

Iconic Fan Corner Mixed Use Investment with B-6 Zoned Parcel

Fully Leased Mixed Use Property with Additional Infill Development Potential

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

2600 WEST MAIN ST & 2 SOUTH ROBINSON ST,

RICHMOND, VA 23220



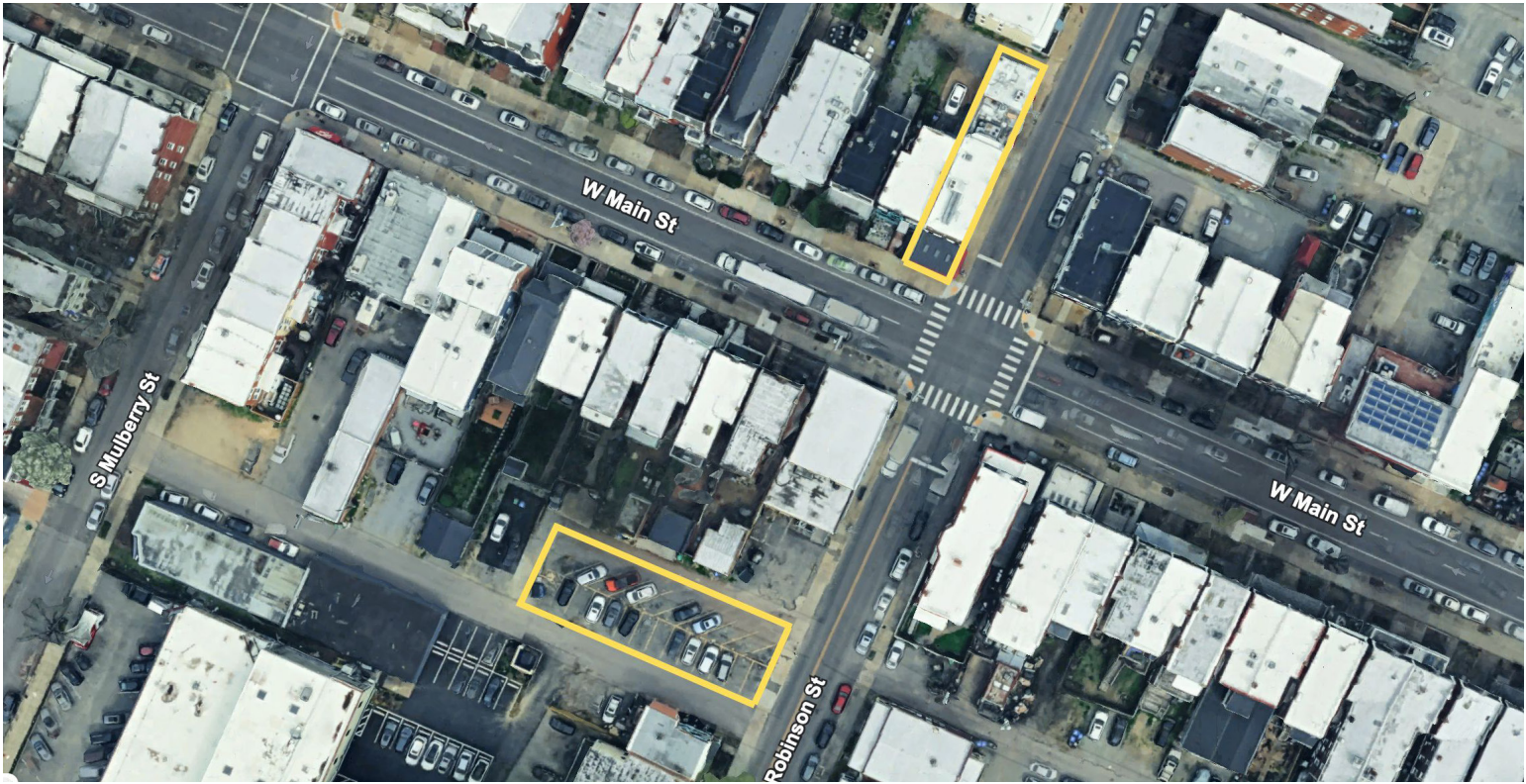
Contact Agents for Pricing

PROPERTY HIGHLIGHTS

- ✓ **ICONIC CORNER FAN LOCATION**
- ✓ **INFILL DEVELOPMENT
POTENTIAL ON PARKING PARCEL**
- ✓ **GROUND FLOOR RESTAURANT +
FULLY RENOVATED 2 BEDROOM
APARTMENT**
- ✓ **HIGHLY WALKABLE**

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2600 W Main Street presents a rare mixed-use investment opportunity in the heart of Richmond’s historic Fan District.

This iconic corner mixed use property is fully leased, featuring well-established restaurant Barb-Q on the ground floor and a beautifully renovated, light filled 2 bedroom apartment on the 2nd floor, offering investors a stable income stream from both commercial and residential uses. Its prominent location at the corner of W Main and Robinson provides strong visibility and walkability in one of Richmond’s most dynamic neighborhoods, surrounded by a dense concentration of well reputed Fan institutions as well as considerable apartment and home density, continually driving traffic and demand for the location.

Included in the offering is an adjacent 5,200 SF parking lot located at 2 S Robinson Street, a highly valuable asset in the Fan where parking is scarce and infill opportunities are truly rare. The parcel falls under B-6 zoning, which allows a 3-story project by right, providing investors or developers with redevelopment potential in addition to the current cash flow. Whether held as a stable, fully leased mixed-use asset or reimagined with new development on the Robinson Street parcel, this property offers exceptional versatility and long-term upside in one of Richmond’s most sought-after “blue-chip” submarkets.

QUICK FACTS	
ADDRESS	2600 West Main Street & 2 South Robinson Street, RVA 23220
PID	W0001162022 & W0001160015
ZONING	UB (2600 W Main) & B-6 (2 S Robinson)
GLA	4,208 SF
LOT SIZE	0.18 AC total
YEAR BUILT	1907
SALE PRICE	Contact Agents for Pricing



