



Q3 2020

Retail Market Report

MARKET TRENDS



VACANCY 4.6%



**RENTAL RATES
\$13.18 PSF**



**ABSORPTION
158,399 SF**



**CONSTRUCTION
381,589 SF
DELIVERED IN Q3
192,633 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	192	6,938,576	180,077	180,077	2.6%	24,145	9,726	10,000	\$16.99
Jefferson County	201	2,162,305	145,652	145,652	6.7%	8,200	0	0	\$10.33
Metro East Illinois	1,330	16,537,601	492,745	498,146	3.0%	43,594	0	38,513	\$12.69
Mid County	1,073	17,451,075	422,582	445,073	2.6%	(38,048)	10,720	0	\$20.42
NE Metro Illinois	1,001	11,438,351	391,556	392,523	3.4%	37,124	21,525	10,000	\$10.46
North County	505	7,902,146	716,537	767,120	9.7%	(13,283)	11,500	0	\$12.67
Northwest County	1,106	14,889,743	743,776	755,012	5.1%	126,061	5,000	8,020	\$9.59
Outer St. Charles County	154	2,084,671	35,699	35,699	1.7%	12,172	0	9,500	\$12.37
Outer St. Louis County	90	1,100,975	95,776	95,776	8.7%	(7,691)	0	0	\$23.94
SE Metro Illinois	282	3,000,875	263,999	263,999	8.8%	61,880	0	0	\$7.81
South County	633	10,755,217	675,310	675,310	6.3%	(29,845)	0	0	\$12.70
Southwest County	648	9,860,770	459,362	461,377	4.7%	(13,039)	4,400	18,400	\$13.82
St. Charles County	503	7,721,975	421,719	421,719	5.5%	(60,154)	5,000	89,200	\$13.90
St. Charles Region	913	13,038,871	422,711	440,755	3.4%	(6,013)	1,400	4,000	\$11.72
St. Louis City N	685	9,803,837	710,650	710,650	7.2%	21,491	330,000	5,000	\$19.05
St. Louis City S	1,693	11,291,369	294,264	300,564	2.7%	(6,342)	5,000	0	\$12.46
West County	543	10,631,336	645,388	677,061	6.4%	(1,853)	0	0	\$16.34
Totals	11,552	156,609,693	7,117,803	7,266,513	4.6%	158,399	416,225	192,633	\$13.18

Source: CoStar Property®

NOW OPEN & ADDITIONAL LOCATIONS



RECENT CLOSINGS



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Painted Tree Marketplace	14810-90 Manchester Road	43,500	West County
Planet Fitness	14810-90 Manchester Road	30,000	West County
Ace Hardware	501 W Belt Line Road	21,000	Metro East Illinois
The Learning Experience	16058 Manchester Road	10,000	West County
USA Resale	4131-51 S. Old Highway 94	8,928	St. Charles

FEATURED PROPERTIES



Great Location at Olive Boulevard and Highway 141 in Chesterfield!

1



Forum Center
11-79 Forum Shopping Center
 900 SF - 1,052 SF Available
 Lease Rate: \$16.00 PSF, NNN

2



Chesterfield Plaza
13411-13483 Olive Blvd.
 960 SF - 9,360 SF Available
 Lease Rate: \$16.00 PSF, NNN

3

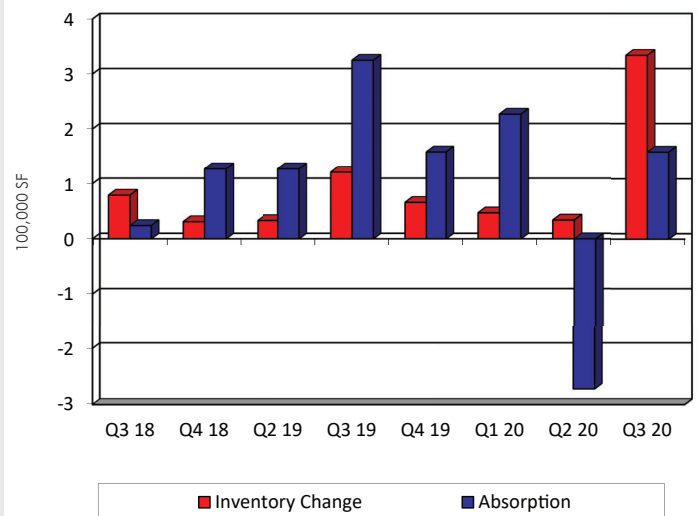


Woodchase Plaza
13339-13399 Olive Blvd.
 1,675 SF - 9,052 SF Available
 Lease Rate: \$16.00 PSF, NNN

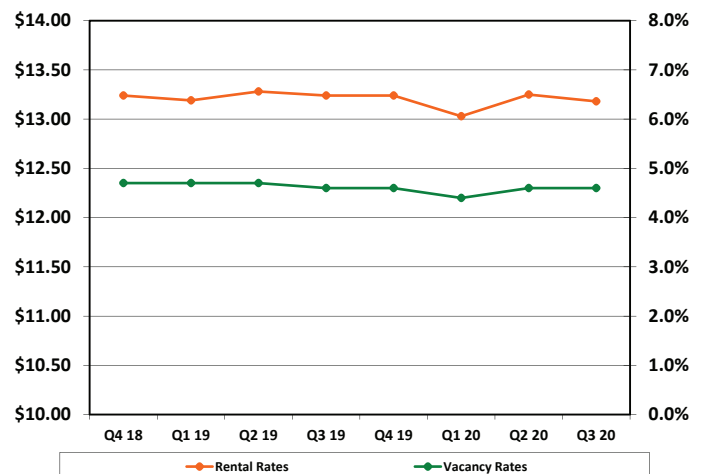
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Overall Retail Inventory & Absorption



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.