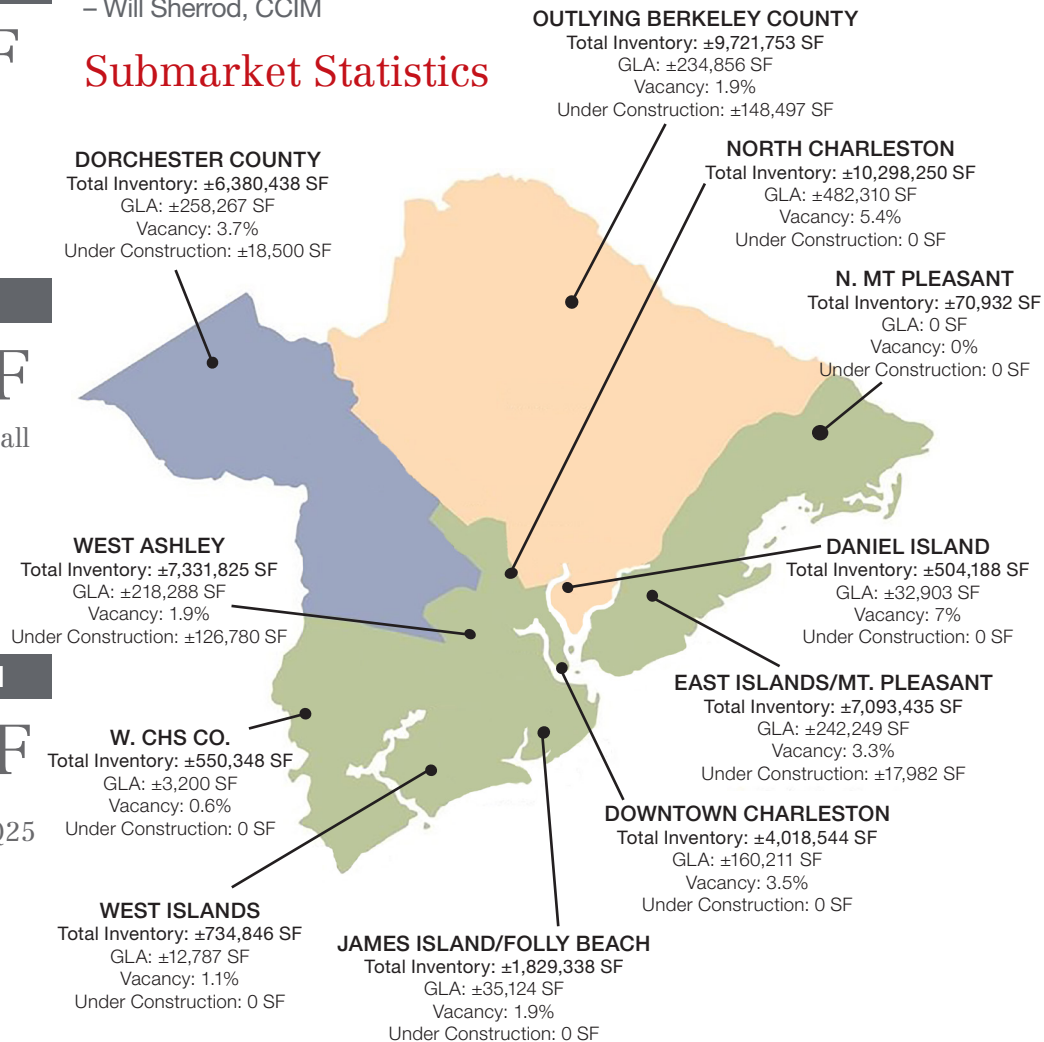


### Key Market Takeaways

"Charleston's retail market remains exceptionally tight, supported by steady population growth and consistent tenant demand for well-located spaces. Market-wide vacancy is low at approximately 3.2% with some positive net absorption over the recent quarter. Some recent retail construction delivery is encouraging, but all projects are taking a long time to receive entitlements and to build. James Island, Johns Island, West Ashley, Mt. Pleasant, and Summerville—report vacancies between 0% and 2.6%, while North Charleston and Daniel Island show slightly softer but still healthy levels under 6%. Average rents remain strong at \$25.90 PSF, and despite a few municipal development hurdles, overall market momentum reflects a well-balanced environment of limited supply, robust demand, and ongoing investment."

– Will Sherrod, CCIM

### Submarket Statistics



#### VACANCY

## 3.2%

Over the past quarter, the vacancy rate has remained the same

#### NET ABSORPTION

## ±49,225 SF

#### AVERAGE LEASE RATE

## \$25.90 PSF

Averages rental rates from all retail categories

#### UNDER CONSTRUCTION

## ±190,639 SF

of retail space under construction at the end of 3Q25