

RETAIL

MARKET VANTAGE POINT

Q3 ²⁰²⁵ REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL

ELITE

20.62M

Retail SF



1,731

Building Inventory



527,075

Vacant SF



2.6%

Vacancy Rate



107,434

Net Absorption



20

Leasing Deals



64,667

Leasing Activity SF



\$21.59

NNN Rent



5

Deliveries

39,530

SF Delivered

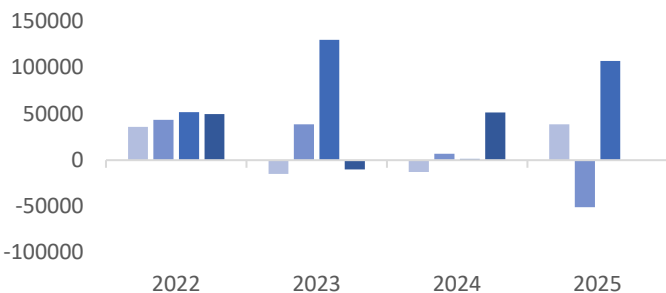
6

Under Construction

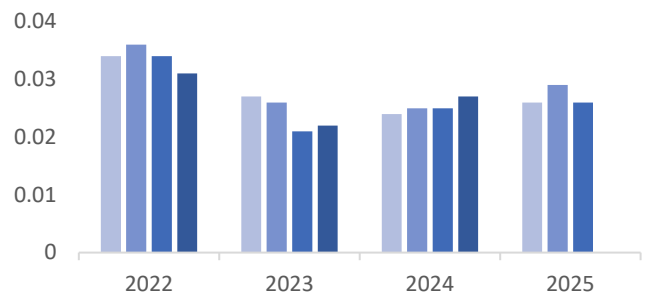
54,768

SF Under Construction

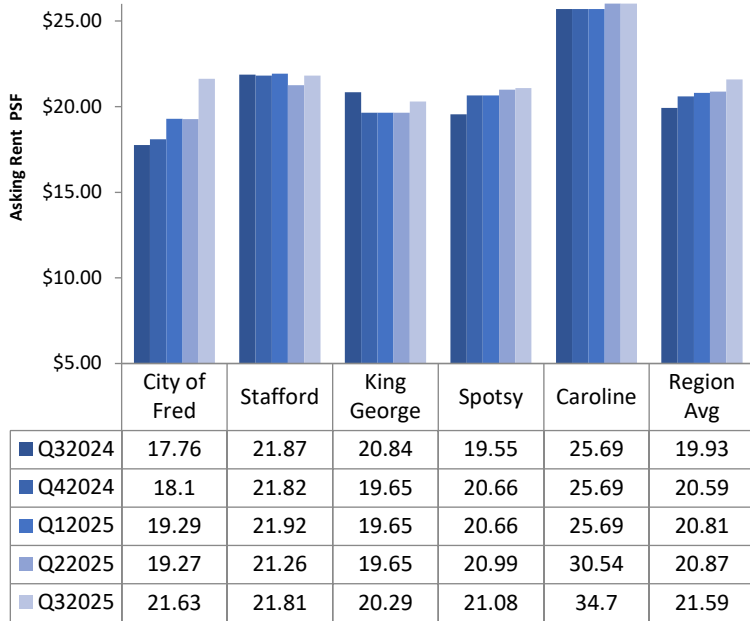
TOTAL NET ABSORPTION, SF



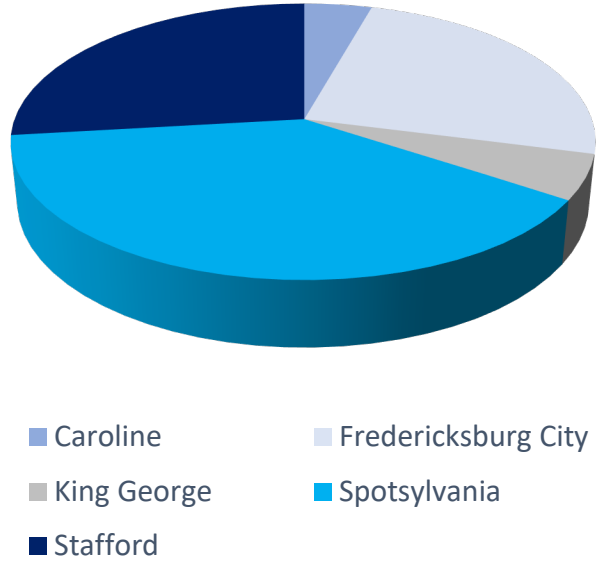
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778



