

# City of Fredericksburg Statistical Report

Third Quarter 2025





### 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

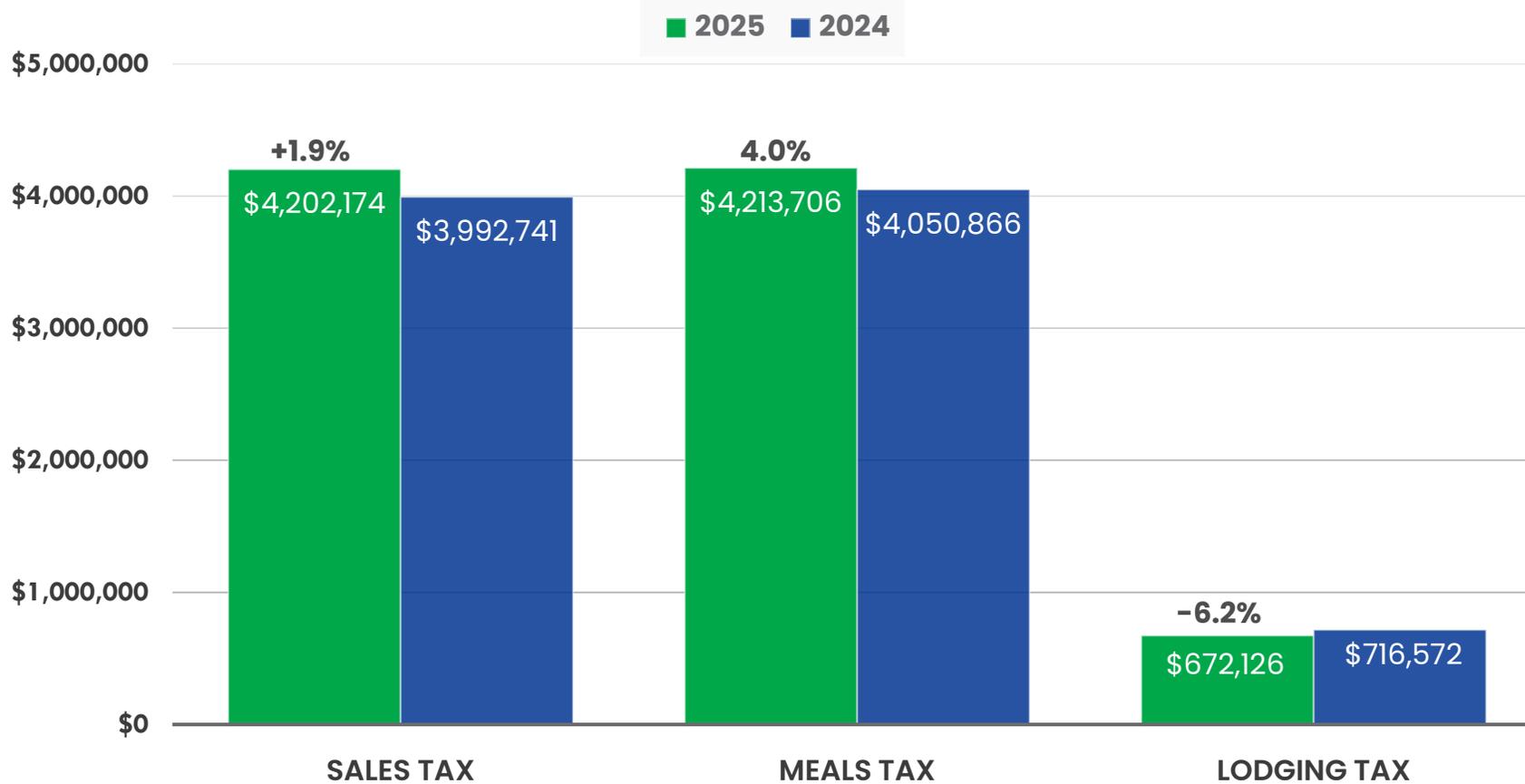
- Commercial Construction Permits and Site Plan Approvals
- Housing Permits, Pricing, Sales and Duration



