

Q1 2024

St. Louis Retail Market Report



VACANCY
4.8% ↓

RENTAL RATES
\$14.61 PSF ↓

ABSORPTION
367,796 SF ↑

CONSTRUCTION

241,219 SF
DELIVERED IN 2024

454,690 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
USPS / 2168-2198 Michigan Ave	18,002	Southwest County
Ace Hardware / 5433 Southwest Ave	18,000	St. Louis City South
Golf Galaxy / 6601-6621 N Illinois St	16,740	Metro East Illinois
Party City* / 2931-2935 Highway K	12,000	St. Charles County

*Renewal

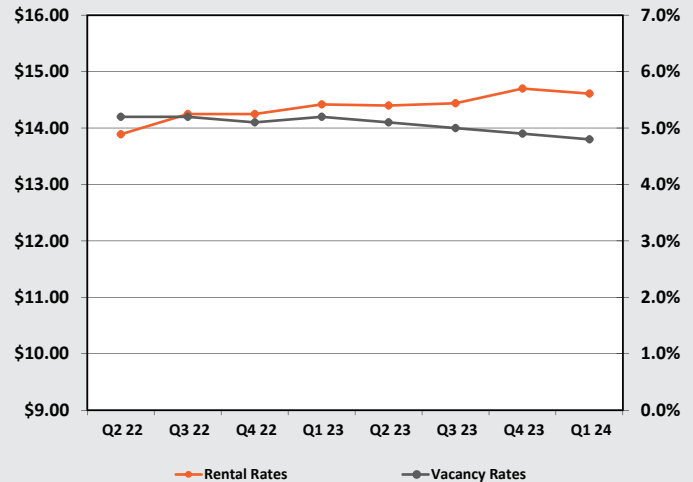
New Around Town



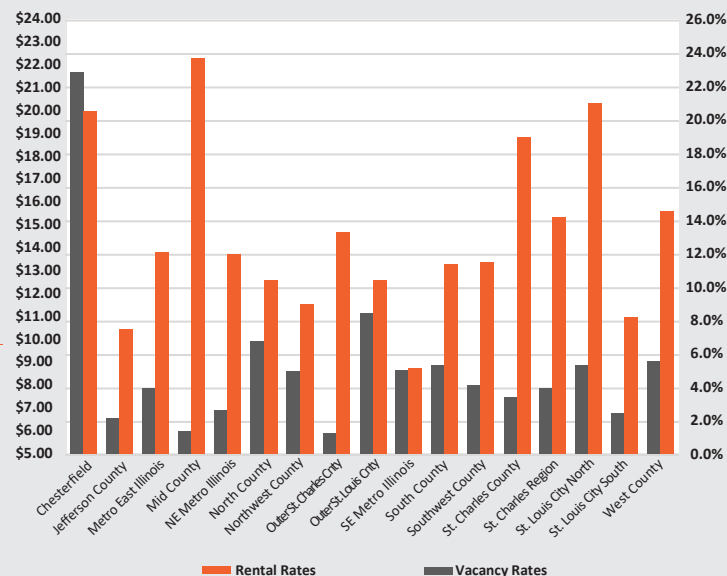
Recent Closings



Overall Retail Rental Rates & Vacancy Rates



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	6,602,393	1,511,187	1,511,187	22.9%	70,387	0	0	\$20.06
Jefferson County	213	2,250,363	49,732	49,732	2.2%	(1,605)	0	0	\$10.49
Metro East Illinois	1,403	17,381,596	702,195	702,195	4.0%	66,341	41,640	0	\$13.89
Mid County	1,109	17,590,746	241,262	245,962	1.4%	4,613	13,607	33,500	\$22.36
NE Metro Illinois	1,025	11,634,351	303,573	318,286	2.7%	45,898	5,000	309,000	\$14.74
North County	508	6,787,240	461,791	461,791	6.8%	5,253	0	0	\$12.65
Northwest County	1,158	13,785,357	694,304	694,304	5.0%	(18,926)	3,172	0	\$11.59
Outer St. Charles County	174	2,300,624	30,421	30,421	1.3%	(12,129)	5,000	0	\$14.74
Outer St. Louis County	94	1,182,322	95,412	100,765	7.4%	(30,118)	0	0	\$12.65
SE Metro Illinois	313	3,036,936	155,073	155,073	5.1%	29,554	0	0	\$8.81
South County	655	10,729,836	562,719	574,527	5.4%	56,343	58,400	7,180	\$13.38
Southwest County	667	10,103,132	417,455	419,845	4.2%	20,468	35,000	0	\$13.46
St. Charles County	566	8,496,611	300,210	300,210	3.5%	35,542	2,960	105,010	\$18.90
St. Charles Region	957	13,206,328	530,738	530,738	4.0%	(4,736)	4,200	0	\$15.39
St. Louis City North	735	9,909,557	517,360	532,480	5.4%	(49,102)	0	0	\$20.38
St. Louis City South	1,762	11,871,537	268,030	299,400	2.5%	148,534	72,240	0	\$11.05
West County	555	10,842,822	576,488	604,202	5.6%	1,479	0	0	\$15.65
TOTAL	12,087	157,711,751	7,417,950	7,531,118	4.8%	367,796	241,219	454,690	\$14.61

*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


[View Brochure](#)

Stonegate Center

1-28 Stonegate Shopping Center, Manchester, MO 63088

- 960 SF - 2,380 SF Available
- Major Facade Renovations Complete
- Excellent Visibility & Access from Meramec Station Rd & Big Bend Blvd
- Adjacent to New 200-Unit Multi-Family Development
- 5.4/1,000 SF Prking Ratio; Traffic Count: 33,500 VPD
- Lease Rate: \$15.00 PSF, NNN* *NNN Estimate: \$4.71 PSF

For More Information, Contact:

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