

RETAIL

MARKET VANTAGE POINT

Q2 ²⁰²⁵ REPORT

| FREDERICKSBURG REGION

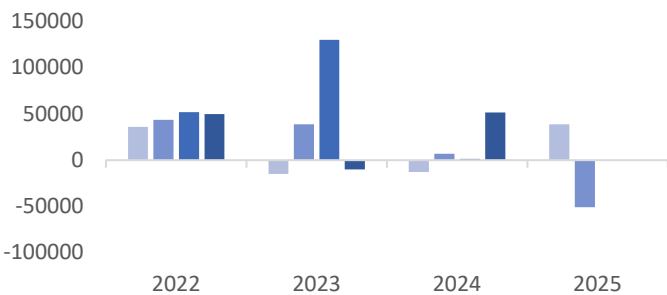


COLDWELL BANKER
COMMERCIAL

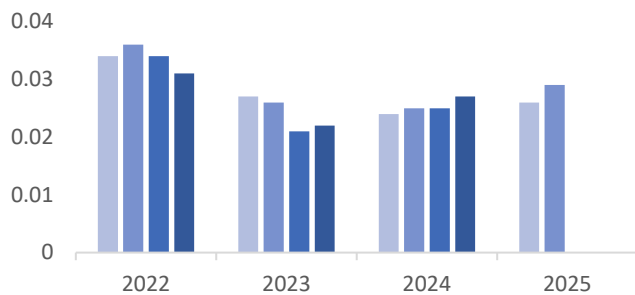
ELITE



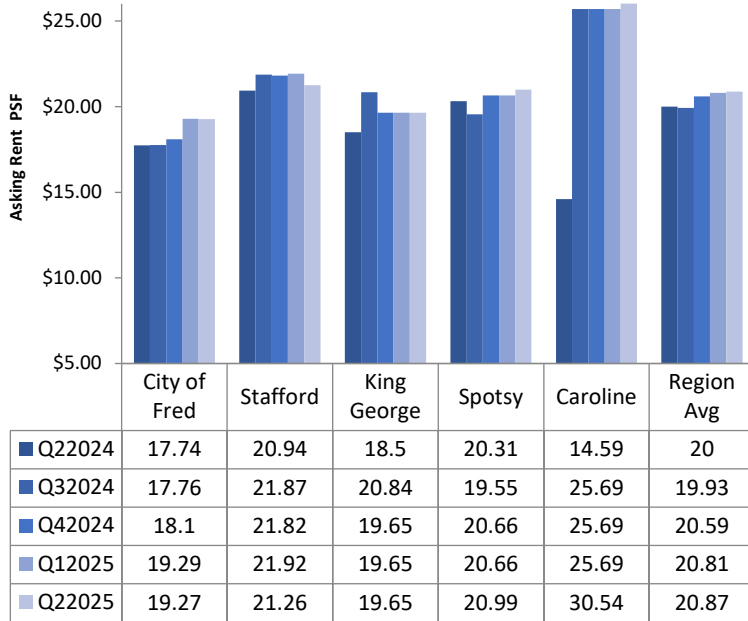
TOTAL NET ABSORPTION, SF



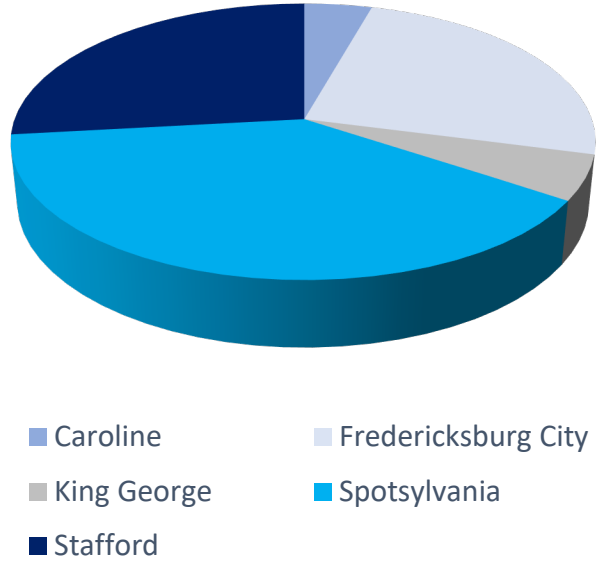
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778