### Employment Data

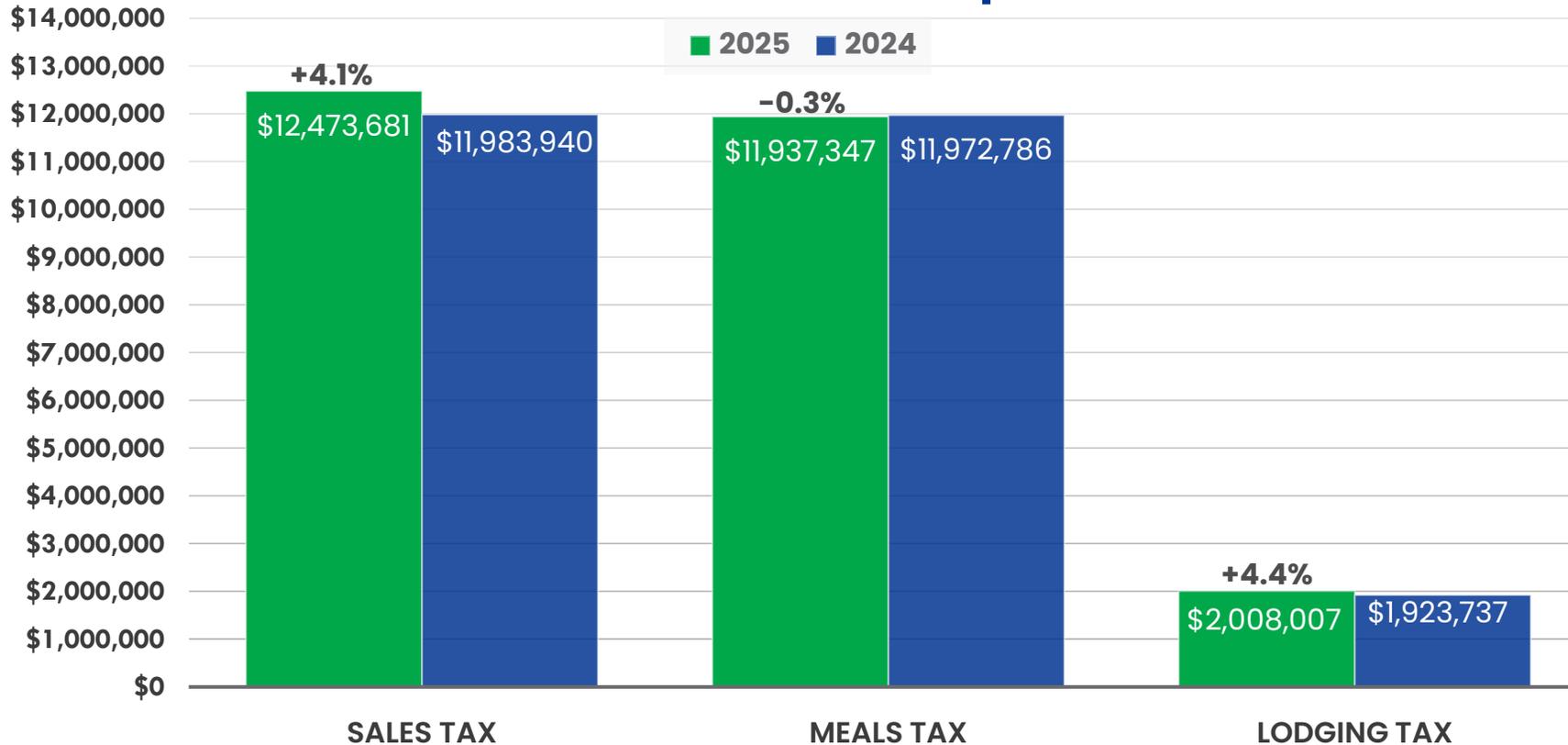
- Labor Force and Employment
- Unemployment Rate

