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APRIL
2025



Charleston Retail Market Overview – Q1 2025

Demand & Leasing Resilience

Retail in Charleston continues to benefit from tourism, in-migration, and strong job growth. The market absorbed 349,000 SF over the past year with a low vacancy rate of 3.1%. Though leasing volumes are still below pre-COVID highs, they've recovered since 2023.

Key Deals & Tenant Activity

- ParTee Shack signed the largest lease (77,000 SF at Festival Centre).
- Harris Teeter opened a 64,000-SF flagship in Nexton, Summerville.
- Brands like Crunch Fitness and Trader Joe's backfilled large spaces, indicating a healthy shift toward experiential and essential retail.

Rent Growth & Market Rents

- Asking rents grew 3.1% YOY, surpassing the national average.
- Downtown Charleston commands \$45–\$80/SF for boutique storefronts (e.g., Kohler's lease at \$68/SF).
- Suburban new builds typically range \$30–\$42/SF NNN.

Construction Trends

- Only 180,000 SF under construction (just 0.4% of inventory), mostly preleased.
- Development follows population growth in suburbs like Summerville and West Ashley.
- Adaptive reuse remains popular, e.g., Navy Yard redevelopment.

Retail Investment Snapshot

- \$359M in annual sales—below 2022 peak but rebounding.
- Cap rates have risen to the high 5% range, though triple-net suburban deals still attract investor interest.
- Major transactions include a \$14.5M Lowes Foods and the \$19.35M sale of North Charleston Center.



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Charleston Office Market Overview – Q1 2025

Stabilization & Leasing Momentum

Charleston's office market shows signs of resilience amid national softness. The vacancy rate dropped to 6.1%, well below national averages. Net absorption reached 667,000 SF over the past year, boosted by activity in newly delivered trophy buildings like Morrison Yard and The Morris. Leasing activity climbed 28% in 2024, though average lease sizes remain smaller than pre-pandemic norms.

Rent Trends & Submarket Highlights

- Average asking rent grew 2.1% year-over-year to \$33.00/SF, outperforming the national benchmark.
- Trophy properties downtown command up to \$50/SF, while North Charleston averages around \$25/SF.
- Newer and renovated suburban markets (e.g., Daniel Island, Mt. Pleasant) show solid mid-tier growth.

Construction Pipeline

- Only 270,000 SF under construction, mostly medical and mixed-use.
- 95% of post-2022 deliveries have been leased.
- Projects like Nexton Garden Office and Navy Yard redevelopment reflect the move toward high-quality mixed-use environments.

Investment Landscape

- Sales volume totaled \$185M in the past year—just one-third of 2021 levels.
- Transactions mostly under \$10M; notable sales include MUSC's purchase at 334 Calhoun St (\$19.5M) and Foley Law Group's \$6.6M acquisition of a historic downtown property.



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Charleston Industrial Market Overview - Q1 2025

Market Shift

- Vacancy spike: Rates jumped to 15.8%, up from record lows in 2022, due to a wave of speculative supply and softening demand.
- Absorption slump: The market saw -2.4M SF net absorption over 12 months, its first year of significant negative absorption since the pandemic.
- Rent growth deceleration: Annual asking rent growth has slowed from 12% (2022) to 3.7%, with further deceleration expected in 2025.

Leasing Trends

- Leasing volume dropped to 4.4M SF in 2024 (down from 7M SF in 2023).
- Average lease size declined sharply, and sublet activity increased, especially from 3PL providers like Quantix, 3G Distribution, and Tri-Modal.

Construction

- Over 15M SF delivered since 2023; only ~40% leased.
- New starts dropped by 70% since 2022, with only 3.4M SF currently under construction.
- Exurban submarkets like Berkeley and Dorchester Counties face availability rates above 18%.

Sales Activity

- 548M in transactions over the past 12 months—down one-third from 2021's peak.
- Institutional buyers are cautiously returning (e.g., Stockbridge Capital and LRC Properties).
- Average sale price: \$108/SF, cap rates rising.

Outlook

- Fewer starts today could rebalance the market by late 2025, potentially supporting a rent growth rebound in 2026.



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Charleston Multi-Family Market Overview - Q1 2025

Resilience Amid Supply Pressure

- Vacancy at 12.2%, above national average but near the market's 10-year trend.
- Absorption nearly 3,500 units in 2024—second-highest on record—showing improving demand.
- Rent growth recovered to +0.4% YoY, outperforming Charlotte and Atlanta.