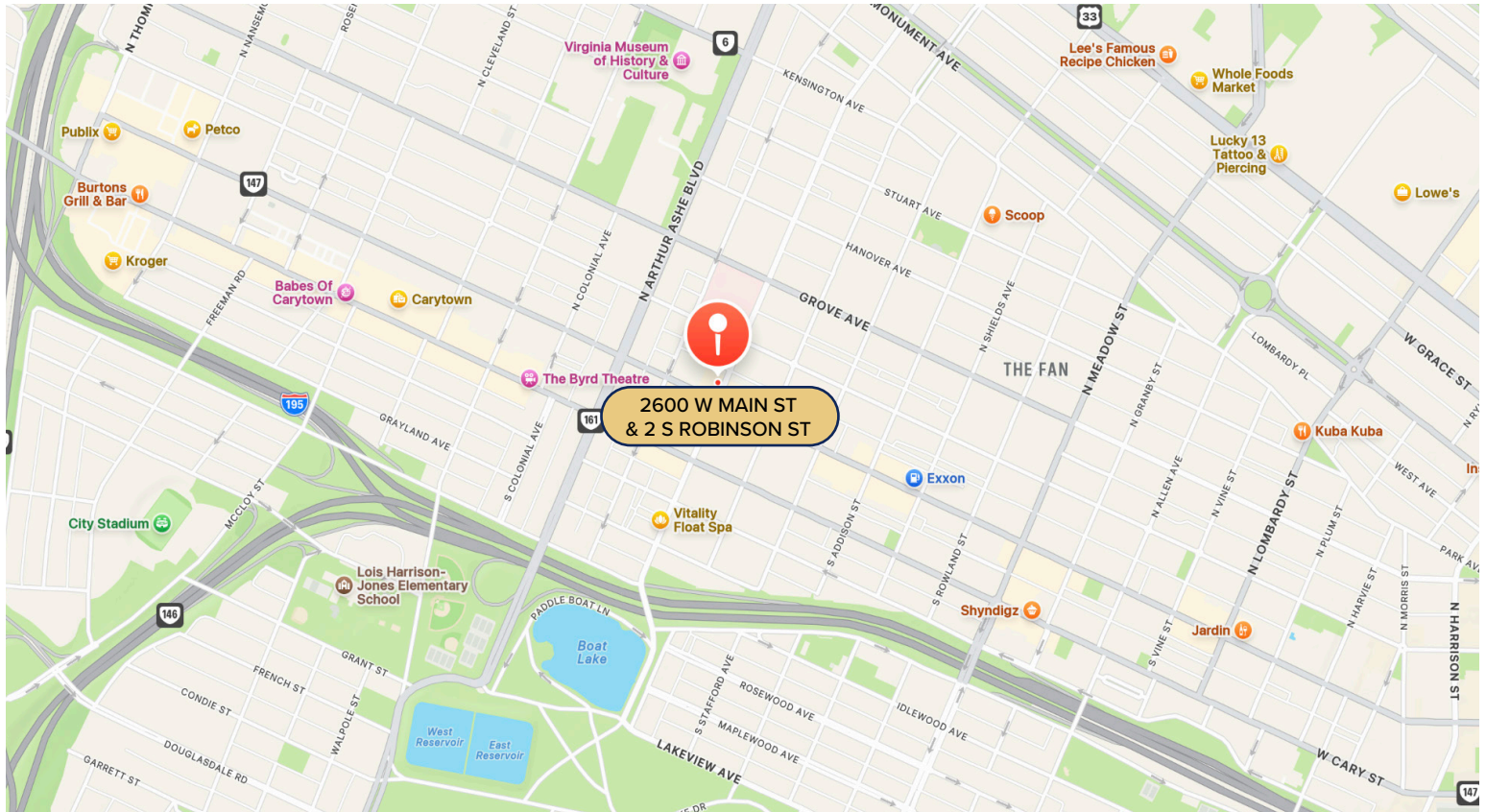












The Fan District

The Fan District is located within the City of Richmond on the western edge of Downtown and VCU's Monroe Park Campus. Bounded by Broad Street, the Boulevard, the Downtown Expressway and Belvidere, the Fan is one of Richmond's most striking and engaging urban neighborhoods.

The Fan was largely developed in the early 1900's and remains one of the city's most walkable and pedestrian friendly places to live. The density and mixed-use nature of the Fan means cultural, entertainment, and dining options are located within the residential district and this unique blend is one of the Fan's most appealing attributes.

The Fan's strategic location within Richmond means that the best of the city's culture and entertainment is never far away. Located along the Fan's western border, the Boulevard corridor is home to some of the best of Richmond's arts and culture. The famed Virginia Museum of Fine Arts (VMFA), the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum are all conveniently located within walking distance of each other. In addition to museums, the Boulevard and Broad St corridor provides numerous entertainment options such as the Bow Tie Theater and The Diamond, home to the Flying Squirrels baseball club (AA Affiliate of the San Francisco Giants). Additionally, fine and performing art centers including the Altria Theatre, Dominion Energy Center/Carpenter Center, the Institute of Contemporary Art (ICA), and The National are located immediately east of the Fan in the heart of VCU and in the Downtown district.

In keeping with the early 20th century urban design philosophy, almost every location within the Fan is within a short and reasonable walk of several restaurants and/or markets. Main Street and Robinson Streets serve as commercial corridors housing many restaurants, breweries, coffee shops, and more. Lombardy, Meadow and to some extent, Strawberry Streets all have a high instances of dining establishments and markets.



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.



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