

RETAIL

MARKET **VANTAGE** POINT

Q2 ²⁰²⁶ REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE

21.85M

Retail SF

▲

630,428

Vacant SF

▼

45,965

Net Absorption

▲

163,190

Leasing Activity SF

▲

3

Deliveries

4

Under Construction

1,866

Building Inventory

▲

2.9%

Vacancy Rate

▲

35

Leasing Deals

▲

\$22.38

NNN Rent

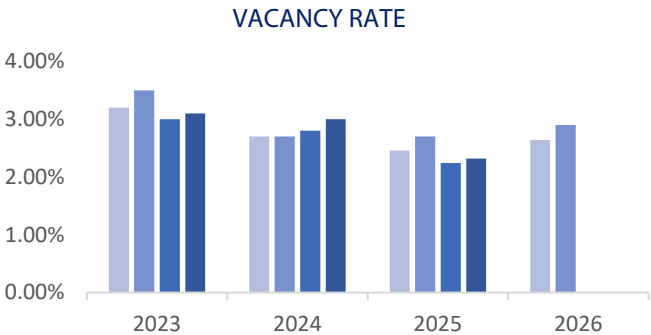
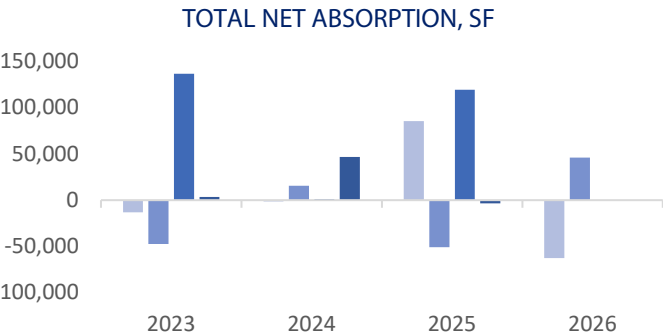
▲