Construction Trends

- Deliveries outpaced demand in 2024 with 4,811 units completed.
- 3,800 units still under construction, but new starts are down 60%, which will ease pressure going into 2026.
- Major development hubs include Summerville/Goose Creek, Downtown, and Daniel Island.

Rents

- Downtown Charleston remains priciest with average rents approaching \$2,600/month.
- Premium buildings (4 & 5 Star) posted +0.7% rent growth, while 3 Star rents declined -0.4% YoY due to concession-driven migration.
- Charleston remains more expensive than Charlotte, and comparable to Tampa/Orlando.

Investment Activity

- \$918M in sales in the past 12 months—double from early 2024 lows but below 2022's \$1.7B peak.
- Average unit pricing: \$220K/unit, cap rates compressing again to the high 4% range.
- Notable deal: General Services Corp. bought Daniel Island Village (283 units) for \$85M, a 45% gain since 2020.

Outlook

- Rent growth is likely to rebound as supply pipeline thins.
- With Charleston's continued population and job growth, long-term fundamentals remain strong.



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Top 2025 Tax Strategies For Real Estate Investors



Contributed by Brent Case, CCIM - President/
Broker in Charge

Article by Nate Sosa, CPA, MST - Hall CPA: Feb. '25

On Monday, real estate investors had many reasons to be excited and rejoice.

If you were an Ohio State fan or Notre Dame hater, then Monday night was likely going to be the best part of your 2025 year.

More importantly, MLK Jr. Day is a time to reflect on the sacrifice of a great man who peacefully pushed our nation toward unity and equality.

From a financial and tax perspective, the inauguration of President Donald Trump marks a significant shift in both real estate markets and tax policy.

And so now, we look ahead to the tax landscape in 2025 under the new Trump administration, real estate investors have a prime opportunity to leverage key strategies for significant savings.

With the inauguration behind us and a new tax bill(s?) on the horizon, now is the time to plan for optimizing your tax approach.

Will the new administration breathe new life into already proven strategies, or will new ones appear?



MARKET WATCH

Garden Manor Townhomes For Sale



617 Wassamassaw Road
Summerville, Sc 29483
20 Units
\$3,500,000

Coldwell Banker Commercial Atlantic is pleased to present for sale 617 Wassamassaw Road, a collection of five townhome buildings located in fast-growing Dorchester County, South Carolina. This multifamily property offers a rare opportunity to acquire fee-simple ownership of townhomes in Summerville, one of the Charleston region's most desirable and expanding submarkets. Positioned just outside of Charleston and within proximity to key regional employers, the property benefits from steady population growth, strong school systems, and rising rental demand. Each building has been well maintained, appealing to long-term residents and investors seeking a stable, income-producing asset. With multiple buildings and units already leased, the property offers immediate cash flow with upside potential through continued rent growth. Dorchester County continues to see robust development activity and job creation, especially in logistics, healthcare, and advanced manufacturing. This listing represents an exceptional opportunity to invest in a turnkey townhome community within one of South Carolina's most dynamic real estate markets.

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1. Short-Term Rental Strategy

One of the most impactful changes in 2025 is the potential return of 100% bonus depreciation.

IF 100% bonus depreciation does return, this means real estate investors can realize substantial tax savings by utilizing cost segregation studies to accelerate depreciation deductions.

40% is still a great number to utilize and find tax savings while maximizing an investment, but 100% would be a much more enticing number.

However, investors also have to consider what the short-term rental strategy means for guest stays and material participation as well.

2. Lazy 1031 Exchanges

If bonus depreciation comes back in full force, Lazy 1031 exchanges become an even more powerful tool.

A 1031 Exchange is where you sell a property, and then 'replace' that property with the funds in a sale via a qualified intermediary.

A Lazy 1031 is where you sell a property, realize your tax gains, but purchase a new property in the same tax year. To realize the tax benefits, you do a cost segregation study on the new property.

This strategy allows you to reap the benefits of a 1031 exchange without the pressure of finding the perfect replacement property immediately.

You would be able to utilize more of your cost segregation study and save more on your taxable gains by utilizing this strategy with a return of 100% bonus depreciation.

