



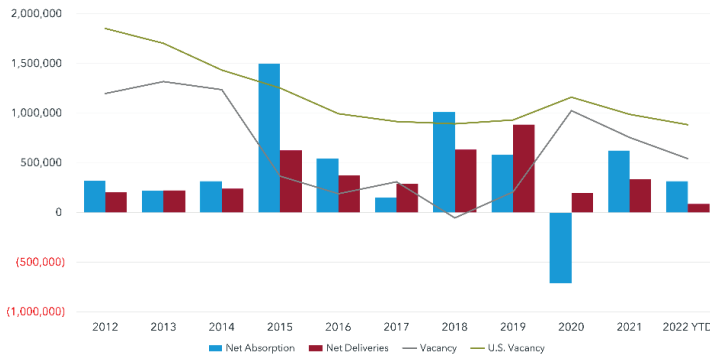
### RETAIL MARKET OVERVIEW

JUSTIN ROSS, Associate

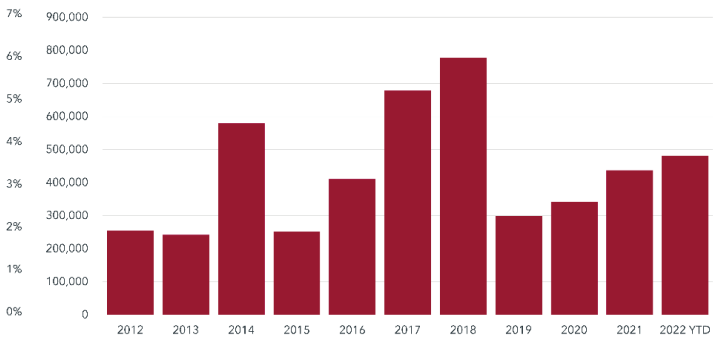
The warm weather, tourism, and population growth are all shaking up the retail market across the metro area. The increasing population and job prospects are bringing high-paying jobs to the metro that contribute to retail consumption. 482,000 SF of construction is underway, the majority of which is in the growing suburban areas. The combination of leasing activity and the lower levels of construction has kept Charleston's vacancy rate at 3.6%. Unusual but perhaps clever, 30,000 SF Target has just opened in the heart of downtown Charleston where population density is high and college campuses are a walking distance.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	884,705	634,247	624,172	242,114	(559,354)
▼ Vacancy Rate	3.6%	3.9%	4.1%	4.6%	5.1%
▼ Avg NNN Asking Rate PSF	\$22.87	\$23.81	\$23.98	\$24.70	\$25.09
▲ SF Under Construction	481,899	478,561	437,127	440,594	320,564
▲ Inventory SF	47,682,325	47,656,265	47,595,350	47,544,809	47,500,555

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1909 North Highway 17 Hwy Mount Pleasant, SC	72,024 SF	\$12,602,219 \$174.97 PSF	Continental Realty Corporation New Market Properties, LLC	Multi-Tenant
1909 North Highway 17 Mount Pleasant, SC	17,100 SF	\$4,397,781 \$257.18 PSF	Continental Realty Corporation New Market Properties, LLC	Multi-Tenant
717 Old Trolley Road Summerville, SC	15,000 SF	\$4,900,000 \$326.67 PSF	Warreb & Grant, P.A. Deseta Realty Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
205 N Goose Creek Boulevard Goose Creek, SC	13,477 SF	Benbrooke Creekside Partners, LLC	Sidesigon Oriental Market	Grocery
730-760 Coleman Boulevard Mount Pleasant, SC	11,122 SF	Beach Brookgreen, LLC	Undisclosed	Undisclosed
2521 North Highway 17 Mount Pleasant, SC	9,878	AMDG 17N, L.P.	Undisclosed	Undisclosed