

City of Fredericksburg Statistical Report

Second Quarter 2021





Tax and Occupancy Data

- Sales, Meals and Lodging Taxes
- Lodging, Commercial Occupancy and Vacancy Rates



Business Activity

- Business Openings
- Commercial Leases and Sales



Planning and Housing Data

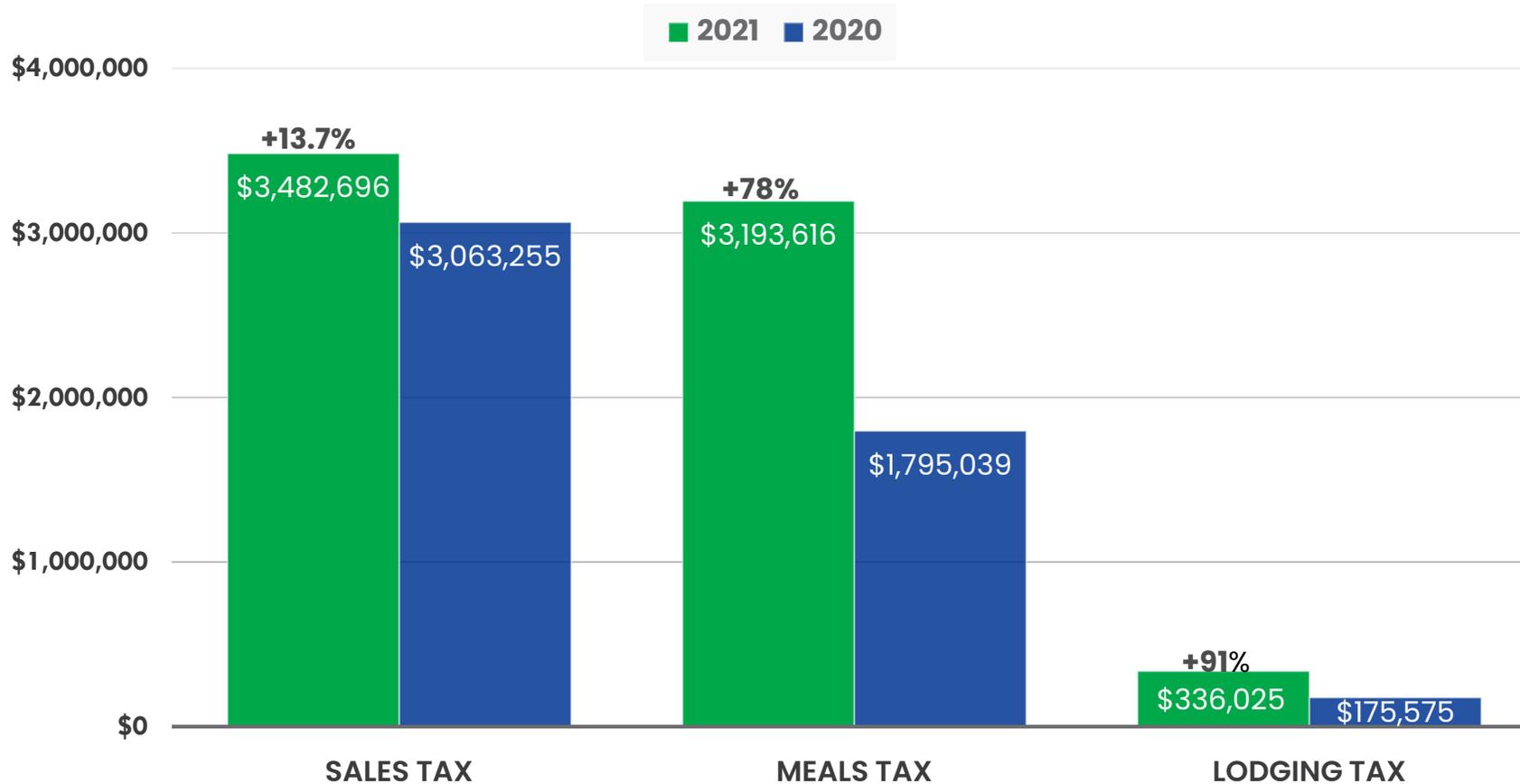
- Commercial Construction Permits and Site Plan Approvals
- Housing Permits, Pricing, Sales and Duration