Exit strategies are one of the more complex opportunities real estate investors can explore to max out their tax savings.

3. Qualified Opportunity Zones (QOZs)

MARKET WATCH

Downtown Charleston Stand Alone Drive Thru Restaurant For Lease



221 Spring Street
Charleston, SC 29403
1,952 SF
\$50 PSF NNN

Positioned in the heart of Charleston's bustling commercial corridor, this 1,952 SF free standing retail space on 0.27 acres is one of the only restaurant sites on the market with a drive-thru. This property offers unmatched visibility and accessibility. Located along Spring Street off Septima Parkway, a major thoroughfare connecting downtown Charleston to surrounding neighborhoods of James Island and West Ashley, this property benefits from high daily traffic counts and excellent exposure.

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Qualified Opportunity Zones (QOZs) are designated Federal zones in various states where the local governments want to entice new investments.

While QOZs are on their way to expiration in 2026, there are very strong indications that Congress will extend the program, potentially with even more beneficial terms.

As of right now, if you make a QOZ investment, you can defer your capital gain recognition (which can come from the sale of cryptocurrency, Nvidia stock, short-term capital gains, sale of a business, anything that could be a § 1231 Gain) to 2026.

This allows you to both punt AND plan for the recognition event. And even more enticing, is the true benefit of the QOZs, which is their long-term hold.

If you hold a QOZ investment for ten years, then you will be able to access a free 'death' step-up to the fair market value (think a \$5,000,000 acquisition that appreciates to \$15,000,000).

All of that \$10,000,000 gain is entirely tax-free, from both depreciation recapture, and capital gains.

Based on the priorities of the Trump administration and current legislature, QOZs are likely to remain a valuable tool, offering deferral and elimination of capital gains taxes for qualifying investments. Stay tuned for updates.

4. § 199A Maximization

§ 199A or the 'Qualified Business Income Deduction' is a free 20% deduction based on the net income of your rental property or business. However, it gets much more complicated than that.

And, that is why this strategy gets forgotten too often, mostly because of its vast complexity. However, every real estate investor should look at maximizing their QBI deduction, especially if they have great cash flow on their rental properties.

MARKET WATCH

Multifamily For Sale in Downtown Charleston



66 Warren Street
Charleston, SC 29403
3,808 SF
\$3,398,000

Gorgeous remodeled House and Income Producing Carriage house for Sale in the Downtown Radcliffeborough Historic District. This 3808 SF, 6 bedroom /6.5 bath property has been awarded with 2 rare Carolopolis Award in recognition of excellence in historic preservation.

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Yes, it can just be a flat 20% of net income. But, you really should have an analysis done to make sure that you are getting your maxed-out number because once you get to certain income thresholds, the calculation goes from 20% of net income to the wonkiest lever pulley system you've ever seen.

Looking at wages paid in your business, the amount of basis in your properties and equipment, and then your net income are crucial to reducing your taxable income.

5. Real Estate Professional Status

As you've seen in our other articles, REPS can be quite the unlock for a lot of investors who can meet the requirements.

The Trump administration will likely not be making any changes here, but once again if bonus depreciation makes a comeback to 100% or higher than 40%, then taking another look to see if you or your spouse qualifies might be a no-brainer.

Why is 100% a no-brainer? It is because 'bonus depreciable property' now can be immediately expensed versus having to take some at once, and the rest over a period of time.

6. Section 179 Deductions

In addition to bonus depreciation, Section 179 deductions (bonus depreciation's twin) for equipment and real estate purchases are another area to watch.

Short-term rentals and even mid-term rentals are eligible to claim this deduction as well, but there are limitations to consider (how the entity is owned, the amount of property that you're looking to expense, and other limitations as well).

Expectations are that the deduction limits will increase, allowing you to immediately expense a larger portion of asset investments. If you've been considering an equipment upgrade, 2025 may be the year to act, but let's see how the new tax bill (bills?) progress.

MARKET WATCH

For Lease on Folly Beach!



