

High Visibility Office/ Retail Space

Fan Location | 2,200 SF

EXCLUSIVE LISTING

FOR LEASE



20 08

ONE SOUTH
COMMERCIAL

2302 W MAIN ST

RICHMOND, VA 23220



\$16 SF/NNN

PROPERTY HIGHLIGHTS

- ✓ TWO OFF STREET
PARKING SPACES
- ✓ ADA COMPLIANT
- ✓ TWO BATHROOMS
- ✓ OCCUPY THE ENTIRE
BUILDING

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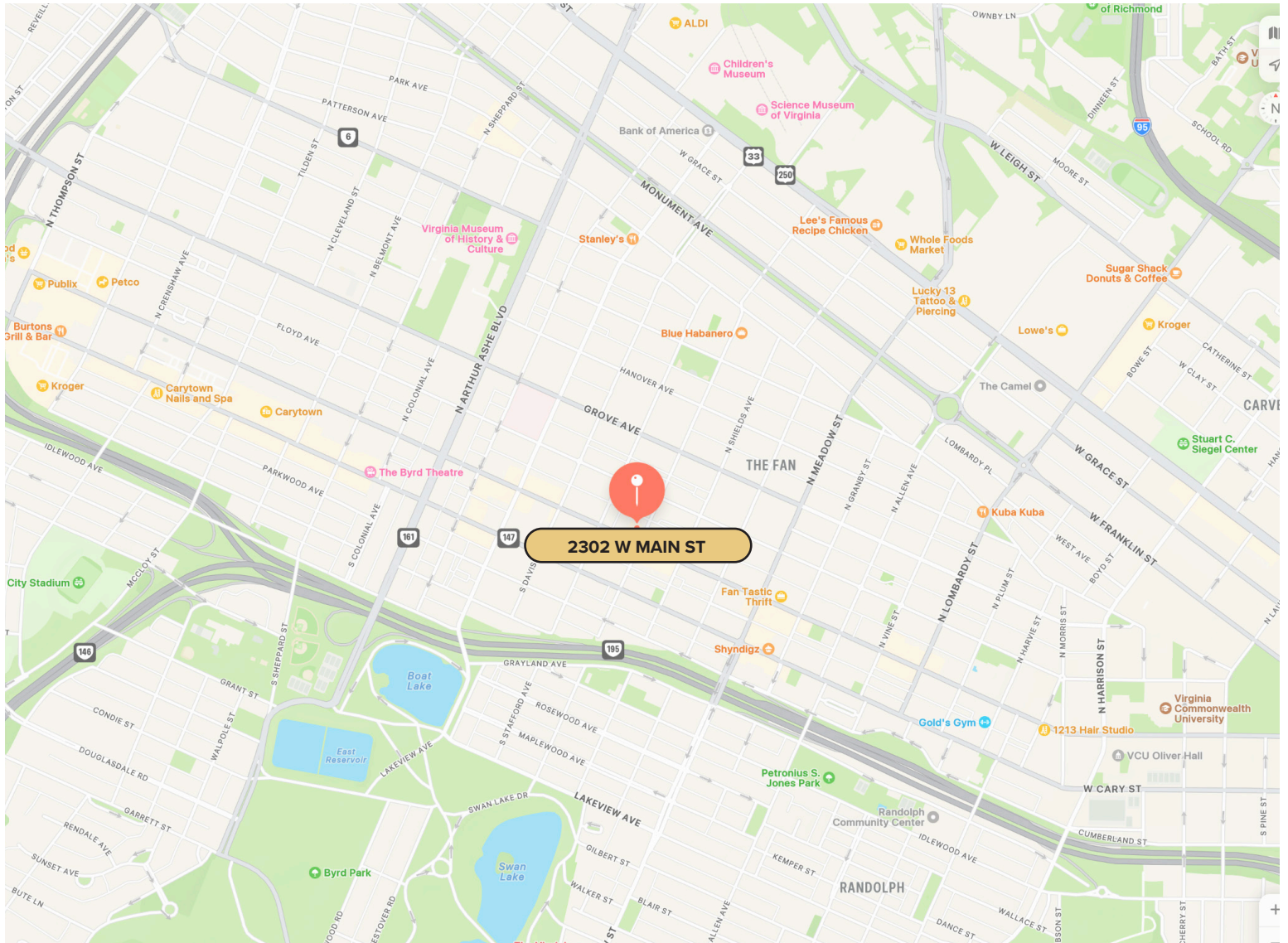
One South Commercial is pleased to bring to market for lease 2302 W Main Street.

This 2,200 SF office/ retail space is located in the heart of Richmond’s historic Fan Neighborhood. The property is two stories of general office/ retail space and includes ADA compliance on the ground floor, two bathrooms and two off-street parking spaces. West Main Street provides business owners with ample pedestrian and car traffic for a high visibility location.

QUICK FACTS	
ADDRESS	2302 W Main St, Richmond, VA 23220
PID	W0001038021
ZONING	UB
GLA	2,220 SF
LOT SIZE	0.0514 AC
YEAR BUILD	1909
LEASE PRICE	\$16 SF/NNN







FAN DISTRICT

The Fan District is one of the city's most iconic and sought-after neighborhoods, known for its vibrant mix of historic charm and modern energy. Named for the fan-shaped layout of its streets, the district is lined with beautifully preserved row houses, tree-lined avenues, and a dynamic blend of local shops, cafes, galleries, and award-winning restaurants. With its close proximity to Virginia Commonwealth University, downtown Richmond, and major medical centers, the Fan offers strong foot traffic, a diverse demographic, and a highly walkable environment—making it an ideal location for commercial investment, boutique retail, or office space in a thriving, character-rich community.



**ONE SOUTH
COMMERCIAL**

ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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