

1,500 SF Fan Corner Storefront for Lease

Ground Floor Retail with Flexible Open Layout

**FOR
LEASE**



2100 WEST CARY STREET

RICHMOND, VA 23220

2008

ONE SOUTH
COMMERCIAL

 **\$27 PSF/NNN**

PROPERTY HIGHLIGHTS

- ✓ Highly visible corner retail storefront
- ✓ Flexible Open Layout
- ✓ Busy Cary St Corridor
- Location Near VCU

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Constructed in 2020, this approximately 1,500 SF corner retail storefront on West Cary Street in Richmond's Fan District combines modern amenities with the charm of a vibrant, historic neighborhood.

Boasting expansive windows and a prime location on a high-traffic corridor, the space offers excellent visibility and is perfectly suited for a variety of retail or service-based businesses. With close proximity to VCU, surrounding residential areas, and a dynamic mix of restaurants and boutiques, this property ensures a diverse customer base in one of Richmond's most active commercial districts.

The newly built space provides a clean, flexible layout that allows tenants to customize their vision while benefiting from the Fan District's strong foot traffic and creative energy. Whether launching a boutique, café, or specialty store, this location offers the ideal blend of contemporary construction and neighborhood charm to attract customers and establish a lasting presence in one of the city's most desirable retail hubs.