87 Center Street
Folly Beach, SC 29439
2,630 SF
\$48 PSF NNN

Welcome to Folly Beach! This 2,630 SF ground-floor retail space at Hotel Folly is now available for lease, offering a fantastic opportunity in a brand-new, Class-A facility. This location is the "gateway" to Folly Beach and has exceptional visibility with a beautiful view of Folly River. Adjacent to the Folly River Boat Landing, this space is designed for maximum versatility. It features six new roll-up doors, including two roll-up bar areas, providing a seamless indoor-outdoor flow. The spacious patio areas are perfect for dining or entertainment, enhancing the overall appeal by connecting any patrons to the beautiful vistas of the Lowcountry. A 1,500-gallon grease trap is already installed, making it an ideal location for food-related businesses. Whether you're catering to visitors heading to the boat landing or looking for a prime retail spot in a high-traffic area, this location is a rare find—there are no other commercial spaces available for lease on Folly Beach!

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7. § 1202 Qualified Small Business Stock

This one isn't really for real estate investors. But, if you operate a business, and are looking to sell down the road, this should be an item to consider.

Qualified Small Business Stock (QSBS) has a lot of complications. But, if you can qualify, then you can have up to \$10 MILLION in gain completely tax-free.

You must:

1. Be a C-Corp
2. Have assets of under \$50 million at formation
3. Be the ORIGINAL stockholder and
4. Be a Qualifying business (you'd think this looks easy but it's not)

Bonus Strategies

These are some of the top strategies to utilize in 2025 with the Republicans having the Trifecta (White House, House of Representatives, and Senate), but here are a few other quick hitters to consider as well:

The investment tax credits for solar installations are likely to be maintained, so green energy upgrades continue to offer both environmental and financial benefits.

If you're involved in a small business, review your qualified small business stock (QSBS) and Section 1244 stock to understand your options for potentially mitigating losses.

And, most importantly, work closely with a well-informed tax preparer and accounting team who deeply understand the evolving tax code and how the latest rules apply to your unique situation. Their guidance will be invaluable, especially in the case of an audit from the IRS.

With the right planning and professional support, 2025 looks to be a year of ample tax-saving opportunities for savvy real estate investors. By layering proven strategies like bonus depreciation, 1031 exchanges, and opportunity zone investments with expert navigation of the new rules under the Trump administration, you can confidently maximize your deductions and protect

MARKET WATCH

Office For Lease - Iconic Bluestein Building



496 King Street
Charleston, SC 29403
3,620 SF
\$34 PSF NNN

ICONIC "BLUESTEIN BUILDING", as featured in the classic movie, "The Notebook". King Street prominence, coupled with striking "blue" architectural facade, and originally constructed by current owners family over hundred years ago and meticulously cared for by same to this day! Building completely rebuilt in 1989 securing the original facade. This creates a rare opportunity for an upstairs office space for Charleston corporate headquarters. One of the most recognizable landmark buildings in Mid Town Charleston, serving as a beacon for the area. Surrounded by many local and national retailers and restaurants with hotels, office and retail nearby, the site provides on-site parking availability, approved signage and more! 496 King Street invites you to discover the charm, style, and Southern hospitality that Charleston is known.

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your wealth.

Use this guide as a starting point for conversations with your trusted advisors to craft a winning tax plan for the year ahead.

Source: <https://www.therealestatecpa.com/blog/top-2025-tax-strategies/>



Associate - Retail

Hannah Kamba

Downtown Charleston Welcomes a Wave of Hotel Developments in 2025

Charleston, South Carolina, long celebrated for its Southern charm, rich history, and coastal elegance, is entering a bold new chapter in 2025 with a slate of luxury and lifestyle hotel developments. As the

Holy City continues to draw a steady influx of visitors, developers are doubling down on hospitality investments—particularly in and around its historic downtown peninsula. This year marks a transformative moment for Charleston's skyline and tourism economy, with several high-profile hotels poised to redefine the city's accommodation landscape.

The Cooper: Charleston's First Waterfront Luxury Hotel

Leading the charge is The Cooper, a five-star, waterfront hotel slated to open in October 2025. Located on Concord Street between Waterfront Park and Union Pier, The Cooper is set to be a jewel in Charleston's hospitality crown. Designed to reflect the city's colonial architecture while offering contemporary amenities, the hotel will feature 191 guest rooms and suites, most with sweeping views of the Charleston Harbor.

The Cooper will introduce five distinct dining experiences, including a modern seafood concept, rooftop lounge, waterfront diner, and craft cocktail bar. A rooftop infinity pool, a 7,000-square-foot spa, and a private marina—complete with water taxi service—underscore the hotel's emphasis on luxury and leisure.

