

Q4 2022

St. Louis Retail Market Report



VACANCY
5.3% ↔

RENTAL RATES
\$14.15 PSF ↑

ABSORPTION
274,944 SF ↑

CONSTRUCTION

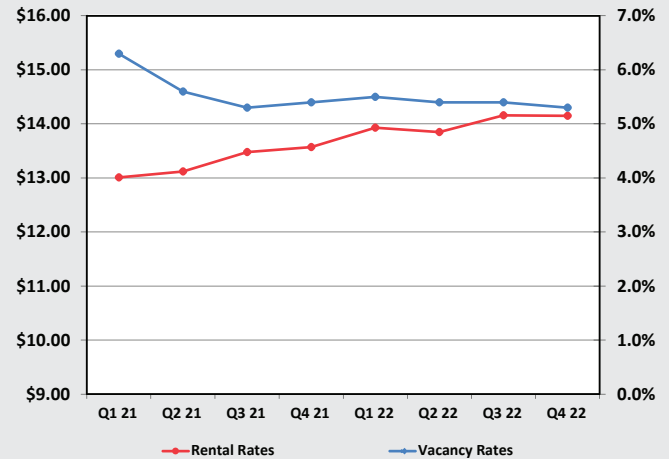
332,158 SF
DELIVERED IN 2022

706,008 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Chicken and Pickle / 1436 S Main St	102,000	St. Charles Region
Top Golf / 3205 Chouteau Ave	95,000	St. Louis City
Home Xpressions / 9901 Watson Rd	27,963	South County
Bass Pro / 3600-28 S Lindbergh Blvd	17,500	South County
Perfect Game / 17891 N Outer Forty Dr	16,126	Chesterfield Hwy 40

Overall Retail Rental Rates & Vacancy Rates



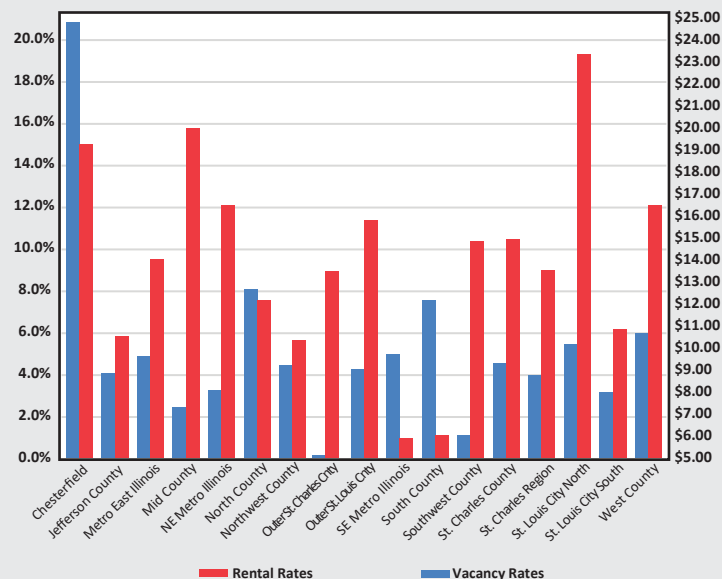
New Around Town



Recent Closings



Overall Retail Rental Rates & Vacancy Rates by Submarket



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	194	6,857,808	1,434,319	1,434,319	20.9%	(21,476)	0	0	\$19.33
Jefferson County	206	2,203,045	90,725	90,725	4.1%	0	0	0	\$10.57
Metro East Illinois	1,379	17,058,061	832,443	835,193	4.9%	(122,881)	11,315	6,600	\$14.12
Mid County	1,086	17,464,145	424,474	428,713	2.5%	122,756	178,047	134,042	\$20.06
NE Metro Illinois	1,010	11,287,081	375,925	375,925	3.3%	30,761	15,437	174,000	\$16.54
North County	507	7,723,441	622,133	622,133	8.1%	128,096	0	0	\$12.22
Northwest County	1,132	13,445,030	588,247	601,273	4.5%	62,978	2,359	0	\$10.40
Outer St. Charles County	163	2,201,090	2,740	2,740	0.1%	5,609	2,000	0	\$13.53
Outer St. Louis County	96	1,276,542	54,842	54,842	4.3%	(2,562)	0	25,000	\$15.86
SE Metro Illinois	296	3,097,383	155,896	155,896	5.0%	6,899	3,819	0	\$5.95
South County	636	10,337,433	787,581	787,581	7.6%	(24,364)	0	169,384	\$13.47
Southwest County	658	9,918,753	468,922	468,922	4.7%	(28,718)	33,539	0	\$14.91
St. Charles County	531	7,984,539	366,031	366,031	4.6%	22,284	26,007	26,440	\$14.99
St. Charles Region	931	12,625,399	499,951	499,951	4.0%	107,556	15,000	110,000	\$13.59
St. Louis City North	711	9,858,196	539,533	545,555	5.5%	31,666	3,500	0	\$23.39
St. Louis City South	1,730	11,510,858	346,505	364,755	3.2%	7,480	41,135	70,000	\$10.85
West County	552	10,893,930	634,518	650,468	6.0%	(51,140)	0	0	\$16.55
TOTAL	11,818	155,742,734	8,224,785	8,285,022	5.3%	274,944	332,158	706,008	\$14.15

*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.

Featured Property



Treetop Shopping Center

621-703 Big Bend Rd, Manchester, MO 63021

- 960 SF - 9,008 SF Available
- New Upscale Facade & Storefronts
- Prime Retail Location at the Intersection of Big Bend Rd & Sulphur Springs Rd
- Highly-Visible Retail Center with Monument Signage
- Convenient Access to Hwy 141
- 6/1,000 SF Parking Ratio
- Retail Lease Rate: \$15.00 PSF, NNN

For More Information, Contact:

Tim Balk 314-746-1433 tbalk@gershmancommercial.com

[View Brochure](#)