

FOR LEASE

PRIME LOCATION

Office Space

2515 Fall Hill Avenue | Fredericksburg, VA 22401



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

Newly Renovated Interior



Where Growth Meets Location: Your Business Belongs Here
330+ new neighbors - **Walkable. Visible. Unmissable.**

PROPERTY HIGHLIGHTS

- › 2,160± SF office space available
- › **Prime Location:** Walkable to new residential and retail developments
- › **Zoning Flexibility:** Supports offices, medical, creative, and boutique commercial uses
- › Space includes: 6 private offices across 2 levels, kitchenette, and two bathrooms
- › **Lease Rate:** Ask Agent

Flexible Leasing Options

Perfect for small businesses or solo professionals—
single offices available

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



FOR LEASE | 2515 FALL HILL AVENUE | FREDERICKSBURG, VA 22401

SURROUNDING AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,522	57,600	107,350
AVERAGE HH INCOME	\$128,194	\$143,389	\$140,636
DAYTIME EMPLOYEES	10,997	34,467	55,559



Nearby Development

A proposed **242-unit adaptive reuse project** at the site of the former Mary Washington Hospital.

\$50 million dollars for 280,000 SF of redevelopment.

Plus, Mary's Landing, **63 residential units** across the street.

Source: [Free Press](#)

MARKET OVERVIEW

FREDERICKSBURG SNAPSHOT

A Prime Destination for Business Growth

Fredericksburg is a wonderful city to either move or expand your business. As one of the fastest-growing localities in Virginia, Fredericksburg is proud to provide first-rate healthcare, schools, and a skilled workforce to the community. The city's strategic location along I-95, State Route 3, and U.S. Route 1 ensures efficient accessibility for businesses and customers alike.

Business Expansion:

Fredericksburg has consistently ranked among Virginia's fastest-growing regions, with the Greater Fredericksburg area seeing **population growth and workforce expansion for five consecutive years.**

Retail Strength:

The retail market maintained a low vacancy rate of 2.6% in Q2 2025, **indicating strong demand and a thriving consumer base.**

Tourism Impact:

Visitor spending in Fredericksburg **increased by 12.9%** from 2023 to 2024, placing the city in the top ten for growth among Virginia localities.

Downtown Fredericksburg

where history meets modern in the heart of a vibrant community nestled along the Rappahannock River.



Strong population and job growth with consistent demand for mixed-use projects.

Fall Hill Avenue corridor is benefiting from significant public and private reinvestment.

Expanding residential base continues to drive demand for nearby retail and office users.

