

RETAIL

MARKET **VANTAGE** POINT

Q4 ²⁰²⁵ REPORT

| FREDERICKSBURG REGION

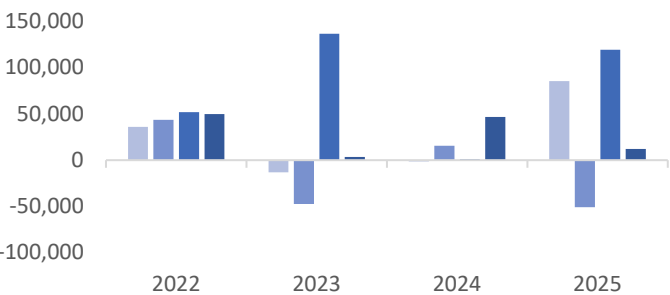


**COLDWELL BANKER
COMMERCIAL**

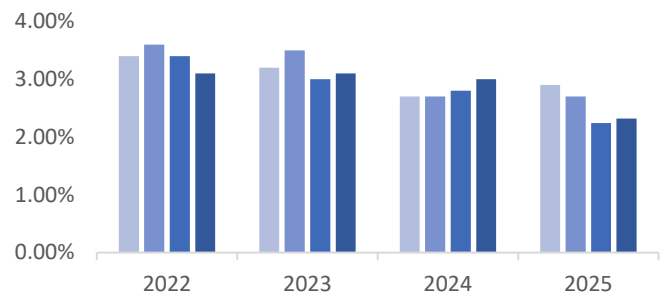
ELITE



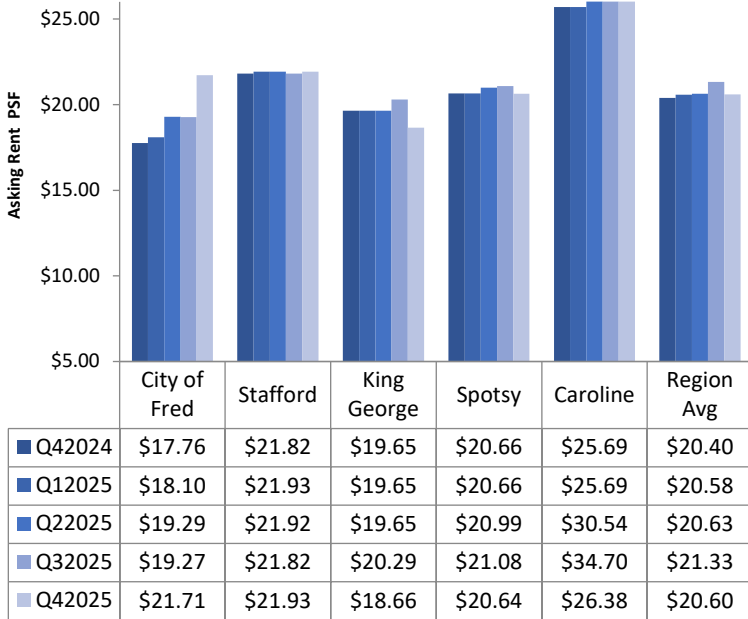
TOTAL NET ABSORPTION, SF



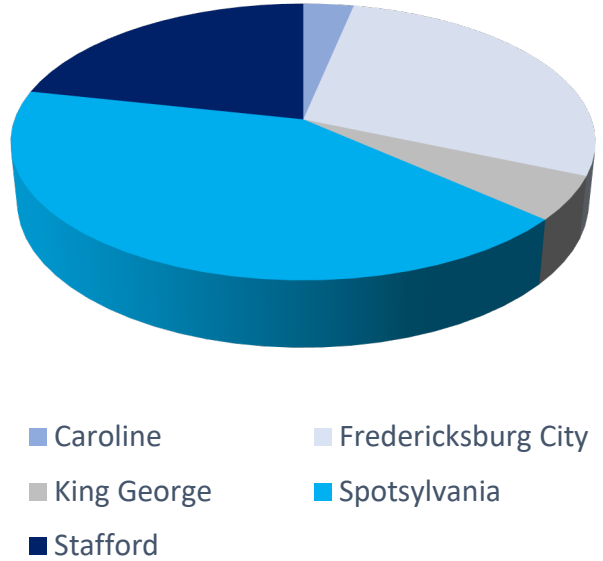
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778