MARKET WATCH

Medical Office For Lease



2664 St Matthews Road NE, A
Orangeburg, SC 29118
2,695 SF
\$24 PSF MG

Located at 2664 St Matthews Rd in Orangeburg, SC, this 2,695 square foot medical office offers a prime opportunity for healthcare professionals seeking a well-equipped, move-in ready space. Three quarters of a mile down the road from MUSC Health - Orangeburg, this property is perfectly positioned for easy access to the region's medical community. The property, situated in a high-traffic area with excellent visibility, includes signage on a prominent monument along St Matthews Rd NE.

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Four Seasons Hotel Charleston: Elegance at 155 Meeting Street

Also under development is the much-anticipated Four Seasons Hotel Charleston, which will occupy the prime real estate at 155 Meeting Street, replacing the former Days Inn. The mixed-use development will not only include the prestigious hotel but also feature luxury condominiums and retail storefronts, further revitalizing this iconic corridor in the heart of downtown. Though details about room count and amenities are still unfolding, the Four Seasons' entry into Charleston signals the city's rising status as a global luxury destination.

Union Pier Redevelopment: A Transformational Waterfront Destination

Perhaps the most ambitious hospitality initiative is the Union Pier redevelopment, which will include a landmark hotel anchoring a new waterfront district. While still in its early phases, the Union Pier project aims to open up 70 acres of previously port-controlled land to the public, introducing a mix of hotels, residential units, public green space, retail, and cultural venues. Early plans for the hotel component indicate a luxury waterfront property designed to complement The Cooper next door, with potential marina access, elevated dining, and walkability to the historic district. This development has sparked widespread interest as Charleston reimagines its maritime edge as a vibrant community hub.

Boutique & Lifestyle Concepts Enhancing the Downtown Experience

In addition to marquee brands, Charleston's downtown is also embracing boutique hotel concepts that cater to design-savvy and experiential travelers:

Lowline Hotel

This project, transforming the space previously occupied by The Alley, aims to introduce a boutique hotel with integrated community elements, such as a ground-level café and event spaces. It's part of the broader Lowcountry Lowline revitalization plan—a green corridor and urban renewal effort that reimagines the city's spine with trails, parks, and mixed-use hubs.

What This Means for Charleston

These developments and renovations are more than just architectural

MARKET WATCH

Historic Remodeled Residence For Sale



41 Pitt Street
Charleston, SC 29401
4,458 SF
\$3,995,000

Historic Remodeled Timeless 4458 Sq Ft Residence with 5 Bedrooms, 4.5 Baths and off-street parking with beautiful gardens located in Historic Downtown Charleston. Own a RARE piece of Charleston's past, modernized for today's lifestyle. Where Southern history and modern elegance come together in a stunning residential conversion. Formerly the sanctuary of Plymouth Congregational Church established in 1867 just after the Civil War, this landmark property has been transformed into a one-of-a-kind home offering unmatched architectural character. This Historic Legacy originally constructed as the first dedicated home of Plymouth Congregational Church, one of the oldest of its kind in the South. This structure was restored and converted into a stunning private residence in 1997 and again in 2025 restored and converted into a private residence.

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investments—they are a bold affirmation of Charleston's future. As the city balances preservation with innovation, these new and refreshed hotels will help Charleston accommodate rising tourism while showcasing its evolution as a modern, world-class destination.

Conclusion

With The Cooper and Four Seasons setting the tone, The Charleston Place's reinvention, and the ambitious Union Pier redevelopment on the horizon, 2025 is set to be a landmark year for Charleston's hospitality sector. Whether seeking historic luxury, coastal tranquility, or cutting-edge boutique experiences, travelers to the Holy City will find a revitalized and richly layered place to stay.

