

Q3 2022

St. Louis Retail Market Report



VACANCY
6.1% ↔

RENTAL RATES
\$14.11 PSF ↑

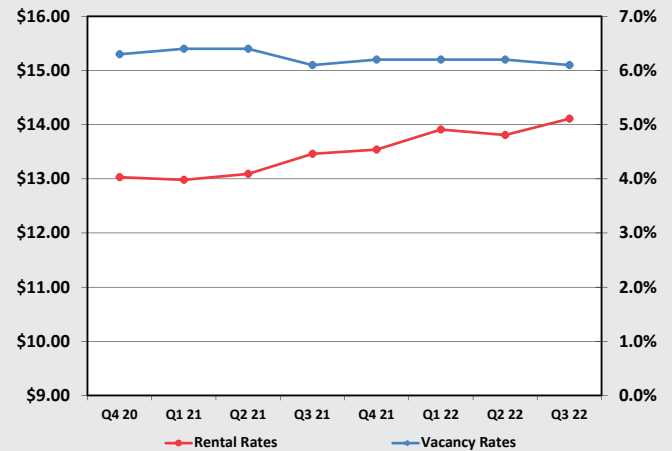
ABSORPTION
192,274 SF ↑

CONSTRUCTION
104,786 SF
DELIVERED IN 2022
558,077 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Total Wine / 2235-2259 Highway K	40,000	St. Charles County
Ferguson Enterprises / 1519-1811 S Brentwood	18,760	Mid County
Xtreme Krav Maga & Fitness / 570 S Highway Dr	11,165	Southwest County
Mattress Firm / 122-144 S County Center Way	9,000	South County
Hibbett Sports / 13901-95 New Halls Ferry Rd	9,000	North County

Overall Retail Rental Rates & Vacancy Rates



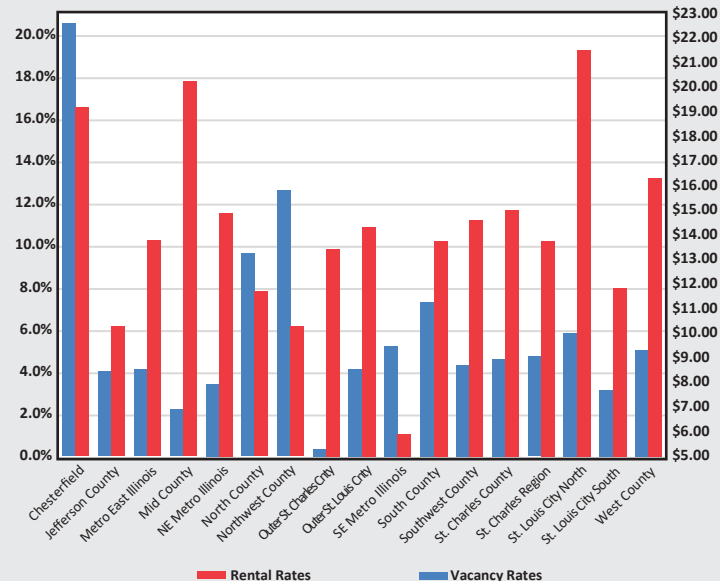
New Around Town



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	6,875,106	1,412,843	1,412,843	20.6%	(82,085)	0	0	\$19.27
Jefferson County	205	2,198,045	90,725	90,725	4.1%	52,905	0	0	\$10.27
Metro East Illinois	1,374	16,918,243	707,062	709,812	4.2%	146,019	9,315	8,600	\$13.83
Mid County	1,081	17,332,965	387,249	394,613	2.3%	70,127	0	240,498	\$20.25
NE Metro Illinois	1,008	11,273,214	388,535	391,249	3.5%	19,474	0	7,700	\$14.72
North County	508	7,773,624	750,229	750,229	9.7%	(62,470)	0	0	\$11.74
Northwest County	1,131	14,648,671	1,853,087	1,866,113	12.7%	(31,111)	2,359	0	\$10.38
Outer St. Charles County	162	2,180,959	8,349	8,349	0.4%	(1,000)	2,000	0	\$13.49
Outer St. Louis County	95	1,237,422	51,480	51,480	4.2%	921	0	25,000	\$14.39
SE Metro Illinois	294	3,089,473	162,795	162,795	5.3%	104,989	3,819	0	\$5.95
South County	635	10,317,271	751,769	758,505	7.4%	9,961	0	110,984	\$13.76
Southwest County	661	9,934,910	440,204	440,204	4.4%	67,474	33,539	0	\$14.61
St. Charles County	524	7,864,902	367,808	367,808	4.7%	(20,091)	11,500	119,540	\$15.08
St. Charles Region	930	12,679,878	604,520	604,520	4.8%	40,227	10,000	43,255	\$13.86
St. Louis City North	708	9,861,049	571,365	577,387	5.9%	(94,064)	3,500	0	\$21.55
St. Louis City South	1,730	11,506,353	367,235	369,235	3.2%	(60,375)	28,754	2,500	\$11.92
West County	551	10,922,765	544,778	559,528	5.1%	(38,867)	0	0	\$16.36
TOTAL	11,792	156,574,850	9,460,033	9,515,395	6.1%	192,274	104,786	558,077	\$14.11

*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



1 N Gravois Rd
Fenton, MO 63026



- Sale Includes Operating Business, Real Estate & Inventory
- Specializing in Firearms, Archery & Fishing Supplies
- 16,000 SF Building Located on 1.5 Acres, Business Inventory, Store Fixtures & Equipment
- Contact Brokers for Details

For More Information, Contact:

Louis Copilevitz 314-746-1451 lcopilevitz@gershmancommercial.com
Lou Panopoulos 314-746-1428 lpapanopoulos@gershmancommercial.com