

RETAIL

MARKETVANTAGEPOINT

Q2
2018

FREDERICKSBURG REGION

COLDWELL BANKER COMMERCIAL ELITE



ELITE

RETAIL REPORT

THE NUMBERS Q2 2018

40,145
NET ABSORPTION

Net Absorption up to 40,145 SF in Q2 2018 from -25,184 SF in Q1 of 2018.

4.2%
INCREASE IN
RETAIL RENT

Retail rent increased 4.2% in Q2 2018 from \$14.90 in Q1 2018 to \$15.54 in Q2 2018.

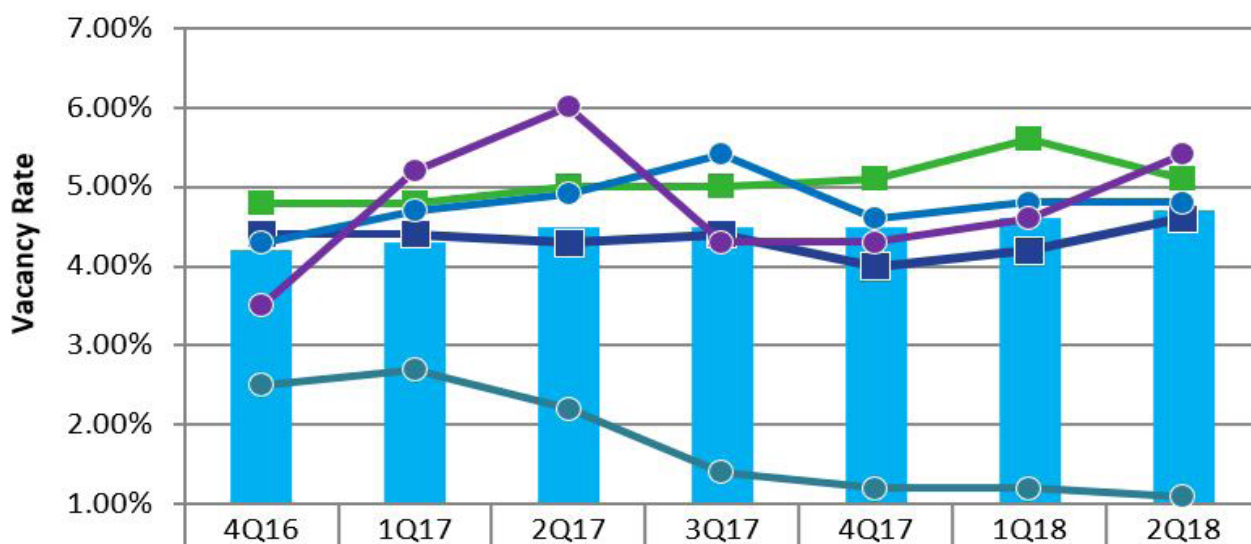
0.1%
INCREASE IN
VACANCY RATES

Vacancy Rates increased to 4.7%, a 0.1% increase from Q1 2018's 4.6%.

72,208
LEASING ACTIVITY
(SF)

There was 72,208 SF leased in Q2 2018 compared to 76,975 SF leased in Q1 2018.

RETAIL VACANCY RATES BY SUBMARKET



	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18
Region Avg	4.20%	4.30%	4.50%	4.50%	4.50%	4.60%	4.70%
Fredericksburg City	4.80%	4.80%	5.00%	5.00%	5.10%	5.60%	5.10%
Spotsylvania	4.40%	4.40%	4.30%	4.40%	4.00%	4.20%	4.60%
Stafford	4.30%	4.70%	4.90%	5.40%	4.60%	4.80%	4.80%
King George	3.50%	5.20%	6.00%	4.30%	4.30%	4.60%	5.40%
Caroline	2.50%	2.70%	2.20%	1.40%	1.20%	1.20%	1.10%

RETAILREPORT

HIGHLIGHTS

31,923 square feet of Net Absorption recorded in the last 12 months

Just over 400,000 square feet of Retail space has been leased in the last 12 months

The Region currently has nearly 22 million square feet of existing retail inventory

In Q2 2018 there were two building deliveries totaling 52,435 SF. There are 5 buildings under construction totaling 40,200 SF.

Regional Stats (Q2-2018)

	REGION	HIGH	LOW
Rental Rates (NNN)	\$15.54	\$17.52 King George	\$11.00 Caroline
Vacancy	4.7%	5.8% City of Fred	1.1% Caroline
Total Inventory (SF)	21.9M	9.74M Spotsy	635K Caroline

Existing (SF) By Locality (Q2-2018)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	9,747,690
Stafford	5,160,678
Fredericksburg City	5,435,751

RETAIL RENTAL RATES BY SUBMARKET



MAJOR RETAIL ACTIVITY

TENANT / BUYER

Red White Bleu & Brew
Data Research Group Corp
Iconic Vapor, LLC
Woodbridge Shopping Center
Hit the Spot Kitchen
Green Room LLC
Wellcost, LLC

LOCATION

4207 Germanna Hwy, Orange
5707 Plank Rd, Spotsy
18051 Tidewater Trail, Spotsy
10007 Jefferson Davis Hwy, Spotsy
3318 Bourbon St, Spotsy
3992 Lafayette Blvd, Spotsy
614 Princess Anne St, Fred

TYPE

Leased
Leased
Leased
Sold
Leased
Leased
Sold

SPACE LEASED / SOLD

1,188 SF
2,000 SF
900 SF
\$2,05 Million
1,510 SF
4,000 SF
5,520 SF - \$1.3 Million



As the Fredericksburg region's largest commercial real estate company, Coldwell Banker Commercial Elite is the premier commercial real estate market leader. Coldwell Banker Commercial Elite was awarded the #1 Coldwell Banker Commercial Affiliate Office in Virginia for the past 5 years (2013-2017)! The Coldwell Banker Commercial Elite Team is as dedicated to your success as you are.

While offering this broad scope of services to our clientele we retain the culture and energy of a small, personal firm, so we can quickly react to the demands of a changing marketplace while offering individualized and integrated real estate solutions.

For more in-depth information about the Commercial Real Estate industry's performance, please contact us:

Q2

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