

FOR LEASE

**2515 Fall Hill Avenue
Fredericksburg, VA 22401**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS

Newly Renovated Interior



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

Property Features

- 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

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SURROUNDING AREA



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, VA

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.



WHY FREDERICKSBURG?

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.



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