



Columbia Retail 24Q3

Key Takeaways

- Tenants are competing for quality spaces in desirable locations
- Conversion and redevelopment activity is emerging
- Rents will likely continue to rise as vacancy remains minimal



Minimal vacancy limits tenant options

As the Columbia market continues to experience robust overall population and economic growth, retail vacancy remains minimal and concentrated in lower-quality properties across the market. Limited land availability in key corridors and elevated construction costs have largely suppressed new construction, contributing to rising rents and fewer concessions as tenants compete for quality spaces. Landlords are beginning to consider conversions of well-located but outdated office properties. Activity remains strong, particularly in the personal care and food and beverage segments, while a trend of entertainment retail is emerging. Downtown submarkets have benefitted from proximity to a growing student population with spending power. The Columbia market has thus far avoided light national retail headwinds, while redevelopment activity is stirring on obsolete malls within inner suburbs.

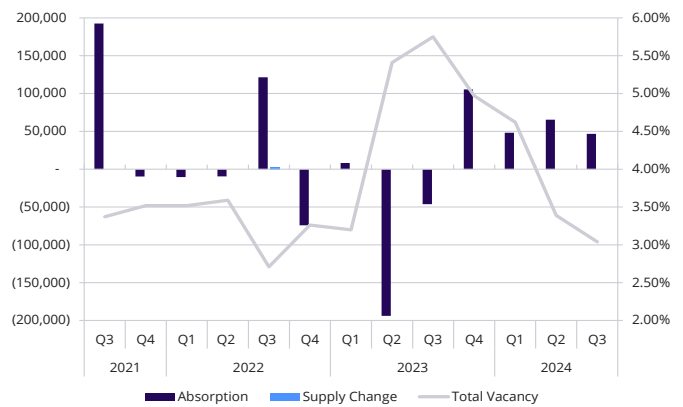
Market Indicators



Historic Comparison

	23Q3	24Q2	24Q3
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)	-46.3	65.5	46.8
Overall Vacancy	4.96%	3.39%	3.04%
Under Construction (in Thousands of SF)	-	56.4	50.9
Shop Space NNN Lease Rates (in \$/SF)	\$22.64	\$22.56	\$22.75

Market Graph



Total inventory remained flat at 13,578,006 square feet as no deliveries are anticipated until Q2 2025 with 50,887 square feet under construction. Vacancy decreased to 3.04% as net absorption remained positive at 46,840 square feet and overall shop space lease rates down slightly to \$22.56 per square foot.

