

## CARLMICHAEL HARRISON



## SENIOR BROKERAGE ASSOCIATE

2025

BEACH COMMERCIAL  
TOP PRODUCER OF THE YEARCOSTAR POWER BROKER Q3  
TOP RETAIL LEASING DEALS

2024

COSTAR POWER BROKER  
TOP RETAIL LEASING BROKERSCOSTAR POWER BROKER Q2  
TOP RETAIL LEASING DEALS

2023

COSTAR POWER BROKER  
TOP RETAIL LEASING BROKERS  
CTAR REALTOR OF DISTINCTION

2022

COSTAR POWER BROKER Q2  
TOP RETAIL LEASING DEALS

2021

COSTAR POWER BROKER Q2  
TOP RETAIL LEASING DEALSCTAR REALTOR OF DISTINCTION  
CID PAST-PRESIDENT

## AFFILIATIONS

NATIONAL ASSOCIATION  
OF REALTORSCHARLESTON TRIDENT ASSOCIATION  
OF REALTORS (CTAR)  
COMMERCIAL INVESTMENT  
DIVISION (CID) MEMBER

## CERTIFICATIONS

SOUTH CAROLINA ASSOCIATE  
LICENSE

LICENSED PILOT

*Over 75 transactions in 2025**2025 gross sales and leases in the amount of \$33,615,076**Extensive commercial seller/landlord and tenant network*

## PROFESSIONAL ACCOMPLISHMENTS

Since joining Beach Commercial in 2008, Carlmichael has increased his sales volume with his market knowledge and extensive business relationships in the Charleston area which allows him to bring new business to the market and find ideal tenants to grow his clients' portfolios.

As an eight time recipient of the "Realtor of Distinction" award, Carlmichael is among the top 10 percent of sales producing Realtors registered with Charleston Trident Association of Realtors, having exceeded the criteria of completing over \$10.8 million in volume and/or 20 sides in 2023. Based on the annual production rankings for Charleston Commercial Brokerage firms listed in Charleston Regional Business Journal, Carlmichael and his Beach Commercial colleagues consistently produce more volume per agent than any other firm. Beach Commercial's clients receive the benefit of a collaborative team and The Beach Company's extensive in-house professional services and resources.

## BUSINESS AND EDUCATIONAL BACKGROUND

Carlmichael was recruited to Beach Commercial to manage The Beach Company's retail portfolio. In this role he identifies prospective tenants for The Beach Company and third-party client's retail locations through intensive market research, handles new lease terms and renewals for clients and works closely with The Beach Company's asset manager to maximize profits.

In 2020, Carlmichael served as President of Charleston Trident Realtor of Distinction's Commercial Investment Division, which is responsible for organizing the annual Commercial Market Forecast event.

## PERSONAL

Carlmichael has lived in Charleston since grade school. He graduated from The Citadel where he earned his bachelor's degree in business administration. He is an avid boater, outdoorsman and is active in the community. Carlmichael is a member of Seacoast Church and volunteers with First Tee of Charleston. He and his wife, Jenny, and their two daughters live in Mount Pleasant.

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COMMERCIAL

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