

RETAIL

MARKET **VANTAGE** POINT

Q1 **2025** REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE

16.86M

Retail SF

▼

1,397

Building Inventory

▲

495,447

Vacant SF

▼

2.9%

Vacancy Rate

▼

85,444

Net Absorption

▲

30

Leasing Deals

▼

84,880

Leasing Activity SF

▲

\$20.48

NNN Rent

▼

3

Deliveries

16,288

SF Delivered

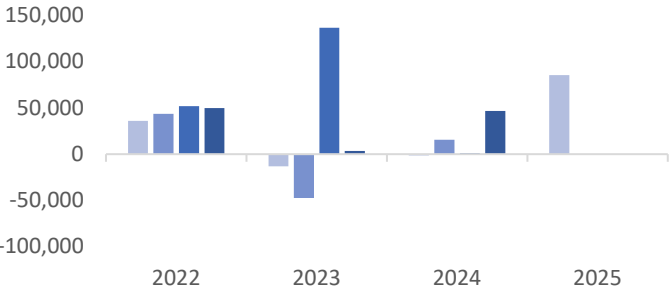
3

Under Construction

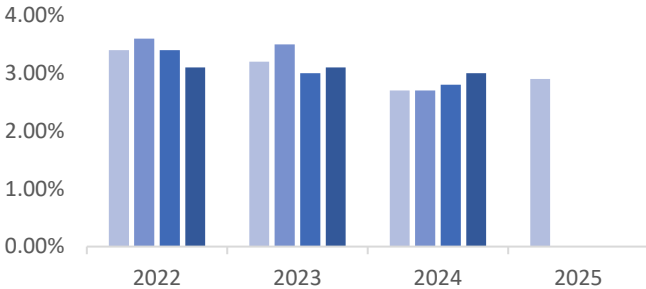
25,360

SF Under Construction

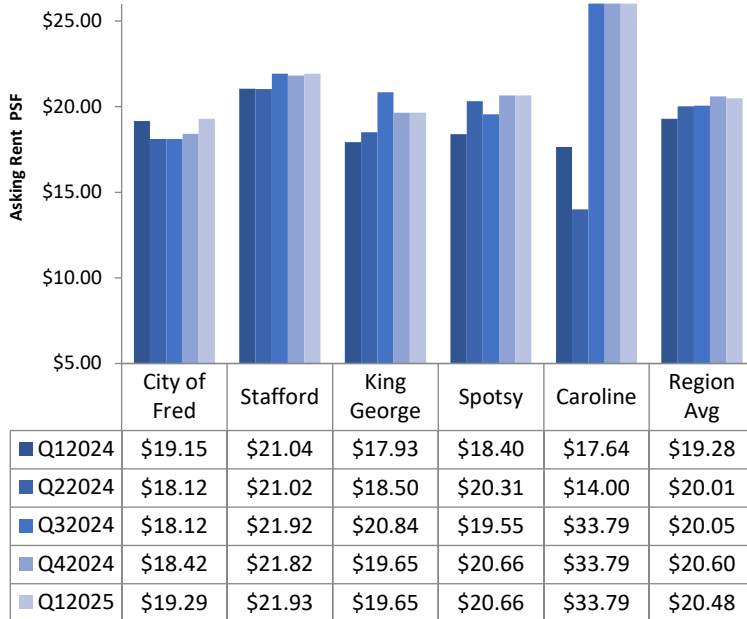
TOTAL NET ABSORPTION, SF



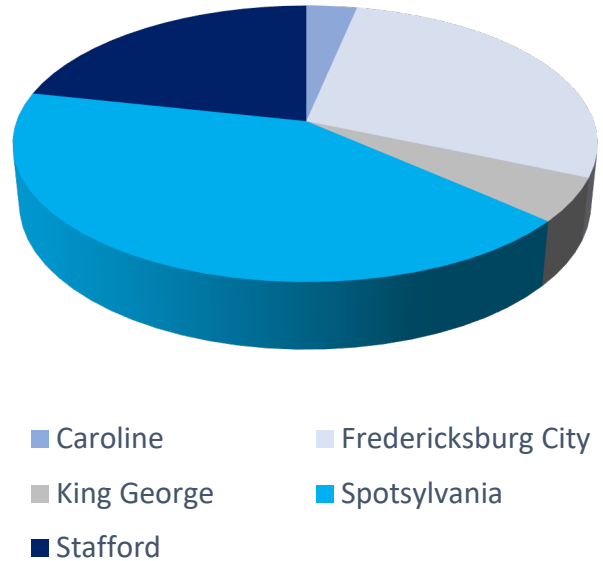
VACANCY RATE



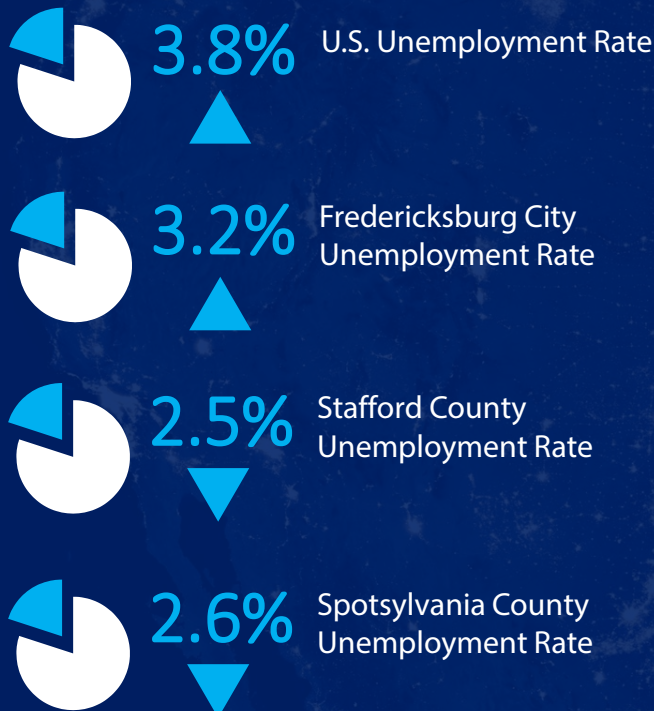
RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778

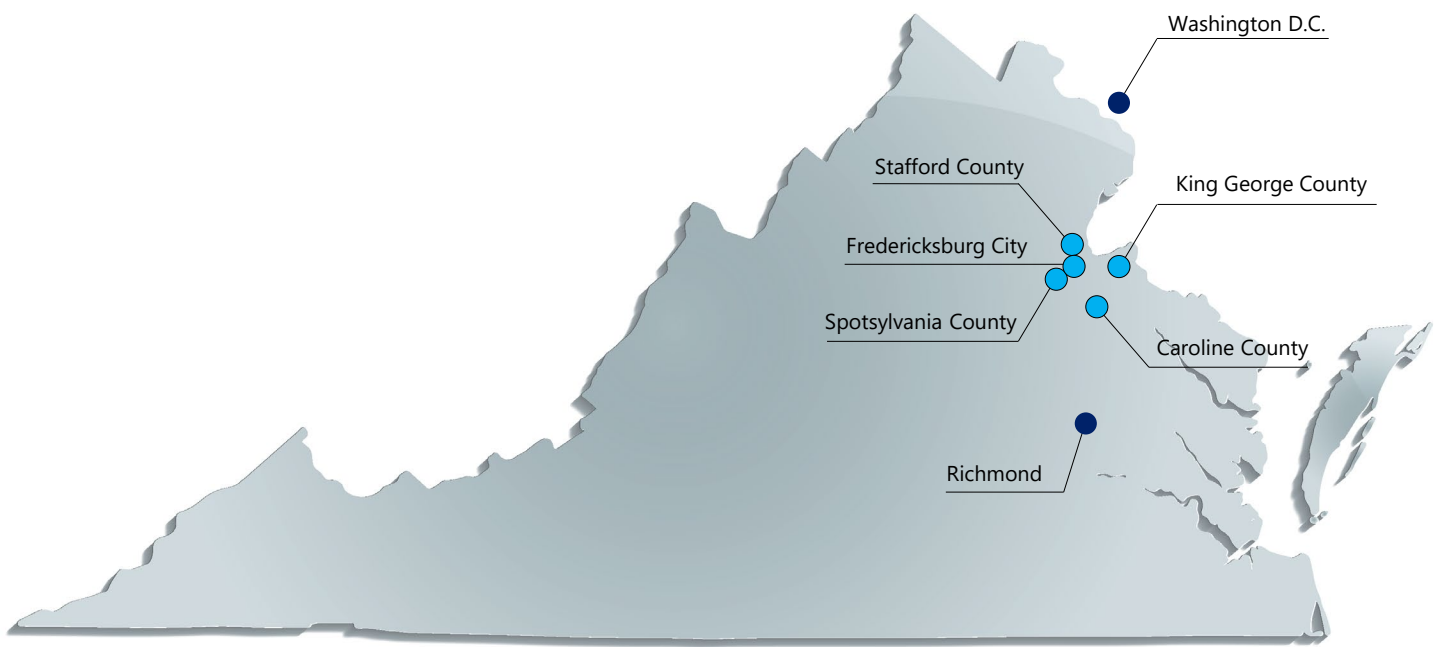


Stafford County Employment

69,524



Spotsylvania County Employment



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	5,491,974	118,856	2.2%	1,567	15,283	\$19.29
King George County	1,118,755	21,600	1.9%	53,298	0	\$19.65
Spotsylvania County	8,397,932	315,688	3.8%	16,583	60,055	\$20.66
Stafford County	5,907,551	114,790	1.9%	2,591	12,265	\$21.93
REGION TOTALS	16,867,624	495,447	2.9%	85,444	84,880	\$20.48

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
10070 Patriot Hwy	Fredericksburg	Window World	Sale	12,000	\$,2,100,000
2805 Plank Rd	Fredericksburg	Undisclosed	Sale	6,818	\$1,640,000
81-85 Cleremont Dr	Fredericksburg	ARCTRUST	Sale	5,610	\$2,000,000
5996 Plank Rd	Fredericksburg	Battlefield Dental	Sale	2,975	\$1,400,000
4800-4840 Southpoint Pky	Fredericksburg	Faith Life Church	Lease	4,946	\$14.55/SF/YR
10117 Southpoint Dr	Fredericksburg	Shah’s Halal	Lease	2,583	\$31.20/SF/YR
10034-10056 Southpoint Pky	Fredericksburg	NK Floors	Lease	3,828	\$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 12 years (2013-2024)! 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:

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