

Q2 2023

St. Louis Retail Market Report



VACANCY
5.2% ↔

RENTAL RATES
\$14.32 PSF ↓

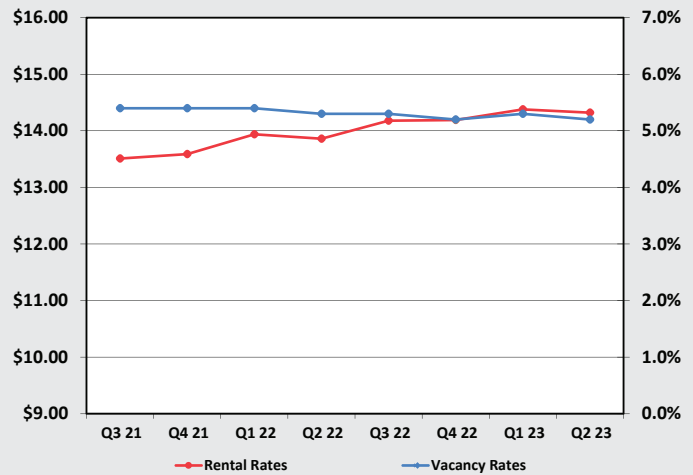
ABSORPTION
243,094 SF ↑

CONSTRUCTION
199,002 SF
DELIVERED IN 2023
702,419 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Salt + Smoke / 1350-1398 Clarkson Clayton Ctr	12,000	West County
Kirkwood Train & Play / 10936 Manchester Rd	10,600	Mid County
Katie's Pizza & Pasta / 799 Clark Ave	10,000	St. Louis CBD
Adapt-A Compass Health Network / 946 S Highway Dr	9,711	Southwest County
X Golf / 2898-2900 Highway K	7,560	St. Charles County

Overall Retail Rental Rates & Vacancy Rates



New Around Town

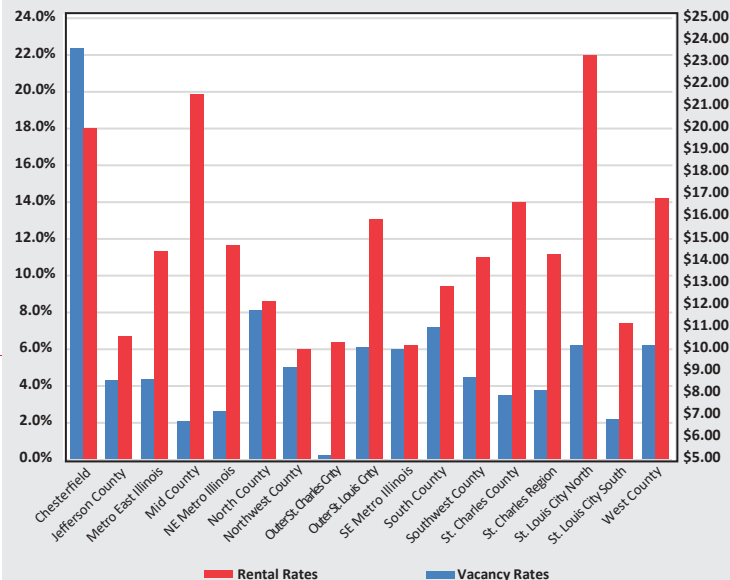
TACO
BUDDHA
EAT WITH PEACE



KATIE'S
PIZZA
PASTA
OSTERIA



Overall Retail Rental Rates & Vacancy Rates by Submarket



Recent Closings



Total Retail Market Statistics

Submarket	Existing Inventory		Vacancy			Net Absorption	YTD Deliveries	Under Construction SF	Quoted Rates
	# Buildings	Total GLA	Direct SF	Total SF	Vacancy %				
Chesterfield	193	6,544,621	1,466,976	1,466,976	22.4%	(2,754)	664	0	\$19.99
Jefferson County	209	2,230,535	94,903	94,903	4.3%	(2,678)	0	9,400	\$10.56
Metro East Illinois	1,387	17,022,506	753,234	753,234	4.4%	91,027	2,800	31,600	\$14.43
Mid County	1,091	17,429,917	358,009	362,248	2.1%	32,488	6,142	36,800	\$21.56
NE Metro Illinois	1,012	11,320,975	277,241	291,954	2.6%	14,628	0	186,700	\$14.72
North County	509	7,598,470	616,559	616,559	8.1%	(34,909)	0	33,977	\$12.21
Northwest County	1,144	13,717,557	685,750	694,747	5.1%	(14,300)	0	0	\$9.99
Outer St. Charles County	165	2,207,495	2,240	2,240	0.1%	5,781	2,740	19,542	\$10.33
Outer St. Louis County	97	1,302,242	79,267	79,267	6.1%	(6,800)	25,000	0	\$15.86
SE Metro Illinois	297	2,985,433	183,567	183,567	6.1%	(34,346)	0	0	\$10.13
South County	645	10,726,167	762,815	774,548	7.2%	114,223	110,000	58,400	\$12.89
Southwest County	657	9,928,982	443,693	443,693	4.5%	9,466	0	44,500	\$14.24
St. Charles County	541	8,229,306	288,016	288,016	3.5%	55,978	33,440	108,000	\$16.70
St. Charles Region	950	12,843,320	487,455	487,455	3.8%	(3,781)	16,400	102,000	\$14.32
St. Louis City North	715	9,631,622	577,807	592,927	6.2%	(6,850)	0	0	\$23.30
St. Louis City South	1,739	11,625,642	218,329	251,699	2.2%	57,087	0	71,500	\$11.19
West County	553	10,798,250	650,591	673,750	6.2%	(31,166)	1,816	0	\$16.84
TOTAL	11,904	156,143,040	7,946,452	8,057,783	5.2%	243,094	199,002	702,419	\$14.32

*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.

Featured Property



[View Brochure](#)

Treetop Shopping Center

621-703 Big Bend Rd, Manchester, MO 63021

- 960 SF - 9,008 SF Retail For Lease
- New Upscale Facade & Storefronts
- Highly-Visible Retail Center with Monument Signage
- Convenient Access to Hwy 141
- Lease Rate: \$15.00 PSF, NNN* *Estimated NNN: \$4.79 PSF

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