



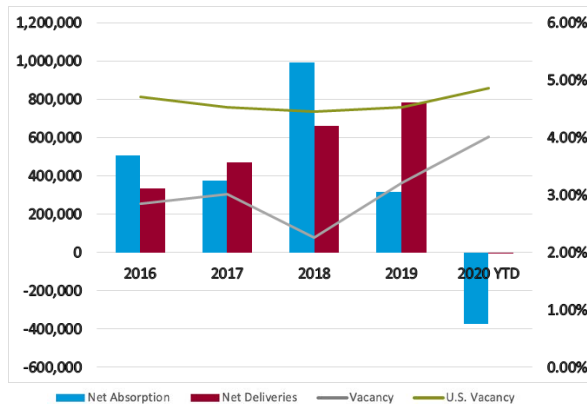
### RETAIL MARKET OVERVIEW

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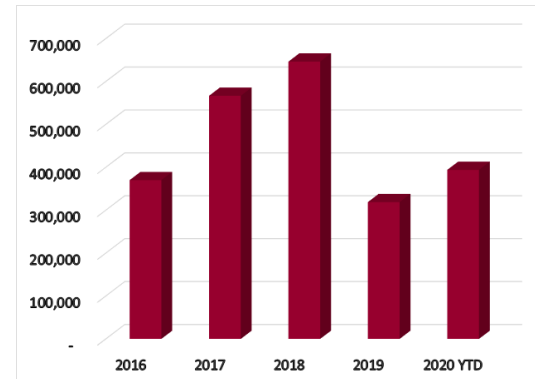
In the Charleston region consumer spending has not decreased in the pandemic but has changed, and retailers must evolve or get left behind. This means building out their online multi-channel presence, for example, with personal shopping consultations and adding lines of business to cover lost foot traffic. To avoid crowds, consumers are responding by swiping credit cards through online platforms for groceries and food deliveries. Merchants that are winning mainly are grocers, pharmacies, convenience and home improvement stores as more consumers are cooking at home and attending to honey-do lists.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▼ Net Absorption	(211,862) SF	96,427 SF	314,564 SF	329,672 SF	821,021 SF
▲ Vacancy Rate	3.9%	3.6%	3.2%	3.0%	2.9%
▲ Avg NNN Asking Rate	\$20.31 PSF	\$20.24 PSF	\$20.22 PSF	\$20.23 PSF	\$20.09 PSF
▲ Under Construction	393,874 SF	278,654 SF	318,806 SF	333,001 SF	416,491 SF
▲ Inventory	46,499,306 SF	46,482,026 SF	46,505,505 SF	46,355,391 SF	46,228,269 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
910 Johnnie Dodds Boulevard Mount Pleasant, SC	21,994 SF	\$2,945,000 \$133.90 PSF	Chipton Ross, Inc. STORE Capital Corporation	Class B
Highway 17-A and I-26 Summerville, SC	21,840 SF	\$8,027,997 \$367.58 PSF	Armada Hoffer Properties RealtyLink	Class A
1100 Greythorne Drive Mount Pleasant, SC	14,660 SF	\$5,300,000 \$361.53 PSF	Lands Inn, Inc. Caliber Collision Centers	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
214 Saint James Avenue Goose Creek, SC	14,500 SF	RealOp Investments	ADMA Bio Centers	Medical
5850 Dorchester Road Charleston, SC	7,200 SF	Vuelta Theodore JIII	First Student	Transportation
45 Romney Street Charleston, SC	6,743 SF	Library Street Partners, LLC	Undisclosed	Undisclosed