

Retail or Office Space | Fan District

High Visibility and Easy Access

EXCLUSIVE LISTING

**FOR
LEASE**



Incredible corner location in the heart of the Fan!

20  08
**ONE SOUTH
COMMERCIAL**

1401 W MAIN ST

RICHMOND, VA, 23220

 **\$20/SF NNN**

PROPERTY HIGHLIGHTS

- ✓ AMPLE NATURAL LIGHT
- ✓ FLEXIBLE FLOOR PLAN
- ✓ HARDWOOD FLOORS
- ✓ ADA BATH
- ✓ KITCHENETTE

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Incredible corner location in the heart of the Fan!

This light-filled corner spot is an ideal space for a retail destination concept or a customer-facing office user seeking high visibility and easy access.

1401 W Main, located at the corner of W Main and N. Harvie, features a stately historic facade enclosing a small flexible layout with hardwood floors, kitchenette, ADA bath, and plenty of natural light. Located just blocks from the VCU campus in a bustling part of the Fan, this space could work well for a small food and beverage concept such as a bakery or a unique retail concept such a florist or a bookstore. The floorplan works just as well for an office user seeking a turn-key space with a high profile address. 1401 W Main is an excellent opportunity for any small local entrepreneur looking to gain a foothold in the much sought after Fan neighborhood.



**PROPERTY
DETAILS**

NEIGHBORHOOD | The Fan

PID | W000-0523-044

LEASE PRICE | \$20/SF (NNN)



883 SF
GLA



.05 AC
PARCEL



1st
FLOOR



U-B
ZONING



1920
CONSTRUCTION



93
WALK SCORE



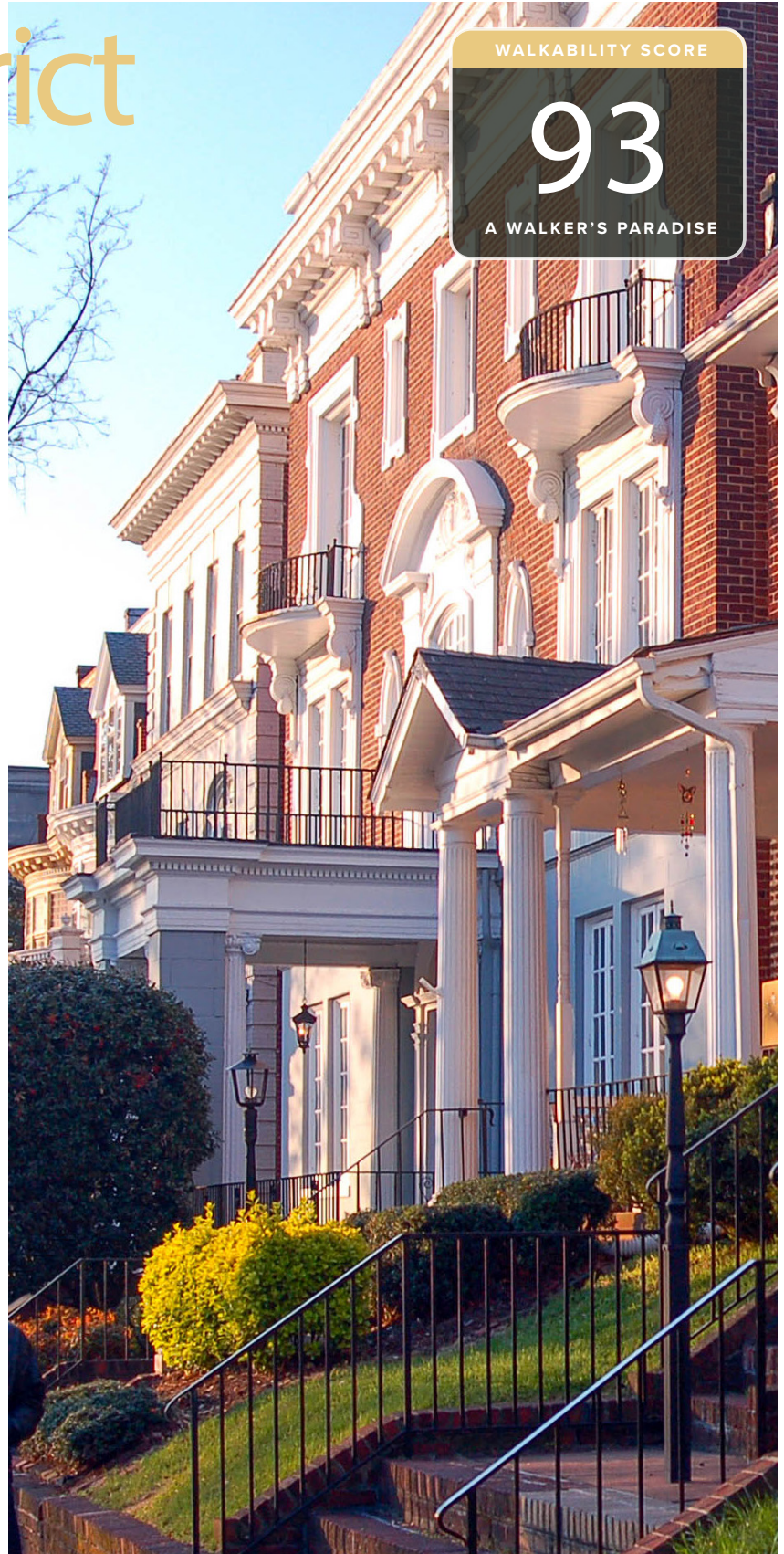


TheFanDistrict

Located in Richmond's Historic Fan District - 1401 W Main St. is just minutes away from Virginia Commonwealth University, Scott's Addition, and West Broad Street's Arts District.

