



# THE LOOP

## CBC Atlantic Quarterly Newsletter

COLDWELL BANKER  
COMMERCIAL  
ATLANTIC

JULY  
2025



## CBC Atlantic's Month of JULY



President & Broker in Charge

### **Brent Case, CCIM, CRE**

I have always believed in the power of smart investment to shape communities. When the federal government rolled out the Opportunity Zone program back in 2017, it marked a turning point. Finally, we had a tool that encouraged long term investment in neighborhoods that needed a spark. Since then, Opportunity Zones have drawn billions in private

capital into underserved areas, creating jobs, revitalizing real estate, and unlocking potential across the country.

Now, with the passage of the Big Beautiful Bill earlier this year, Opportunity Zones are no longer just a pilot idea. They are a permanent fixture in the national landscape of economic development. This new legislation not only reaffirms the value of the original program but strengthens it. Lawmakers have made it clear that they believe in the future of OZs as a cornerstone for growth, stability, and meaningful community impact.

One of the most exciting changes in the bill is the new tier of incentives for rural and deeply distressed communities. Investors who commit to these regions can qualify for a greater step up in basis after just five years, increasing the long term financial benefits. This is an effort to funnel capital into places that are too often overlooked, and I believe it will dramatically expand the geographic reach of OZ investments.

Speaking from experience, I have personally invested in multiple Opportunity Zone transactions across different asset classes. These deals are not just financially compelling, they are deeply rewarding. Being part of something that breathes new life into a community, while also generating strong returns, is the kind of alignment every investor should look for. The latest updates to the program only increase the value of getting involved now.

Just as important, the bill includes robust guardrails to ensure that the right projects are being supported. New reporting standards, community

## 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 sretail 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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impact metrics, and periodic zone reassessments are designed to keep the program accountable. For those of us who have worked in commercial real estate for decades, that is exactly what we want to see. It gives institutional and private investors the data they need to feel confident while ensuring real benefits for the communities on the ground.

If Opportunity Zones are on your radar, now is the time to act. Whether you are a seasoned developer, a 1031 exchange buyer, or a family office looking to grow your legacy while doing something meaningful, I would love to share insights. And if Charleston is in your sights, reach out to me directly. I have spent years studying and building in our local OZs and would be glad to help you identify the right opportunity.



Associate - Retail

### Hannah Kamba

#### Downtown Charleston Retail Market

Downtown Charleston, South Carolina, unique charm positions itself as a compelling market for retailers coupled with consistent population growth, limited supply, high demand which equates to high rental rates. On average, we see King

Street Retail rental rates between \$75-110 PSF.

#### Market Overview

As of Q3 2024, Charleston's retail market maintained a low vacancy rate of 3.10%, with average triple-net (NNN) asking rents at \$27.70 per square foot. Despite economic challenges, the market's stability is evident, supported by ongoing demand and investment in the area

The city's growing population and strong submarkets, especially in high-demand areas like King Street and mixed-use developments, continue to attract retailers. This indicates sustained interest and expansion in the region, driven by its appeal to both consumers and investors.

## MARKET WATCH

### Iconic Dixie Furniture Building For Lease



5550 Rivers Avenue  
North Charleston, SC  
22,000 SF  
\$17 PSF NNN

First Time Available in 60 Years! Iconic Dixie Furniture Building on Rivers Avenue This is a rare opportunity to lease the renowned Dixie Furniture Building, available for the first time in six decades. The property features 22,000 square feet of space, including a recently renovated showroom (approximately 80% of the total space) and well-maintained warehouse space (20%). Positioned on 0.75 acres, the site falls under the B-2 General Business District zoning and is split-zoned (internal use: yes), offering exceptional flexibility for a wide range of commercial uses. It also lies within the Upper 52-78 Overlay District, enhancing its potential for redevelopment and expansion opportunities. Located on high-traffic Rivers Avenue in North Charleston, the site benefits from excellent visibility, top-tier daily traffic counts, and ample on-site parking. An adjacent 0.33-acre parcel with a 4,000 SF building is also available and may be combined with the main property for an even larger footprint or more ambitious redevelopment plans.

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### New Retailers in Downtown Charleston

**Rocky Mountain Chocolate Factory:** Opened its first fully redesigned store at 415 King Street on June 3, 2025. This flagship location features a modern aesthetic and offers premium chocolates, gourmet caramel apples, and handcrafted confections.

