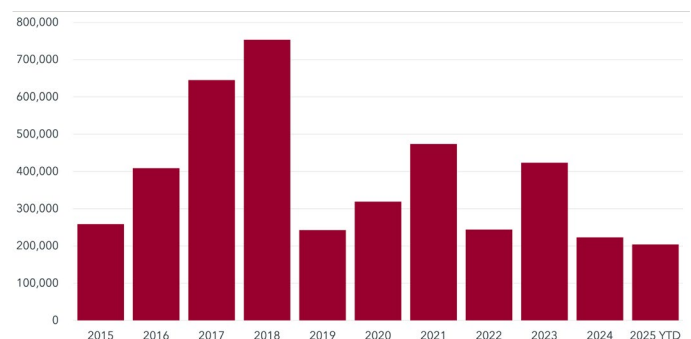
Charleston's retail market is among the Southeast's strongest, driven by population growth, job gains, and a \$14 billion tourism economy. Vacancy is near record lows at 3.5% as tenants keep absorbing more space than they give back. With limited new construction, space remains tight. Rents remain healthy, with King Street small-format space reaching \$100/SF, while suburban options stay more affordable. The defining trend is experiential retail (wellness, entertainment, and showrooms) which is reshaping Charleston into a market where connection and experience drive performance.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	68,750	(116,107)	185,397	(66,694)	42,476
▲ Vacancy Rate	3.50%	3.40%	3.20%	3.70%	3.30%
▼ Avg NNN Asking Rate PSF	\$27.38	\$27.52	\$27.12	\$26.65	\$28.08
▲ Sale Price PSF	\$339.00	\$253.00	\$378.00	\$197.00	\$161.00
▼ Cap Rate	5.77%	5.78%	7.33%	6.77%	6.79%
▼ Under Construction SF	204,099	267,953	231,090	222,945	211,034
▲ Inventory SF	48,626,449	48,556,135	48,546,049	48,497,089	48,446,795

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
730 Hopewell Drive Charleston, SC	50,000 SF	\$16,060,000 \$321.00 PSF	Bain Capital LP Southeast Centers LLC	Single-Tenant
1630 Red Bank Road Charleston, SC	41,117 SF	\$10,626,000 \$248.07 PSF	Walmart Real Estate Business Trust Jeanne La Ber Bowman	Single-Tenant
217 S. Goose Creek Boulevard Goose Creek, SC	31,339 SF	\$4,160,000 \$132.00 PSF	Charles Town Holdings LLC Lillian S. Infinger	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1981 Riviera Drive Mount Pleasant, SC	45,660 SF	The Beach Company	Construction Resources	Construction
5060 Dorchester Road North Charleston, SC	8,450 SF	Woodlock Capital	Dollar General	Retailer
2126 Henry Tecklenburg Drive Charleston, SC	5,870 SF	Buck Management	Underground Chuck's	Restaurant

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