

RETAIL

MARKET VANTAGE POINT

Q4²⁰²⁴ REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL

ELITE

21.65M

Retail SF



1,837

Building Inventory



638,886

Vacant SF



3.0%

Vacancy Rate



46,641

Net Absorption



32

Leasing Deals



86,864

Leasing Activity SF



\$20.60

NNN Rent



4

Deliveries

89,859

SF Delivered

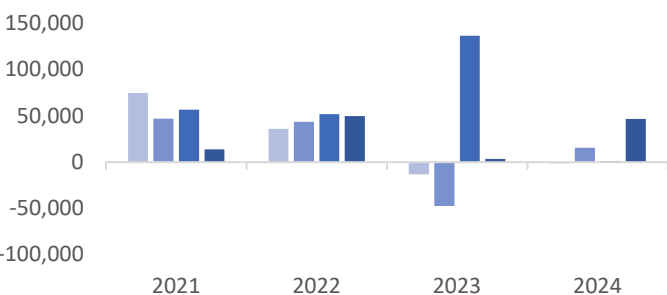
9

Under Construction

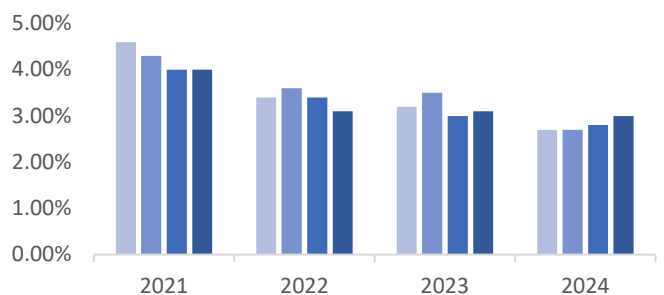
72,484

SF Under Construction

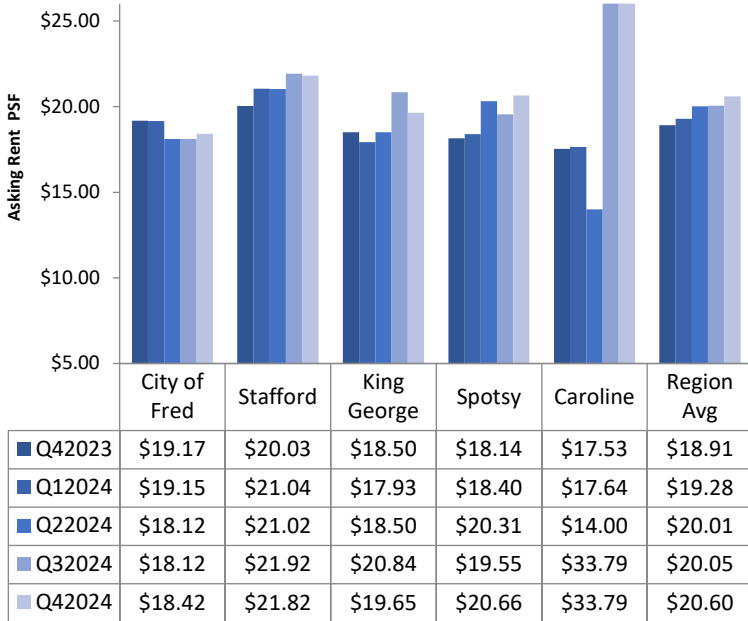
TOTAL NET ABSORPTION, SF



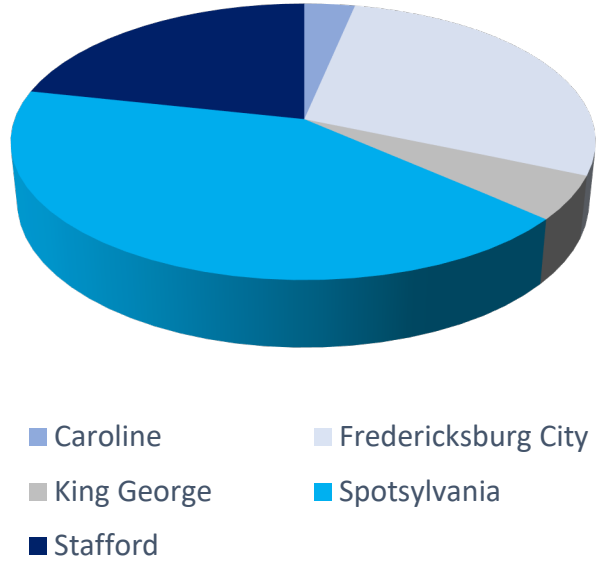
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment ▲

