



Columbia

Retail

24Q2

Key Takeaways

- Outlying areas experiencing the most growth with very little junior anchor vacancy
- Asking rents are growing as leases renew
- Healthcare and fitness tenants are especially active



Vacancy Rate

3.39%

YOY

FORECAST



Net Absorption

65.5K SF

YOY

FORECAST



Under Construction

50.9K SF

YOY

FORECAST



Overall Shop Space Rent

\$22.56/SF

YOY

FORECAST

Retail growth following subdivision expansion

The Columbia market's outward expansion has supported strong absorption and continued low vacancy rates as strong retail demand follows subdivision development in the outlying Lexington, Killian Road/Blythewood and Garners Ferry areas. While overall consumer expenditures showed little change on a real basis, submarkets such as Forest Drive and Cross Hill/Woodhill continue to attract the highest asking rents. Asking rents fell slightly, the product of minimal vacancy in high-quality, well-positioned spaces. The construction pipeline is slow as financing and construction costs limit margins for developers and ground availability is low in key corridors. Continued demand, however, is likely to increase interest into 2025. Healthcare and dental users are among the market's most active, while restaurant activity is focused on the casual and quick-service segments.

Market Indicators



2.92%

Unemployment Rate



3.24%

GDP - % change yr/yr



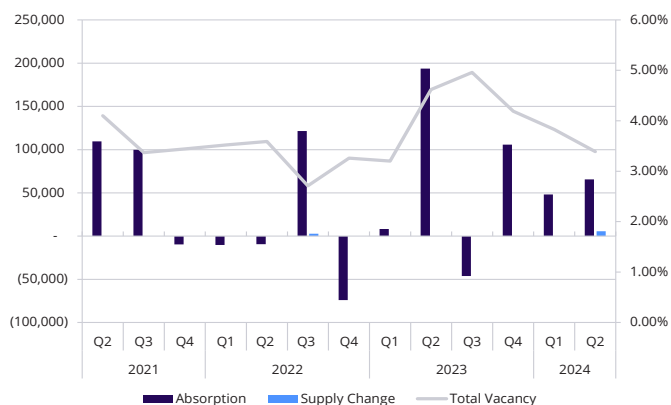
3.848%

U.S. 10 Year Treasury Note

Historic Comparison

	23Q2	24Q1	24Q2
Total Inventory (in Thousands of SF)	13.6	13.6	13.6
Supply Change (in Thousands of SF)	-	-	5.5
Net Absorption (in Thousands of SF)	(193.8)	48.2	65.5
Overall Vacancy	4.62%	3.83%	3.39%
Under Construction (in Thousands of SF)	-	56.4	50.9
Shop Space NNN Lease Rates (in \$/SF)	\$22.40	\$22.76	\$22.56

Market Graph



Total inventory grew to 13,578,006 square feet as 5,500 square feet delivered, with 50,887 square feet expected to deliver in the second half of 2024. Vacancy decreased to 3.39% as net absorption rose to 65,544 square feet and overall shop space lease rates down slightly to \$22.56 per square foot.