**Estelle Colored Glass:** Debuted a boutique inside The Charleston Place hotel on King Street in February 2025. The store offers colorful glassware and an immersive shopping experience, including a mocktail bar for customers to sample drinks in various glass styles.

**Draper James:** The lifestyle brand founded by Reese Witherspoon plans to open its third retail store in Charleston during summer 2025, expanding its Southern-inspired fashion and home goods offerings.

**Sezane:** Parisian brand's latest U.S. pop-up. This 2,500-square-foot space offers Sézane's signature French Essentials Collection, including airy blouses, soft knitwear, versatile outerwear, and GOTS-certified denim, all designed to complement Charleston's coastal charm and timeless style.

**OluKai:** OluKai has opened its largest retail store to date in Charleston, featuring a 1,803-square-foot space that blends Hawaiian and Southern design elements

**Mugsy Jeans:** known for its ultra-comfortable, stretch-infused menswear, has opened its first South Carolina location in Charleston.

**Stoney Clover Lane:** A lifestyle and accessories brand known for its playful approach to organization, the brand offers a range of customizable travel accessories, including pouches, duffels, backpacks, and small items like luggage tags and passport cases.

Charleston's restaurant scene in 2025 has experienced a notable number of closures, reflecting the challenges faced by the industry. Here's an overview of some significant shutdowns.

### MARKET WATCH

#### Second Generation Restaurant For Sale with Drive-Thru



5120 Ashley Phosphate Road  
North Charleston, Sc 29418  
3,528 SF  
\$1,425,000

CBC Atlantic is pleased to present this existing restaurant with a drive thru. The property is located on one of the main arteries of North Charleston, Ashley Phosphate Rd (33,000 VPD). The building is 3,528 sq. ft and sits on 1.37 acres which is perfect for another sit down restaurant user or QSR.

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- Palmetto Brewery
- Makan
- Chasing Sage
- Local 616



New 2025 restaurant openings reflect Charleston's dynamic and evolving food scene, offering residents and visitors a plethora of dining options to explore. Whether you're in the mood for traditional Italian, innovative fusion, or comforting baked goods, Downtown Charleston has something fresh and exciting to offer.

- Ok Donna (1117 King St)
- Pelato (1085 Morrison Dr)
- Two Bit Club (Society St)
- Grit Bakery (601 Meeting St)
- Daniella's Downtown (132 Spring St)
- By The Way (45 1/2 Spring St)



## Why restaurant operators should consider becoming content creators



Contributed by Bryan Fogle - Associate  
Article by Joanna Fantozzi, June 27, 2025

Readers who have been following this influencer series for some time likely already know that social media content creators are becoming increasingly vital to the popularity and longevity of restaurants. But what happens when these two worlds collide?

Meet the growing group of operator-influencers: the social media content creators that also own restaurants.

Public relations agency Belle Communication has built Brill, an influencer

## MARKET WATCH

### Vacant Land For Sale



Sims Street and Columbia Road  
Orangeburg, SC 29115  
7.24 Acres  
\$1,499,000

Prime Development Opportunity in the Heart of Orangeburg! This centrally located land parcel is ideal for multi-family or town-home development. Situated in close proximity to the city's central business district, university, and major interstate access, it offers unparalleled convenience.

Additionally, this property may qualify for a Low Income Housing Tax Credit deal, making it an attractive prospect for affordable housing initiatives. Explore the potential of this site and consider the possibility of securing a USDA development loan for your project. Don't miss out on this excellent investment opportunity in a highly sought-after location!

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insights tool that surveys influencers on trends that they and their followers are seeing or want to see from restaurants and food operators.

This month, Belle Communication surveyed four operator-influencers about their dual-career journeys,

how they built their audience, and the effect that Internet popularity has on their restaurant businesses.



"Guests are showing up to restaurants and saying, 'I saw you on Instagram,'" Kate Finley, founder and CEO of Belle Communication, said. "That's happening more and more. Whether it's an operator's own content or a local foodie sharing their experience, people are choosing where to eat based on what they see online. Having a social media presence is no longer a nice-to-have in restaurant marketing; it's a must for visibility and traffic."

There is no one-size-fits-all journey to becoming an owner-influencer. Among the content creators surveyed, there was an even split between those who began their careers as content creators before opening restaurants and those who established restaurants first before developing their social media presence.

