



2026 QUARTER 1 REPORT: CHARLESTON RETAIL MARKET

HIGHLIGHTS & TRENDS

- Lowes Foods on Johns Island has taken over KJ's Market and officially opened to shoppers on March 12th.
- HomeSense, part of the same parent company as TJ Maxx, HomeGoods, and Marshalls, officially opened its location in Sweetgrass Corner in Mount Pleasant on February 26, 2026.
- Sephora is scheduled to open at Wando Crossing in March 2026.
- Tenants of Citadel Mall were provided with a 90-day notice to vacate in connection with MUSC's expansion project, which will increase the facility size from 126,000 SF to 330,000 SF.
- Market rent growth decreased from 2.8% at the beginning of 2025 to 1.2% by year's end, with the growth rate remaining steady at 1.2% during the first quarter.
- During this quarter, 217,000 SF are under construction. Ongoing limited new retail development continues to constrain supply, contributing to sustained low vacancy rates and supporting long-term rental stability.
- The Charleston region continues to experience population growth at nearly three times the national average, adding approximately 34 new residents each day, which supports ongoing long-term retail demand.

Q4 MARKET REVIEW



INVENTORY:
40.5M SF



VACANCY:
3.80%



ASKING RENT:
\$25.92/SF

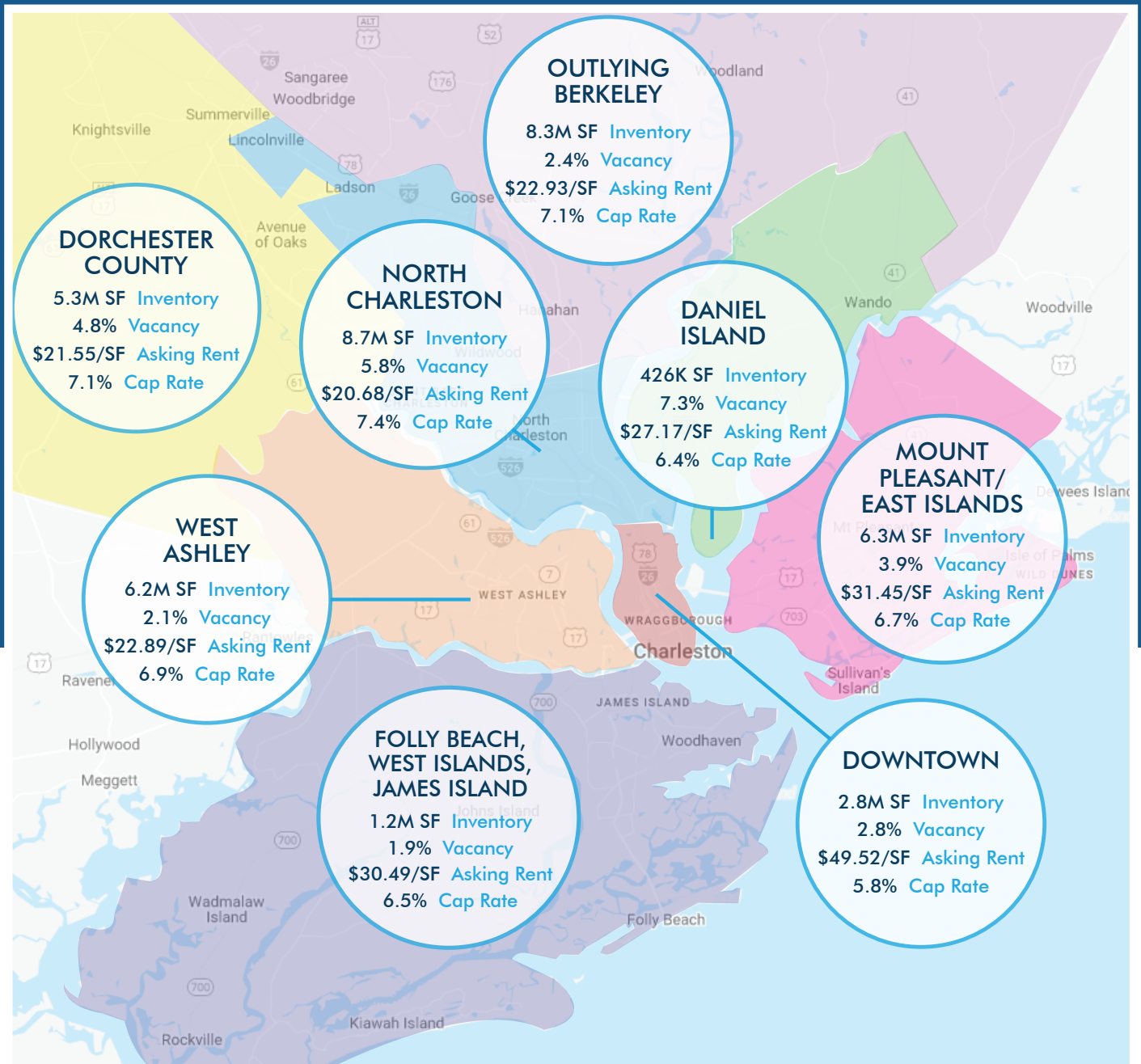


CAP RATE:
7.00%

SUBMARKET SUMMARY

Q1 | 2026

SOURCED FROM COSTAR



RETAIL BROKERS:

Vitré Ravenel Stephens
Partner
843.513.7555
vitre.stephens@harborcommercialpartners.com

Chris Saltiel
Senior Associate
630.200.6774
chris.saltiel@harborcommercialpartners.com