Recent Transactions



Lease
741 Fashion Dr
Two Notch at Sandhills
Flight Adventure Park
85.8K SF



Lease
902 Gervais St.
The Vista
4.8K SF



Lease
1310 Lady Street
Main Street
Bold Minks
2.2K SF



Sale
10316 Two Notch Rd.
Two Notch at Sandhills
339.1K SF | \$47.0M

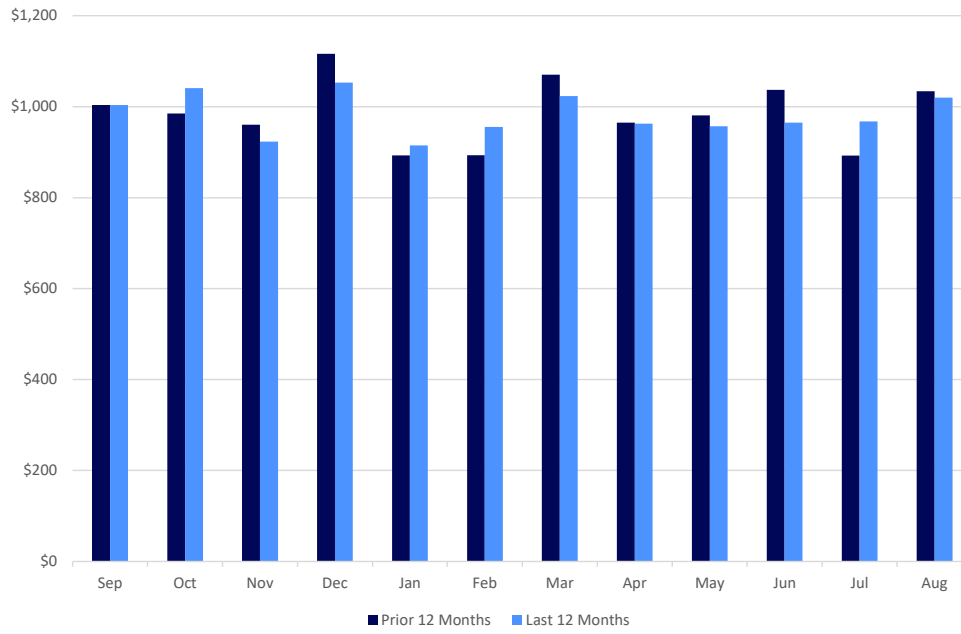


Sale
5424 Forest Dr.
Forest Drive
46.6K SF | \$6.65M



Sale
1950 Bush River Rd.
St. Andrews
61.9K SF | \$3.23M

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



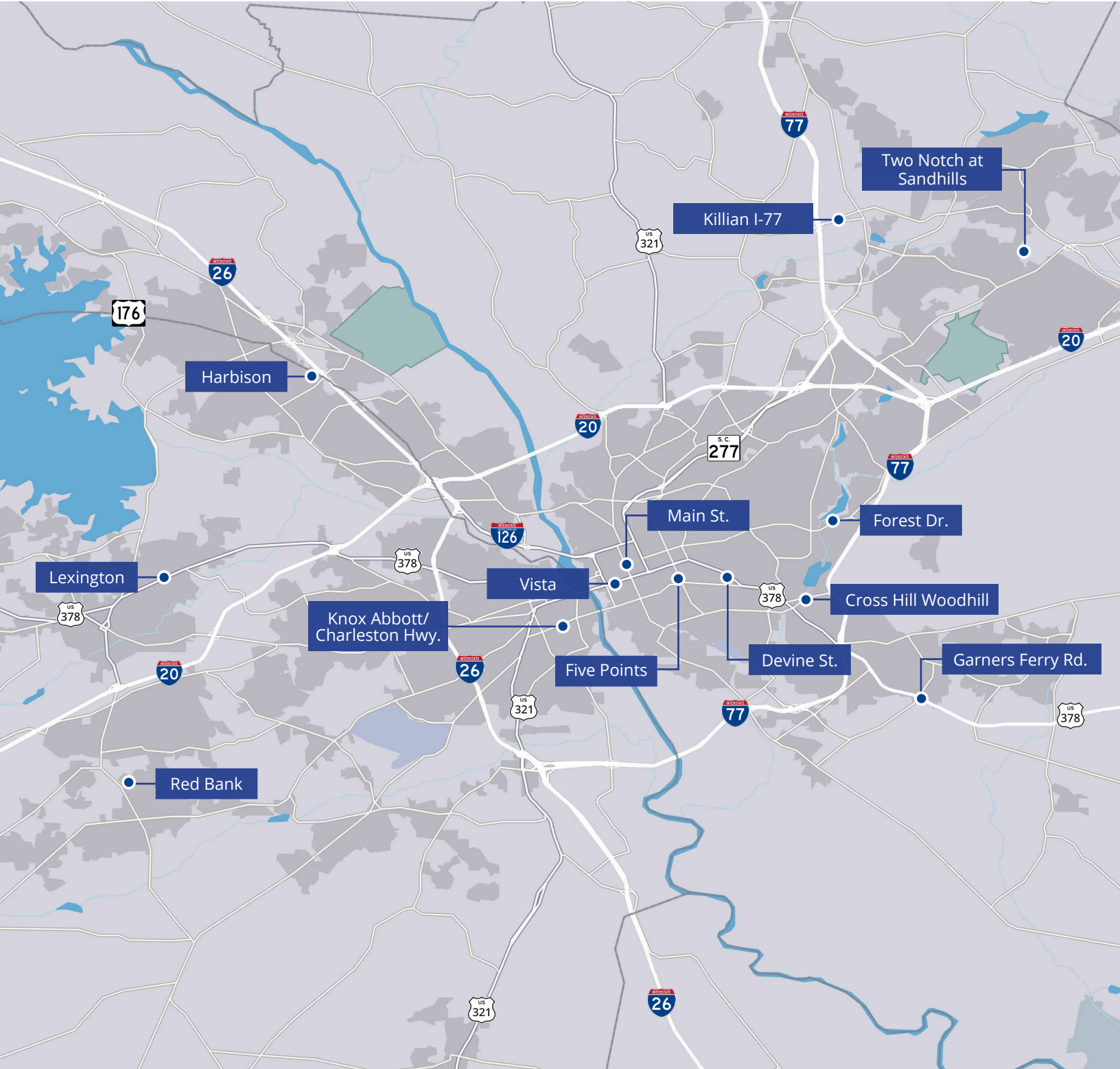
Adjusted Using Core CPI

Source: S.C. Department of Revenue

Columbia Retail Market Summary Statistics Q3 2024

Retail Submarket	Inventory (SF)	Vacancy Rate (%)	Anchor space greater than ± 25,000 SF		Jr. anchor space 10,000 SF to 25,000 SF		Shop space less than ±10,000 SF	
			Vacant (SF)	Asking Rent (NNN)	Vacant (SF)	Asking Rent (NNN)	Vacant (SF)	Asking Rent (NNN)
Columbia								
Cross Hill Woodhill	569,968	0.64%	-	-	-	\$42.15	3,623	\$26.61
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	\$17.00
Harbison	3,123,381	4.23%	61,785	-	14,960	-	55,482	\$24.66
Killian I-77	690,069	0.00%	-	-	-	-	0	\$27.20
Knox Abbott / Charleston Hwy	342,979	14.28%	-	-	21,865	\$16.86	27,116	\$19.85
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%	-	-	-	-	0	\$20.60
The Vista	720,118	11.87%	30,000	-	11,250	\$20.00	34,426	\$23.67
Two Notch / Village at Sandhill	2,536,997	4.36%	47,511	-	-	-	47,847	\$20.71
Columbia Total	13,578,006	3.39%	139,296	\$17.00	48,075	\$22.27	247,629	\$22.75

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 66 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 25 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.

Market President:

Craig Waites

Market President | Columbia
+1 803 401 4224
Craig.Waites@colliers.com

Marketing & Research:

Elizabeth Riley

Director of Marketing | Columbia
+1 803 401 4250
Elizabeth.Riley@colliers.com

Will Schenk

Market Analyst | South Carolina
+1 803 401 4278
Will.Schenk@colliers.com

Contributors:

Rox W. Pollard Jr.

Vice President
Director of Retail Services Team

Danny Bonds

Senior Brokerage Associate

John Gressette

Brokerage Associate

Rox W. Pollard III

Brokerage Associate



1301 Gervais Street, Suite 600
Columbia, SC 29201
+1 803 254 2300
colliers.com