"I was definitely a chef first: I went to cooking school at the age of 13 when there wasn't any social media or internet," Romain Avril (@chefromainavril) said. "When social media was just photos, I feel everyone had this perception of me as a French Michelin background chef that was serious and arrogant and that wasn't me at all. So, when video was introduced, I thought 'how can I create content that has some sort of comedic relief that is still associated to food where I can show my personality?' And that's how I started creating more light-hearted series like 'Trash It.'"

## 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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Meanwhile, Lin Smith Jerome (@lin\_smith\_jerome) started off as a content creator before opening her first restaurant, Café Lola, in Las Vegas. She said she opened the restaurant with “a content mindset,” and wanted to create photogenic and experiences for guests. For Jerome, content creation is embedded into her workday as an operator, and both are just as important aspects of her business.

“I treat content creation like any other part of the business—it gets blocked into my calendar just like a construction walk-through or investor meeting,” Jerome said. “I also batch film and repurpose wherever I can. I’ll shoot lifestyle content during a site visit, or turn a design install into a behind-the-scenes reel.”

Every content creator surveyed said that their online presence has an offline effect on their brick-and-mortar business—from people recognizing them from Instagram, to guests coming in to their restaurants because they’re a fan of their content.

“It’s a little hard to gauge, but I would say it has definitely brought in more people,” Ben Diaz (@chefbendiaz), owner of Tacos el Chapin and CBD Cuisine, said. I constantly get a stream of guests coming in saying, ‘I came in because I saw you on Instagram/ YouTube.’ It’s a bit of a strange feeling, like, is this real?”

Anthony John Scardino (@professorpizza) decided to invest more in content creation after seeing his online success boost business for his Chicago pizzerias, West Town and Old Town. Content creation is a commitment, which means investing in the proper equipment and understanding the algorithms.

“I used to hate leaning my phone against something while trying to find the perfect angle to capture me making a pizza because it felt more like a production,” Scardino said. “Then when I got a basic tripod, it made the process more approachable. ... Consistency is key. The more video you can do to support the current algorithm, the better. When I was first growing, I’d go live at the same time every day for the same amount of time. Consistency

### MARKET WATCH

#### 6.2 Acres in Hollywood For Sale



6188 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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also means using the same background or setting. It helps build familiarity and an organic following over time.”

Content creators who are also business owners have the unique opportunity to grow a b2b following that’s not just a regular consumer audience. Most of the influencers surveyed said that their audiences are a mix of chefs, home cooks, restaurant owners, and regular people who love following food content on social media.

“My following was male chef-heavy at the beginning, but it’s always evolving depending on what videos of mine become popular,” Avril said. “As a French man, I have less than 1% of a French following. A majority of my following is in America, so I have to think about what Americans will be drawn to. Some people are there for the food and some people are there for the comedic relief. Some are chefs and some are at-home cooks.”

One of the most important aspects to transitioning into content creation is to share your story authentically. Jerome said that sharing her story online has translated into real-life opportunities and collaborations that she would never have run into otherwise.

“Every time we post a new buildout or launch event, we see a spike in inquiries and press, so the ROI is both measurable and long-term,” she said.

Source: <https://www.nrn.com/marketing-branding/why-restaurant-operators-should-consider-becoming-content-creators>



Associate - Multi-Family

### Graham Mitchell

The newly passed One Big Beautiful Bill represents a major win for the multifamily sector. It delivers the most significant overhaul to the LIHTC program in over two decades, including reduced bond financing thresholds and simplified compliance that make affordable housing projects more accessible and less

## MARKET WATCH

### Historic Remodeled Residence For Sale



41 Pitt Street  
Charleston, SC 29401  
4,458 SF  
\$3,695,000

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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burdensome to execute.

The bill also makes Opportunity Zones permanent, giving developers and investors long-term confidence to pursue projects in economically distressed and rural areas. In addition, regulatory streamlining eases reporting requirements and cuts red tape that previously slowed down financing and approvals. At the same time, new incentives are designed to drive capital toward mid-sized and underserved markets.

These reforms aim to unlock much-needed housing supply and broaden investment appeal. However, despite the momentum, several critical challenges remain that could keep development stuck in neutral. Acquisitions are still trading at discounts to replacement cost, making new construction difficult to justify. Tax incentives alone aren't enough to greenlight projects that don't fundamentally pencil; deals still need to stand on their own.

