



Q4 2019

Retail Market Report

MARKET TRENDS



VACANCY 4.5%



**RENTAL RATES
\$13.14 PSF**



**ABSORPTION
186,506 SF**



**CONSTRUCTION
65,627 SF
DELIVERED IN Q4
752,031 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	190	6,945,276	160,411	160,411	2.3%	108,290	5,200	9,726	\$16.02
Jefferson County	199	2,153,565	146,297	146,297	6.8%	(5,740)	1,200	0	\$11.82
Metro East Illinois	1,308	16,497,417	545,358	548,009	3.3%	(25,868)	24,500	0	\$13.88
Mid County	1,056	16,974,196	390,175	414,736	2.4%	170,480	149,096	24,720	\$19.99
NE Metro Illinois	990	11,333,191	347,973	418,048	3.7%	(30,498)	45,441	202,879	\$10.56
North County	502	7,906,729	690,930	747,313	9.5%	(15,951)	19,981	1,506	\$11.79
Northwest County	1,090	14,986,647	1,033,401	1,099,070	7.3%	(146,645)	0	5,000	\$10.26
Outer St. Charles County	156	2,115,154	31,872	31,872	1.5%	4,903	5,200	0	\$12.60
Outer St. Louis County	89	1,089,575	93,067	93,067	8.5%	(17,356)	0	0	\$14.26
SE Metro Illinois	276	2,962,894	336,179	336,179	11.3%	(53,434)	0	0	\$9.39
South County	626	11,261,446	448,283	450,883	4.0%	140,824	0	0	\$12.52
Southwest County	649	9,827,198	369,953	369,953	3.8%	(8,734)	4,400	11,400	\$13.42
St. Charles County	498	7,704,183	284,163	284,163	3.7%	58,151	8,600	125,000	\$12.32
St. Charles Region	908	12,931,409	408,166	420,690	3.3%	(4,008)	17,958	10,000	\$12.06
St. Louis City N	678	9,420,689	534,124	538,316	5.7%	(30,709)	77,185	330,000	\$15.50
St. Louis City S	1,680	11,242,612	394,376	394,376	3.5%	(24,416)	21,009	7,750	\$12.37
West County	541	10,641,576	506,223	586,734	5.5%	67,217	0	0	\$16.52
Totals	11,436	156,002,757	6,720,951	7,040,117	4.5%	186,506	391,185	752,031	\$13.14

Source: CoStar Property®

NOW OPEN & ADDITIONAL LOCATIONS



RECENT CLOSINGS



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Edge Fitness	4572 Lemay Ferry Rd.	31,205	Southwest County
Edge Fitness	940-990 NW Plaza	18,385	Northwest County
Walgreens	190 N Florissant Rd.	15,377	Northwest County
CVS Pharmacy	3319 Nameoki Rd.	13,225	NE Metro Illinois
Saga Toys	3805-3865 Lemay Ferry Rd.	12,000	South County

FEATURED PROPERTY

**Village Plaza Center**

16419-16461 Village Plaza View Dr.
Wildwood, MO 63011

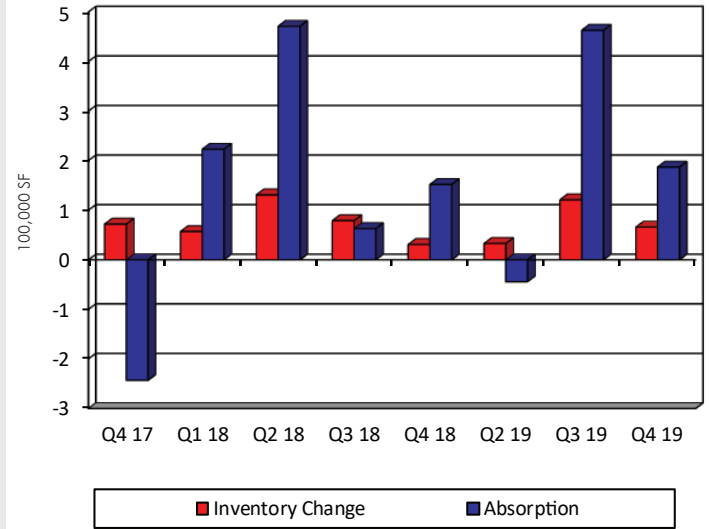
- Great Neighborhood Center, Nestled in the Heart of Wildwood
- Ideal for Office, Medical or Retail Tenants
- Anchored by Central Bank of St. Louis, Subway, Imo's & Vallarta
- Ample Parking with Access to Manchester Rd.
- Parking Ratio: Approx. 7/1,000 SF
- Lease Rate: \$14.00 PSF, NNN

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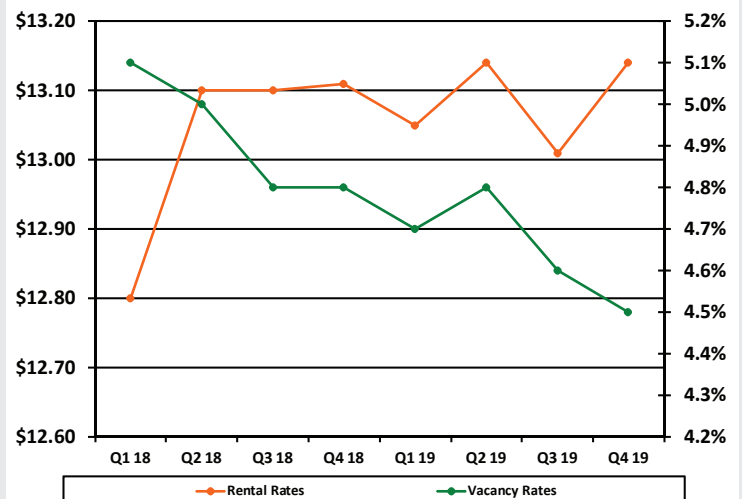
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Overall Retail Inventory & Absorption



Overall Retail Rental Rates & Vacancy Rates



*Disclaimer: All information is collected from CoStar Group at the end of 4th Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.