



Q1 2016

Retail Market Report

MARKET TRENDS

Compared to Previous Quarter

Vacancy Rate



Net Absorption



Rental Rates



Construction



NEW AROUND TOWN

Nami Ramen - Clayton

MOD Pizza - Wentzville & Kirkwood

Helium Comedy Club - Brentwood

Weber Grill Restaurant - Brentwood

Walmart Neighborhood Market
- St. Charles

Gander Mountain - Chesterfield

Total Wine & More - Brentwood,
Chesterfield & Ballwin

Camping World - Wentzville

RECENT CLOSINGS

Mike Shannon's Steaks & Seafood
- St. Louis City

Harry's Restaurant & Bar
- St. Louis City

Jimmy's on the Park - Clayton

Coastal Bistro & Bar - Clayton

Miller's Crossing - Chesterfield

The overall retail market hasn't shown much change thus far in 2016. The retail vacancy rate in the St. Louis market ended the first quarter 2016 at 6.5%, compared to 6.6% at the end of the fourth quarter 2016.

The overall retail net absorption decreased from last quarter, although still positive. There were positive 28,595 square feet absorbed at the end of the first quarter 2016. At the end of the fourth quarter 2015, net absorption was positive 711,570 square feet.

Average quoted rental rates in the St. Louis retail market increased at the end of the first quarter 2016 to \$12.15 per square foot per year, compared to \$11.90 per square foot in the fourth quarter 2015.

During the first quarter 2016, ten buildings totaling 198,330 square feet were delivered including Walmart Neighborhood Market's two new buildings in St. Charles, both 41,921 square feet, and Camping World's new 34,710 square foot building at 2200 E. Pitman. There was still 420,883 square feet of retail under construction at the end of the first quarter 2016 including a 215,000 square foot Menards in the Central St. Louis County submarket and a 19,250 square foot Cavender's Boot City in the West County Submarket.

TOTAL RETAIL MARKET STATISTICS

Market	Existing Inventory		Vacancy		YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total GLA	Direct SF	Total SF				
Calhoun County	5	16,726	0	0	0.0%	0	0	\$0.00
Central St. Louis Cnty.	975	16,172,802	545,734	550,251	3.4%	(4,035)	223,200	\$18.32
Franklin County	464	4,951,819	164,214	164,214	3.3%	4,490	0	\$10.90
Jefferson County	358	3,686,798	148,488	148,488	4.0%	22,197	0	\$10.72
Lincoln County	120	1,277,429	95,427	95,427	7.5%	5,933	0	\$12.19
Metro East Illinois	1,185	15,613,453	952,020	965,520	6.2%	12,334	8,000	\$10.60
NE Metro Illinois	886	11,128,217	745,858	751,768	6.8%	40,544	42,458	\$9.60
North County	1,481	21,874,346	2,071,069	2,082,599	9.5%	(63,138)	7,500	\$9.73
Outer Metro Illinois	140	1,100,369	57,966	57,966	5.3%	(3,091)	0	\$12.29
Outer Monroe County	7	43,105	0	0	0.0%	0	0	\$0.00
Outer St Louis County	85	1,074,780	110,941	110,941	10.3%	7,120	23,000	\$14.96
SE Metro Illinois	246	2,681,757	239,100	239,100	8.9%	16,175	9,100	\$10.19
South County	589	12,016,202	1,529,734	1,530,879	12.7%	6,541	100,600	\$13.28
St Charles County	1,440	21,700,703	1,250,532	1,251,952	5.8%	99,584	133,272	\$13.62
St Louis City	2,190	19,089,658	1,105,306	1,105,306	5.8%	(91,827)	3,960	\$11.35
SW St. Louis County	623	9,673,196	532,970	532,970	5.5%	(22,960)	6,000	\$12.74
West County	700	17,160,151	893,328	919,048	5.4%	(1,272)	22,750	\$14.93
Totals	11,494	159,261,511	10,442,687	10,506,429	6.6%	28,595	198,330	\$12.15

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Aldi	Kenrick Plaza	25,000	South County
Tuesday Morning	Ellisville Square	21,293	West County
Ozzie Smith IMAC Regen. Ctr.	Woodchase Plaza	13,140	West County
Walgreens*	6411 Gravois	13,035	St. Louis City South
Las Margaritas	1165 Technology Drive	8,265	St. Charles County

*Renewal

FEATURED PROPERTY



Olive Blvd. & Graeser Rd.
Creve Coeur, MO 63141

- Pad Development Opportunity
- 26,500 SF New Retail
- High-Traffic Commercial Artery with 39,000+ VPD
- Well Established Residential Base with High Income Levels
- Signalized Intersection
- Call for Pricing

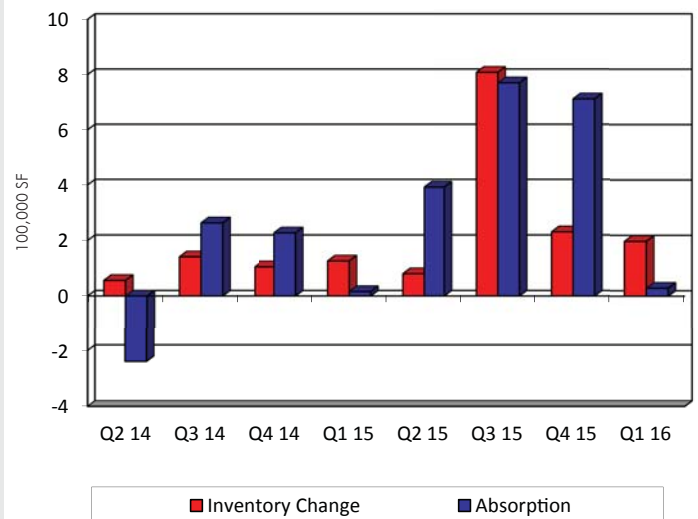
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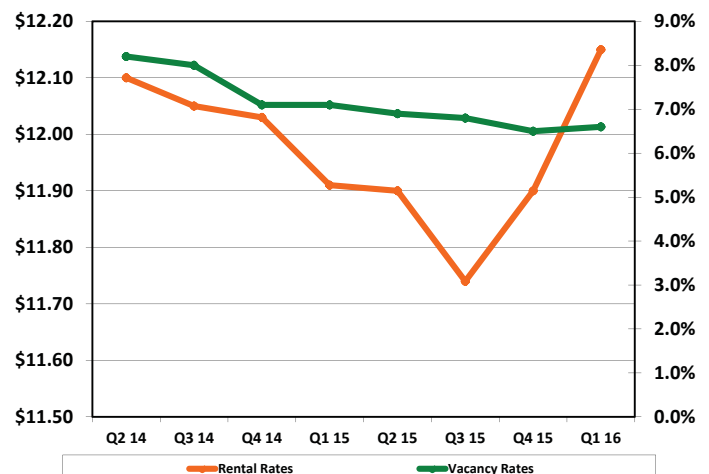
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Overall Retail Inventory & Absorption



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.