



# Q3 2015

## Retail Market Report

### MARKET TRENDS

*Compared to Previous Quarter*

**Vacancy Rate**



**Net Absorption**



**Rental Rates**



**Construction**



### NEW AROUND TOWN

**IKEA** - St. Louis City

**Menards** - St. Ann

**Lucky's Farmers Market**  
- Rock Hill

**Gander Mountain** - Chesterfield

**Sugarfire Smoke House**  
- Valley Park

**Here Today** - Fenton

**Burlington Coat Factory**  
- Chesterfield

**Tropical Liqueurs** - St. Louis

### RECENT CLOSINGS

**Cooper's Legendary American Pub**  
- St. Charles

**De.lish Cheesecake Bakery & Cafe**  
- Florissant

**Corvid's Cafe** - Tower Grove

**Bocci Wine Bar** - Clayton

**Casa Del Mar** - Brentwood

The overall retail market remained relatively flat thus far in 2015. The retail vacancy rate in the St. Louis market ended the third quarter 2015 at 7.1%, same as the end of the second quarter 2015.

Retail net absorption in St. Louis increased for the third quarter 2015 with positive 579,206 square feet absorbed. In the second quarter 2015, net absorption was positive 359,400 square feet.

Average quoted rental rates in the St. Louis retail market decreased at the end of the third quarter 2015 to \$11.76 per square foot per year, compared to \$11.91 per square foot in the second quarter 2015.

During the third quarter 2015, six buildings totaling 612,595 square feet were delivered, up from the second quarter which delivered 79,775 square feet. During the third quarter 2015, the IKEA development delivered 380,000 square feet and a 200,000 square foot Menards; both 100% leased. There was still 915,751 square feet of retail under construction at the end of the third quarter 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	175	6,273,860	123,683	123,683	2.0%	8,540	0	134,230	\$18.47
Franklin County	452	4,857,048	160,765	160,765	3.3%	72,664	40,000	6,000	\$10.58
Jefferson County	174	1,713,420	136,311	136,311	8.0%	(29,566)	0	0	\$10.91
Lincoln County	111	1,192,641	100,960	100,960	8.5%	28,500	0	22,272	\$12.19
Metro East Illinois	1,161	15,289,544	943,815	949,815	6.2%	63,019	61,000	36,000	\$10.57
Mid County	964	16,150,365	605,829	610,346	3.8%	93,549	48,980	215,000	\$18.14
NE Metro Illinois	870	10,992,188	753,980	753,980	6.9%	69,097	0	52,458	\$9.28
North County	468	7,780,219	1,063,607	1,066,487	13.7%	(57,768)	2,500	0	\$9.54
Northwest County	1,002	13,946,472	1,051,619	1,054,469	7.6%	197,157	230,438	20,700	\$9.72
Outer Jefferson Cnty	173	1,885,738	78,140	78,140	4.1%	(2,060)	2,400	0	\$8.58
Outer Metro Illinois	137	1,092,670	53,622	53,622	4.9%	(11,668)	0	0	\$13.40
Outer Monroe County	7	41,495	0	0	0.0%	0	0	0	\$0.00
Outer St Charles Cnty	137	2,008,435	26,440	26,440	1.3%	19,985	22,275	52,700	\$10.88
Outer St Louis County	83	1,064,455	110,351	110,351	10.4%	16,504	0	23,000	\$14.31
SE Metro Illinois	237	2,586,345	229,365	229,365	8.9%	15,473	0	5,200	\$10.25
South County	589	12,028,822	1,589,982	1,591,127	13.2%	(20,276)	1,915	178,100	\$13.40
Southwest County	619	9,557,901	622,601	622,601	6.5%	(1,631)	0	5,000	\$11.90
St Charles County	453	7,393,305	494,984	496,404	6.7%	87,104	16,420	51,110	\$13.81
St Charles Region	828	11,939,754	730,100	730,100	6.1%	33,680	1,760	110,021	\$12.57
St Louis City North	603	8,454,197	1,091,112	1,091,112	12.9%	48,578	382,475	0	\$12.43
St Louis City South	1,560	10,496,991	325,737	325,737	3.1%	92,865	4,900	3,960	\$9.63
West County	517	10,789,074	780,656	825,656	7.7%	176,030	0	0	\$12.69
<b>Totals</b>	<b>11,322</b>	<b>157,538,795</b>	<b>11,073,659</b>	<b>11,137,471</b>	<b>7.1%</b>	<b>899,776</b>	<b>815,063</b>	<b>915,751</b>	<b>\$11.76</b>

