

RETAIL

MARKET VANTAGE POINT

Q1 ²⁰²⁶ REPORT

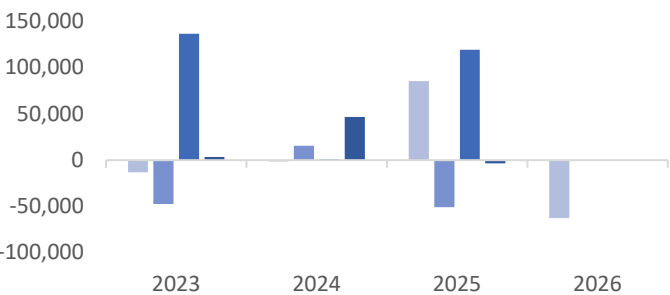
| FREDERICKSBURG REGION



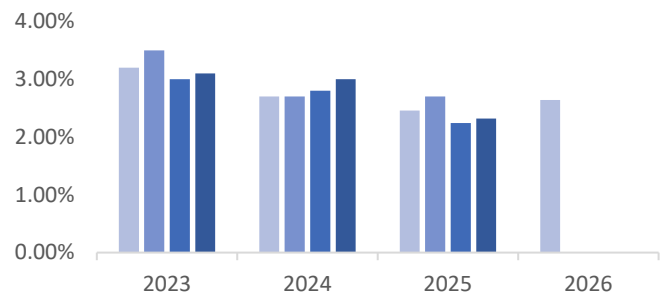
COLDWELL BANKER
COMMERCIAL
ELITE



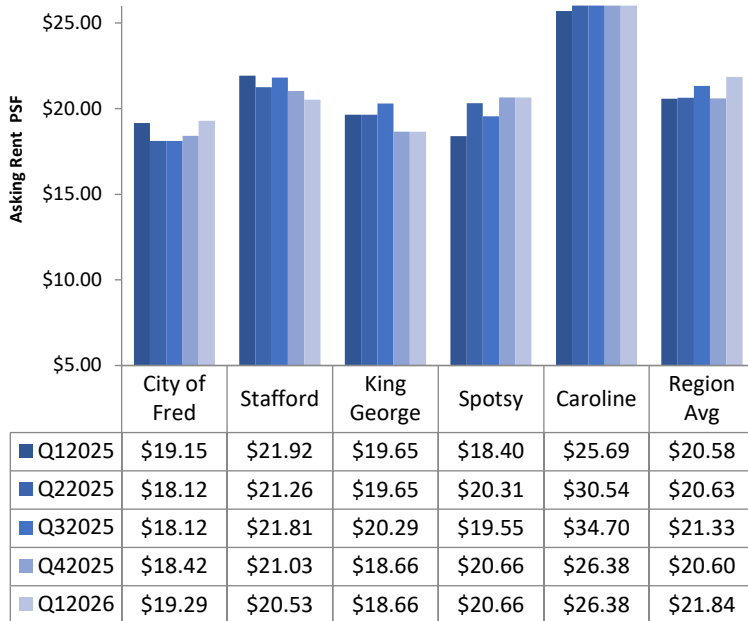
TOTAL NET ABSORPTION, SF



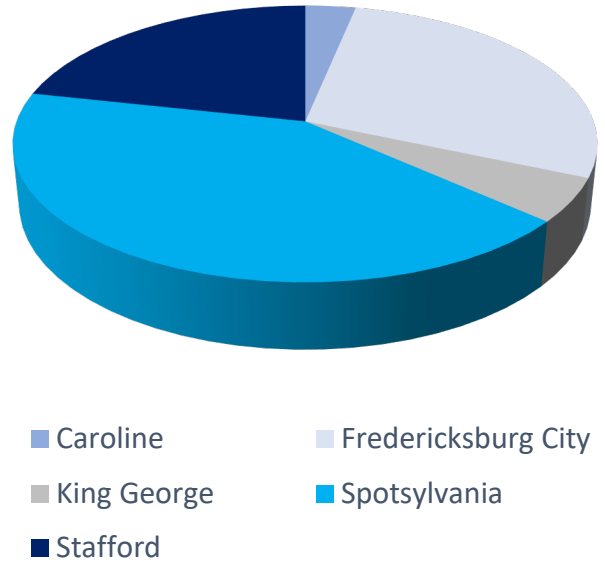
VACANCY RATE



RENTAL RATES BY SUBMARKET



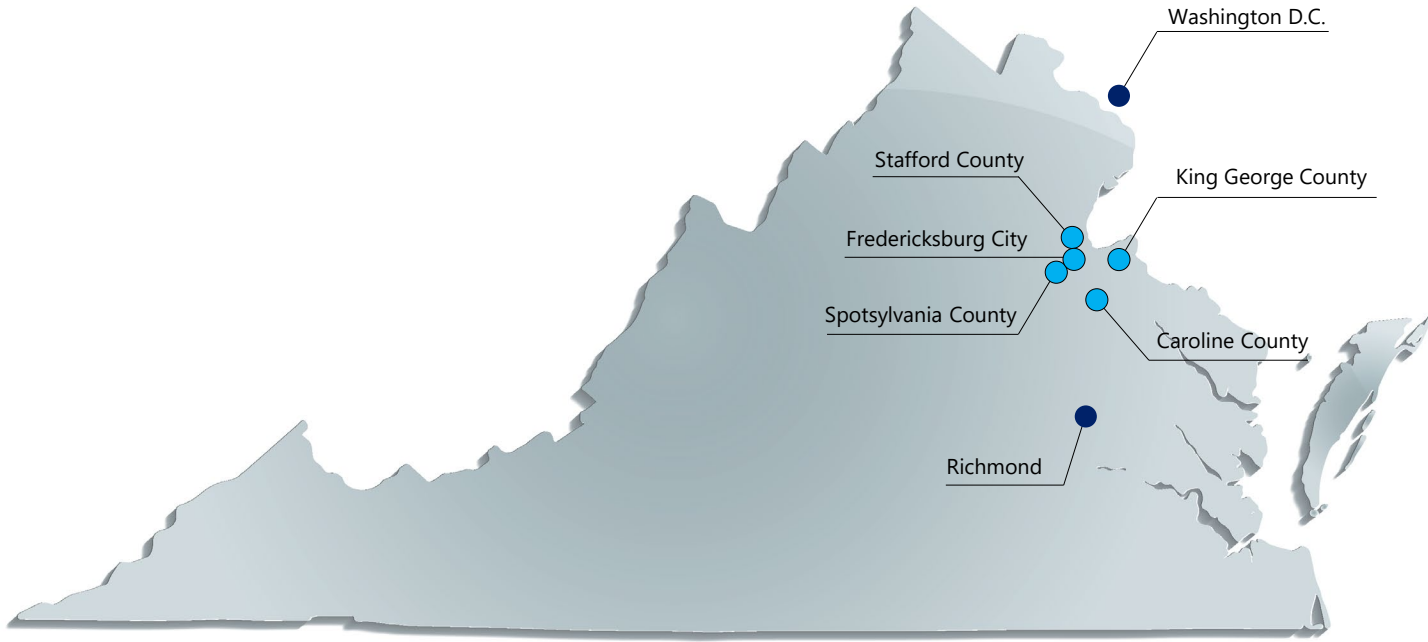
EXISTING INVENTORY



ECONOMIC INDICATORS



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	955,002	13,190	1.4%	8,000	0	\$26.38
City of Fredericksburg	5,365,544	172,087	3.2%	-44,806	20,846	\$27.31
King George County	1,145,783	9,400	0.8%	0	589	\$18.66
Spotsylvania County	8,491,187	326,832	3.8%	-38,746	53,220	\$22.52
Stafford County	5,858,571	129,041	2.2%	12,776	46,381	\$20.53
REGION TOTALS	21,816,087	650,550	2.64%	-62,776	121,036	\$21.84

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
712 Caroline St	Fredericksburg	Undisclosed	Sale	6,944	\$893,900
3475 Jefferson Davis Hwy	Fredericksburg	Undisclosed	Sale	6,421	\$4,750,000
1791 Carl D. Silver Pky	Fredericksburg	MCB Real Estate	Sale	6,425	\$2,708,750
411 Chatham Heights Rd	Fredericksburg	Salt Bible	Lease	5,000	12/SF/YR
10817 Courthouse Rd	Fredericksburg	Capital Pressure Supply	Lease	3,272	\$16.75/SF/YR
912-956 Bragg Rd	Fredericksburg	Savers Appliances	Lease	10,791	\$16/SF/YR
325 Emancipation Hwy	Fredericksburg	S Works Construction	Lease	3,750	\$20/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 13 years (2013-2025)! 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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