Recent Transactions



Lease

4905 Forest Dr
Forest Dr
15.0K SF



Lease

300 Knox Abbott Dr
Knox Abbott / Charleston Hwy
11.5K SF



Lease

2305 Augusta Rd
West Columbia
16.1K SF



Sale

910 N Lake Dr
Lexington
131.8K SF | \$16.1M



Sale

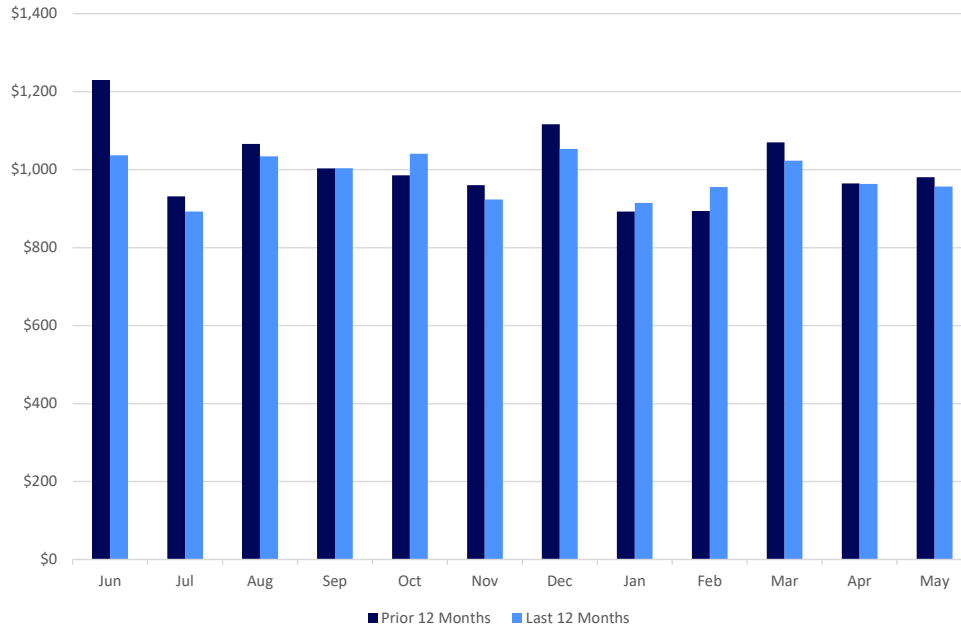
4525 Forest Dr
Forest Dr
17.5K SF | \$5.6M