## Sales, Meals and Lodging Tax Revenues 3<sup>rd</sup> Quarter Comparison



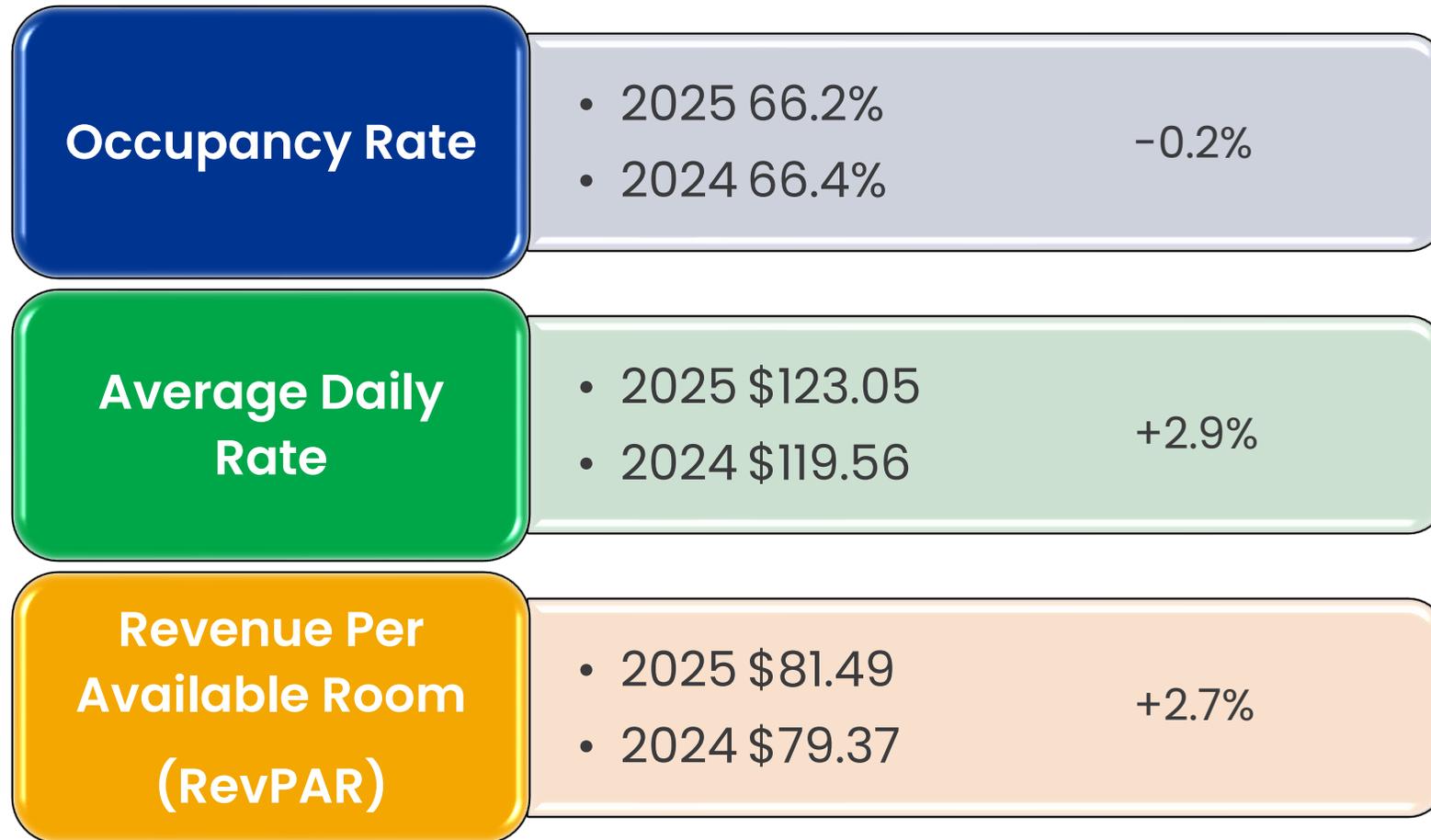
Source: Department of Finance and Weldon Cooper Center

