



Q3 2019

Retail Market Report

MARKET TRENDS



VACANCY 4.6%



**RENTAL RATES
\$13.22 PSF**



**ABSORPTION
435,468 SF**



**CONSTRUCTION
120,879 SF**

DELIVERED IN Q3

673,602 SF

UNDER CONSTRUCTION



TOTAL RETAIL MARKET STATISTICS

Submarket	Existing Inventory # Bldgs	Total RBA	Direct SF	Vacancy Total SF (w Sublease)	Vac %	Absorption	YTD Deliveries	Under Const SF	Quoted Rates NNN
Chesterfield	188	6,828,001	265,601	265,601	3.9%	25,870	5,200	9,726	\$16.52
Jefferson County	199	2,153,565	140,557	140,557	6.5%	29,412	1,200	0	\$12.27
Metro East Illinois	1,299	16,489,670	520,047	521,191	3.2%	104,057	0	0	\$13.72
Mid County	1,057	16,938,558	438,552	465,736	2.7%	20,999	20,596	127,020	\$19.86
NE Metro Illinois	985	11,511,563	423,918	492,918	4.3%	123,648	22,469	179,180	\$10.74
North County	501	8,041,754	679,074	735,457	9.1%	(111,998)	19,981	0	\$10.40
Northwest County	1,087	14,947,900	906,953	972,622	6.5%	(115,054)	0	2,476	\$10.84
Outer St. Charles County	153	1,986,186	32,415	32,415	1.6%	3,317	0	5,200	\$12.19
Outer St. Louis County	89	1,089,575	75,711	75,711	6.9%	(4,802)	0	0	\$11.42
SE Metro Illinois	273	2,950,926	282,745	282,745	9.6%	260	0	0	\$10.48
South County	624	11,289,727	535,333	591,707	5.2%	(30,813)	0	0	\$12.59
Southwest Region	650	9,876,025	383,823	383,823	3.9%	94,496	4,400	0	\$13.07
St. Charles County	497	7,707,599	341,014	346,514	4.5%	59,783	14,726	5,000	\$12.65
St. Charles Region	906	12,916,569	417,499	419,252	3.2%	121,333	17,958	10,000	\$12.57
St. Louis City N	677	9,424,584	490,760	494,952	5.3%	(14,440)	61,200	330,000	\$14.46
St. Louis City S	1,672	11,164,723	369,260	369,260	3.3%	15,034	17,891	5,000	\$13.38
West County	540	10,664,294	540,264	620,775	5.8%	114,366	0	0	\$16.60
Totals	11,397	155,987,610	6,843,006	7,210,216	4.6%	435,468	185,621	673,602	\$13.22

Source: CoStar Property®

NOW OPEN & ADDITIONAL LOCATIONS



RECENT CLOSINGS



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Harbor Freight Tools	110-155 Twin City Dr.	16,500	Jefferson County
The Locker Room	2200-2222 N. Highway 67	10,000	North County
Joy Community Church	921-925 Highway K	9,100	St. Charles County
Athletico	3822 S. Kingshighway Blvd.	8,000	St. Louis City South
Puppingham Palace	16528-16588 Manchester Rd.	7,012	West County

FEATURED PROPERTY



800 S. Duchesne Dr.
St. Charles, MO 63301

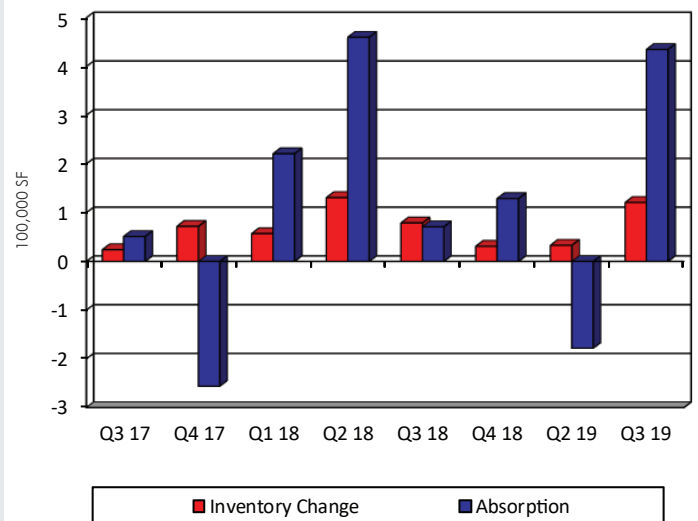
- 32,460 SF Former Schnucks Supermarket For Sale or Lease
- Currently Divided into 14,092 SF & 18,368 SF
- Abundant Parking on 3.83 Acre Site
- Newer Roof, Facade & HVAC
- Exposed Ceilings & Ductwork
- Lease Rate: \$9.75 PSF, NNN
- Sale Price: Contact Broker

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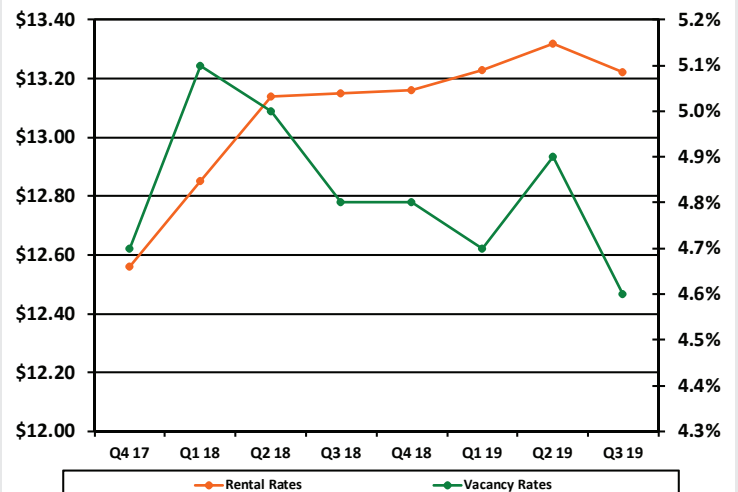
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Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



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