



Q2 2015

Retail Market Report

MARKET TRENDS

Compared to Previous Quarter

Vacancy Rate



Net Absorption



Rental Rates



Construction



NEW AROUND TOWN

Hobby Lobby - O'Fallon

Planet Fitness - St. Peters

Cobbler's Corner - Clayton

Southern - St. Louis City

Pie Five - Chesterfield

Tim Horton's - Maplewood

Dalie's Smokehouse - Valley Park

Crushed Red - Creve Coeur

RECENT CLOSINGS

Dolnick's Contemporary Furniture - Olivette

Villa Farotto - Chesterfield

Cucina Pazzo - Central West End

Six Row Brewing - Midtown

The Precinct Sport's Bar & Grill - Downtown

Joyia - St. Louis

Pairings Bistro - Des Peres

The overall retail market remained relatively flat thus far in 2015. The retail vacancy rate in the St. Louis market area slightly decreased to 7.2% at the end of the second quarter 2015, compared to 7.4% at the end of the first quarter 2015.

Retail net absorption in St. Louis increased for the second quarter 2015 with positive 3343,336 square feet absorbed. In the first quarter 2015, net absorption was negative 18,188 square feet.

Average quoted rental rates in the St. Louis retail market had little change. Quoted rents ended the second quarter 2015 at \$11.92 per square foot per year, compared to \$11.93 per square foot in the first quarter 2015.

During the second quarter 2015, three buildings totaling 13,375 square feet were delivered, down from first quarter which delivered 110,355 square feet. There was still 911,527 square feet of retail remaining under construction, including the 380,000 square foot IKEA development set to deliver third quarter 2015, and 135,000 square feet at the Kenrick Shopping Center set to deliver in the first quarter 2016 which will include a new Walmart.

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	2	3,856	0	0	0.0%	0	0	\$0.00
Chesterfield Region	174	6,271,362	144,122	144,122	2.3%	4,471	0	\$16.67
Franklin County	426	4,706,480	176,734	176,734	3.8%	60,095	0	\$10.51
Jefferson County	161	1,641,800	134,661	134,661	8.2%	(32,416)	0	\$12.84
Lincoln County	106	1,139,810	105,560	105,560	9.3%	22,000	0	\$12.19
Metro East Illinois	1,129	15,114,377	969,607	975,607	6.5%	(15,073)	0	\$10.23
Mid County	942	15,867,381	530,505	535,022	3.4%	102,904	1,800	\$17.56
NE Metro Illinois	847	10,714,054	740,949	740,949	6.9%	69,928	0	\$10.14
North County	457	7,705,803	1,038,481	1,041,361	13.5%	(27,212)	9,100	\$11.02
Northwest County	988	13,590,811	1,066,320	1,069,170	7.9%	(7,748)	0	\$9.68
Outer Jefferson Cnty	165	1,838,938	75,804	75,804	4.1%	(2,124)	0	\$9.09
Outer Metro Illinois	122	916,993	52,622	52,622	5.7%	(10,668)	0	\$13.25
Outer Monroe County	6	33,561	0	0	0.0%	0	0	\$0.00
Outer St Charles Cnty	129	1,954,609	22,440	22,440	1.1%	23,985	0	\$10.53
Outer St Louis County	83	1,064,455	106,463	106,463	10.0%	20,392	0	\$14.68
SE Metro Illinois	221	2,461,741	230,365	230,365	9.4%	18,873	0	\$10.66
South County	579	11,869,953	1,596,920	1,601,838	13.5%	(31,175)	0	\$13.21
Southwest County	608	9,607,164	687,820	687,820	7.2%	41,017	0	\$11.95
St Charles County	438	8,107,944	636,070	637,490	7.9%	29,407	0	\$13.60
St Charles Region	809	11,959,427	770,206	770,206	6.4%	(51,215)	0	\$12.71
St Louis City North	590	8,094,889	728,516	728,516	9.0%	51,076	2,475	\$12.61
St Louis City South	1,550	10,460,394	346,261	346,261	3.3%	37,753	0	\$9.67
West County	512	10,784,606	946,117	991,117	9.2%	39,066	0	\$12.53
Totals	11,044	155,910,408	11,106,543	11,174,128	7.2%	343,336	13,375	\$11.92

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Hobby Lobby	Megan Crossing	58,800	St. Charles County
Total Wine & More	Manchester Meadows	23,920	West County
Savers	Zumbehl Commons	21,000	St. Charles
Ruler Foods	2700 S. Grand Ave.	16,000	St. Louis City South
Appliance Discounters	Brenden's Plaza	10,355	Metro East Illinois

FEATURED PROPERTY

**Manchester Plaza**

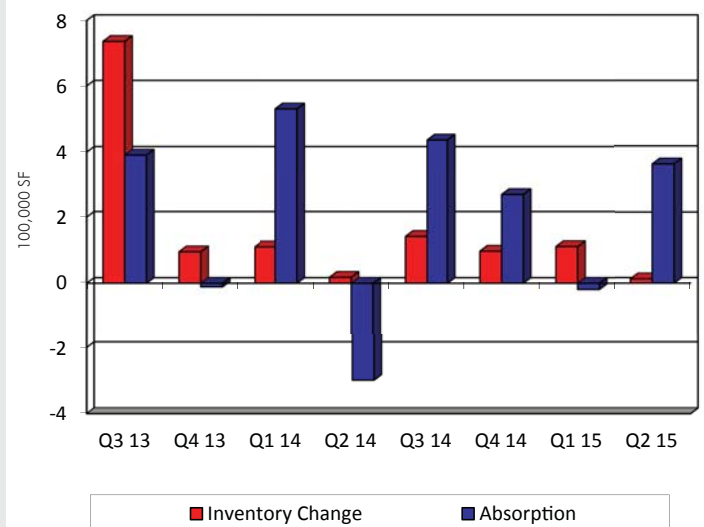
14244-14250 Manchester Rd.
Manchester, MO 63011

- 14,700-68,000 SF Suites Available
- Anchor Tenant Opening in 2016
- Pylon Signage on Manchester Rd.
- Signalized Intersection
- Directly across from Walmart, Costco & Best Buy
- Easy Access & Ample Parking
- Lease Rate: \$12.00 PSF, Triple Net

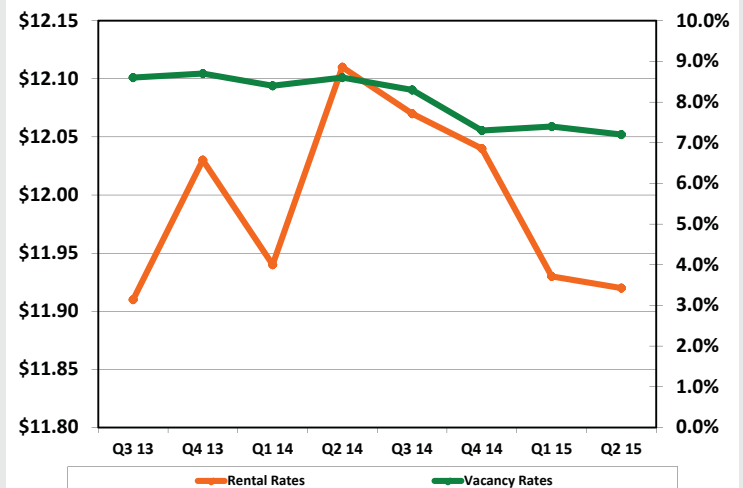
CONTACT: Tim Balk 314-746-1433
tbalk@gershman.com



Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



*Disclaimer: All information is collected from CoStar Group at the end of 2nd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.