



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
1876 E. Blackstock Rd	Spartanburg	16,000	Fred's
525 College Ave	Clemson	12,000	Dollar Tree
205 W. Blackstock Rd	Spartanburg	5,395	Charlotte Russe

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
680 Old Greenville Hwy Clemson	\$13,080,000 Investment	\$318.12 5.55%	41,117 Grocery	Clemson NNN LLC PC WMT, LLC
1511 Woodruff Rd Greenville	\$6,000,000 Investment	\$87.07 9.5%	68,912 Neighborhood	Equity Venture Partners SITE Centers
1302 W. Wade Hampton Blv Greer	\$5,230,000 Investment	\$912.90 6.71%	5,729 Conv Store	Four Oaks Investments QuikTrip Corp

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
618 S. Alabama St	Chesnee	9,993	Browning Chesnee LLC
905 N. Main St	Woodruff	9,993	Palmetto Real Estate Tr
Main St. & Pine St	Spartanburg	9,560	Spencer hines Properties

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
1310 N. Pleasantburg Dr	Greenville	22,000	Q2 2019
3035 N. Main St	Anderson	20,000	Q2 2019
1831 Cannons Campground Rd	Spartanburg	8,320	Q2 2019


TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	3.8%	\$11.76	15,937	88,080,030	112,171
Q4 2018	3.9%	\$12.33	304,289	87,626,877	94,738
Q3 2018	4.2%	\$11.73	161,090	87,542,294	308,377
Q2 2018	4.4%	\$11.72	86,368	87,918,612	334,178
Q1 2018	4.4%	\$11.82	186,663	87,533,051	421,130

 **15,937** NET ABSORPTION SF

 **3.8%** VACANCY 3,320,727 SF

 **\$11.76** AVG. ASKING RATE PSF

 **50,195** DELIVERIES 6 Buildings

 **112,171** UNDER CONSTRUCTION 14 Buildings

JAMES MCKAY Associate

The Greenville/Spartanburg Market continues its record trends with decreasing vacancy rates again this quarter but the rental rates have dropped slightly. Inventory in the major retail clusters will continue to lease at above market rates due the current demands. The Market CAP rates are continuing to increase. Greenville is experiencing great population growth fueling the need for retail development in the area.