



Q1 2014

Retail Market Report

MARKET TRENDS

Vacancy Rate



Net Absorption



Rental Rates



Construction



NEW AROUND TOWN

Ballpark Village - St. Louis City

Bar Louie - St. Charles

Save-a-lot - Lemay

Sweetology - Ladue

Lucky's Farmers Market - Rock Hill

Urban Chestnut Grove Brewery

- St. Louis City

Pimped Out Pickles - St. Louis City

RECENT CLOSINGS

Top of the Riverfront - St. Louis City

Blackfinn American Grille

- Richmond Heights

Chill Frozen Yogurt - Clayton

Eleven65 - O'Fallon

Sbarro Pizza - Mid Rivers Mall,
South County Center, Chesterfield
Mall & West County Center

The retail vacancy rate in the St. Louis market area continued to decrease to 8.0% at the end of the first quarter 2014. The vacancy rate was 8.2% at the end of fourth quarter 2013.

Retail net absorption in St. Louis increased for the first quarter 2014 with positive 374,428 square feet absorbed. In the fourth quarter 2013, net absorption was positive 118,777 square feet.

During the first quarter 2014, two buildings totalling 21,956 square feet were delivered and 482,792 square feet were still under construction. Fourth quarter 2013 delivered two new buildings totaling 49,600 square feet, and seven buildings totaling 724,424 square feet were delivered in third quarter 2013.

Average quoted rental rates in the St. Louis retail market decreased. Quoted rents ended the first quarter 2014 at \$11.93 per square foot per year. That compares to \$12.02 per square foot in the fourth quarter 2013.

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	171	6,259,624	219,089	219,089	3.5%	1,283	0	0	\$16.21
Franklin County	378	4,384,923	263,847	263,847	6.0%	3,826	0	0	\$8.68
Jefferson County	143	1,499,397	108,879	108,879	7.3%	8,191	0	0	\$12.54
Lincoln County	86	987,895	111,820	111,820	11.3%	8,200	0	0	\$12.38
Metro East Illinois	1,035	14,900,707	1,004,511	1,010,511	6.8%	36,302	0	0	\$10.56
Mid County	895	15,534,148	790,110	795,626	5.1%	54,122	0	14,820	\$16.02
NE Metro Illinois	780	10,156,464	513,928	513,928	5.1%	14,860	0	0	\$10.78
North County	448	7,964,812	835,987	835,267	10.5%	41,883	0	0	\$11.42
Northwest County	950	15,185,083	2,433,087	2,454,684	16.2%	(4,622)	0	0	\$10.18
Outer Jefferson Cnty	136	1,701,059	90,663	90,663	5.3%	(1,500)	0	0	\$7.17
Outer Metro Illinois	109	881,695	27,764	27,764	3.1%	1,500	0	0	\$12.68
Outer Monroe County	6	33,303	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	117	1,897,997	23,880	23,880	1.3%	8,205	0	0	\$11.59
Outer St Louis County	77	1,155,254	170,959	1770,959	14.8%	5,400	0	23,000	\$10.48
SE Metro Illinois	188	2,157,402	242,002	242,002	11.2%	(1,787)	0	15,600	\$9.99
South County	550	11,936,285	1,079,902	1,084,820	9.1%	30,455	0	4,317	\$12.26
Southwest County	584	9,373,200	850,714	852,504	9.1%	13,913	0	0	\$11.49
St Charles County	404	7,757,206	668,294	671,704	8.7%	25,874	8,731	0	\$12.97
St Charles Region	757	11,149,690	801,154	801,154	7.2%	52,889	0	300,000	\$11.25
St Louis City North	564	8,102,641	740,629	740,629	9.1%	11,826	13,225	115,225	\$13.92
St Louis City South	1,497	10,101,511	354,950	354,950	3.5%	29,935	0	10,000	\$11.05
West County	504	10,928,213	884,504	940,625	8.6%	33,673	0	0	\$12.61
Totals	10,381	154,051,754	12,192,673	12,315,305	8.0%	374,428	21,956	482,792	\$11.93

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Cathedral Square Brewery	500 N Kingshighway	38,450	St. Louis City Retail
Universal Food Market	Chariton Square	28,690	St. Louis City South Retail
Lucky's Farmers Market	Market at McKnight	15,380	Mid County Retail
Global Foods	6241 Delmar Blvd.	14,939	St. Louis City North Retail

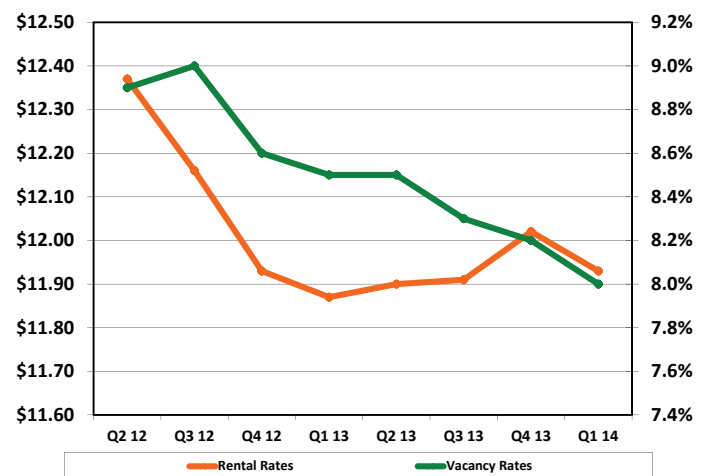
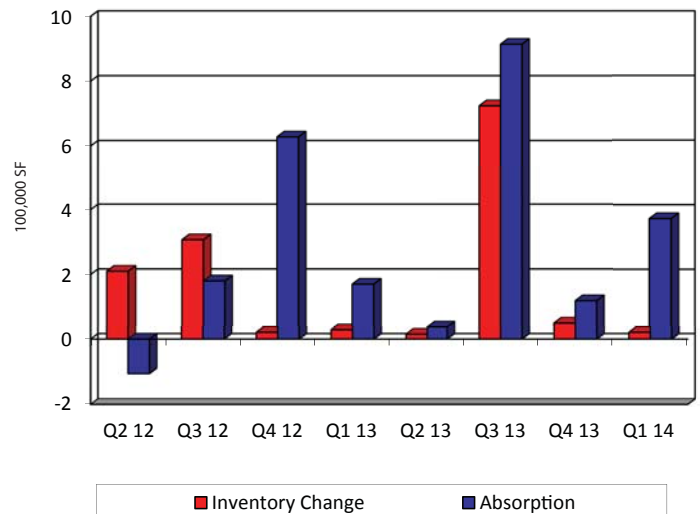
FEATURED PROPERTY

**Kennerly Center**

Kennerly Rd. & Tesson Ferry Rd.
St. Louis, MO 63128

- Join Tenants St. Louis Bread Company, Walgreens & Cotton Babies
- Near St. Anthony's Hospital
- High Income Area
- 61,428+ VPD on Tesson Ferry Rd.
- Lease Rate: \$17.50 PSF, NNN

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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.