

# Q1 2022

## St. Louis Retail Market Report



VACANCY  
6.3% ↔

RENTAL RATES  
\$13.86 PSF ↑

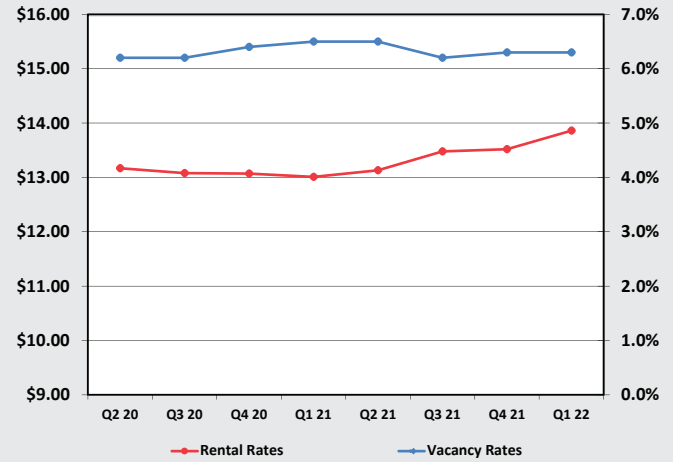
ABSORPTION  
(72,183) ↓

CONSTRUCTION  
11,500 SF  
DELIVERED IN 2022  
403,226 SF  
UNDER CONSTRUCTION

### Recent Lease Market Transactions

Tenant Name / Building	Square Feet	Submarket
Aldi / 9594 Manchester Rd	26,700	Mid County
Boot Barn Western & Work Wear / 6926 S Lindbergh	17,049	South County
Flooring Galaxy / 2100-60 Tenbrook Rd	15,000	Southwest County
Aaron Rentals / 13901-95 New Halls Ferry Rd	9,515	North County
Santa Fe Bistro / Westgate Shopping Centre	5,190	West County

### Overall Retail Rental Rates & Vacancy Rates



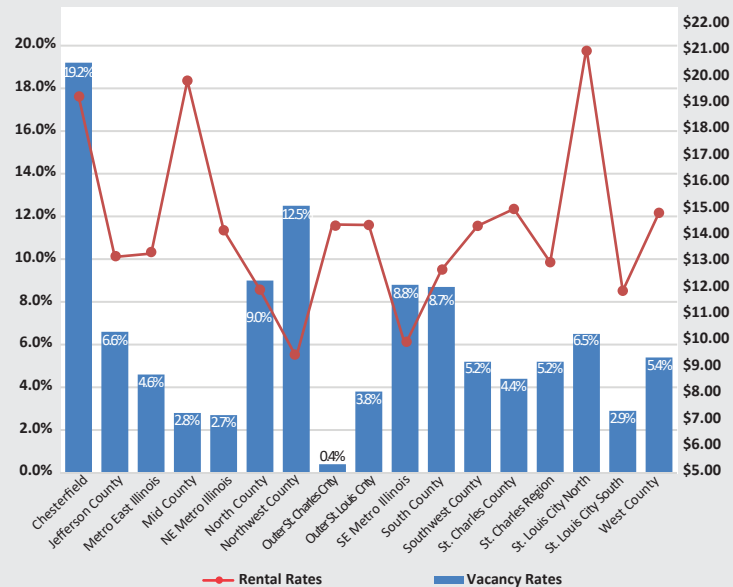
### New Around Town



### 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	195	6,873,335	1,317,816	1,317,816	19.2%	30,386	0	0	\$19.28
Jefferson County	205	2,200,047	144,890	144,890	6.6%	(5,831)	0	0	\$13.18
Metro East Illinois	1,367	16,956,150	771,649	774,399	4.6%	(39,633)	0	9,315	\$13.31
Mid County	1,093	17,208,691	471,822	479,186	2.8%	(68,606)	0	195,956	\$19.86
NE Metro Illinois	1,003	11,207,527	304,087	304,087	2.7%	(9,458)	0	7,700	\$14.19
North County	506	7,723,959	695,529	695,529	9.0%	32,170	0	0	\$11.94
Northwest County	1,128	14,709,732	1,824,675	1,839,911	12.5%	100,100	0	0	\$9.39
Outer St. Charles County	161	2,142,630	8,949	8,949	0.4%	6,151	0	0	\$14.41
Outer St. Louis County	93	1,216,892	45,831	45,831	3.8%	(900)	0	0	\$14.39
SE Metro Illinois	291	3,065,262	268,220	268,220	8.4%	6,426	0	0	\$9.84
South County	642	10,508,435	910,400	917,136	8.7%	(143,883)	0	0	\$12.68
Southwest County	661	9,749,744	504,547	504,547	5.2%	119,544	0	0	\$14.36
St. Charles County	526	7,866,981	349,593	349,593	4.4%	(48,174)	11,500	0	\$15.00
St. Charles Region	924	12,581,790	654,371	657,771	5.2%	(66,944)	0	30,255	\$12.98
St. Louis City North	698	9,855,811	633,823	639,845	6.5%	(42,810)	0	160,000	\$21.08
St. Louis City South	1,726	11,458,627	330,886	330,886	2.9%	(8,410)	0	0	\$11.90
West County	547	10,870,616	507,101	582,489	5.4%	67,689	0	0	\$14.85
<b>TOTAL</b>	<b>11,766</b>	<b>156,196,229</b>	<b>9,744,189</b>	<b>9,861,085</b>	<b>6.3%</b>	<b>(72,183)</b>	<b>11,500</b>	<b>403,226</b>	<b>\$13.86</b>

\*Disclaimer: All information is collected from CoStar Group at the end of 1st 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



### Bal Coeur

653-677 N New Ballas Rd, Creve Coeur, MO 63141

- 1,080 SF to 6,100 SF Retail Space Available for Lease
- 2,400 SF Former Beauty Salon Expandable up to 6,100 SF
- Easy Access from Olive Blvd & I-270
- Newly Resurfaced Parking Lot
- 2nd Floor, 579 SF Office Suite for Lease at \$18.50 PSF, Gross
- Retail Lease Rate: \$20.00 PSF, NNN

For More Information, Contact:

Tim Balk 314-746-1433 [tbalk@gershmancommercial.com](mailto:tbalk@gershmancommercial.com)