



2035 W Broad St,
Richmond, VA

4,332 SF | 2nd generation
fully built out restaurant

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2035 W Broad St

Located in Richmond's highly sought-after Fan neighborhood.

2035 W. Broad Street's central location provides convenient accessibility to Richmond's 10 core urban neighborhoods boasting a consumer base of in excess of 270,000 within a 5 mile radius.

- 4,332 SF | 2nd generation fully built out restaurant
- Adjacent to new Whole Foods
- All FF&E available to new tenant



Demographic Characteristics

- The property is located on Richmond's premier retail corridor which is home to numerous entertainment venues, breweries, coffee shops, and restaurants. The property is surrounded by dense residential and Virginia Commonwealth University, which is home to over 29,000 students.



2025 population

31,727
(1 miles)

136,148
(3 miles)

272,120
(5 miles)

2025 daytime population

47,651
(1 miles)

211,473
(3 miles)

347,856
(5 miles)



2025 Average Household Income

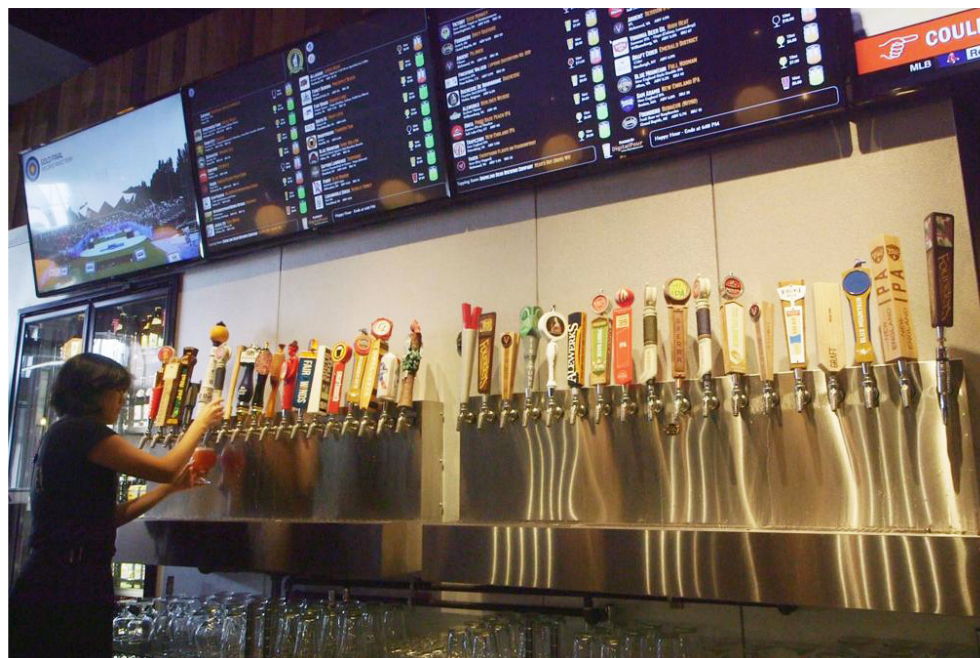
\$123,316
(1 miles)

\$110,516
(3 miles)

\$103,303
(5 miles)

	1 Mile	3 Miles	5 Miles
Median Value Owner Occupied Home	\$592,666	\$459,876	\$394,178
Housing Units	16,568	74,934	138,359
Owner Occupied Homes	4,005	22,574	51,680
Renter Occupied Units	11,164	44,788	74,298

2035 W Broad St



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SCOTT'S ADDITION
 SNACK. SUPPER.
TAZZA
 KITCHEN STARR HILL
 RESTAURANT

FLYING SQUIRRELS



STELLA'S



Virginia Museum of Science & Technology

SAUER CENTER DEVELOPMENT
WHOLE FOODS MARKET

Kilgus 64 **LAKESIDE TAVERN**
 EARLY BIRD DISCOUNT

BROADBERRY

The Savory Grain

LOWE'S

Kroger

VMFA
 VIRGINIA MUSEUM OF FINE ARTS

2035 W BROAD ST
F&S



BROAD ST

JACKSON WARD
Max's Soul TACO **mama's**

CARYTOWN
Elmwood Thompson's west elm
COAST **CB CESSER**



THE FAN DISTRICT
SOCIAL 52 **Nate's Bagels**
BARRIO

VCU

MONROE WARD / CITY CENTER
TRIPLE CROSS BREWING **TARRANT'S Cafe** **QUIRK HOTEL**
SECRET SANDWICH SOCIETY **Perly's**



DOWNTOWN RICHMOND
CoStar **WestRock**
CARMAX **BB&T** **CapitalOne**
 FEDERAL RESERVE BANK OF RICHMOND VIRGINIA STATE CAPITOL

SHOCKOE BOTTOM
STONE BREWING **BOTTOMS UP**
BOOKBINDER'S **Willie's**

MAYMONT
 An American Estate

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