Continued volatility in interest rates dampens investor confidence, and the success of these reforms will hinge on local governments, whose permitting timelines and zoning restrictions often remain the single greatest bottleneck. For this legislation to truly move the needle, developers, lenders, and municipalities must align to remove barriers on the ground.

Still, this is a great step in the right direction—one that brings long-overdue support to a sector critical for housing the nation. With the right coordination and continued pressure at the local level, this could mark the beginning of a new era for multifamily development.



Associate - Historic District Real Estate

### Kristen R. Krause

Charleston's historic charm is more than aesthetic; it's a way of life. In the heart of Downtown Charleston, a rare class of real estate is quietly defining luxury living: converted historic properties. From churches and schoolhouses to warehouses and

## 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.

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carriage homes, these structures have been artfully reimagined for modern life. They offer more than shelter; they provide a sense of continuity with the past, where craftsmanship, authenticity, and location intersect.

One of the finest examples of this trend is 41 Pitt Street, a striking former church nestled in the Harleston Village neighborhood. Built in 1872, this Gothic Revival structure once housed the Plymouth Congregational Church. Today, it stands as a masterfully converted 4,458 square foot private residence. Its white clapboard exterior and soaring arched windows hint at its sacred history, while inside, modern updates ensure comfort without compromise. This is not just a home; it is a testament to what thoughtful preservation can achieve.



HISTORIC DISTRICT  
REAL ESTATE  
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What makes 41 Pitt Street extraordinary is its blend of preserved character and contemporary functionality. The vaulted ceilings stretch over 30 feet high, bathing the home in natural light filtered through original stained glass. Heart pine floors, restored with care, anchor the space in warmth. A luxurious first floor primary suite and a separate guest wing offer privacy and flexibility, while a sleek, modern kitchen and spa inspired bathrooms provide the ease today's buyers expect. The home also boasts something nearly unheard of in the historic core: off street parking and a tranquil garden courtyard.

As someone who has spent over a decade helping clients buy and sell historic homes in Charleston, I have seen the emotional and financial value these properties bring. Homes like 41 Pitt Street do not just stand out in the market; they elevate it. Their rarity and character make them desirable not only for homeowners seeking one of a kind living, but also for investors who recognize their long term appreciation potential. Moreover, these properties promote sustainable development by preserving existing structures

## 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!

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and reducing the need for new construction.

Downtown Charleston is rich with other historical conversions that tell their own stories. Nearby, old schoolhouses have been transformed into elegant residences with high ceilings and bespoke finishes. Former industrial warehouses on the Peninsula have become open plan lofts that balance Charleston's old world feel with urban edge. Though each conversion is unique, they all share a sense of reverence for the past, something you can feel the moment you walk through their doors.

For those who seek lifestyle as much as location, these properties deliver. Living in a converted historic home means walking to Charleston's finest restaurants, cultural institutions, and waterfront parks. It means owning a piece of history and participating in a community that values preservation and beauty. With its combination of history, location, and thoughtful renovation, 41 Pitt Street exemplifies everything that makes Charleston's historic conversions so coveted.

If you're captivated by the idea of living in a place that tells a story and becoming part of that story, then 41 Pitt Street might be your next chapter. As your trusted advisor in Charleston's historic real estate market, I would be honored to help you explore this exceptional listing and others like it. These are more than homes; they are heirlooms of the city, ready to be lived in and loved once more.



Associate - Retail

### Davis Swing

#### Current trends in Retail and Industrial markets in the Lowcountry

The Charleston-area retail market remains exceptionally strong as of July 2025, with vacancy rates at historically low levels. By the end of 2024, retail vacancy had dropped to just 1.93%, and it remained low into the first half of 2025, holding at around 3.3% with nearly 198,000

## 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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square feet of net absorption in the first quarter alone. Average retail lease rates have continued to climb, now ranging between \$27.90 and \$33.20 per square foot (NNN). Downtown Charleston and Mount Pleasant command premium pricing, with Peninsula submarkets like Calhoun to Broad Street seeing rates as high as \$52.60 per square foot. Meanwhile, broader Charleston averages hover around \$26 to \$27 per square foot, reflecting a 4 to 5 percent increase year over year.

