

# MIDLANDS SOUTH CAROLINA

## 4Q20 | RETAIL SNAPSHOT

### VACANCY

▲ Q4: 4.87%  
Q3: 4.52%

### ABSORPTION

▼ Q4: (196,306)  
Q3: (162,192)

### RENTAL RATE

▼ Q4: \$14.26  
Q3: \$14.28

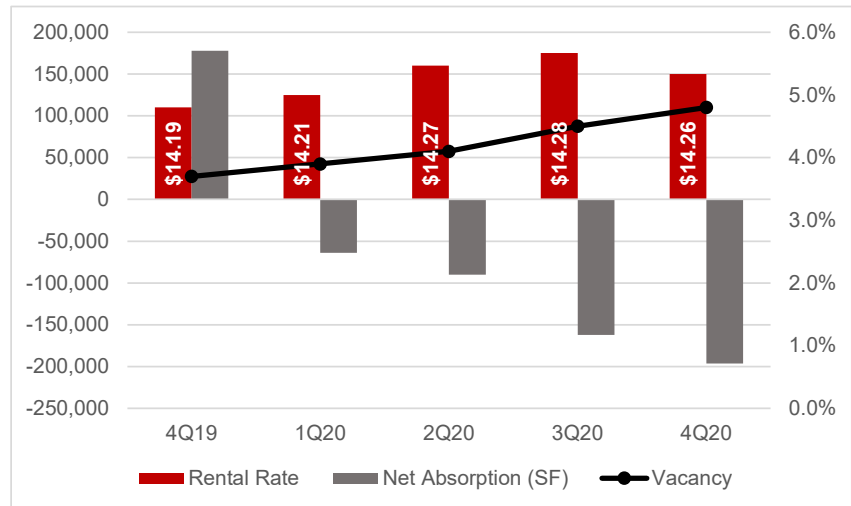
## MARKET OUTLOOK

Demand for retail space is being challenged by a global pandemic, a string of bankruptcies filed by national retailers, and an increasing shift towards e-commerce. Still, the Columbia Retail Market remains fairly stable. The vacancy rate ended the year at 4.9%, just slightly up from the historic lows witnessed between 2017 and 2019. Net absorption, however, is down by 528,000 SF over the last 12-months, and new construction has been limited.

The landscape for the neighborhood and grocery-anchored shopping centers is changing dramatically as Food Lion and Lowes Foods continue to convert former BI-LO stores across the Midlands. Value-oriented retailers, bargain outlets, and liquidation stores are aggressively filling large swaths of second-generation space. Rent growth for big-box space has flattened out, but investors continue to take a favorable view towards centers anchored by anything that can be deemed "essential retail". The same holds true for the single-tenant net lease market. Dollar stores, convenience stores, and quick-service restaurants continue to serve as an ideal vehicle for the reinvestment of capital gains.

Most new construction and build-to-suit activity for national and regional tenants continues to follow the residential growth around Lake Murray. There is a consistent push for these users to fit into smaller footprints.

The steady employment provided by state government, colleges and universities, Fort Jackson, and centralized hospital systems continues to produce a stabilizing effect on the Columbia Retail Market.



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## NOTABLE TRANSACTIONS



**SOLD:** IRMO  
3700 FERNANDINA ROAD  
FUTURE RETAIL SITE OF  
FLOOR & DECOR  
SALE DATE: 12/18/2020  
Price: \$3,215,00



**SOLD:** COLUMBIA  
7006 TWO NOTCH ROAD  
FORMER BEST BUY STORE  
SALE DATE: 10/10/2020  
Price: \$1,750,000  
Price per SF: \$38.89



**LEASED:** COLUMBIA  
10056 TWO NOTCH ROAD  
±6,448 SF  
COMMENCEMENT DATE: OCTOBER 2020  
Tenant: Buffalo Wild Wings

# 4Q20 MIDLANDS SC RETAIL ANALYTICS

## NORTH COLUMBIA

Inventory	2.4 MSF
Net Absorption	1,860 SF
Vacancy Rate	6.5%
Market Rent	\$9.11/SF

## NORTHEAST COLUMBIA

Inventory	11 MSF
Net Absorption	(168,915) SF
Vacancy Rate	6.7%
Market Rent	\$15.25/SF

## DUTCH FORK/IRMO

Inventory	4.6 MSF
Net Absorption	27,989 SF
Vacancy Rate	4.7%
Market Rent	\$18.98/SF

## KERSHAW COUNTY

Inventory	3.2 MSF
Net Absorption	(4,601) SF
Vacancy Rate	2.2%
Market Rent	\$10.21/SF

## ST ANDREWS

Inventory	6.8 MSF
Net Absorption	(18,921) SF
Vacancy Rate	5.7%
Market Rent	\$13.40/SF

## FOREST ACRES

Inventory	4.1 MSF
Net Absorption	(17,808) SF
Vacancy Rate	5.7%
Market Rent	\$16.67/SF

## COLUMBIA CBD

Inventory	2.8 MSF
Net Absorption	2,341 SF
Vacancy Rate	5.5%
Market Rent	\$18.72/SF

## LEXINGTON

Inventory	5.4 MSF
Net Absorption	(13,966) SF
Vacancy Rate	3.0%
Market Rent	\$17.90/SF

## SOUTHEAST COLUMBIA

Inventory	4.7 MSF
Net Absorption	(512) SF
Vacancy Rate	2.7%
Market Rent	\$13.78/SF

## CAYCE/WEST COLUMBIA

Inventory	6.9 MSF
Net Absorption	(8,791) SF
Vacancy Rate	4.5%
Market Rent	\$11.39/SF

## MIDLANDS SC DEMOGRAPHICS

