

Q3 2026

St. Louis Retail Market Report



VACANCY
4.0% ↓

RENTAL RATES
\$14.46 PSF ↓

ABSORPTION
682,254 SF ↑

CONSTRUCTION

786,197 SF
DELIVERED IN 2026

471,516 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Switch / 6500-6750 Manchester	179,477	St. Louis City South
Advance Auto Parts / 13933-61 Manchester Rd	40,500	West County
Barnes & Noble / 12547-95 Olive Blvd	25,650	West County
Black Friday Market / 3102-3414 W Clay St	15,000	St. Charles

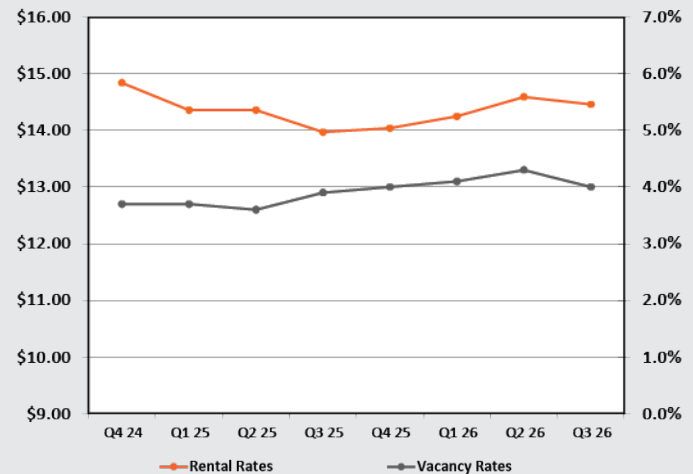
New Around Town



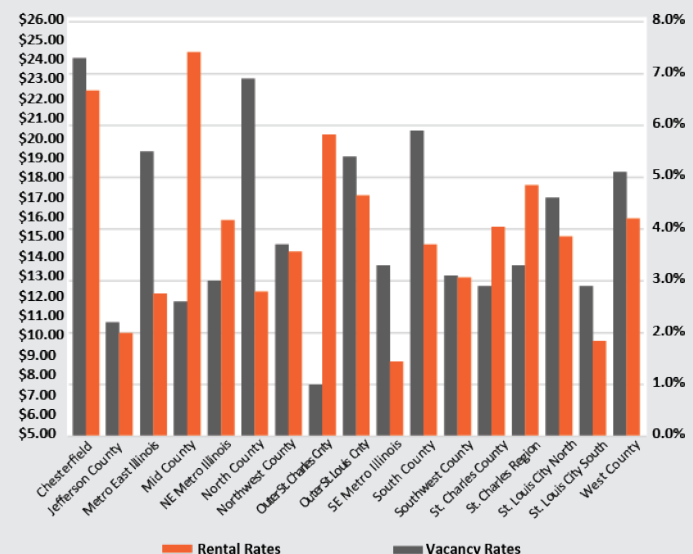
Recent Closings



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 3rd 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	198	4,987,870	361,785	361,785	7.3%	(23,960)	0	0	\$22.51
Jefferson County	225	2,332,111	49,073	50,557	2.2%	(3,000)	0	0	\$10.24
Metro East Illinois	1,541	18,574,185	1,028,445	1,028,445	5.5%	89,614	69,200	132,800	\$12.23
Mid County	1,157	18,117,298	461,154	467,820	2.6%	197,787	371,775	95,600	\$24.46
NE Metro Illinois	1,122	11,930,827	362,010	362,010	3.0%	(39,169)	5,700	174,575	\$15.95
North County	528	6,566,374	453,431	453,431	6.9%	(92,156)	0	5,100	\$12.33
Northwest County	1,198	13,615,727	499,442	499,442	3.7%	89,981	60,986	0	\$14.37
Outer St. Charles County	190	2,331,293	22,930	22,930	1.0%	(6,000)	9,000	10,719	\$20.29
Outer St. Louis County	112	1,179,359	58,010	63,363	5.4%	(9,648)	18,000	0	\$17.21
SE Metro Illinois	372	4,933,754	164,280	164,280	3.3%	159,603	0	0	\$8.79
South County	673	10,962,646	640,183	644,864	5.9%	(14,556)	6,835	15,522	\$14.72
Southwest County	691	10,211,272	309,247	311,637	3.1%	98,650	57,000	5,500	\$13.04
St. Charles County	615	8,707,449	250,170	254,877	2.9%	20,519	5,100	19,100	\$15.61
St. Charles Region	1,006	13,699,409	445,180	456,498	3.3%	12,254	167,798	12,600	\$17.73
St. Louis City North	732	8,218,476	364,912	380,032	4.6%	56,683	5,210	0	\$15.13
St. Louis City South	1,777	11,489,134	321,344	336,464	2.9%	142,577	5,000	0	\$9.83
West County	566	10,821,294	550,866	554,668	5.1%	3,075	4,593	0	\$16.03
TOTAL	12,704	158,678,478	6,342,462	6,413,103	4.0%	682,254	786,197	417,516	\$14.46

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Featured Property



Southtown Plaza

4600-4610 Chippewa St, St. Louis, MO 63116

- Spaces Available from 1,000 SF to 7,200 SF
- Join Harbor Freight & Banfield Pet Hospital as Tenants
- Located at the Corner of Kingshighway & Chippewa, Next to Planet Fitness & Across from Petsmart & Office Depot
- Easy Access with 3 Access Points, as well as Cross Access to Neighboring Center with Planet Fitness
- Exterior Renovations Coming Soon
- Lease Rate: \$18.50 PSF, NNN (NNN Estimate: \$5.85 PSF)

For More Information, Contact:

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