As downtown prices rise, suburban submarkets such as Dorchester County, North Charleston, and Berkeley County have become increasingly attractive to tenants. These areas offer affordable alternatives for both local businesses and national retailers. High-end retail is expanding as well, with luxury brands like Tiffany & Co., Valentino, and Dolce & Gabbana testing the Charleston market through short-term concepts and pop-ups in upscale shopping corridors in Mount Pleasant. While the luxury retail scene grows, small businesses in the downtown core are facing mounting pressure. Lease rates of \$30 to \$80 per square foot are pricing out some independent operators, and in certain cases, landlords are opting to keep storefronts vacant rather than reduce asking rents.

Retail investment activity has slowed slightly, with transaction volumes down about 16% year over year. However, investor appetite remains solid, especially for grocery-anchored centers and value-oriented suburban properties. Cap rates are trending upward, now sitting in the high-5 percent range, indicating more favorable conditions for buyers seeking yield.

**Industrial Market Overview:** Charleston's industrial market continues to demonstrate resilience, supported largely by activity at the Port of Charleston. By mid-2025, the port had processed over 1.1 million TEUs year-to-date, helping to maintain steady demand for industrial space across the region. While industrial vacancy has risen slightly and stabilized at around 21.7%, this is due to the large volume of new space delivered in recent quarters. Leasing activity remains strong, with approximately 2 million square feet leased so far this year, representing a 6 percent increase from the same time last year. Net absorption has remained positive, and tenants are continuing to pursue high-clearance distribution space near logistics corridors.

## MARKET WATCH

### Class A Office Space For Lease



201 Sigma Drive  
Summerville, SC 29483  
8,985 SF - 25,300 SF  
\$30 - \$32 PSF Full Service

Offering the entire fourth floor of the Class A office space at 201 Sigma, Summerville, South Carolina. Whether looking for a mid-sized suite of 8900 SF or the entire floor, this space is well appointed and it shows. Sophisticated finishes in the common areas, break-rooms large enough for corporate events, multiple conference rooms, high ceilings and large corner offices create an atmosphere with stunning fourth floor views. Close proximity to Boeing, Mercedes-Daimler and Volvo with visibility from Interstate 26. This is the high performance workplace with the best that the Tri-County has to offer.

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Speculative construction is still active, with more than 1.5 million square feet of cross-dock warehouse space breaking ground in late 2024. Although base rents for newly delivered buildings have declined by roughly 6 percent year over year, they remain significantly higher than the market's long-term average. Developers are adjusting their timelines to better align new supply with tenant absorption, helping to avoid long-term oversupply. Long-term investment in the sector remains strong, with over \$4 billion in committed capital from major players like Boeing and Google, reinforcing confidence in the region's infrastructure and labor force.

Despite some national headwinds such as tariffs and rising insurance premiums, the Charleston industrial market continues to benefit from its strategic location, deepwater port access, and growing regional population. These fundamentals are expected to support absorption and rent stability into late 2025 and beyond.

The Lowcountry's retail and industrial real estate sectors are both experiencing sustained demand and investment activity, although each faces its own challenges. Retail is increasingly bifurcated, with strong luxury and suburban performance contrasted by downtown affordability issues for small businesses. Industrial remains buoyed by port-related activity, with speculative construction starting to taper off as the market digests recent deliveries. Overall, Charleston and the surrounding counties remain a compelling market for real estate investors, developers, and tenants alike, particularly those with a long-term view and a focus on high-growth corridors.



Senior Broker - Under All Is Land

### James A. Dingle

#### Where Are We in the Business Cycle Now?

As of mid-2025, the U.S. economy is in a late-stage expansion, showing signs of slowing momentum after a few strong years of growth. While GDP remains positive—hovering around 1 to 1.6%—it's a clear deceleration from the more robust pace seen

## MARKET WATCH

### +/- 9 Acres Zoned GB & R-1 For Sale



1880 N Main Street  
Summerville, SC 29486  
+/- 9 Acres  
\$3,100,000

Prime Development Opportunity This ±9 acre property is ideally located along the high-traffic corridor of North Main Street (U.S. Highway 17A) in Summerville, SC, offering outstanding visibility and development potential in one of the region's fastest-growing markets. Situated in Berkeley County, the site features dual zoning that supports a range of uses. The front portion of the property is zoned General Business (GB), allowing for commercial development such as retail, office, or service-based businesses. The rear portion is zoned R-1, designated for low-density residential use, with potential for rezoning based on the future use land map, potential for multi-family. Located just minutes from I-26 and surrounded by established neighborhoods, schools, and national retailers, this property is well-positioned for a wide range of investment or owner-user opportunities. Public utilities are available nearby and the site's generally level topography supports ease of development. Whether you're envisioning a retail center, professional office complex, multi-family or a mixed-use project, 1880 N Main Street offers the location, exposure, and zoning flexibility to support your project. This is a unique opportunity to acquire a large tract along one of Summerville's main commercial corridors, in an area that continues to see rapid growth. Current improvements on-site include a 6800 SF flex warehouse. Call for appointment only.

