

VACANCY

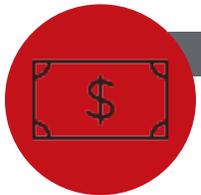
3.1%

Over the past quarter, the vacancy rate has slightly decreased



NET ABSORPTION

±147,677 SF



AVERAGE LEASE RATE

\$26.36 PSF

Averages rental rates from all retail categories



UNDER CONSTRUCTION

±211,960 SF

of retail space under construction at the end of 4Q25

Key Market Takeaways

“Charleston’s retail market remains exceptionally tight with consistent tenant demand for well-located spaces. Market-wide vacancy is holding near 3.1%, and there is positive net absorption of approximately 147,677 square feet over the recent period. Ongoing retail construction—totaling roughly 212,000 square feet underway—is encouraging, though entitlement timelines and development hurdles continue to moderate the pace of new supply. Core submarkets including North Mount Pleasant, West Ashley, James Island, and Johns Island continue to report very limited availability generally between 0% and 2%, while North Charleston and Daniel Island combined remain slightly softer but still healthy at roughly 5% to 6% vacancy. Average rental rates have strengthened to about \$26.36 PSF, and with continued challenges from the municipalities and utility providers in the growth areas, some new development is still anticipated.” – Will Sherrod, CCIM

Submarket Statistics