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 also all conveniently located within walking distance of each other. In addition to museums, the location of this property provides numerous nearby 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 walk of several restaurants and/or markets. Main Street and Robinson Street serve as commercial corridors, offering many restaurants, breweries, coffee shops, and more. Lombardy, Meadow, and Strawberry Street all have plenty of dining establishments and markets.

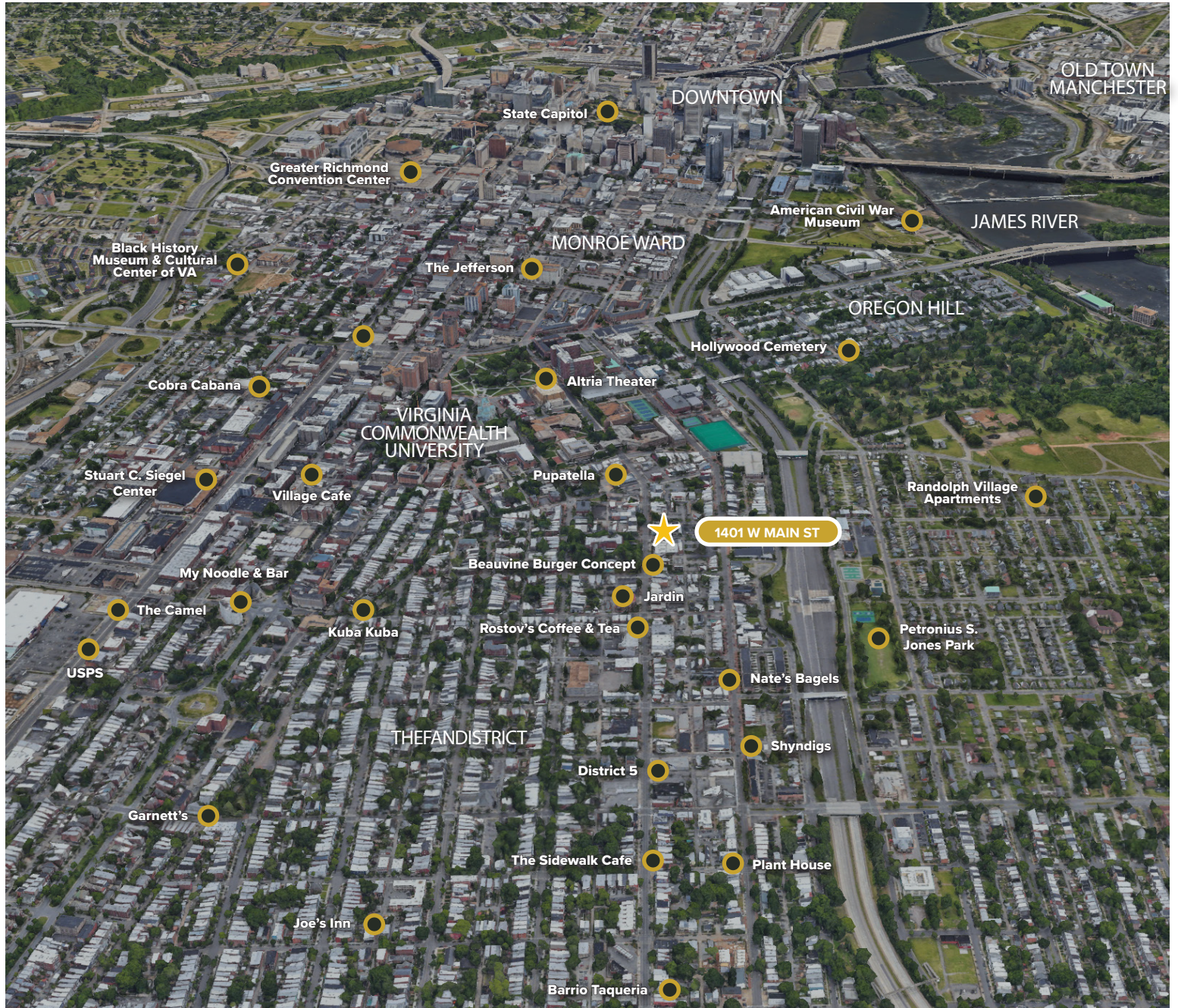


WALKABILITY SCORE

93

A WALKER'S PARADISE

LOCATION



Located just blocks from the VCU campus in a bustling part of the Fan, this space could work well for a small food and beverage concept such as a bakery or a unique retail concept such as a florist or a bookstore.

WALK SCORE: 93

TRANSIT SCORE: 48

TRANSIT SCORE: 82



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 AGENTS



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