Employment Data

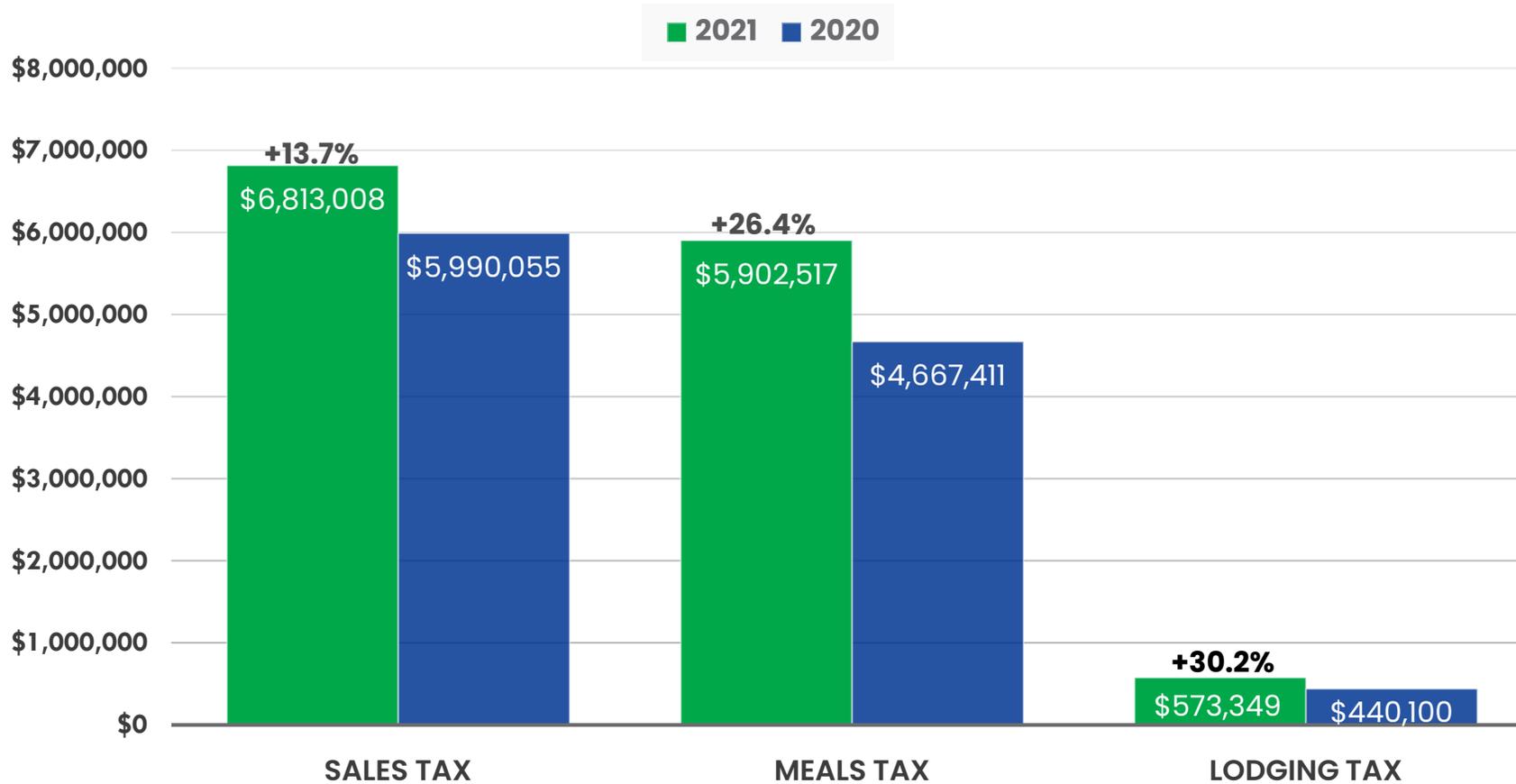
- Labor Force and Employment
- Unemployment Rate