25,843

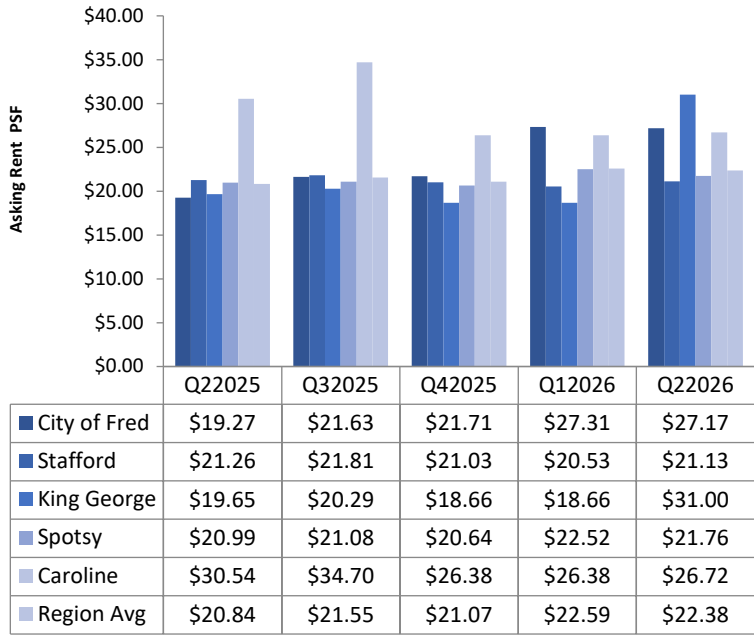
SF Delivered

17,323

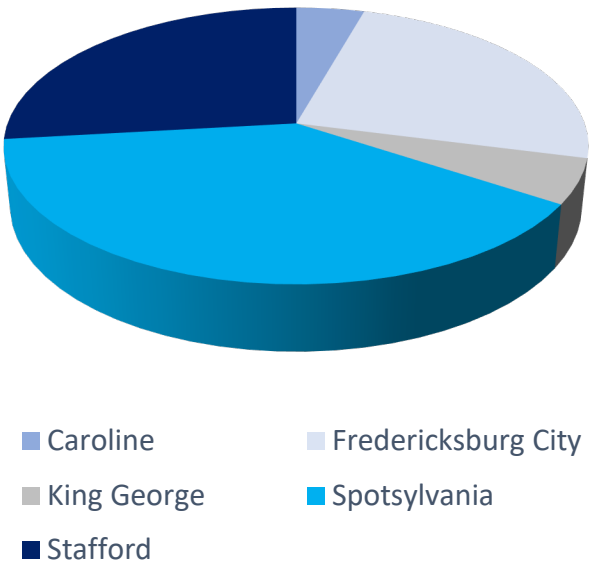
SF Under Construction



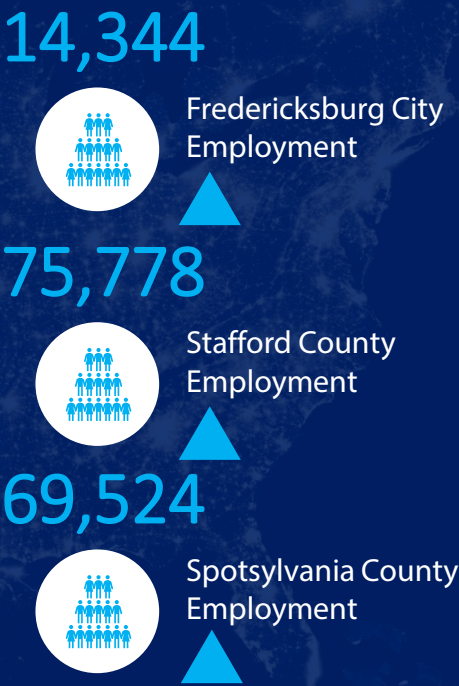
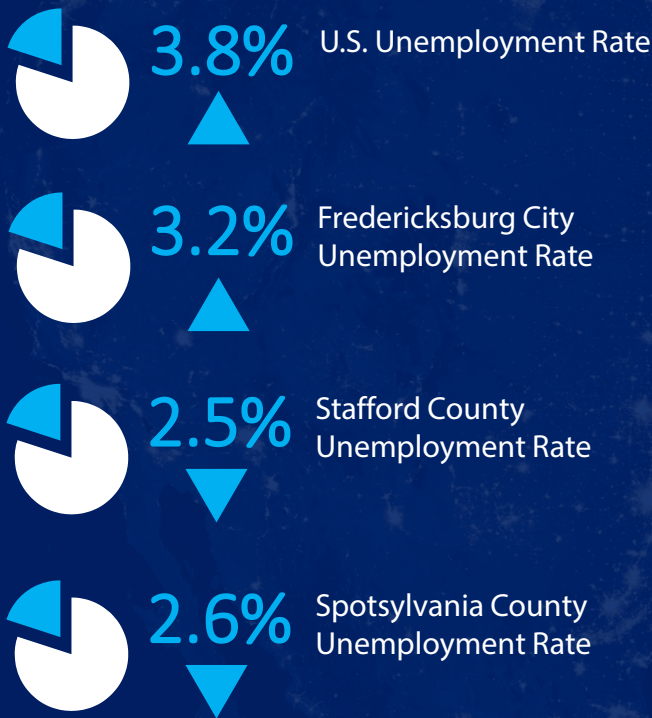
RENTAL RATES BY SUBMARKET



