

Q4 2023

St. Louis Retail Market Report



VACANCY
4.9% ↓

RENTAL RATES
\$14.76 PSF ↑

ABSORPTION
482,853 SF ↑

CONSTRUCTION
691,064 SF
DELIVERED IN 2023
588,618 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Dick's Sporting Goods / 2319 Troy Rd	50,000	NE Metro Illinois
The Paddle + Pickleball / 1220N Price Rd	42,000	Innerbelt W of 170
American Freight / 2393-2435 N Highway 67	38,060	North County
Painted Tree / 3200-3256 Laclede Station Rd	27,337	Mid County

New Around Town



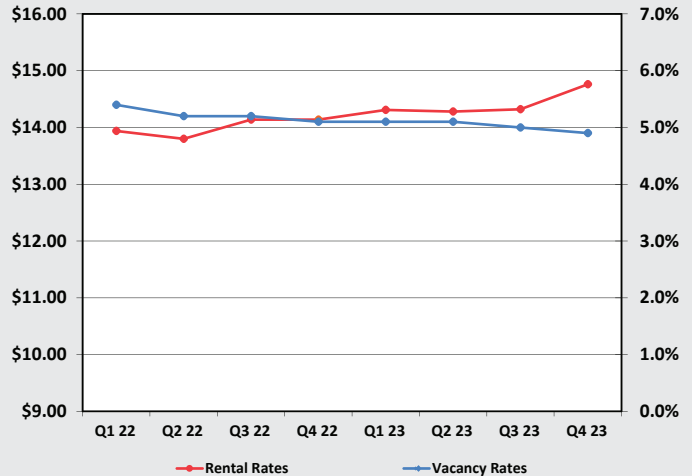
Recent Closings

Massa's
of course!

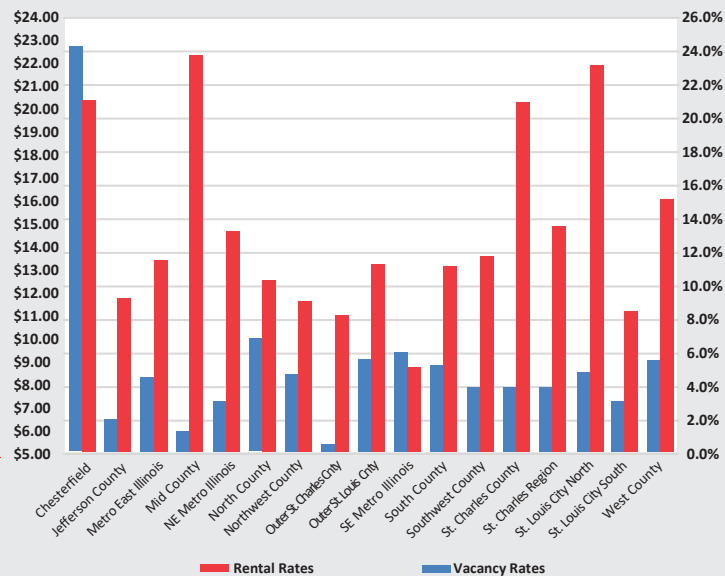
CHICKEN
OUT™

HONEYMOON
CHOCOLATES

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	6,519,782	1,581,574	1,581,574	24.3%	(107,867)	664	0	\$20.42
Jefferson County	213	2,251,952	48,127	48,127	2.1%	61,740	9,400	0	\$11.80
Metro East Illinois	1,399	17,270,873	790,214	790,214	4.6%	31,139	9,400	31,600	\$13.46
Mid County	1,102	17,527,883	240,568	240,568	1.4%	113,355	27,704	55,507	\$22.39
NE Metro Illinois	1,022	11,528,217	357,042	371,755	3.2%	29,563	94,304	188,925	\$14.72
North County	507	6,761,521	466,876	466,876	6.9%	18,824	34,937	0	\$12.59
Northwest County	1,154	13,941,905	673,990	673,990	4.8%	136,217	144,792	149,750	\$11.67
Outer St. Charles County	171	2,266,710	13,292	13,292	0.6%	(6,052)	27,922	9,000	\$11.08
Outer St. Louis County	97	1,296,614	90,294	95,647	7.4%	(11,473)	27,297	0	\$13.27
SE Metro Illinois	310	3,016,984	184,627	184,627	6.1%	(7,150)	0	0	\$8.81
South County	653	10,772,043	560,737	572,470	5.3%	66,413	115,097	58,400	\$13.18
Southwest County	666	10,089,665	402,923	405,313	4.0%	6,260	4,500	44,500	\$13.64
St. Charles County	555	8,417,577	332,792	332,792	4.0%	18,599	66,916	128,216	\$20.34
St. Charles Region	957	13,047,871	519,492	519,492	4.0%	111,310	124,815	106,200	\$14.95
St. Louis City North	726	9,715,712	468,258	483,378	5.0%	10,177	0	0	\$21.94
St. Louis City South	1,751	11,744,866	342,324	375,694	3.2%	(45,365)	1,500	71,500	\$11.22
West County	554	10,801,689	570,110	605,681	5.6%	45,770	1,816	3,453	\$16.11
TOTAL	12,030	156,971,864	7,643,240	7,761,490	4.9%	471,460	691,064	588,618	\$14.76

*Disclaimer: All information is collected from CoStar Group at the end of 4th 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](#)



7541B N Lindbergh Blvd

Hazelwood, MO 63042

- 2,685 SF Available with Excellent Visibility
- Join Tenant Imo's Pizza in this Newly Renovated Retail Building
- High Traffic Counts with 44,375 VPD on N Lindbergh Blvd
- Prominent Pylon Signage
- Area Retailers Include McDonalds, Walgreens, Outback Steakhouse, Starbucks, QuikTrip & Schnucks
- Lease Rate: \$28.00 PSF, NNN

For More Information, Contact:

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