Sales, Meals and Lodging Tax Revenues 2nd Quarter Comparison



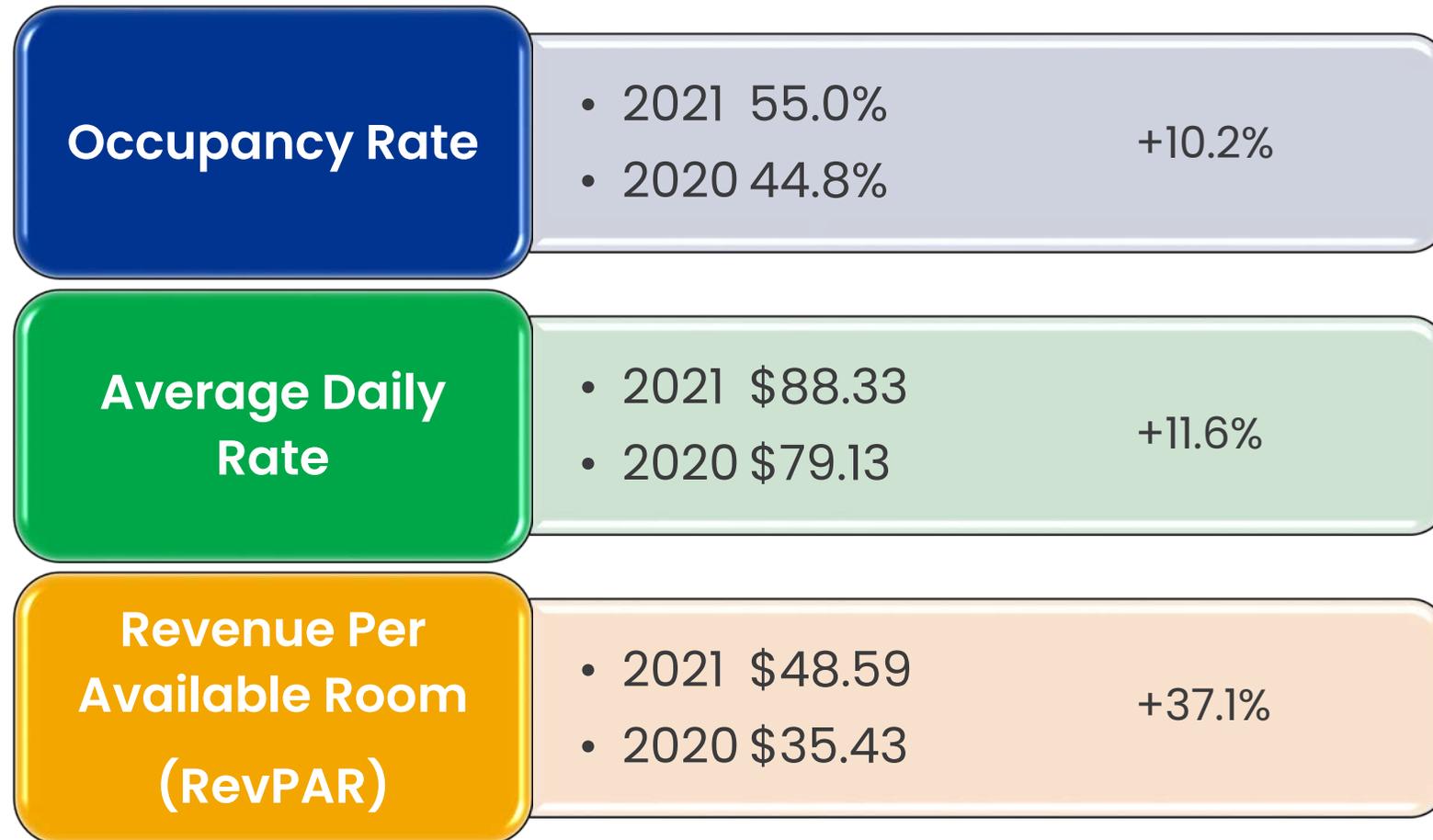
Source: Department of Finance and Weldon Cooper Center