QUICK FACTS

ADDRESS | 2100 W Cary St,
RVA 23220

PID | W0000942020

ZONING | R-63

GBA | 1,500 SF

LOT SIZE | 0.1148 AC

YEAR BUILT | 2020

RATE TYPE | \$27 PSF/NNN

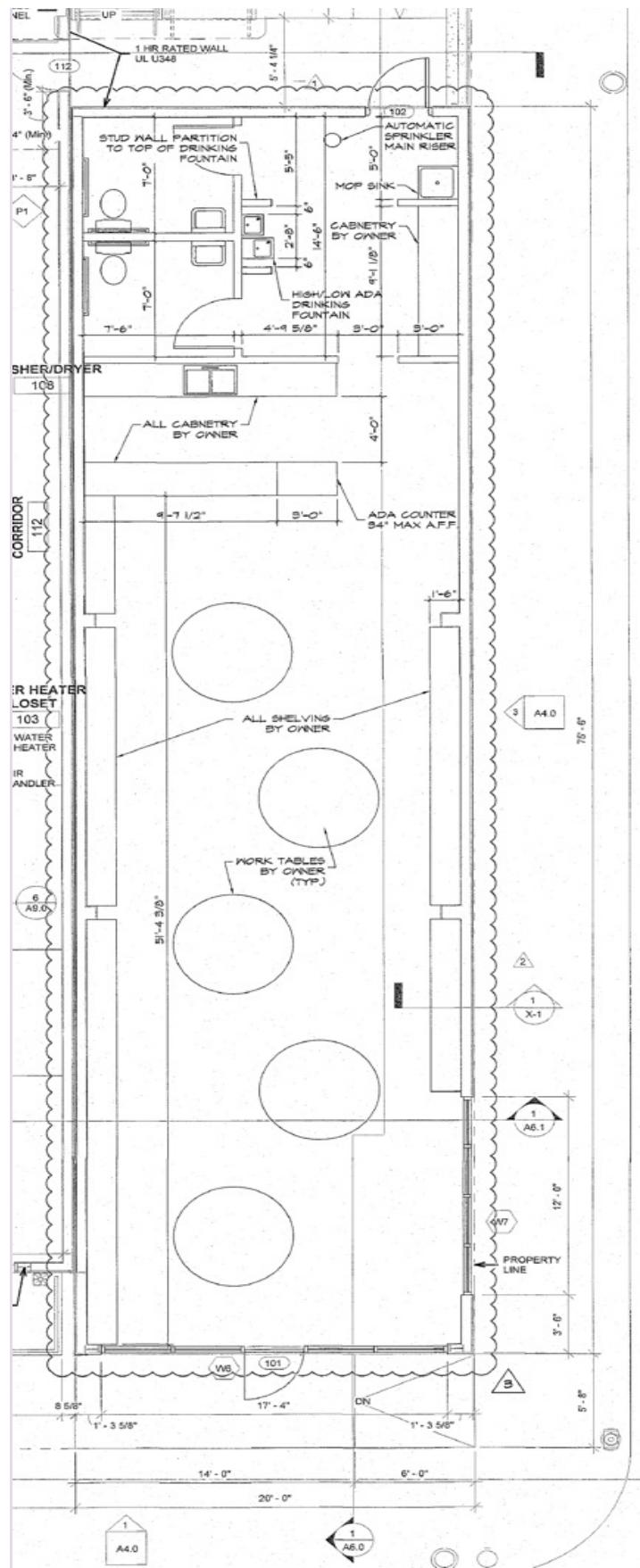
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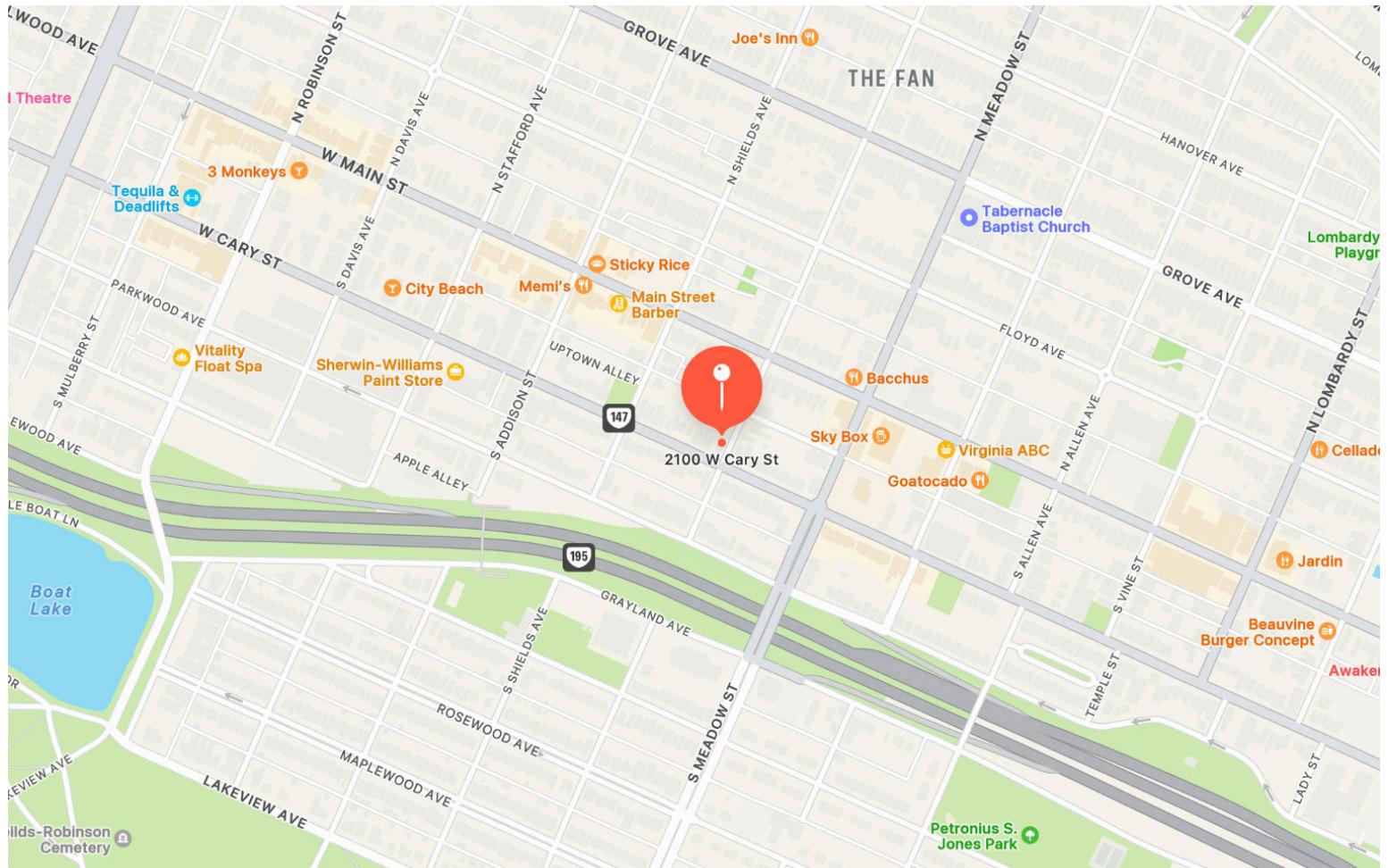
PHOTOS



FLOORPLAN



LOCATION



THE FAN DISTRICT

The Fan District, nestled on the western edge of Downtown Richmond and adjacent to VCU's Monroe Park Campus, is a vibrant and historic neighborhood defined by its charm, walkability, and cultural richness. Developed largely in the early 1900s, the Fan seamlessly blends residential and mixed-use spaces, creating an environment where dining, entertainment, and cultural experiences are woven into the fabric of daily life. Its strategic location offers proximity to renowned attractions like the Virginia Museum of Fine Arts, the Science Museum of Virginia, and The Diamond, home to the Flying Squirrels. The Fan's commercial corridors, such as Main, Robinson, and Meadow Streets, abound with restaurants, breweries, and local markets, while its timeless urban design ensures that every corner of the neighborhood is easily accessible by foot.



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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