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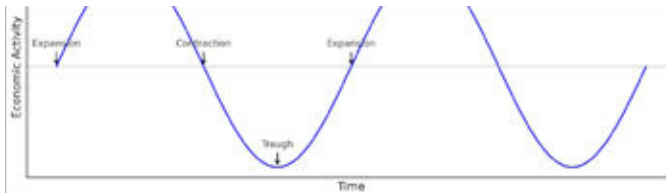
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in 2023 and early 2024. Job creation is ongoing, and consumer spending hasn't collapsed, but early indicators like falling new orders and business investment are raising caution flags. Most analysts agree: the economy is still expanding, but it's moving more slowly and with less confidence.



This current phase can best be described as a slowdown—the stage just before a possible recession. Leading economic indicators have declined for several months, and sectors like manufacturing and housing are under pressure from higher interest rates and ongoing trade uncertainties. Inflation, while cooler than its 2022 peak, is still stubborn around 3%, raising fears of stagflation (sluggish growth + inflation). Economists estimate a 25–40% chance of a mild recession by late 2025, especially if consumer confidence or business investment continues to weaken.

In business cycle terms, we're not in a recession yet, but we're certainly past the peak of expansion. The big question now is whether the economy can stabilize and return to stronger growth—or whether these warning signs turn into a full-blown downturn. For families and small businesses, this means it's a good time to review budgets, stay cautious with big financial decisions, and watch closely as the second half of 2025 unfolds. The cycle isn't finished yet, but we're entering a more uncertain stretch of the road.

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Associate

### Trey Davis

You are likely missing a significant opportunity for equity growth and income generation. In South Carolina's tertiary markets such as Orangeburg, Newberry, and Sumter, land often holds potential that isn't immediately obvious. Investors and developers who

## MARKET WATCH

### Multifamily For Sale in Downtown Charleston



66 & 66 1/2 Warren Street  
Charleston, SC 29403  
3,808 SF  
\$3,695,000

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.

Kristen R. Krause  
kkrause@cbcatlantic.com  
310.699.2765



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understand how to unlock that value are increasingly finding success by looking beyond the state's primary metros. Navigating these markets effectively requires more than capital; it demands strong regional insight, familiarity with incentive programs, and a strategic approach to land use, zoning, and infrastructure planning. Working with professionals deeply rooted in these communities can turn overlooked properties into impressive wealth building vehicles.

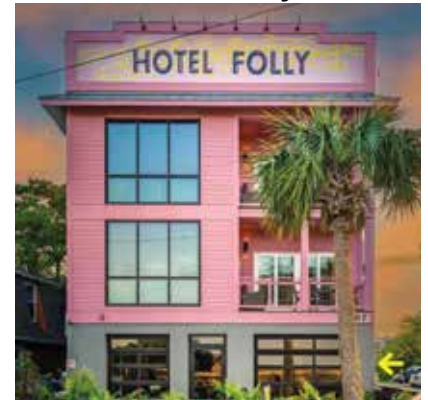
South Carolina has enacted several catalyzing policies in recent years aimed at bolstering rural investment. One example, the Working Agricultural Lands Preservation Act, allows landowners to voluntarily place conservation easements on farmland in exchange for compensation equal to up to 50 percent of the easement value. At the same time, updates to the state's Enterprise Zone legislation have made it easier for developers to access job creation tax credits and infrastructure support in lower-density counties. Rail line improvements, utility extensions, and agribusiness expansions are now eligible for incentives, which has improved the financial feasibility of commercial projects in rural areas.