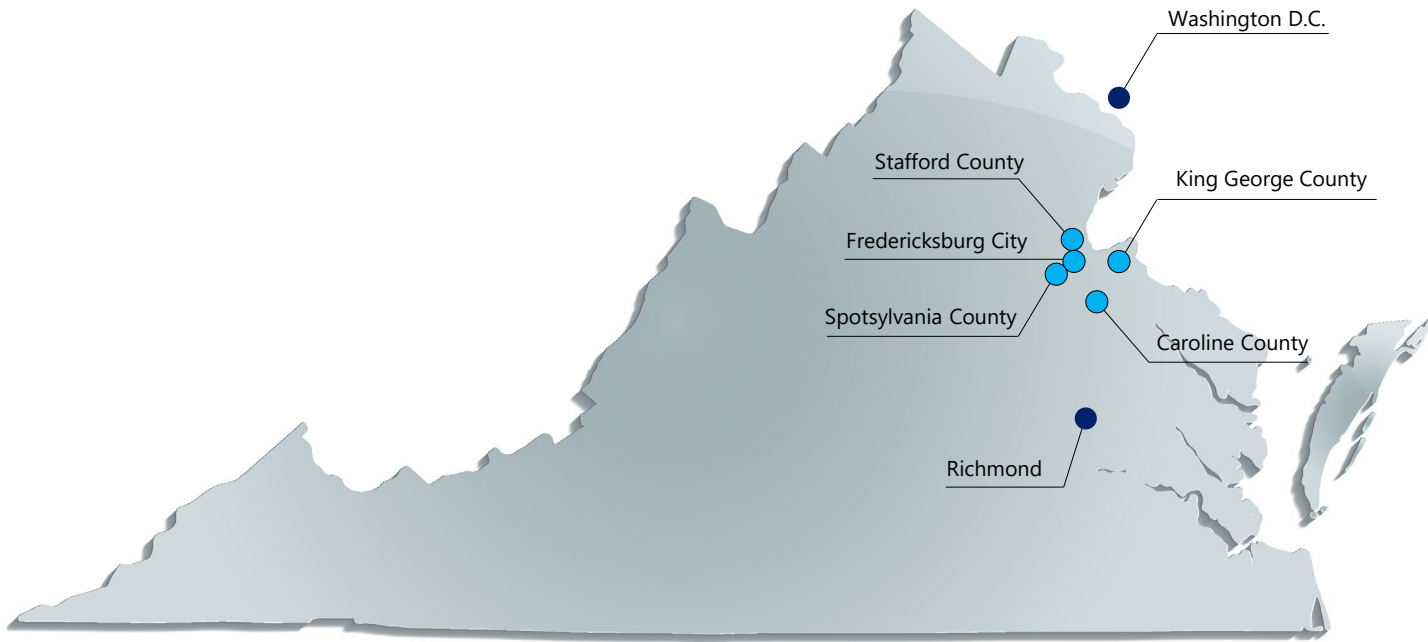
Stafford County Employment

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	947,002	4,445	0.5%	-2,120	0	\$30.54
City of Fredericksburg	5,365,544	130,614	2.4%	-19,583	25,644	\$19.27
King George County	1,145,783	21,500	1.9%	100	2,400	\$19.65
Spotsylvania County	8,452,347	312,280	3.7%	3,658	65,167	\$20.99
Stafford County	5,818,073	147,640	2.5%	-32,850	31,749	\$21.26
REGION TOTALS	20,582,966	594,979	2.9%	-50,895	122,560	\$20.87

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
4010 Lafayette Blvd	Fredericksburg	Undisclosed	Sale	1,678	\$700,000
10817 Tidewater Trl	Fredericksburg	Undisclosed	Sale	11,250	\$299,000
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:

990 Bragg Road
Fredericksburg, Virginia
22407

Phone
540.786.1402

Email
cbc@cbecommercial.com

Website
www.cbcelite.com



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