

Q2 2022

St. Louis Retail Market Report



VACANCY
6.2% ↔

RENTAL RATES
\$13.76 PSF ↓

ABSORPTION
85,198 ↑

CONSTRUCTION

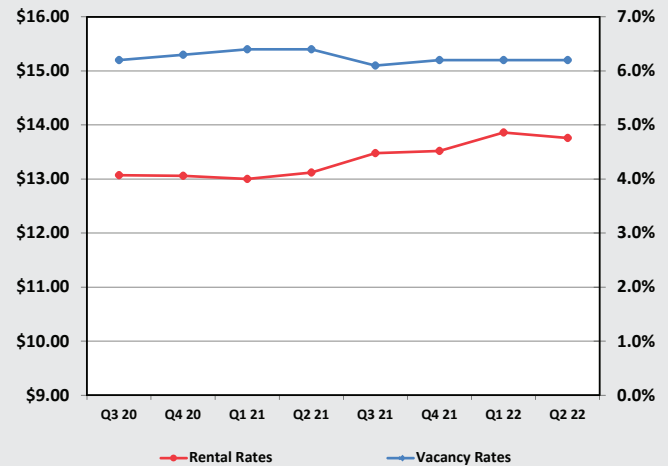
70,450 SF
DELIVERED IN 2022

497,262 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Society of St. Vincent de Paul / 495-790 Hwy 67	17,250	Mid County
Dollar Tree / 100-186 THF Blvd	12,000	Chesterfield Region
Five Below / 12224-98 St. Charles Rock Rd	11,000	Northwest County
Golden Oak Pancake House / 7221-7345 Watson	9,600	South County
True Massage Therapy / 1030-1116 Wolfrum	8,000	St. Charles

Overall Retail Rental Rates & Vacancy Rates



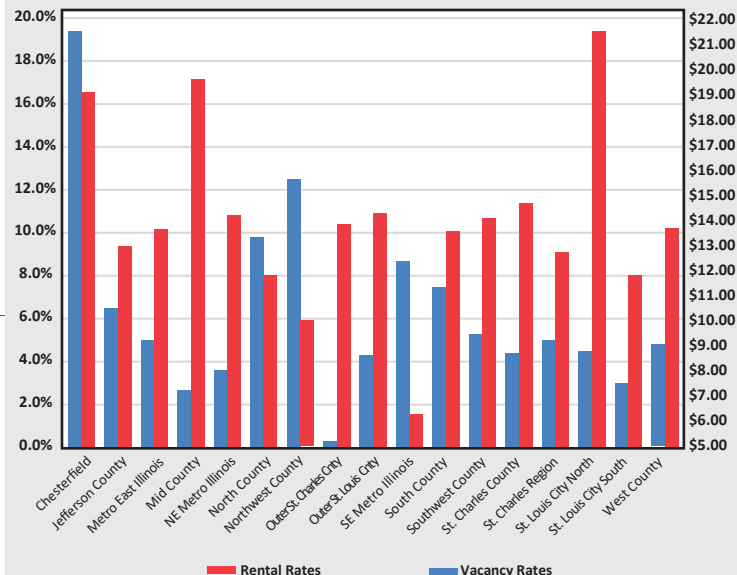
New Around Town



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	6,873,264	1,330,758	1,330,758	19.4%	(12,942)	0	0	\$19.19
Jefferson County	206	2,200,745	143,630	143,630	6.5%	1,260	0	0	\$13.04
Metro East Illinois	1,371	16,977,161	843,806	846,556	5.0%	(72,157)	0	9,315	\$13.72
Mid County	1,092	17,359,050	454,785	462,149	2.7%	15,319	3,600	25,000	\$19.70
NE Metro Illinois	1,006	11,242,991	402,055	404,769	3.6%	(100,682)	0	7,700	\$14.29
North County	508	7,773,353	757,999	757,999	9.8%	(62,470)	0	0	\$11.93
Northwest County	1,128	14,643,120	1,821,976	1,835,002	12.5%	4,909	0	0	\$10.07
Outer St. Charles County	162	2,150,923	7,349	7,349	0.3%	1,600	0	5,000	\$13.93
Outer St. Louis County	93	1,216,892	52,401	52,401	4.3%	(6,570)	0	25,000	\$14.39
SE Metro Illinois	293	3,088,081	267,784	267,784	8.7%	436	3,819	0	\$6.38
South County	634	10,316,221	769,290	776,026	7.5%	67,636	0	106,272	\$13.65
Southwest County	659	9,813,418	521,876	521,876	5.3%	(18,530)	33,539	0	\$14.17
St. Charles County	525	7,860,214	347,717	347,717	4.4%	1,876	11,500	105,720	\$14.76
St. Charles Region	928	12,635,961	634,784	634,784	5.0%	22,987	0	53,255	\$12.79
St. Louis City North	703	10,007,405	442,749	448,771	4.5%	191,074	0	160,000	\$21.63
St. Louis City South	1,740	11,549,842	345,062	345,062	3.0%	(10,876)	17,992	0	\$11.90
West County	550	10,880,657	468,173	520,661	5.4%	62,328	0	0	\$15.49
TOTAL	11,793	156,589,298	9,612,194	9,703,294	6.2%	85,198	70,450	497,262	\$13.76

*Disclaimer: All information is collected from CoStar Group at the end of 2nd 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



Manchester Center I

14208-14242 Manchester Rd, Manchester, MO 63011

- 1,400 SF to 6,000 SF Retail Space Available for Lease
- Located just East of Hwy 141, Across from Costco, Walmart & Nordstrom Rack
- 6,000 SF Wide-Open Space with Exposed Ceilings & Duct Work
- 3,000 SF End Cap Space Coming Soon
- Excellent Visibility & Easy Access; Pylon Signage Available
- Plato's Closet & Seema Grocery Recently Expanded
- Lease Rate: \$13.00 PSF - \$18.00 PSF, NNN

For More Information, Contact:

Tim Balk 314-746-1433 tbalk@gershmancommercial.com