75,778



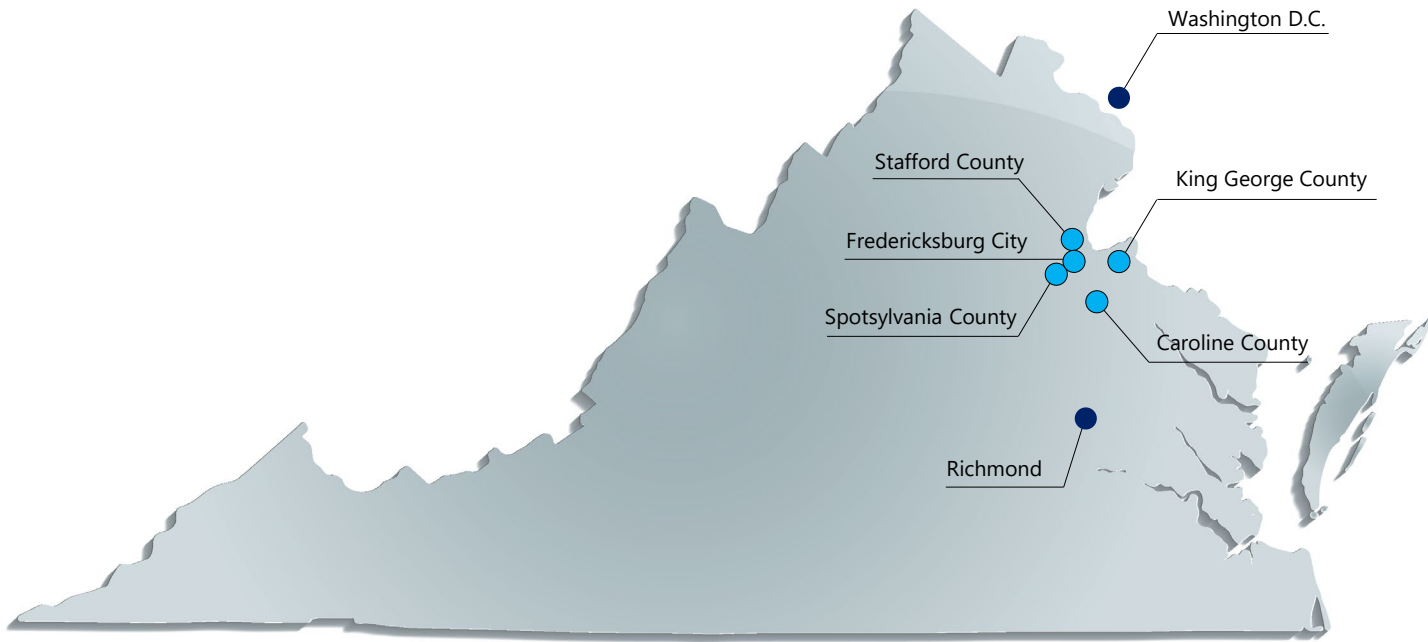
Stafford County Employment ▲

69,524



Spotsylvania County Employment ▲

Source: BLS, YCharts | Figures reflect the most recent monthly statistics. Arrows indicate increase or decrease since the previous month.



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	GROSS RENT
Caroline County	810,228	2,920	0.4%	13,684	0	\$33.79
City of Fredericksburg	5,484,660	125,639	2.3%	1,567	11,722	\$18.42
King George County	1,108,543	74,898	6.8%	-2,500	0	\$19.65
Spotsylvania County	8,336,715	324,937	3.9%	16,204	37,658	\$20.66
Stafford County	5,910,908	110,492	1.9%	17,686	37,484	\$21.82
REGION TOTALS	21,651,054	638,886	3.0%	-22,138	86,864	\$20.60

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
5430 Jefferson Davis Hwy	Fredericksburg	Undisclosed	Sale	3,914	\$1,785,000
1698 Carl D Silver Pky	Fredericksburg	Undisclosed	Sale	4,016	\$3,400,000
10520 Jame Madison Pky	King George	Undisclosed	Sale	2,709	\$3,870,000
400-410 Amaret St	Fredericksburg	Undisclosed	Sale	20,501	\$1,875,000
10141-10159 Patriot Hwy	Fredericksburg	Ghana Cuisine and Bar	Lease	2,000	\$15.50/SF/YR
1740-1760 Carl D Silver Pky	Fredericksburg	La Vie En Nails Bar & Spa	Lease	2,500	\$24/SF/YR
70 Doc Stone Rd	Stafford	Monte Grande Tortilleria	Lease	1,215	\$25/SF/YR

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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 11 years (2013-2023)! We are currently ranked Top 15 CBC companies in the world. 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:

990 Bragg Road
Fredericksburg, Virginia
22407

Phone
540.786.1402

Email
cbc@cbcommercial.com

Website
www.cbcelite.com



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