Sales, Meals and Lodging Tax Revenues YTD Comparison



Source: Department of Finance and Weldon Cooper Center

Lodging Data ~ June 2021 vs. June 2020



Source: Smith Travel Research

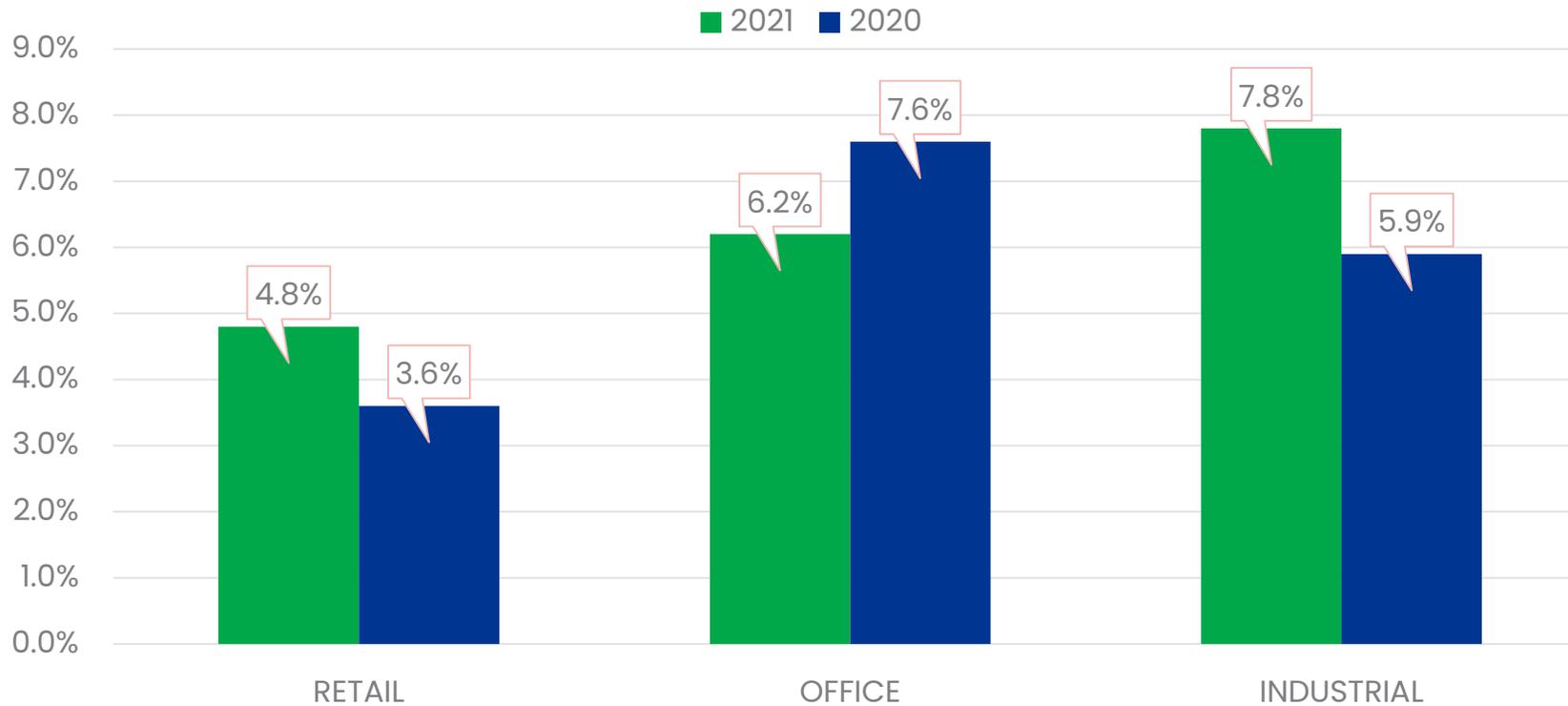
Shopping Center Occupancy ~ 2nd Quarter

Shopping Center	Total Square Footage	Occupied Square Footage	Percent Occupied
Central Park	1,888,500	1,757,892	93%
Eagle Village	165,299	116,061	70%
Fredericksburg Shopping Center	102,835	56,350	55%
Gateway Village	327,119	313,914	96%
Greenbrier Shopping Center	161,770	126,235	78%
Lee Plaza	42,083	42,083	100%
Village Plaza	35,035	35,035	100%
Westwood Center	115,322	110,862	96%
Westwood Village	29,214	27,374	94%
Cowan Center	32,400	32,400	100%
Cowan Crossing	34,785	34,785	100%
Total	2,934,362	2,652,991	90%

Downtown Retail Occupancy ~ 2nd Quarter

Downtown Fredericksburg	Number of Retail Spaces	Number Occupied	Percent Occupied
Caroline Street			
500 – 1100 Block	109	107	98%
William Street			
100 – 500 Block	47	44	94%
Total	156	151	97%

