

LOCATION LENS

City stats that attract and retain occupiers



CUSHMAN & WAKEFIELD

THALHIMER

FREDERICKSBURG

GROSS METROPOLITAN PRODUCT (GMP)

1

5TH

Fredericksburg is a part of the Washington D.C. metropolitan area, which has the 5th largest Metropolitan GMP area in the United States.



POPULATION

2

360k

The Greater Fredericksburg Region is home to more than 360,000 residents and is one of the fastest growing Washington D.C. suburbs.



TRANSPORTATION

3

45

Fredericksburg's walk score (45) is close the U.S. average (48). Further infrastructure investment will help commuters and residents connect with downtown and the surrounding region.



COSTS

4

13%

The cost of living in Fredericksburg is 13% above the national average. Housing prices, driven by the area's proximity to Washington D.C., remain the largest factor in the cost of living difference.



OFFICE REAL ESTATE

5

\$24⁹³

The average asking rent for office space is \$24.93 per square foot. With limited construction activity, net absorption for the year exceeds 105,000 sf.



Sources: Cushman & Wakefield | Thalhimer Research; U.S. Bureau of Economic Analysis; U.S. Census Bureau; Walk Score

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