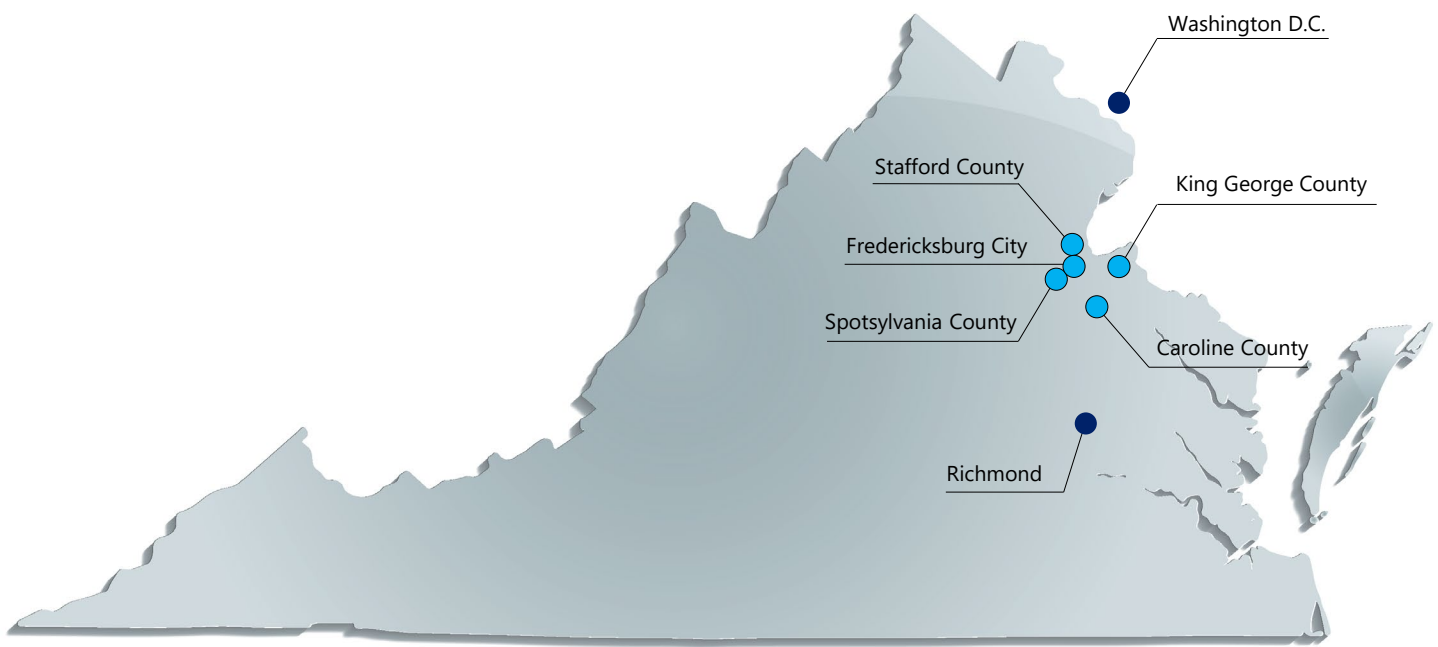
EXISTING INVENTORY



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	960,962	13,130	1.4%	6,020	3,400	\$26.72
City of Fredericksburg	5,372,792	149,593	2.8%	22,494	11,257	\$27.17
King George County	1,145,783	10,900	1.0%	-1,500	-	\$31.00
Spotsylvania County	8,508,884	339,652	4.0%	1,327	86,050	\$21.76
Stafford County	5,858,697	117,153	2.0%	17,624	62,483	\$21.13
REGION TOTALS	21,847,118	630,428	2.9%	45,965	163,190	\$22.38

RETAIL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
7110 Harrison Rd	Fredericksburg	Undisclosed	Sale	4,493	\$4,900,000
1980 Carl D Silver Pky	Fredericksburg	Topside Federal Credit Union	Sale	3,650	\$1,850,000
10901 Courthouse Rd	Fredericksburg	Undisclosed	Sale	6,464	\$2,000,000
5801 Plank Rd	Fredericksburg	Getty Realty Corp	Sale	3,735	\$2,563,677
736 Warrenton Rd	Fredericksburg	D-BAT	Lease	14,625	\$18/SF/YR
8900-8902 Courthouse Rd	Spotsylvania	Undisclosed	Lease	6,000	\$12/SF/YR
10600-10697 Courthouse Rd	Fredericksburg	Undisclosed	Lease	3,200	\$21/SF/YR

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MARKET VANTAGE POINT

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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