## Sales, Meals and Lodging Tax Revenues YTD Quarter Comparison



Source: Department of Finance and Weldon Cooper Center

## Lodging Data ~ Sept. 2025 vs. Sept. 2024



Source: Smith Travel Research

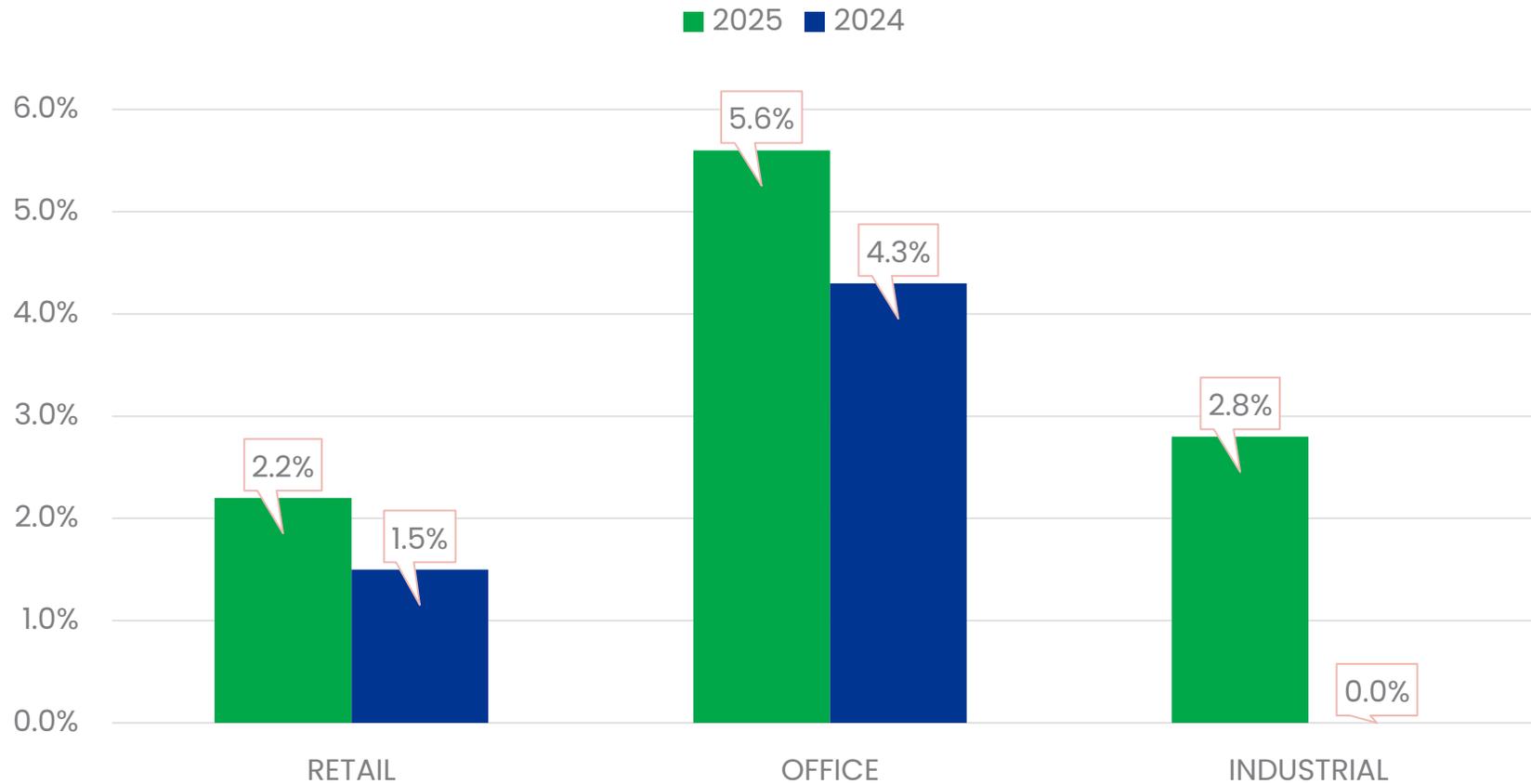
# Shopping Center Occupancy ~ 3<sup>rd</sup> Quarter

