

Q3 2023

St. Louis Retail Market Report



VACANCY
5.1% ↓

RENTAL RATES
\$14.28 PSF ↓

ABSORPTION
192,129 SF ↑

CONSTRUCTION

272,885 SF
DELIVERED IN 2023

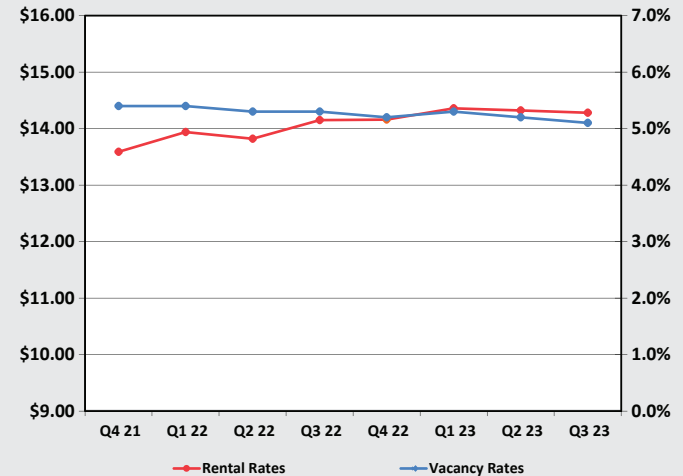
529,910 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Tirupati Indian Grocery / 13920-52 Manchester Rd	18,712	West County
Club Fitness / 215-19 Arnold Crossroads Ctr *	15,160	Southwest County
The Pit Crew / 2777 Dunn Rd	13,500	North County
Hot Shots / 8019-59 Watson Rd	12,689	South County
Hibbit Sports / Orchard Bend Shopping Center	8,000	North County

*Expansion

Overall Retail Rental Rates & Vacancy Rates



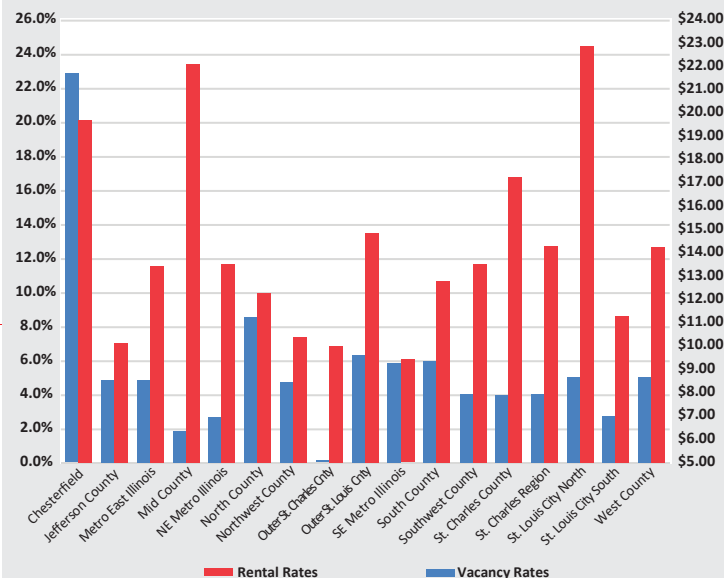
New Around Town



Recent Closings



Overall Retail Rental Rates & Vacancy Rates by Submarket



Total Retail Market Statistics

Submarket	Existing Inventory		Vacancy			Net Absorption	YTD Deliveries	Under Construction SF	Quoted Rates
	# Buildings	Total GLA	Direct SF	Total SF	Vacancy %				
Chesterfield	193	6,544,621	1,487,643	1,487,643	22.7%	(20,667)	664	0	\$19.53
Jefferson County	212	2,245,421	109,867	109,867	4.9%	(5,564)	9,400	0	\$10.17
Metro East Illinois	1,391	17,071,842	820,042	828,255	4.9%	(74,521)	2,800	31,600	\$14.46
Mid County	1,095	17,444,758	335,251	335,251	1.9%	32,559	15,704	55,507	\$22.12
NE Metro Illinois	1,016	11,352,126	290,901	305,614	2.7%	(13,160)	0	188,925	\$13.57
North County	509	6,994,784	599,700	599,700	8.6%	57,316	34,937	0	\$12.31
Northwest County	1,146	13,408,359	647,719	647,719	4.8%	203,959	0	149,750	\$10.41
Outer St. Charles County	168	2,226,209	3,240	3,240	0.1%	9,542	13,282	9,000	\$10.04
Outer St. Louis County	98	1,311,762	84,174	84,174	6.4%	(4,907)	25,000	0	\$14.86
SE Metro Illinois	308	3,004,407	177,477	177,477	5.9%	6,090	0	0	\$9.46
South County	649	10,653,926	624,004	636,483	6.0%	12,374	112,697	58,400	\$12.83
Southwest County	664	10,077,233	411,573	411,573	4.1%	32,120	0	44,500	\$13.59
St. Charles County	546	8,278,208	334,275	334,275	4.0%	(43,259)	37,970	128,216	\$17.28
St. Charles Region	954	12,921,097	524,602	524,602	4.1%	(34,932)	18,615	106,200	\$14.31
St. Louis City North	721	9,672,672	478,435	493,555	5.1%	99,372	0	0	\$22.91
St. Louis City South	1,746	11,714,708	295,459	328,829	2.8%	(86,492)	0	71,500	\$11.31
West County	553	10,801,986	617,852	651,451	6.0%	22,299	1,816	3,453	\$16.74
TOTAL	11,969	155,724,119	7,842,214	7,959,708	5.1%	192,129	272,885	529,910	\$14.28

*Disclaimer: All information is collected from CoStar Group at the end of 3rd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

Featured Property


[View Brochure](#)

Kennerly Center

9918-9978 Kennerly Rd, St. Louis, MO 63128

- 1,600 SF & 3,022 SF Retail Suites For Lease
- 3,022 SF Wide Open & Ready for Buildout
- Prominent LED Signage Available on Tesson Ferry Rd
- Across the Street from Mercy Hospital
- Lease Rate: \$18.50 PSF, NNN* *Estimated NNN: \$6.65 PSF

For More Information, Contact:

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