Source: CoStar Property®



## RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
At Home	O'Fallon Square	85,000	St. Charles County
Gander Mountain	18500 Outlet Blvd.	60,000	Chesterfield
Camping World	2200 East Pitman Ave.	34,710	St. Charles County
Blast Fitness*	1601 S. Jefferson Ave.	23,032	St. Louis City South
Club Fitness	Taubman Prestige Outlets	23,000	Chesterfield

\*Renewal

## FEATURED PROPERTY



**14660 Manchester Rd.**  
Ballwin, MO 63011

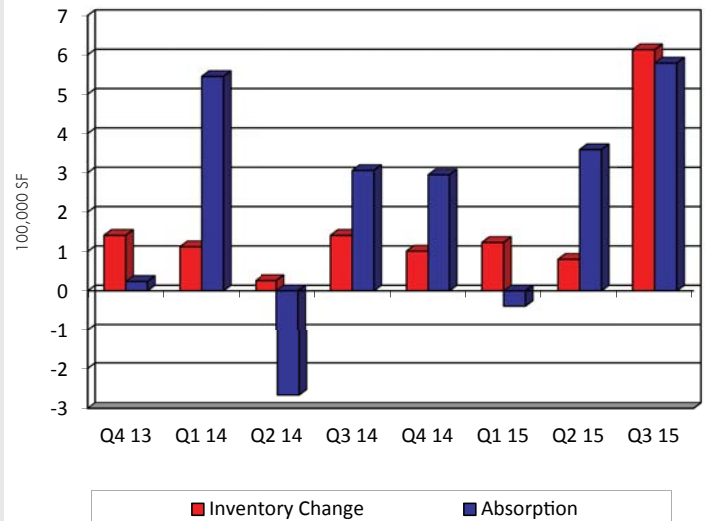
- 20,000 SF Available
- Outparcel Opportunities Available
- Ample Parking
- Prime Manchester Rd. Exposure
- Signalized Intersection Access
- 43,339 Vehicles Per Day at Manchester Rd. & Highway 141
- Easy Access to I-270 & Hwy. 141
- Lease Rate: \$13.00 PSF, Triple Net

## CONTACT:

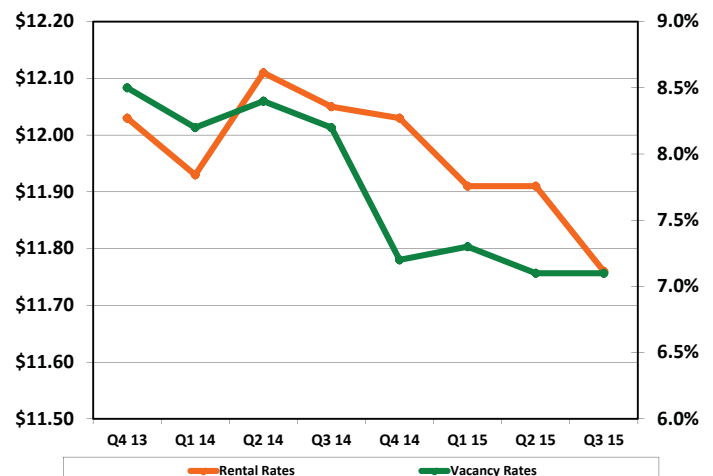
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## Overall Retail Inventory &amp; Absorption



## Overall Retail Rental Rates &amp; Vacancy Rates



\*Disclaimer: All information is collected from CoStar Group at the end of 3rd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.