Shopping Center	Total Square Footage	Occupied Square Footage	Percent Occupied
Central Park	1,888,500	1,858,141	98%
Eagle Village (UMW Retail Removed)	127,828	121,478	95%
Fredericksburg Shopping Center	102,200	79,500	78%
Gateway Village	327,119	324,419	99%
Greenbrier Shopping Center	161,770	38,080	24%
Lee Plaza	42,083	42,083	100%
Village Plaza	35,035	35,035	100%
Westwood Center	115,322	111,845	97%
Westwood Village	29,214	29,214	100%
Cowan Center	32,400	32,400	100%
Cowan Crossing	34,785	34,785	100%
<b>Total</b>	<b>2,896,256</b>	<b>2,706,980</b>	<b>93%</b>

# Downtown Retail Occupancy ~ 3<sup>rd</sup> Quarter

Downtown Fredericksburg	Number of Retail Spaces	Number Occupied	Percent Occupied
Caroline Street			
500 – 1100 Block	109	102	94%
William Street			
100 – 500 Block	47	44	94%
<b>Total</b>	<b>156</b>	<b>146</b>	<b>94%</b>

# 3<sup>rd</sup> Quarter Commercial Vacancy Rates



**Resource: Cushman & Wakefield | Thalhimer Market Reports**

# 3<sup>rd</sup> Quarter Business Openings & Leases

Business	Square Footage	Type of Business	Address
Pinnacle Software Consulting, Inc.	5,164	Office	1701 Fall Hill Ave.
Abby Jarrett	1,050	Office	1715 Princess Anne St.
Princess Anne Store	1,800	Convenience	2010 Princess Anne St.
Kilwins	1,418	Retail	721 Caroline St.
Kpot	7,980	Restaurant	1791 Carl D. Silver Pkwy.
Fredericksburg Square by Dimas Downtown	8,000	Venue	525 Caroline St.
Harmonia Counseling Group, LLC	1,548	Office	1671 Emancipation Hwy.
DMV Smoke House	1,300	Retail	3345 Fall Hill Ave.
HB Law, PLC	900	Office	510 Caroline St.
Flykup	800	Retail	810 Caroline St.
Vivo Infusion	1,909	Wellness	1503 Central Park Blvd.

# 3<sup>rd</sup> Quarter Business Openings & Leases

Business	Square Footage	Type of Business	Address
Graze Craze Fredericksburg	1,000	Retail	1507 Central Park Blvd.
Curated FXBG	600	Retail	817 Caroline St.
Discoteca Paraiso	1,500	Restaurant	1917 Princess Anne St.
<b>Grand Total</b>	<b>24,969</b>		

# 3<sup>rd</sup> Quarter Commercial Sales

## July 2025

- MEGVIV RE Holdings, LLC to Hardways, LLC – 1280 Central Park Blvd. – \$2,100,000

## August 2025

- NFQRE, LLC to Central OI, LLC – 200 Central Rd. – \$3,515,000
- RCKF Fredericksburg, LLC to ROKA Partners Alum Springs, LLC – 1313 Alum Springs Rd. – \$1,350,000
- D&L Property Associates, LLC to Medicorp Properties, Inc. – 331 Park Hill Dr. – \$950,000

## September 2025

- AMG-VA Properties, LLC to 2312 Plank Rd., LLC – 2312 Plank Rd. – \$1,550,000
- Eubank Enterprises, LLC to Richard Alton Pitts, Jr. – 1314 Princess Anne St. – \$1,100,000

# 3<sup>rd</sup> Quarter Housing Data

	Q2 2025	Q2 2024
New Single-Family Home Building Permits	3	12
Median Sold Price	\$482,500	\$477,000
Units Sold	64	78
Average Days on Market	38	26
Ratio of Average Sales Price to Average Original List Price	95.3 %	96.6%

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

# Employment Data – September 2025



Source: Virginia Employment Commission

# City of Fredericksburg

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