On a national level, Opportunity Zones have added another layer of momentum to these markets. South Carolina has 135 designated tracts across the state, predominately in low-income areas. These federally designated regions offer investors tax deferrals and exemptions for long-term capital gains. One of the state's most high-profile OZ projects, the \$314 million Agriculture Technology Campus in Hampton County, is expected to create more than 1,500 jobs and attract additional ancillary development. Investors who hold qualifying properties for at least ten years may eliminate federal capital gains taxes entirely on appreciation. According to ATTOM Data, a leading provider of aggregate real estate data, Opportunity Zones across the U.S. have consistently shown stronger price appreciation than comparable non-OZ areas, with over 40% of OZ tracts posting annual growth above 10% in 2024—demonstrating both rising investor interest and the long-term value potential of these locations.

Market fundamentals are reinforcing these trends. The USDA reports that South Carolina's average farm real estate value rose to \$4,360 per acre in 2024, reflecting a 3.3 percent year-over-year increase as opposed to the 2.2

### MARKET WATCH

#### For Lease on Folly Beach!



87 Center Street  
Folly Beach, SC 29439  
2,630 SF  
\$45 PSF NNN

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!

Kip Bowman 843.437.0074  
Sara Bodell 864.903.2731



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percent national average for farmland during the same period. Demand for rural and recreational land in South Carolina has been steadily increasing in several tertiary markets. For example, York County, which blends suburban growth with rural character, experienced a 12% increase in farmland sales volume from 2021 to 2023, according to the South Carolina Land Trust Network. While rising sales volume often signals growing interest, it's important to note that this trend is accompanied by increasing land prices and market activity, suggesting a strong and competitive environment for investors and developers alike. York County's proximity to Charlotte and infrastructure improvements have made it a magnet for new capital investment. This increase in rural land demand is not isolated to York County; similar growth has been observed across the heart of South Carolina in counties such as Orangeburg, Clarendon, and Sumter; rising sales volumes and land values reflect a broader shift toward investment not only in agriculture, outdoor recreation, and timberland, but also in expanding industrial facilities, healthcare campuses, and other commercial enterprises driving local economic diversification.

Tertiary markets in South Carolina are no longer just supporting players in the state's real estate economy. With rising land values, favorable legislation, and well-placed Opportunity Zones, these regions are positioning investors and developers for long-term growth. Whether you're evaluating farmland for steady appreciation or seeking development-ready commercial sites near growing labor pools, the environment is increasingly favorable. To learn more about available opportunities, submarket trends, or how to align your strategy with available incentives, give me a call and we can explore what South Carolina's next generation of investment markets have to offer.

## TRANSACTIONS

Hannah Kamba of Coldwell Banker Commercial Atlantic represented the tenant in securing a 1,965 SF restaurant lease at 267 Rutledge Avenue in Charleston, South Carolina. Drew Augustine of The Flyway Company represented the landlord, Times Awastin LLC. The restaurant concept is set to be announced soon!

Bryan Fogle of Coldwell Banker Commercial Atlantic represented the tenant, Rise and Shine Breakfast Place, in securing a lease for approximately 3,424 square feet of restaurant space located at 1117 Central Avenue in Summerville, South Carolina. Reeves Major of JLL represented the landlord in the transaction.

This new lease marks the second location for Rise and Shine Breakfast Place in the greater Charleston area, complementing its existing site at 4910 Ashley Phosphate Road. The restaurant is slated to open its doors in late 2025, continuing its commitment to delivering a quality breakfast experience to a growing customer base. Charleston, SC, Brent Case, CCI

M, CRE of Coldwell Banker Commercial Atlantic and Charlie Salmonsens of Salmonsens Realty successfully represented the seller, Banana Tree, LLC, in the sale of a 4,670-square-foot office property located at 531 Folly Road in Charleston, South Carolina.



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## COLDWELL BANKER COMMERCIAL ATLANTIC'S NEW HIRES & ASSOCIATES



### **Peyton Hyatt** New Hire | Associate

Peyton Hyatt brings a distinctive blend of entrepreneurial drive, real estate expertise, and regional insight to Charleston's commercial real estate market.

A graduate of the University of Tennessee, Peyton launched Volunteer Marine Detailing as a freshman, scaling it into a successful business before exiting to pursue real estate full-time.

In East Tennessee, he represented residential and commercial clients while collaborating with developers on off-market opportunities. His investment-minded approach and hands-on experience give him a keen eye for identifying value in emerging markets.