Sale

1807 Decker Blvd
North Columbia
11.2K SF | \$1.1M

Inflation Adjusted Year over Year Gross Retail Sales (Millions) Columbia MSA



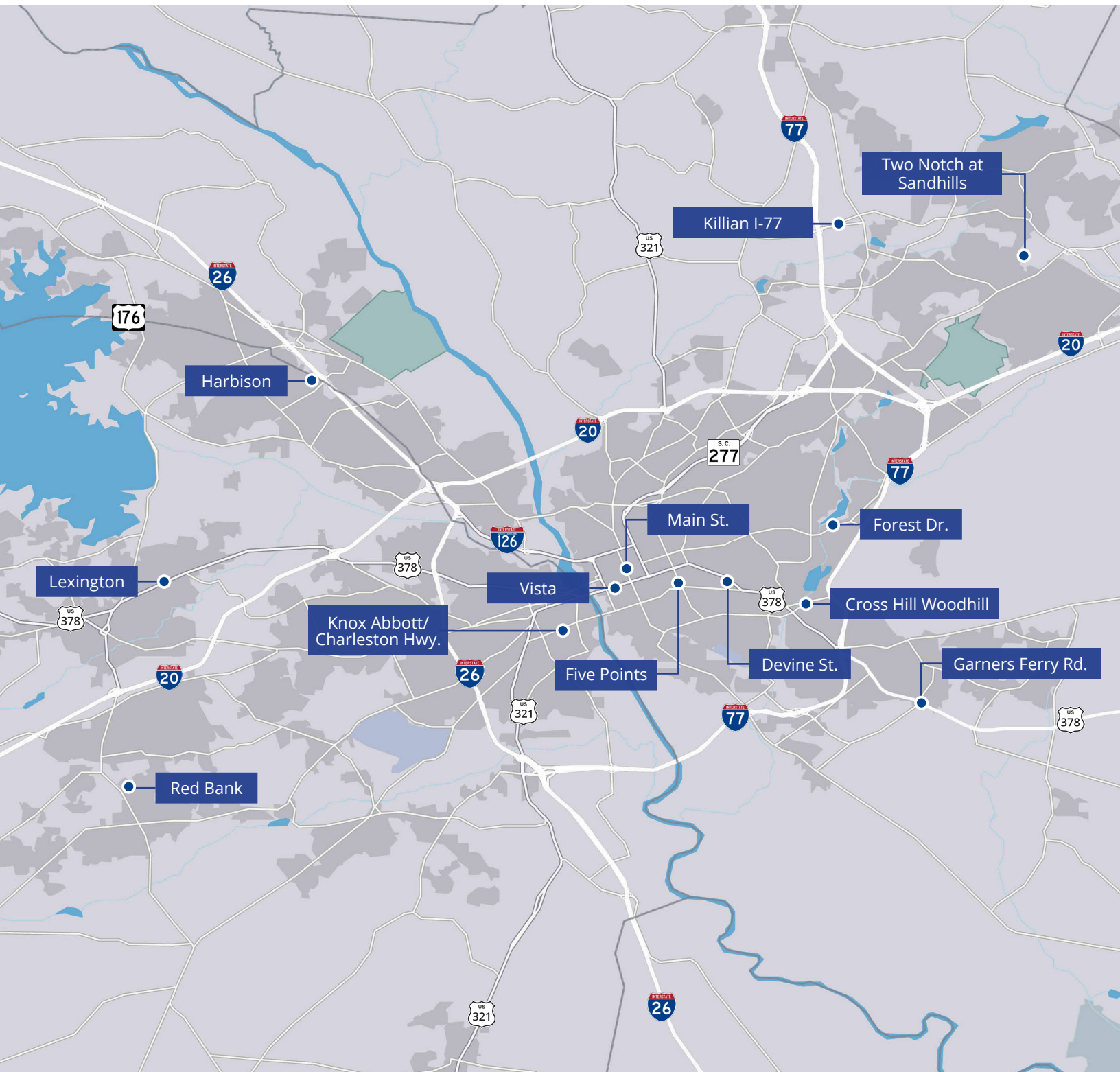
Adjusted Using Core CPI

Source: S.C. Department of Revenue

Columbia Retail Market Summary Statistics Q2 2024

Retail Submarket	Anchor space greater than ± 25,000 SF				Jr. anchor space 10,000 SF to 25,000 SF		Shop space less than ±10,000 SF	
	Inventory (SF)	Vacancy Rate (%)	Vacant (SF)	Asking Rent (NNN)	Vacant (SF)	Asking Rent (NNN)	Vacant (SF)	Asking Rent (NNN)
Columbia								
Cross Hill Woodhill	569,968	0.64%	-	-	-	\$50.00	3,623	\$25.52
Devine Street	232,740	1.80%	-	-	-	-	4,180	\$23.27
Five Points	468,064	3.34%	-	-	-	-	15,611	\$21.72
Forest Drive	1,067,685	1.04%	-	\$17.00	-	\$15.00	11,120	\$29.35
Garners Ferry Road	1,196,019	1.41%	-	-	-	-	16,923	\$14.46
Harbison	3,123,381	4.23%	61,785	-	14,960	-	55,482	\$24.66
Killian I-77	690,069	0.00%	-	-	-	-	-	\$27.20
Knox Abbott / Charleston Hwy	342,979	14.28%	-	-	21,865	\$16.86	27,116	\$14.74
Lexington	1,720,102	0.63%	-	-	-	-	10,868	\$23.30
Main Street (Columbia)	367,802	5.56%	-	-	-	-	20,433	\$20.85
Red Bank	542,082	0.00%	-	-	-	-	-	\$20.60
The Vista	720,118	11.87%	30,000	-	11,250	\$20.00	44,193	\$23.10
Two Notch / Village at Sandhill	2,536,997	4.36%	47,511	-	-	-	63,045	\$20.71
Columbia Total	13,578,006	3.39%	139,296	\$17.00	48,075	\$21.53	272,594	\$22.56

Submarket Map



501 offices in 66 countries on 6 continents



\$4.3B

Annual revenue



2B

Square feet managed



19,000

Professionals

In 2021, Colliers changed its retail data collection methodology. Retail submarkets were identified where there was a large concentration of retail activity in traditional suburban and urban environments. Within these submarkets, all retail properties were included except freestanding restaurants, automotive dealerships, automotive repair, movie theatres and other special purpose buildings. Each property was then divided into three categories of space, anchor (25,000 s.f. or larger), junior anchor (10,000 s.f. to 25,000 s.f.) and shop space (10,000 s.f. or smaller) for the purpose of tracking vacancy and rental rate dating back to the beginning of 2021. Because of the changes to our methodology, users of the report should not compare data from reports published before May 2021.

About Colliers | South Carolina

Colliers | South Carolina is the largest full-service commercial real estate firm in South Carolina with 62 licensed real estate professionals covering the state with locations in Charleston, Columbia, Greenville and Spartanburg. Colliers is an Accredited Management Organization (AMO) through the Institute of Real Estate Management (IREM) and is the largest manager of commercial real estate properties in South Carolina with a portfolio of over 18 million square feet of office, industrial, retail and healthcare properties. Colliers' staff hold the most professional designations of any firm in South Carolina. Colliers | South Carolina's partner, LCK, provides project management services for new facilities and renovations across South Carolina.

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