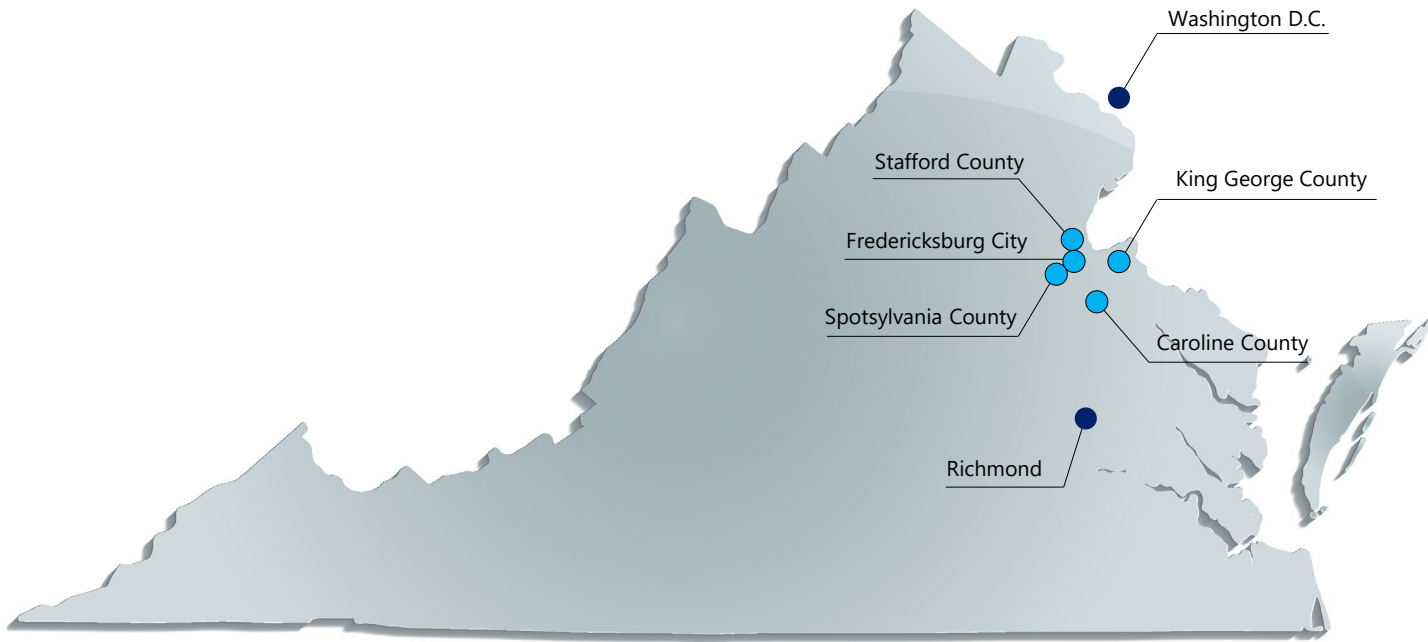
Stafford County Employment

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	947,002	2,120	0.2%	2,325	0	\$34.70
City of Fredericksburg	5,365,544	120,493	2.2%	10,121	35,697	\$21.63
King George County	1,145,783	9,400	0.8%	12,100	1,560	\$20.29
Spotsylvania County	8,464,947	258,284	3.1%	66,596	25,370	\$21.08
Stafford County	5,845,003	146,178	2.5%	28,392	3,600	\$21.81
REGION TOTALS	20,622,496	527,075	2.6%	107,434	64,667	\$21.59

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
1280 Central Park Blvd	Fredericksburg	Undisclosed	Sale	10,578	\$2,100,000
9909-9915 Southpoint Pky	Fredericksburg	Curblin Properties Corp	Sale	10,060	\$4,778,991
4703 Jefferson Davis Hwy	Fredericksburg	Undisclosed	Sale	4,800	\$1,200,000
10817 Tidewater Trl	Fredericksburg	Undisclosed	Sale	11,250	\$299,000
1017 Sophia St	Fredericksburg	Jarrell Properties, Inc	Sale	2,667	\$1,071,348
3500 Plank Rd	Fredericksburg	Moldova Store, LLC	Lease	1,755	\$25/SF/YR
4703 Jeferson Davis Hwy	Fredericksburg	Fredericksburg Auto Sales	Lease	1,600	Undisclosed

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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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