Charleston is no longer just preserving its past—it's curating its future

New Downtown Charleston Restaurant Openings:

1. Marbled & Fin: 480 East Bay Street
2. Tutti: 700 King Street
3. Legami: 492 King Street
4. Merci: 36 Pitt Street
5. Joyland: 145 Calhoun Street
6. Volpe's: 161 Rutledge Avenue
7. Zachary's Daiquiris: 460 King Street
8. La Cave: 550 King Street
9. JINYA Ramen Bar: 850 Morrison Drive Suite 102



Downtown Charleston Restaurant Closures:

10. Cru Cafe
11. Rutledge Cab Co
12. Barsa
13. Maya
14. Bar Rollins
15. Gingerline
16. Bumpa's



MARKET WATCH

B1 Zoning Site For Sale in North Charleston, SC



5154 N Rhett Avenue
North Charleston, SC 29405
1.85 AC
\$1,000,000

Park Circle land for sale!
Located at the North Rhett Ave. exit off of I-526, two exits before Don Holt Bridge and Clements Ferry Rd./Daniel Island. Zoned B-1 General Business, there are many uses in the city of North Charleston. Great Location near Park Circle Neighborhoods and for B-1 uses with quick on and off access to Mark Clark Expressway. Landlord willing to lease. Formerly a gas station, open parking and cement lot area with high traffic count and visibility. Total property consists of two parcels and 1.85 AC.

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Senior Broker - Under All Is Land

James A. Dingle

"The US Dollar Today"

As of April 2025, the U.S. dollar has experienced significant volatility, influenced by a combination of domestic economic policies, geopolitical tensions, and shifts in investor sentiment.

Factors Contributing to the Dollar's Decline

1. Political Tensions and Federal Reserve Independence

Recent public criticisms of Federal Reserve Chairman Jerome Powell by President Donald Trump have raised concerns about the central bank's independence. Such political interference has shaken investor confidence, leading to a sell-off in U.S. assets and a depreciation of the dollar to a three-year low.

2. Trade Policies and Tariffs

The Trump administration's aggressive tariff policies, including a proposed 10% universal tariff and a 60% tariff on Chinese goods, have introduced inflationary pressures. These measures are expected to delay the Federal Reserve's rate-cutting cycle, keeping U.S. yields elevated relative to global peers and reinforcing dollar strength.

3. Investor Sentiment and Market Volatility

Institutional investors are reducing their exposure to U.S. stocks and the dollar, signaling a significant shift in market sentiment. A Bank of America survey found record pessimism toward U.S. assets, with over 60% of investors expecting further depreciation of the dollar.

Analysts predict a "tale of two halves" for the U.S. dollar in 2025. The first half is expected to see continued strength due to economic growth and a moderate approach to easing by the Federal Reserve. However, the dollar is currently overvalued, and this bullish sentiment may wane in the second

MARKET WATCH

Office Space For Lease in Downtown Charleston



163 Rutledge Avenue, 300
Charleston, SC 29403
3,178 SF
\$40 PSF NNN

Located within the dynamic Longevity Fitness Gym, this expansive 3,178 SF office space offers an ideal opportunity for businesses seeking both prime location and flexibility. Situated in the heart of Charleston's vibrant downtown area surrounding numerous highly acclaimed Hospitals and Schools, this office features an open floor plan, perfect for customizing to your business needs.

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half of the year as the market reassesses the impact of new administration policies and potential economic slowdowns.

The U.S. dollar's trajectory in 2025 is shaped by a complex interplay of domestic policies and global economic factors. While short-term strength is anticipated, long-term forecasts remain uncertain, with potential for both appreciation and depreciation depending on evolving political and economic developments.

DingleRealEstate.com



Principal

Trey Zimmerman

Many Restaurants Have Closed in South Carolina Due to Liquor Liability Laws

Over the past five years in South Carolina, many bars, restaurants, and venues that serve alcohol have been quietly closing their doors for good due to liquor liability laws (Dram Shop Laws). The turmoil began in 2017, when the South Carolina Legislature enacted a bill mandating a minimum of \$1 million in coverage for establishments serving alcohol after 5 p.m.

Since then, litigation and monetary awards for plaintiffs suing alcohol-serving establishments have increased significantly. In many instances, a plaintiff will sue multiple establishments if the offending party stopped at multiple locations leading up to the incident. This is categorized as "Joint-and-Several Liability." Current laws allow plaintiffs to obtain substantial monetary awards even if the offending patron only stopped at an establishment, had a single alcoholic beverage, and was not impaired at the time. Often, plaintiffs target the establishment with the "deepest pockets." In some cases, landlords and building owners have also been sued alongside the restaurants. The legal expenses incurred by the restaurants and their insurance providers have been astronomical. Even when

MARKET WATCH

6.2 Acres in Hollywood For Sale



0 Hwy 162
Hollywood, SC 29449
6.2 Acres
\$595,000

Prime 6.2-acre commercial property located on Hwy 162 in Hollywood, zoned Town Center (TC) in the Town of Hollywood. This versatile site has been cleared and with an existing site plan for an event space, with potential for a wide range of development options. Ideal for investors or businesses seeking to establish a presence in the growing Town of Hollywood. Positioned with excellent visibility and accessibility, this property provides endless possibilities for commercial, retail, or office projects. Don't miss this rare opportunity in a rapidly expanding area!

