

Q1 2026

St. Louis Retail Market Report



VACANCY
4.2% ↑

RENTAL RATES
\$14.27 PSF ↑

ABSORPTION
(28,143) SF ↓

CONSTRUCTION

168,355 SF
DELIVERED IN 2026

724,123 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Burlington / 4701 Delor St	35,040	St. Louis City South
Missouri Furniture / 717-725 Gravois	30,175	Southwest County
DoorDash Essentials / 6500-6750 Manchester	16,239	St. Louis City South
ArchWell Health / 2402-2484 W Clay St	14,658	St. Charles Region

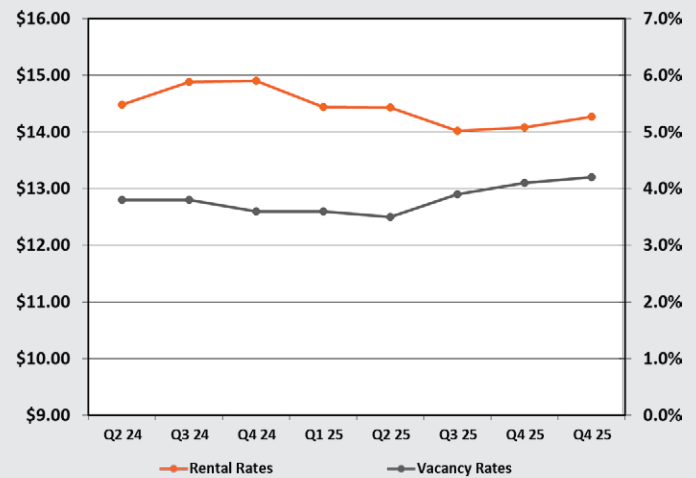
New Around Town



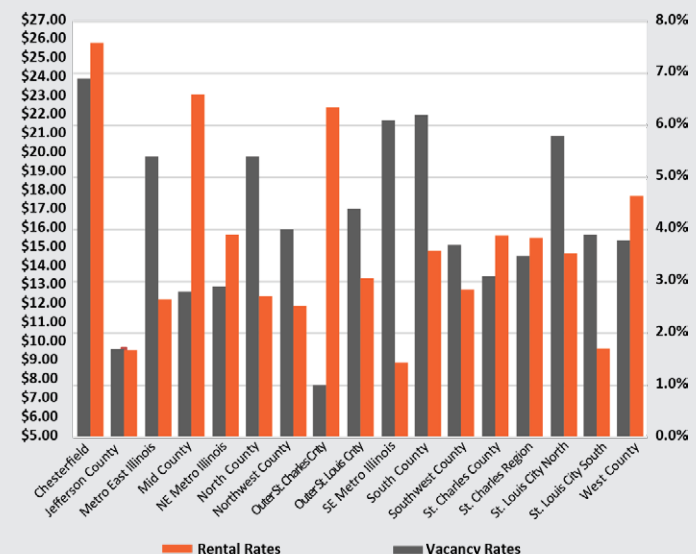
Recent Closings



Overall Retail Rental Rates & Vacancy Rates



Overall Retail Rental Rates & Vacancy Rates by Submarket



*Disclaimer: All information is collected from CoStar Group at the end of 1st Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

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	197	4,909,713	338,905	338,905	6.9%	(36,330)	0	0	\$25.85
Jefferson County	224	2,342,751	37,885	39,369	1.7%	11,135	0	0	\$9.62
Metro East Illinois	1,506	18,329,531	988,445	988,445	5.4%	141	0	117,550	\$12.30
Mid County	1,148	17,431,179	486,372	495,789	2.8%	(99,584)	10,475	334,000	\$23.15
NE Metro Illinois	1,097	12,464,993	362,940	362,940	2.9%	(41,226)	0	16,340	\$15.73
North County	527	6,571,349	354,419	354,419	5.4%	(16,539)	0	5,100	\$12.47
Northwest County	1,188	13,695,471	544,131	544,131	4.0%	106,257	60,986	6,800	\$11.96
Outer St. Charles County	184	2,312,064	24,191	24,191	1.0%	(12,131)	2,000	17,719	\$22.44
Outer St. Louis County	113	1,212,446	47,835	53,188	4.4%	42,561	18,000	0	\$13.44
SE Metro Illinois	340	4,475,445	272,670	272,670	6.1%	7,564	0	8,500	\$8.95
South County	671	11,177,272	691,027	696,790	6.2%	(119,550)	6,835	15,522	\$14.87
Southwest County	682	10,101,343	367,055	369,445	3.7%	1,324	24,000	0	\$12.81
St. Charles County	605	8,691,524	262,578	267,285	3.1%	2,727	5,100	56,950	\$15.68
St. Charles Region	993	13,516,280	450,002	477,706	3.5%	49,122	31,366	140,432	\$15.56
St. Louis City North	726	8,363,640	473,750	488,870	5.8%	(1,926)	0	5,210	\$14.72
St. Louis City South	1,767	11,347,369	430,806	445,926	3.9%	11,563	5,000	0	\$9.71
West County	563	10,967,318	415,919	421,148	3.8%	66,749	4,593	0	\$17.77
TOTAL	12,532	157,910,209	6,548,930	6,641,217	4.2%	(28,143)	168,355	724,123	\$14.27

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Featured Property



* Rendering

Woods Mill Crossing

14302 S Outer 40 Rd, Town & Country, MO 63017

- 1.082 Acres for Sale in the Exclusive New Woods Mill Condominium Community in Town and Country
- Zoned for a 12,000 SF Retail/Restaurant Building with a 2,860 SF Outdoor Patio
- Condos Offered for Sale by McBride Homes Starting at \$720,000
- Ideally Situated Near the Corner of I-64 and Hwy 141
- Building Signage & Monument Signage Available
- Sale Price: \$1,175,000

For More Information, Contact:

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