

Prime Cafe, Retail, or Creative Office - 1521 SF

Historic Museum District

EXCLUSIVE LISTING

FOR LEASE



20 08

ONE SOUTH
COMMERCIAL

3100 PATTERSON AVENUE

RICHMOND, VA 23221

 **\$3,549/month NNN**

PROPERTY HIGHLIGHTS

- ✓ 1,521 SF + BASEMENT
- ✓ NEW HVAC TO BE INSTALLED
- ✓ HIGHLY WALKABLE
- ✓ CORNER LOT

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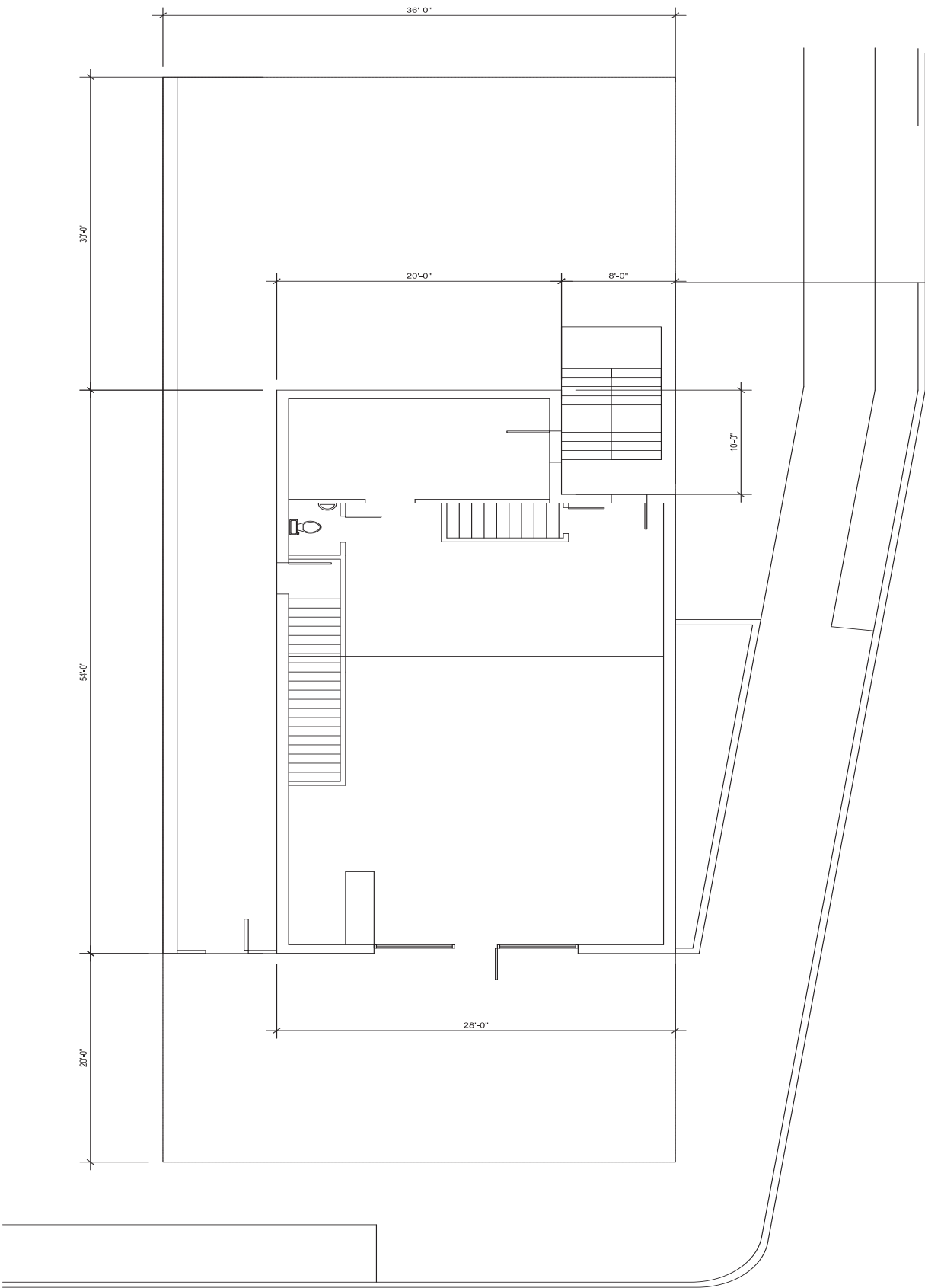


