1Q 2023 | RETAIL MARKET REPORT

Inventory
92,616,822 SF

Gross Rent Overall
$14.10 ▲

Vacancy
3.8% ▲

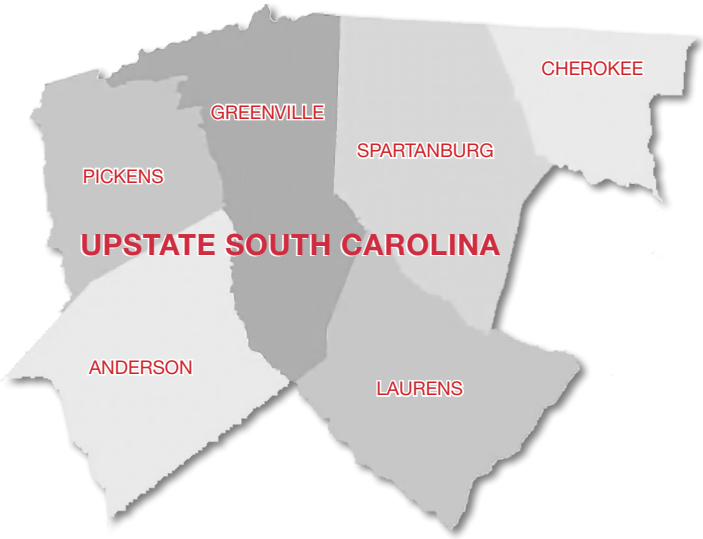
Availability
4.2M SF 4.5% ▲

Net Absorption
(38.6K) SF ▼

Under Construction | Delivered
229,930 SF | 14

RETAIL MARKET OVERVIEW

County	Inventory	Gross Rent	Vacancy	Availability	Net Absorption	Under Construction
Anderson	14.6M SF	$10.63/SF	4.6%	5.1%	(236K) SF	-
Cherokee	3.6M SF	$8.63/SF	2.1%	5.6%	(16K) SF	-
Greenville	38.5M SF	$16.20/SF	3.2%	4.2%	165K SF	185K SF
Laurens	3.2M SF	$9.61/SF	4.2%	2.2%	(27K) SF	2K SF
Pickens	7.2M SF	$14.53/SF	3.2%	3.4%	(18K) SF	11K SF
Spartanburg	25.4M SF	$13.54/SF	4.1%	5.3%	94K SF	30K SF



RETAIL SUBMARKET HIGHLIGHTS

GREENVILLE CBD | INVENTORY 1M SF

VACANCY ▼ Q1: 7.1% Q4: 11.5%

RENTAL RATE ▲ Q1: $23.89 Q4: $23.42

ABSORPTION ▲ Q1: 44K SF Q4: (26K) SF

SPARTANBURG CBD + WEST SIDE | INVENTORY 8.2M SF

VACANCY ▼ Q1: 4.5% Q4: 5.0%

RENTAL RATE ▲ Q1: $14.53 Q4: $12.76

ABSORPTION ▲ Q1: 39K SF Q4: 3K SF

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UPSTATE MARKET REVIEW

Retail vacancy rates in Greenville have stabilized with strong performance from discounters, grocers, and other essential services, while population growth in the market and consumer spending remained substantial. Total job growth recovered from pre-pandemic trends with particular strength in the trade and transportation industry as well as in professional services. Retail rent growth has surged to 9.4%, year over year. Though new construction has slowed, Greenville's continued population growth and downtown revitalization has led to some strip center development in the suburbs and mixed-use, adaptive reuse development near downtown and along key transportation corridors. Investor interest in the market has remained steady and sales volume has held up through early 2023, despite rising interest rates and economic uncertainty. About $529 million has closed over the past year. Investors have taken strong interest in freestanding, triple-net leased properties, grocery-anchored, and neighborhood center properties.

Retail rents in the Spartanburg market were rising at a 4.7% annual rate during the second quarter of 2023, and have posted an average annual gain of 4.0% over the past three years. In addition to 22,000 SF that has delivered over the past three years (a cumulative inventory expansion of 0.1%), there is 33,000 SF currently underway, representing a fractional expansion of the existing inventory. Vacancies were basically in line with the 10-year average as of 2023Q2, but trended slightly down over the past four quarters.

Source: CoStar

NOTABLE 1Q TRANSACTIONS



765 Haywood Rd, Ste D | Greenville, SC
2,606 SF
Jimmy Wright and Jake Scott



3715 E. North St | Greenville, SC
56,000 SF
John Gray, Jr., CCIM



1036-1050 N Pleasantburg Dr, Ste 1050 | Greenville, SC
5,153 SF
Geoff Beans and Jake Scott

UPSTATE SC DEMOGRAPHICS

POPULATION	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	MEDIAN AGE	UNEMPLOYMENT RATE
829,470	**331,048**	**$61,913**	**37.9**	**2.6%**

ABOUT NAI EARLE FURMAN

NAI Earle Furman (NAIEF) is the Upstate's largest commercial real estate brokerage and property management firm and has been providing superior results to its clients for over thirty years. With three Upstate offices, NAIEF delivers creative solutions to ensure client success while promoting a culture of collaboration, drive, and innovation. The company's unique shareholder-owned structure creates an engaging environment which thrives on mentorship and common goals. Invested in the community and its people, the NAIEF team is committed to being experts in the field of commercial real estate and improving the Upstate market through its wide range of quality client services.

In 2017, NAI Earle Furman and North Carolina's NAI Piedmont Triad joined forces to form a creative commercial real estate collaboration across state lines. The teams expanded their market footprint in 2019 by partnering with the newly rebranded NAI Columbia (formerly Avant) group operating in the South Carolina Midlands, and later merged in January 2023. This strategic alliance equally benefits all three firms with additional manpower, expanded resources, and ever-evolving cross-market projects fueled by combined expertise. Learn more at **www.naief.com**