Now based in Charleston, Peyton is dually licensed in South Carolina and Tennessee and works closely with Brent Case, BIC of Coldwell Banker Commercial Atlantic. He's well connected in the Lowcountry's development and contractor communities, offering clients a strong regional network.

Outside of work, Peyton enjoys fishing, being on the water, building lasting relationships, and staying plugged into Charleston's evolving development landscape.



### **Bridget Boswell** New Hire | Marketing & Brokerage Support Specialist

Bridget Boswell brings a rich blend of regional insight and creative expertise to the real estate industry. With deep roots in the Charleston, SC area and along the Georgia-Florida coastline, she offers a strong understanding of the local market dynamics and community character.

A graduate of the University of Georgia, Bridget earned a degree in Agribusiness with a minor in Horticulture, complemented by coursework in marketing, sales, and accounting. This multidisciplinary background allows her

## TRANSACTIONS

This sale underscores the continued demand for well-positioned commercial office space in the Charleston market, particularly in highly visible, established corridors such as Folly Road.

Davis Swing and Brent Case, CCIM, CRE of Coldwell Banker Commercial Atlantic represented the landlord in the lease of 1,470 sf of office space at 109 Grandview Drive in Summerville, SC. Keith Mayfield of CC&T represented the tenant, Konoha Japanese Convenience Store.

Kip Bowman and Sara Bodell of Coldwell Banker Commercial Atlantic represented the landlord in the lease of 1,250 square feet of retail space located in Unit L at 3750 Savannah Highway in Charleston, South Carolina. Steve Hund, also with Coldwell Banker Commercial Atlantic, represented the tenant 540 Vape, LLC.

Kristen Krause of Coldwell Banker Commercial Atlantic represented the buyer in the sale of the Flowertown Bed and Breakfast, a 4,491 square foot residential property and one of Summerville's most recognizable historic homes. Built in 1889, this striking Victorian masterpiece blends timeless charm with modern functionality and is located at 710 South Main Street in Summerville, South Carolina. The property sold for \$1,625,000. Taylor Charpia of The Boulevard Company represented the seller.



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to approach real estate marketing with a strategic and innovative mindset.

Bridget's experience includes operating her own photography and art business, where she honed her skills in branding, promotion, and client engagement. Her artistic eye and entrepreneurial spirit continue to inform her marketing efforts within the real estate sector.

Outside of work, Bridget enjoys exploring Charleston's vibrant art scene and discovering new local restaurants, keeping her connected to the culture that makes the Lowcountry such a unique place to live and work.



### Noah DePoy New Hire

Noah DePoy, currently working towards attaining his commercial real estate license, started with Coldwell Banker Commercial Atlantic in June. Originally from the scenic town of Rutland, Vermont, Noah DePoy grew up surrounded by the mountains and developed a lifelong passion for skiing. His drive for excellence took him south to Stetson University in DeLand, Florida, where he earned a double major in Professional Sales and Business Administration. A five-time Dean's List honoree and a standout member of the prestigious Centurion Sales Program, Noah built a strong foundation in client relations and strategic communication.

relations and strategic communication.

Drawn to real estate by his love of connecting with people and immersing himself in the ins and outs of every market, Noah now serves as a Commercial Real Estate Associate specializing in hospitality. He brings energy, professionalism, and a client-first mindset to every deal he touches.

Licensed in South Carolina, Noah is proud to call Charleston home. Outside of work, he enjoys golfing, boating, traveling, attending concerts, and making the most of the Lowcountry lifestyle.

## TRANSACTIONS

James A. Dingle of Coldwell Banker Commercial Atlantic facilitated the sale of a 0.96 acre parcel located at 3675 Savannah Highway on Johns Island, SC, representing the seller in the \$855,000 transaction. Will Sherrod of NAI Charleston represented the buyer, Take 5 Oil Change, who plans to open a new location on the site in early 2026. We look forward to welcoming Take 5 Oil Change to the growing business corridor along Savannah Highway.

Julia (Jing) Donovan, CCIM, CIPS of Coldwell Banker Commercial Atlantic represented the tenant, Happy Crab 29418, LLC, in the lease of a 4,000 sf restaurant space located in Suite 146 at 4950 Centre Pointe Drive in North Charleston, SC. Jeff Yurfest of TSCG represented the landlord, BZA Centre Pointe, LLC. The new dining establishment, Happy Crab, is set to open its doors soon, bringing fresh culinary offerings to the vibrant Centre Pointe area.



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