



Q1 2015

Retail Market Report

MARKET TRENDS

Compared to Previous Quarter

Vacancy Rate



Net Absorption



Rental Rates



Construction



NEW AROUND TOWN

Vincent Van Doughnut - Clayton
Planet Fitness - Wentzville
Tom + Chee - O'Fallon
The Fresh Market - Creve Coeur
The Gyro Company - Downtown
P'sghetti's Pasta & Sandwiches
 - O'Fallon
The Shack - Frontenac

RECENT CLOSINGS

Toys R Us - Florissant
Cheese-ology - Delmar Loop
Mad Tomato - Clayton
The Salted Pig - Frontenac
Hanneke Hardware - The Hill
Radio Shack - Fenton, St. Peters,
 Chesterfield, Arnold, Creve Coeur,
 Florissant, Kirkwood, St. Charles,
 Eureka, Ballwin, St. Ann, Ferguson,
 Lake St. Louis & Brentwood

The overall retail market remained relatively flat in first quarter 2015. The retail vacancy rate in the St. Louis market area slightly increased to 7.3% at the end of the first quarter 2015, compared to 7.2% at the end of the fourth quarter 2014.

Retail net absorption in St. Louis decreased for the first quarter 2015 with positive 6,774 square feet absorbed. In the fourth quarter 2014, net absorption was positive 402,721 square feet.

Average quoted rental rates in the St. Louis retail market decreased. Quoted rents ended the first quarter 2015 at \$11.93 per square foot per year. That compares to \$12.05 per square foot in the fourth quarter 2014.

During the first quarter 2015, four buildings totaling 86,320 square feet were delivered, just down from fourth quarter which delivered 95,722 square feet. There was still 652,532 square feet of retail remaining under construction, including the 380,000 square foot IKEA development and 135,000 square feet at the Kenrick Shopping Center; both set to deliver in the fourth quarter of 2015.

TOTAL RETAIL MARKET STATISTICS

Market	Existing Inventory		Vacancy		Vac %	YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total GLA	Direct SF	Total SF					
Calhoun County	2	3,856	0	0	0.0%	0	0	0	\$0.00
Chesterfield Region	174	6,271,362	147,580	147,580	2.4%	1,013	0	0	\$16.14
Franklin County	408	4,524,094	185,700	185,700	4.1%	51,316	40,000	0	\$9.95
Jefferson County	153	1,572,885	147,069	147,069	9.4%	(46,324)	0	0	\$12.91
Lincoln County	97	1,080,233	110,360	110,360	10.2%	14,800	0	0	\$12.19
Metro East Illinois	1,101	14,953,886	939,622	945,622	6.3%	(4,258)	0	0	\$10.07
Mid County	926	15,645,919	566,295	570,812	3.6%	39,398	20,900	29,532	\$17.85
NE Metro Illinois	834	10,562,973	779,760	779,760	7.4%	16,781	0	5,000	\$10.00
North County	451	7,644,429	891,883	894,763	11.7%	(21,737)	0	0	\$11.53
Northwest County	979	13,607,117	1,039,353	1,042,203	7.7%	6,183	9,000	22,300	\$9.85
Outer Jefferson Cnty	152	1,760,787	77,104	77,104	4.4%	(3,424)	0	2,400	\$9.09
Outer Metro Illinois	117	919,062	44,374	44,374	4.8%	(2,420)	0	0	\$12.96
Outer Monroe County	5	30,421	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	121	1,897,215	23,040	23,040	1.2%	1,110	0	0	\$10.80
Outer St Louis County	81	1,051,424	113,999	113,999	10.8%	12,856	0	23,000	\$14.54
SE Metro Illinois	207	2,333,764	232,663	232,663	10.0%	14,575	0	0	\$10.54
South County	570	11,817,663	1,579,454	1,584,372	13.4%	(13,438)	0	135,000	\$13.12
Southwest County	602	9,591,518	725,844	725,844	7.6%	(8,560)	0	0	\$12.04
St Charles County	426	8,035,320	655,353	656,753	8.2%	11,102	16,420	0	\$13.93
St Charles Region	794	11,822,574	817,035	817,035	6.9%	(102,304)	0	50,900	\$12.00
St Louis City North	585	8,064,588	817,494	817,494	10.1%	(4,719)	0	384,400	\$12.75
St Louis City South	1,531	10,242,076	303,326	303,326	3.0%	37,688	0	0	\$9.69
West County	510	10,774,804	933,528	983,947	9.1%	7,136	0	0	\$12.46
Totals	10,826	154,207,970	11,130,836	11,203,820	7.3%	6,774	86,320	652,532	\$11.93