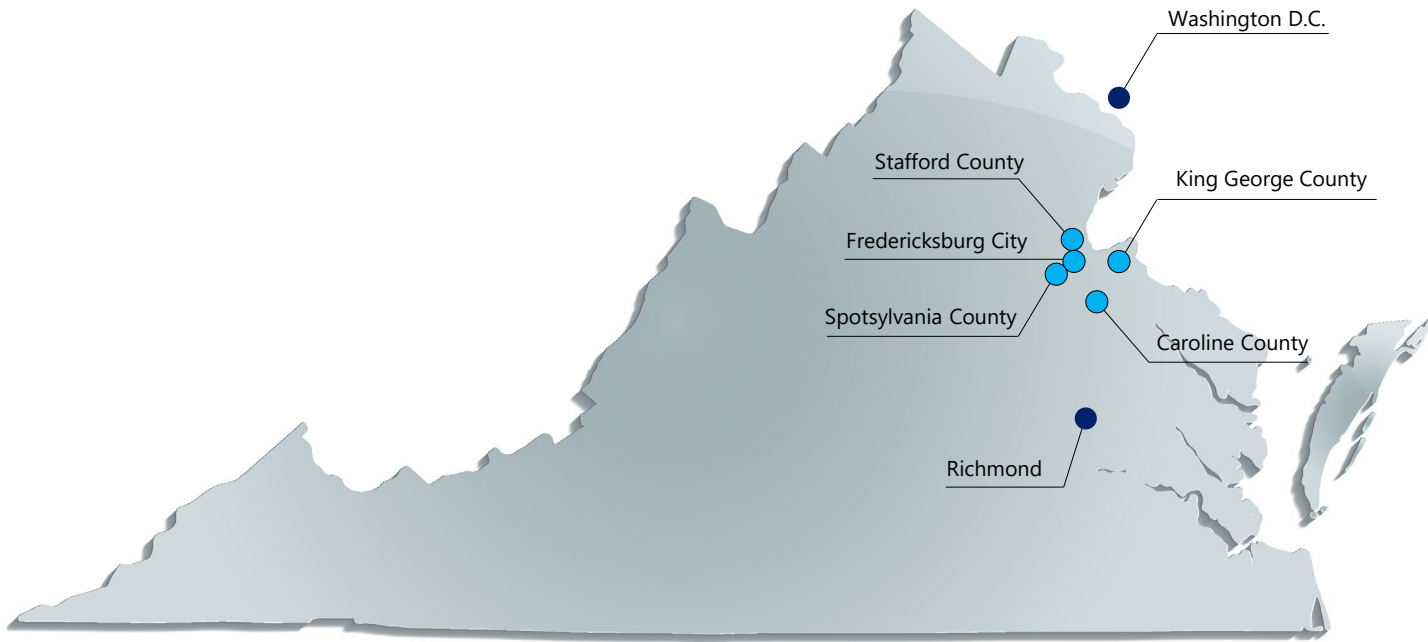
Stafford County Employment

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	13,190	1.4%	-11,070	0	\$26.38
City of Fredericksburg	5,365,544	127,281	2.4%	-44,806	20,846	\$21.71
King George County	1,145,783	9,400	0.8%	0	3,200	\$18.66
Spotsylvania County	8,477,427	326,832	3.2%	-38,746	31,506	\$20.64
Stafford County	5,818,073	141,817	2.4%	17,929	12,265	\$21.03
REGION TOTALS	21,794,327	566,014	2.32%	12,251	88,253	\$20.60

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
429 Jefferson Davis Hwy	Fredericksburg	Undisclosed	Sale	1,280	\$800,000
4625 Harrison Rd	Fredericksburg	Undisclosed	Sale	5,734	\$4,030,000
3301 Shannon Park Dr	Fredericksburg	Drive Nation LLC	Sale	2,700	\$1,500,000
203 Landsdowne Rd	Fredericksburg	Undisclosed	Sale	3,914	\$645,000
1500 Howard Ave	Fredericksburg	Antonio's Moving & Delivery	Lease	10,000	\$10/SF/YR
2312 Plank Rd	Fredericksburg	Yummy Bowl	Lease	6,158	\$35/SF/YR NNN

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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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