



Q2 2017

Retail Market Report

MARKET TRENDS

Compared to Previous Quarter

Vacancy Rate



Net Absorption



Rental Rates



Construction



Overall the retail market showed little change mid-year 2017. The retail vacancy rate in the St. Louis market ended the second quarter 2017 at 5.3%, compared to 5.2% at the end of the first quarter 2017. Although the last three quarters have been relatively flat, the overall retail vacancy has decreased 1.0% since mid-year 2016.

The overall retail net absorption was pretty much flat in the second quarter 2017, with negative 23,167 square feet absorbed. There was positive 275,654 square feet absorbed at the end of the first quarter 2017.

Average quoted rental rates in the St. Louis retail market increased at the end of the second quarter 2017 to \$12.19 per square foot per year, compared to \$12.15 per square foot in the first quarter 2017.

New construction remained limited during the second quarter 2017, only seven buildings totaling 72,979 square feet were delivered, including a 30,000 square foot building located at 10820 Manchester Rd.; 100% occupied by CVS. There were still 482,605 square feet of retail under construction at the end of the second quarter 2017, including The Shoppes of Mid Rivers which will deliver 270,000 square feet in the St. Charles submarket at the end of 2017, and is 100% preleased.

NEW AROUND TOWN

Mission Taco Joint - St. Charles

Total Access Urgent Care
- Florissant & Tower Grove

Bike Stop Cafe - Chesterfield

Amp Up Action Park
- Town & Country

Home Goods - Town & Country

Greer Brewing - Chesterfield

Raising Cane's
- Maplewood & Arnold

Das Bevo - St. Louis

RECENT CLOSINGS

Pie Five Pizza
- Chesterfield & Richmond Heights

HHGregg - Fenton,
St. Peters & St. Louis City

Gordmans - Chesterfield

Cicero's - Delmar Loop

Bebe - Richmond Heights,
Chesterfield & South County

TOTAL RETAIL MARKET STATISTICS

Market	Existing Inventory		Direct SF	Vacancy		YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total GLA		Total SF	Vac %				
Calhoun County	5	16,726	0	0	0.0%	0	0	9,100	\$0.00
Chesterfield Region	182	6,470,313	221,061	221,061	3.4%	(107,536)	11,940	25,274	\$18.76
Franklin County	483	5,093,637	117,479	117,479	2.3%	34,138	4,000	8,400	\$10.44
Jefferson County	182	1,932,207	67,308	67,308	3.5%	13,853	3,500	0	\$9.89
Lincoln County	123	1,252,604	40,818	40,818	3.3%	2,800	0	0	\$12.21
Metro East Illinois	1,226	15,832,187	742,722	749,722	4.7%	98,196	9,570	47,800	\$10.79
Mid County	994	16,928,538	449,264	479,062	2.8%	131,540	95,035	50,835	\$18.16
NE Metro Illinois	921	11,541,907	723,515	747,419	6.5%	61,759	9,014	0	\$8.64
North County	478	7,919,091	879,490	885,290	11.2%	80,294	0	0	\$9.79
Northwest County	1,043	14,230,090	1,230,161	1,239,761	8.7%	22,370	28,849	15,000	\$10.71
Outer Jefferson Cnty	193	1,995,835	52,076	52,076	2.6%	(14,378)	0	0	\$11.07
Outer Metro Illinois	143	1,212,920	29,097	29,097	2.4%	4,662	0	0	\$14.55
Outer Monroe County	8	45,305	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	147	2,150,708	48,154	79,324	3.7%	(18,811)	0	0	\$8.98
Outer St Louis County	86	1,081,063	86,425	88,911	8.2%	(20,816)	0	23,000	\$11.15
SE Metro Illinois	254	2,718,705	204,262	204,262	7.5%	21,932	0	0	\$10.52
South County	598	11,225,942	446,257	446,257	4.0%	49,858	0	0	\$12.53
Southwest County	631	9,680,652	504,437	504,437	5.2%	(59,724)	0	0	\$12.44
St Charles County	472	7,491,392	425,191	431,191	5.8%	(61,630)	5,000	0	\$14.31
St Charles Region	864	12,356,128	633,569	633,569	5.1%	75,068	9,000	300,000	\$12.56
St Louis City North	632	8,621,168	678,672	678,672	7.9%	105,315	0	0	\$13.74
St Louis City South	1,611	10,738,538	427,899	427,899	4.0%	(128,822)	1,500	0	\$11.85
West County	531	10,730,556	418,064	424,358	4.0%	173,049	5,527	3,196	\$15.42
Totals	11,807	161,266,212	8,425,921	8,547,973	5.3%	252,487	182,935	482,605	\$12.19