2nd Quarter Commercial Vacancy Rates



Resource: Coldwell Banker Commercial Elite Market Reports

Business Openings/Relocations/Leases

Business	Square Footage	Type of Business	Address
Moore's Balloon Décor & Moore's Care Services	4,366	Service	311 Central Rd.
Dominion Youth Services Residential, LLC	4,332	Office	1931 Plank Rd.
Rappahannock IT, LLC	4,888	Office	1805 Princess Anne St.
Deep Roots Apothecary	3,000	Retail	1009 Princess Anne St.
Burke & Herbert Bank & Trust Company	2,400	Office	2535 Cowan Blvd.
C. Mitchell Holdings, LLC	1,664	Retail	1245 Jefferson Davis Hwy.
RPLC Health Services, Inc.	1,140	Office	904 Princess Anne St.
Your CBD Store	1,436	Retail	2225 Plank Rd.
Synctivate, Inc.	3,500	Office	2301 Jefferson Davis Hwy.
Linkitall, LLC	3,530	Office	1125 Jefferson Davis Hwy., Suite 380
The Safe Place Therapeutic Services, LLC	500	Office	1125 Jefferson Davis Hwy., Suite 100

Business Openings/Relocations/Leases

Business	Square Footage	Type of Business	Address
Burke & Herbert Bank & Trust Company	3,917	Financial	417 Wolfe St.
Bank of America	1,912	Financial	1320 Central Park Blvd., Suite 309
Fredericksburg Food Coop	9,800	Grocery	320 Jefferson Davis Hwy.
Haven Nail Bar	2,200	Retail/Service	1520 Central Park Blvd.
Rappahannock Exchange	1,500	Retail	107 William St.
Atlantic Group of Virginia, Inc.	10,000	Office	2301 & 2303 Airport Ave.
Rich Barber Shop	940	Service	334 Amaret St.
Rey Azteca Mexican Restaurant	2,688	Restaurant	1287 Carl D. Silver Pkwy.
Old Town Customs	900	Service	1405 Princess Anne St.
Fredericksburg Kitchen & Bath, LLC	2,000	Service	1998 William St.
Metro Nova Creative Solutions	3,000	Office	317 William St.

Business Openings/Relocations/Leases

Business	Square Footage	Type of Business	Address
Hydrokulture	940	Retail	332 Amaret St.
Joelle Cathleen Studios	900	Retail/Art	1517 Princess Anne St., #102
Royal Farms	5,293	Covenience/Gas Station	2216 Plank Rd.
Blue Cow Ice Cream Co.	1,421	Ice Cream Shop	607 William St.
Ike & Rita's Bakery Café	200	Restaurant	1517 Princess Anne St.
Tobaccoville	1,300	Retail	2012 Lafayette Blvd.
Haley's Honey Meadery	2,000	Restaurant	1600 Princess Anne St.
Holy Brows, LLC	100	Service	2217 Princess Anne St., Suite 105-8
All in Tattoo	1,935	Service	1317 Powhatan St.
Woof Houze	7,608	Service	445 Jefferson Davis Hwy.
Grand Total			

2nd Quarter Commercial Sales

April 2021

- None

May 2021

- CVAS Acquisitions, LLC to Kara Fredericksburg, LLC – 1075 Hospitality Ln. – \$800,000
- Mach II MCB Silver Portfolio to Realty Newhall, LLC – 2811 Plank Rd. – \$2,550,000
- Huber Realty, LLC to Sheehy Fredericksburg Property – 3425 Jefferson Davis Hwy. – \$1,823,789

June 2021

- WK Foundation, LLC to DDG Acquisitions, LLC – 710 Princess Anne St. – \$977,500
- The Butterworth Family, LLC to MDC 1995 JD, LLC – 1995 Jefferson Davis Hwy. – \$750,000
- Lee Enterprises and Properties to MCM Associates, LLC – 2105 Jefferson Davis Hwy. \$1,675,000

Planning Data

Commercial Construction Permits

- Edward Jones – Build-Out – 1551 Jefferson Davis Hwy., Suite 102
- Jubilation Active Adult – Activity Buildings – 2001 Jubilation Park Place
- Allure Suites Salon – Build-Out – 1551 Jefferson Davis Hwy., Suite 101