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Hobby Lobby	6500 S. Lindbergh Blvd.	55,000	South County
DSW*	13920 Manchester Rd.	25,700	West County
Here Today	The Shoppes at Water Tower	18,002	Southwest County
Ruler Foods	3801 Nameski Rd.	18,000	NE Metro Illinois
US Furniture Mattress & Rugs*	3722 S. Grand Blvd.	15,370	St. Louis City South

*Renewal

FEATURED PROPERTY

**Woods Mill Center**

14304 S. Outer Forty Rd.
Chesterfield, MO 63017

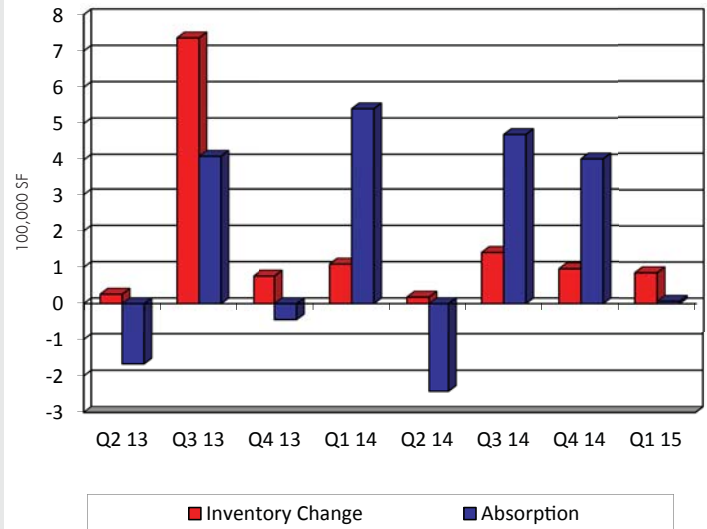
- 11.5 Acre Site
- Accessible to I-40/64 & Hwy. 141
- 85,571 SF of Retail Shops
- Ample Parking
- 42,180+/- VPD on S. Woods Mill Rd.
- Potential for Redevelopment
- Call Broker for Sale Price

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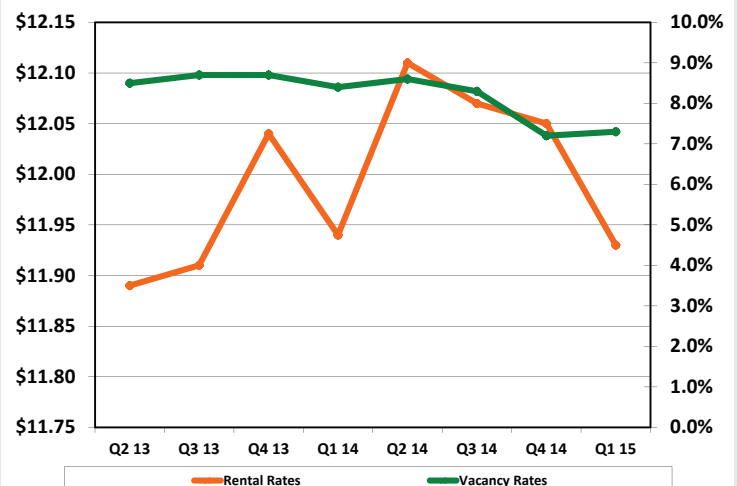
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Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



*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.