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Stein Mart*	9600 Manchester Rd.	36,000	Mid County
TJ Maxx	Dierbergs Edwardsville Crossing	19,409	NE Metro Illinois
Trader Joe's*	Chesterfield Crossing	12,178	Chesterfield Region
Ulta	6500 S. Lindbergh Blvd.	10,375	South County
Total Access Urgent Care	12409 St. Charles Rock Rd.	9,196	Northwest County

*Renewal

FEATURED PROPERTY



Dickens Plaza

15240-15266 Manchester Road
Ballwin, MO 63011

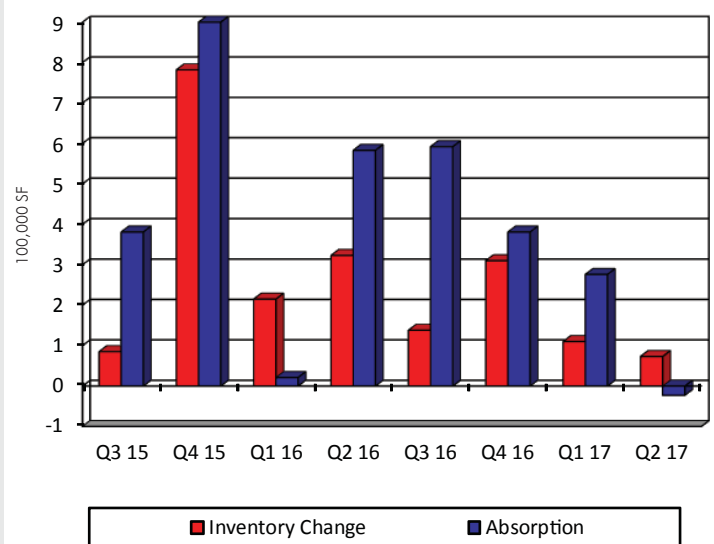
- 900 SF - 1,728 SF Available
- Signalized Intersection at New Ballwin & Manchester Roads
- Great Visibility & Signage Opportunity
- Join Papa John's Pizza, Advanced Auto Parts & Penn Station
- Lease Rate: \$16.50 PSF, NNN

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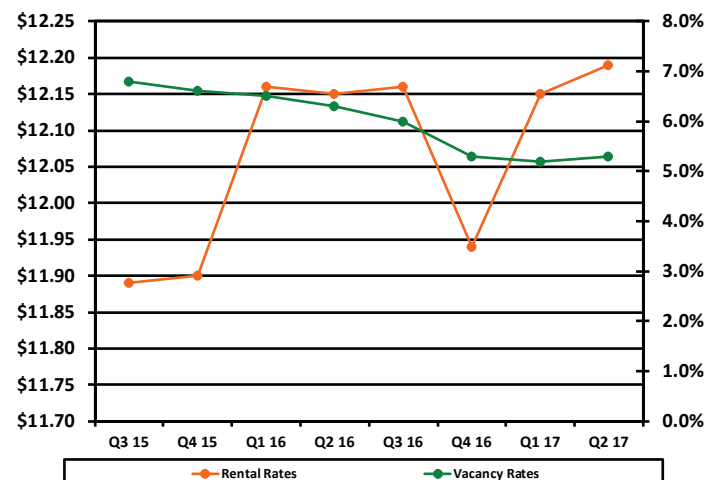
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Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



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