Site Plan Approvals

- Dunkin' Donuts drive-thru with indoor and outdoor seating – 2203 Plank Rd.
- CVAS Extended Stay Hotel America (4-story) – 1075 Hospitality Ln.
- Jubilation Apartments park area amenities (amended) – 1300, 1301-1501 Ashford Cir.
- William Square 5-story hotel (99 rooms), fitness center, 50 apartment units – 616 Amelia St.
- William Square early grading and utility plan

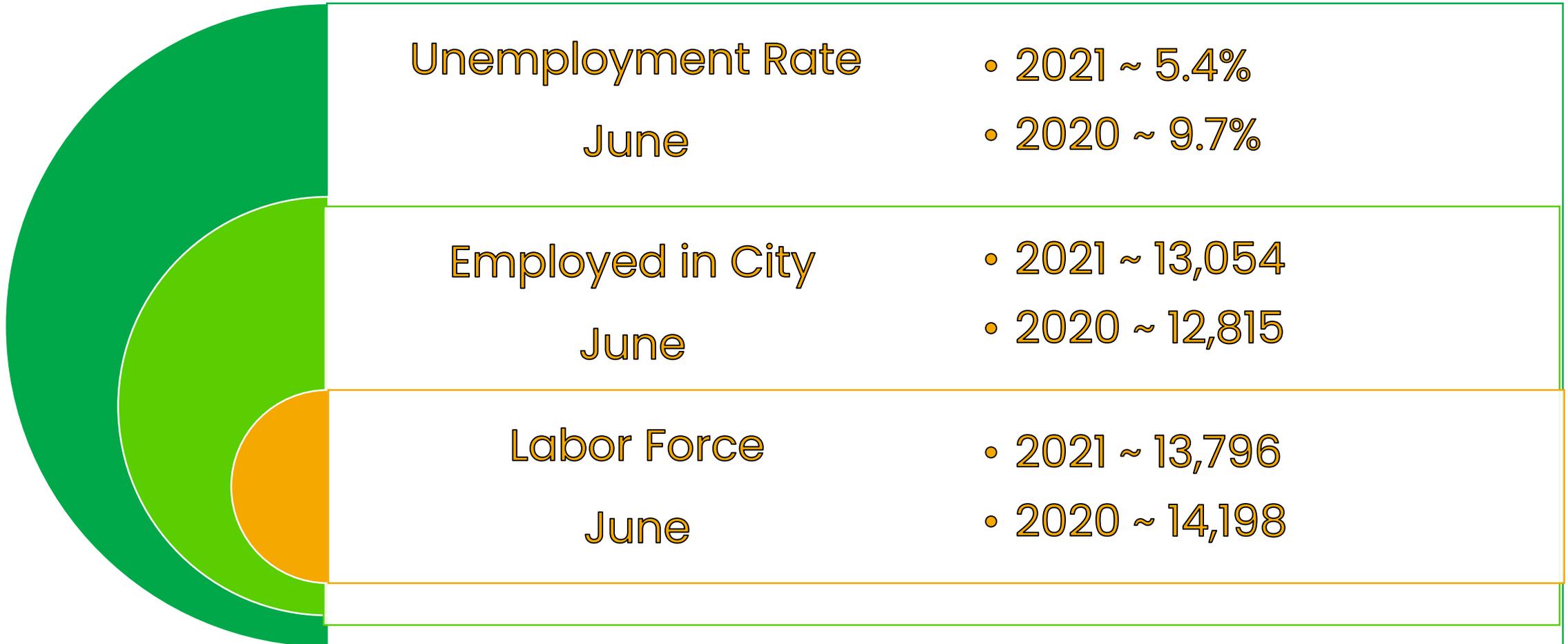
Source: Department of Community Planning and Building

Housing Data

	Q2 2021	Q2 2020
New Single-Family Home Building Permits	41	19
Median Sold Price	\$400,000	\$354,900
Units Sold	130	93
Average Days on Market	13	37
Ratio of Average Sales Price to Average Original List Price	99.8%	97.4%

Source: Department of Community Planning and Building ~ Fredericksburg Area Association of Realtors

Employment Data



Source: Virginia Employment Commission

City of Fredericksburg

Department of Economic Development and Tourism

[Bill Freehling, Director](#)

[Amy Peregoy, Economic Development Specialist](#)

706 Caroline Street
Fredericksburg, VA 22401

540.372.1216

FredericksburgVA.com

