2026 QUARTER 2 REPORT:
CHARLESTON RETAIL MARKET

HIGHLIGHTS & TRENDS

- Retail vacancy rate continues to decrease from last quarter at 3.8% to this quarter around 3.5% which continues to be well below the national average. 170,000 SF of retail space is currently under construction and of that more than half of the inventory has been leased.
- Vacant Wild Wing Café located in North Charleston sells for $4M to make way for Chick-fil-A to expand their operations at 7616 Rivers Avenue.
- Burlington opened its doors on May 1st in Summerville on North Main Street which will be followed by a store opening in Myrtle Beach on May 15 and in late June a store opening in Conway, SC.
- Aldi plans to expand its operations to West Ashley in the Bees Ferry area and is in the process of building another location in Moncks Corner.
- Limited new retail deliveries continued to constrain supply, helping preserve landlord leverage in the strongest submarkets despite broader caution from retailers around build-out costs and consumer spending.

Q2 MARKET REVIEW

INVENTORY:
40.6M SF

VACANCY:
3.50%

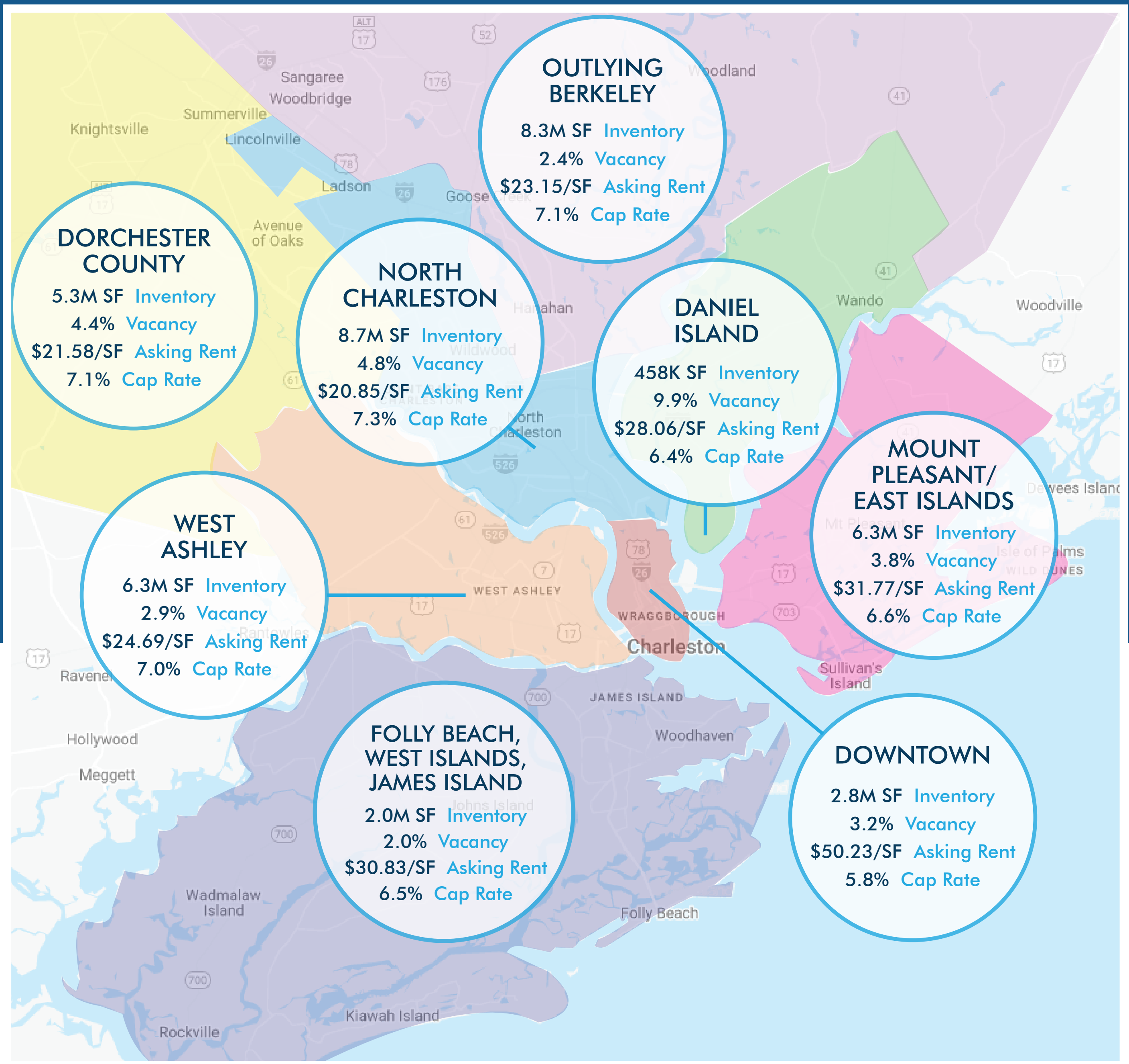
ASKING RENT:
$26.18/SF

CAP RATE:
7.00%

SUBMARKET SUMMARY

SOURCED FROM COSTAR

Q2 | 2026



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