



Q1 2013

Retail Market Report

MARKET TRENDS

Vacancy Rate



Net Absorption



Rental Rates



Construction



NEW AROUND TOWN

Tide Dry Cleaners - Chesterfield

Instant Imprints - St. Charles

Savers - Crestwood

The Egg & I - Chesterfield

Tucanos - St. Charles

Vernon's BBQ - University City

Zpizza - Clayton

RECENT CLOSINGS

Fatted Calf - Clayton

Bakers Shoes - All Locations

Blockbuster - St. Peters,

Florissant, Ellisville, Manchester,

Highridge, Arnold, Kennerly &

Tesson Ferry, Glen Carbon &

O'Fallon, IL

The retail vacancy rate in the St. Louis market area slightly decreased to 8.1% at the end of the first quarter 2013. The vacancy rate was 8.2% at the end of the fourth quarter 2012.

Retail net absorption in St. Louis decreased for the first quarter 2013 with positive 148,985 square feet absorbed. In the fourth quarter 2012, net absorption was positive 546,309 square feet.

During the first quarter 2013, one building totaling 3,517 square feet was delivered to the market in the St. Louis area. Over the past four quarters, a total of 596,586 square feet of retail space has been built in St. Louis.

Average quoted rental rates in the St. Louis retail market are down over previous quarter levels and down from their levels four quarters ago. Quoted rents ended the first quarter 2013 at \$11.92 per square foot per year. That compares to \$12.02 per square foot in the fourth quarter 2012.

TOTAL RETAIL MARKET STATISTICS

Market	Existing Inventory		Vacancy		Vac %	YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total GLA	Direct SF	Total SF					
Calhoun County	2	3,245	0	0	0.0%	0	0	0	\$0.00
Chesterfield Region	170	5,518,283	286,551	286,551	5.2%	477	0	660,000	\$16.50
Franklin County	336	3,999,134	272,552	272,552	6.8%	(8,676)	0	2,700	\$8.53
Jefferson County	125	1,353,837	102,072	102,072	7.5%	(23,485)	0	0	\$14.01
Lincoln County	64	868,794	114,169	115,069	13.2%	(518)	0	0	\$11.86
Metro East Illinois	995	14,918,363	1,090,686	1,147,821	7.7%	70,190	0	9,600	\$10.45
Mid County	842	15,923,411	956,181	967,744	6.1%	14,905	0	0	\$15.50
NE Metro Illinois	721	9,539,755	465,412	465,412	4.9%	18,016	0	0	\$10.42
North County	432	7,934,065	920,038	922,918	11.6%	(15,028)	0	0	\$10.40
Northwest County	917	15,503,679	2,472,166	2,472,166	15.9%	130,996	0	0	\$10.15
Outer Jefferson Cnty	115	1,608,361	88,120	88,120	5.5%	(21,720)	0	0	\$8.43
Outer Metro Illinois	95	816,517	29,887	29,887	3.7%	(4,468)	0	0	\$12.24
Outer Monroe County	5	26,105	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	112	1,853,195	33,686	33,686	1.8%	9,874	0	0	\$9.40
Outer St Louis Cnty	78	1,159,936	138,334	138,334	11.9%	(1,654)	0	23,000	\$10.47
SE Metro Illinois	164	1,965,889	267,607	267,607	13.6%	(23,960)	0	0	\$9.12
South County	542	11,742,072	881,598	883,598	7.5%	8,335	0	0	\$12.07
Southwest County	583	9,272,133	807,781	807,781	8.7%	(14,072)	0	25,000	\$11.82
St Charles County	375	7,584,464	737,239	784,984	10.3%	(9,463)	0	0	\$12.31
St Charles Region	690	10,678,494	961,472	984,243	9.2%	49,453	0	0	\$11.10
St Louis City North	585	15,604,821	732,299	732,299	4.7%	(124,881)	0	9,500	\$15.39
St Louis City South	1,505	11,041,072	449,706	449,706	4.1%	53,094	3,517	0	\$10.92
West County	504	10,929,074	1,005,476	1,016,597	9.3%	41,570	0	0	\$14.16
Totals	9,957	159,844,699	12,813,032	12,969,147	8.1%	148,985	3,517	729,800	\$11.92

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Northern Tool	221 Arnold Crossroads	15,631	Southwest County Retail
Tuesday Morning	10850 Lincoln Trail	10,000	Metro East Illinois Retail
National Rent To Own	Northtown Shopping Center	6,000	Illinois
Tallman Company	Edwards Plaza	4,880	West County Retail

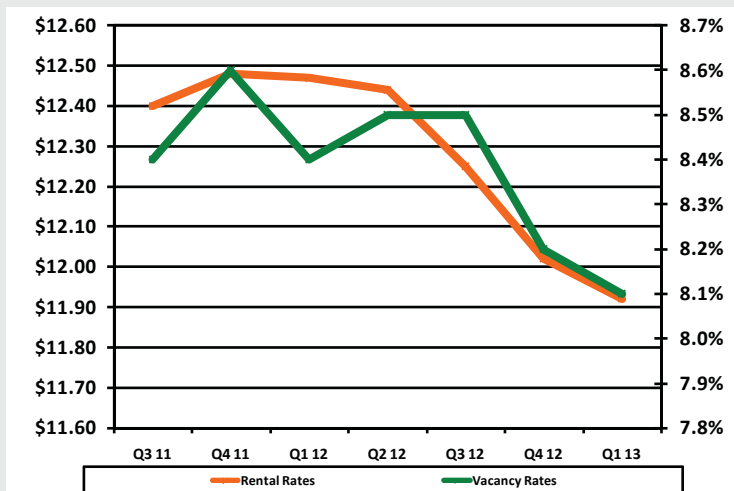
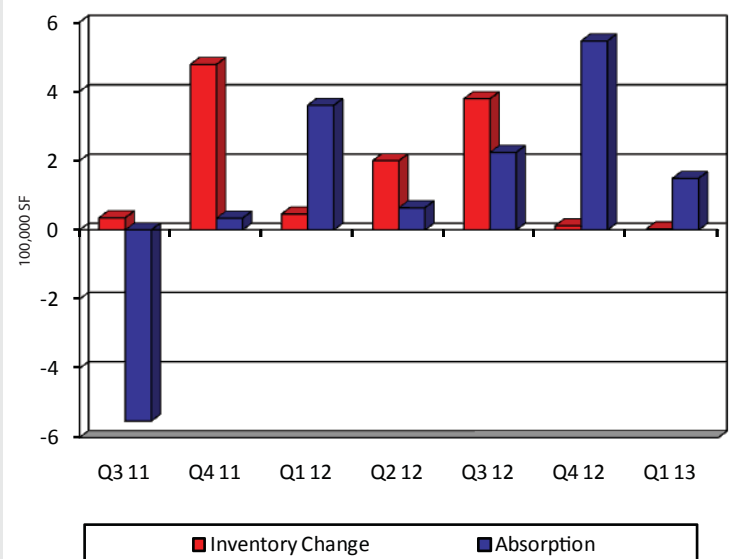
FEATURED PROPERTY



Shoppes at Hilltop
405-439 Meramec Blvd.
Eureka, MO 63025

- 2,098-2,881 SF Retail Space
- Up to 22,464 SF Unfinished Retail
- 2 Out-Parcels
- Signalized Intersection
- Adjacent to Highway 44 & 1/2 Mile from the Highway 109 Exit
- High-Income Demographics
- Lease Rate: Negotiable

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*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.