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defendants win in court, business owners are sometimes still left to cover the legal costs.

Current liability laws have led many insurance companies that provide liquor liability coverage to exit the South Carolina market due to ongoing litigation, costly settlements, and large awards granted to plaintiffs. As a result, insurance rates have skyrocketed, leaving many restaurant owners to make the difficult decision to close their doors permanently.

The disruption and turmoil resulting from these laws have led to proposed changes in South Carolina's current laws. South Carolina's legislature has recently introduced and tried to advance several bills aimed at reforming liquor liability laws to address rising insurance premiums and encourage responsible alcohol service. A few of the proposed bills also include broader tort reform initiatives in addition to liquor liability. However, as of now, no changes have been made to the existing laws.

These issues have had a chilling effect on an industry still struggling to recover from pandemic-related losses. Commercial property owners have also been directly affected by vacancies and the loss of rental income due to losing their restaurant tenants. At CBC Atlantic, we urge our clients to support meaningful tort reform in South Carolina. Contact your state representatives to ensure your voices are heard.



Multifamily - Associate

John True

Charleston Multifamily Market Update

The multifamily market in the Charleston MSA ended 2024 remained strong ending with an average occupancy rate of 92.0%, which was a slight decrease from earlier in the year. This was a likely cause of new development coming online. The average effective rent saw a marginal 0.1% year-over-year decrease, bringing the average to \$1,752 per

MARKET WATCH

Ground Lease Opportunity in North Charleston



5647 Dorchester Road
North Charleston, SC 29418
0.46 Acres
\$60,000/Acre

This high-visibility 0.46 AC retail pad site offers a prime ground lease opportunity on bustling Dorchester Road in North Charleston, SC. Positioned in a high-traffic commercial corridor, this pad-ready site is ideal for national and regional retailers, quick-service restaurants, banks, or other high-demand businesses seeking maximum exposure with drive thru capability. Situated along Dorchester Road, a major thoroughfare with excellent frontage and strong daily traffic counts. Excellent ingress/egress with high visibility and convenient proximity to major highways and residential communities.

Brent Case, CCIM, CRE
843.270.4192
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CBC Atlantic's Month of APRIL

month. The submarkets saw a wide variance in performance over the year. Outlying Dorchester County led the way with a 15.6% rent growth and Johns Island/West Charleston experienced a 3.1% rent decline, likely the result of oversupply in that area.

A couple of notable sales included The Isley at Windsor Hill in North Charleston, which sold for \$65.3 million, and Magnolia Charleston on Daniel Island, which closed at \$93 million. Showing there is still a strong investor demand in the Charleston market.

Charleston's construction pipeline is set to slow down significantly. A 73% drop in unit completions is projected for 2025 compared to 2024.

With new supply set to ease, the rental market is projected to remain steady. Rents are forecast to grow by 2.2% by the end of 2025, while occupancy rates are anticipated to stabilize around 92%. Demand will continue to be supported by Charleston's robust job market, with major employers such as Boeing, Volvo, and Mercedes-Benz expanding their presence.

Charleston's multifamily sector is transitioning to a more balanced phase. Following a year marked by rapid supply growth, the market in Q4 2024 shows signs of stabilization. With new development slowing and demand remaining steady, 2025 presents new opportunities for investors and operators to capitalize on a more favorable market environment.

We are attending ICSC in Las Vegas, NV! - May 18th - 20th, 2025 - We look forward to connecting with brokers!



TRANSACTIONS

Brent Case, CCIM, CRE and Julia Donovan, CCIM, CIPS, of Coldwell Banker Commercial Atlantic represented the seller in the \$4,567,775 sale of a 25,000 SF retail and flex warehouse property at 8120 Windsor Hill Blvd in North Charleston, SC. Kip Bowman and Sara Bodell, also of Coldwell Banker Commercial Atlantic, represented the buyer.



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