

Fredericksburg, VA

Local Representation.
Regional Reach.

VIRGINIA'S FASTEST-GROWING REGION FOR FIVE CONSECUTIVE YEARS

LOOKING AHEAD

At Commonwealth Commercial, we're passionate about connecting businesses and investors with the right opportunities in commercial real estate. As we expand our presence in Fredericksburg, our team brings a unique blend of local insight and the robust resources of a leading regional firm. Whether you're looking to buy, sell, or lease commercial property, our proactive approach, deep market knowledge, and commitment to client success ensures you have a trusted partner every step of the way.

Track Record & Activity

Closed & Executed Transactions (Multi-Asset)



Investment Sale

240 Executive Center Parkway
Fredericksburg, VA 22401



Industrial Warehouse Sale

6504 Jefferson Davis Highway
Fredericksburg, VA 22551

Leasing & Deal Execution

Achieved 100% Occupancy

240 Executive Center Parkway
Fredericksburg, VA 22401

Long-term State Agency Lease

250 Executive Center Parkway
Fredericksburg, VA 22401

Enterprise Lease

2899 Jefferson Davis Highway
Stafford, VA 22554

Land & Development Sites

Land Site Under Contract

(Retail-oriented but development-flexible)



1170 Garrisonville Road | Stafford, VA 22556

Tenant Representation & Market Expansion

5 New Tenants

Introduced to the
Fredericksburg market



Cross-Market Tenant Placements:

Infinity Health - Launched a new business in
Richmond originating from Fredericksburg



Holy Chic - Expanded operations from
Fredericksburg into Richmond

Active Listings & Market Coverage

13+

Listings in the Greater
Fredericksburg region

Office, Retail, Industrial, and Land

Active land assets throughout Fredericksburg,
Spotsylvania, Stafford, and the I-95 corridor

OUR STORY

Born and raised in Fredericksburg, Coleman and Stern bring genuine local insight shaped by a lifetime in the community. Their deep roots, strong relationships, and firsthand understanding of the region allow them to serve clients with authenticity and precision.

Coleman offers over a decade of experience, known for his availability, strategic guidance, and proven results for both tenants and owners. Stern brings unmatched energy and drive—fearlessly tackling outreach, prospecting, and relationship-building to uncover new opportunities.

Together, they combine seasoned expertise with fresh momentum, delivering a high-powered, client-focused approach to Fredericksburg's commercial real estate market.

CONTACT US NOW



COLEMAN STEWART

Senior Associate

540-841-5383

cstewart@commonwealthcommercial.com



STERN COHEN

Sales & Leasing Associate

540-207-4939

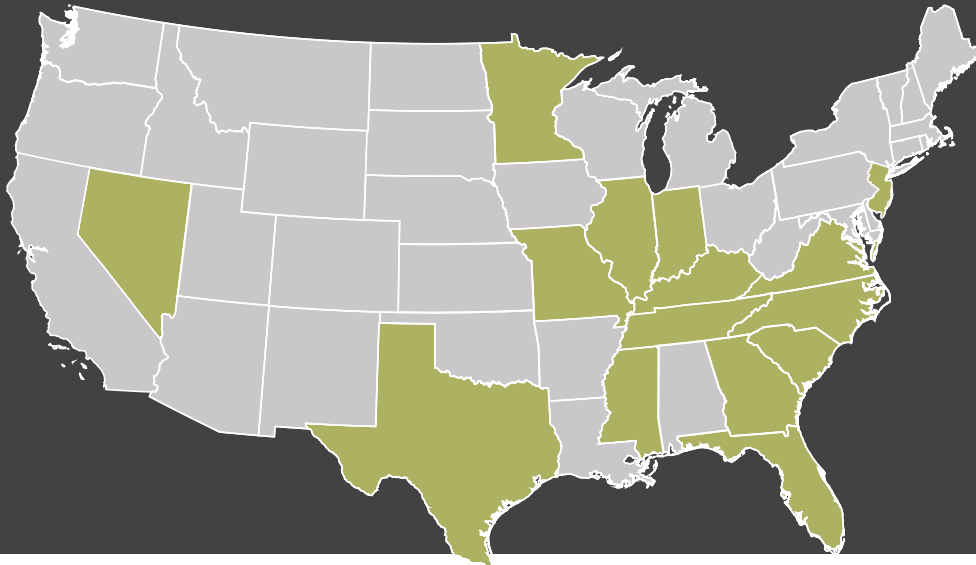
scohen@commonwealthcommercial.com



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions

A vertically-integrated services firm purposeful about delivering value to the commercial real estate industry. **Institutional asset and property management, brokerage, forestry, development, investing, and hospitality management** across the United States.



BY THE NUMBERS

Office • Industrial • MOB • Flex • Hospitality • Retail

15

Office Locations

200+

Employees

13

Managing Directors

260+

Properties Managed

22M+

Total SF Under Management

OUR APPROACH

INFORMED DECISION-MAKING 01

We empower clients with market research, financial analysis, and comprehensive information to help them make informed real estate choices.



MARKET EXPERTISE 02

Our expertise in market dynamics provides our clients with a unique advantage in navigating the ever-changing conditions.



EMBRACING TRENDS 03

Staying ahead by tracking emerging real estate trends allows us to provide forward-thinking strategies for our clients.



FINANCIAL EXPERTISE 04

Our ability to conduct thorough financial analysis helps clients grasp the financial implications of their real estate decisions.



DEEP MARKET KNOWLEDGE 05

In-depth understanding of the retail market enables us to effectively market properties for our clients.



NEGOTIATION PROWESS 06

We excel in negotiation, securing favorable deals/terms for our clients in the competitive real estate landscape.



BUILT ON CORE VALUES



TEAM FIRST

We work as a collective group to achieve common goals and objectives for our clients



OWN IT

We keep ourselves and our teams accountable



PROFESSIONALISM

We hold ourselves and the company to the highest standards



RELATIONSHIP ORIENTED

We understand the needs of others and seek to add value for our clients



INTEGRITY

We are authentic, transparent, and sincere