2Q26: Charleston MSA Retail Snapshot

VACANCY

3.1%

Over the past quarter, the vacancy rate has slightly decreased

NET ABSORPTION

±42,135 SF

AVERAGE LEASE RATE

$26.83 PSF

Averages rental rates from all retail categories

UNDER CONSTRUCTION

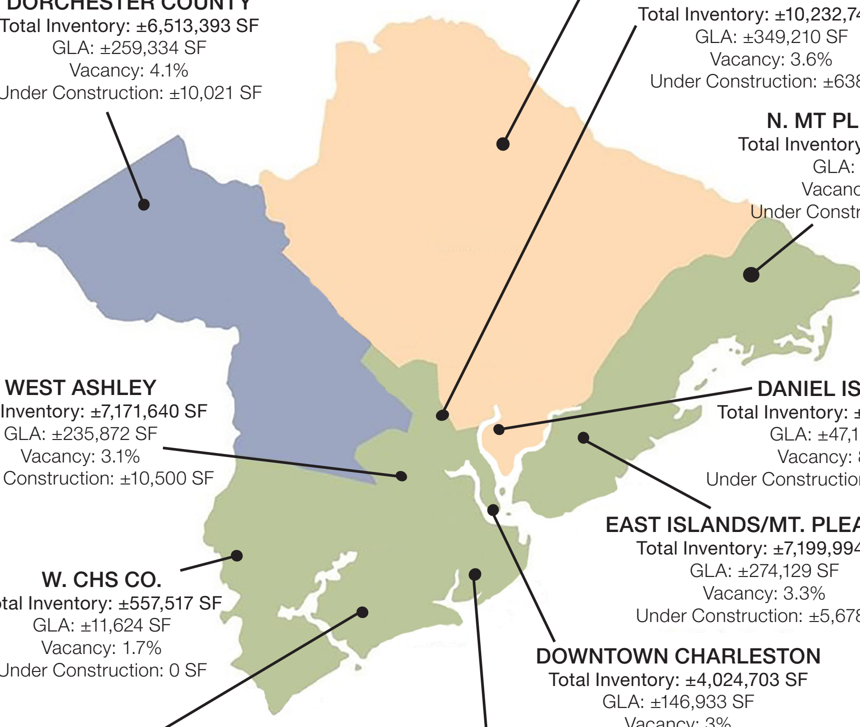
±159,345 SF

of retail space under construction at the end of 2Q26

Key Market Takeaways

"The Charleston retail market remained exceptionally tight in the second quarter of 2026, with vacancy declining to 3.1% despite modest inventory growth. Positive net absorption continued to reflect strong tenant demand, though limited available space constrained leasing activity. Average asking rents increased to $26.83 PSF, while a limited development pipeline and ongoing entitlement and construction challenges continue to restrict new supply. New construction retail space is now commanding rents in the upper $30s to $40 PSF range, reinforcing upward pressure on market rents. Downtown Charleston remains the region's strongest retail submarket, with King Street continuing to achieve record lease rates as national retailers compete for a presence in the city's historic core. Across the broader market, well-located anchored centers remain highly resilient, while repositioned neighborhood centers are demonstrating that strategic renovations and tenant mix improvements can successfully compete with new development in today's high-cost construction environment." – Will Sherrod, CCIM

Submarket Statistics



OUTLYING BERKELEY COUNTY
Total Inventory: ±9,665,106 SF
GLA: ±247,604 SF
Vacancy: 2.2%
Under Construction: ±107,508 SF

DORCHESTER COUNTY
Total Inventory: ±6,513,393 SF
GLA: ±259,334 SF
Vacancy: 4.1%
Under Construction: ±10,021 SF

NORTH CHARLESTON
Total Inventory: ±10,232,749 SF
GLA: ±349,210 SF
Vacancy: 3.6%
Under Construction: ±638 SF

N. MT PLEASANT
Total Inventory: ±89,348 SF
GLA: 0 SF
Vacancy: 0%
Under Construction: 0 SF

WEST ASHLEY
Total Inventory: ±7,171,640 SF
GLA: ±235,872 SF
Vacancy: 3.1%
Under Construction: ±10,500 SF

DANIEL ISLAND
Total Inventory: ±534,510 SF
GLA: ±47,180 SF
Vacancy: 8.5%
Under Construction: ±12,340 SF

EAST ISLANDS/MT. PLEASANT
Total Inventory: ±7,199,994 SF
GLA: ±274,129 SF
Vacancy: 3.3%
Under Construction: ±5,678 SF

W. CHS CO.
Total Inventory: ±557,517 SF
GLA: ±11,624 SF
Vacancy: 1.7%
Under Construction: 0 SF

DOWNTOWN CHARLESTON
Total Inventory: ±4,024,703 SF
GLA: ±146,933 SF
Vacancy: 3%
Under Construction: ±2,700 SF

WEST ISLANDS
Total Inventory: ±776,431 SF
GLA: ±16,466 SF
Vacancy: 2.1%
Under Construction: ±9,950 SF

JAMES ISLAND/FOLLY BEACH
Total Inventory: ±1,824,476 SF
GLA: ±17,896 SF
Vacancy: 1.1%
Under Construction: 0 SF

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