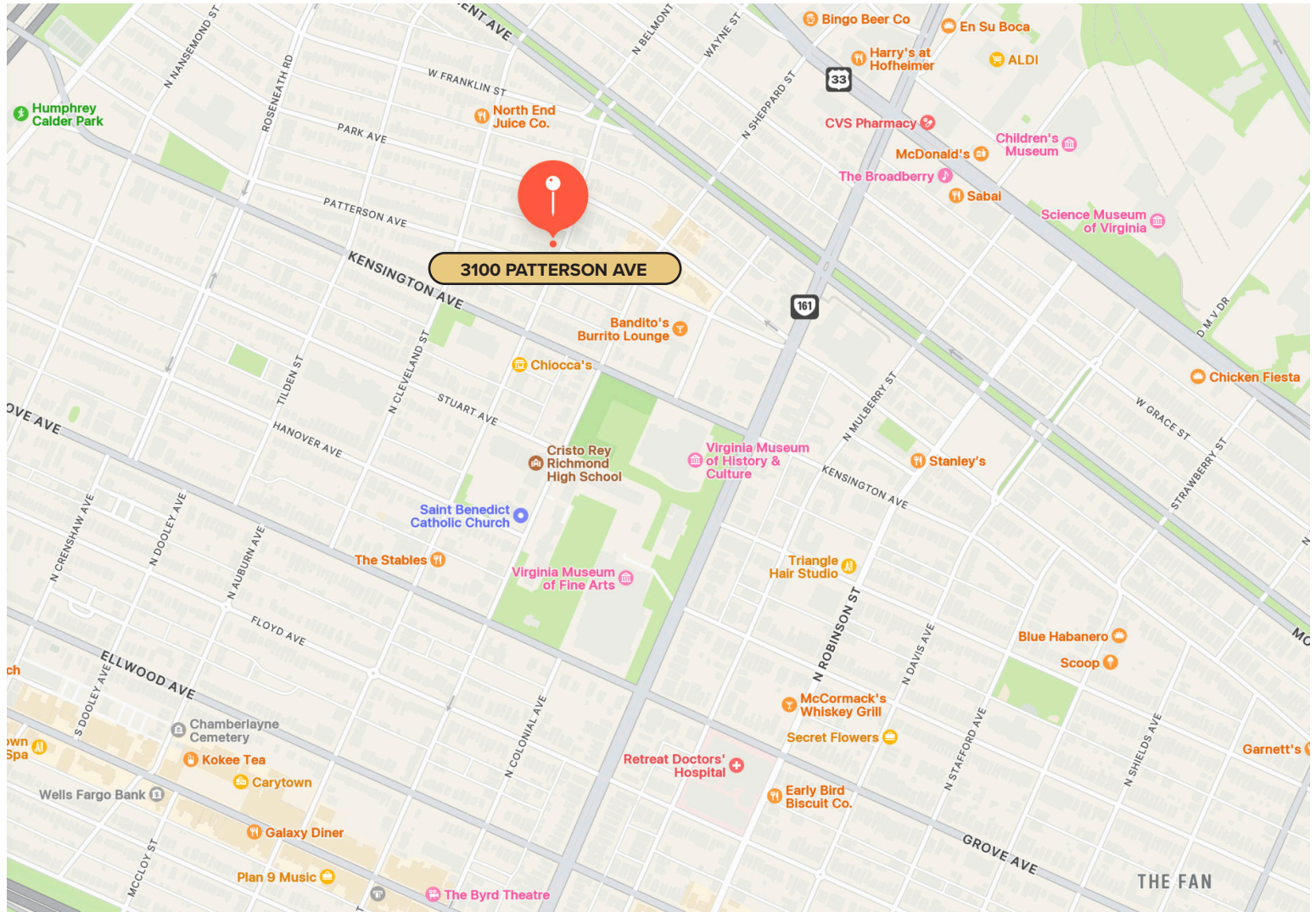
3100 Patterson Ave offers a 1,521-square-foot corner retail storefront for lease, perfectly positioned in the heart of Richmond’s Museum District.

This highly visible and arguably iconic corner at the intersection of Patterson Ave and Belmont Ave benefits from prominent frontage, offering excellent exposure to both vehicular and pedestrian traffic. The storefront features a cozy entry with high ceilings, and an open layout ideal for a wide range of retail, service, or office uses. With a charming historic façade and some recent completed renovations, the space blends character with functionality—ideal for businesses seeking a boutique urban presence.

Located just steps from the Virginia Museum of Fine Arts and near other established neighborhood institutions like Belmont Pizza and Black Hand Coffee, this pedestrian heavy location draws from a dense, affluent customer base. The area boasts excellent proximity to established retailers, cafes, and restaurants, Carytown and convenient access via Monument Ave to major corridors like I-195 and Broad Street. Whether you’re launching a new concept or expanding your brand, this Museum District storefront offers the visibility, charm, and accessibility needed for a new neighborhood boutique anchor.

QUICK FACTS	
ADDRESS	3100 Patterson Ave, Richmond, VA 23221
PID	W0001413022
ZONING	B1
GLA	1,521 SF + basement
LOT SIZE	0.101 AC
YEAR BUILD	1955
LEASE PRICE	\$3,549/month NNN





MUSEUM DISTRICT

The Museum District is one of Richmond's most sought-after neighborhoods, celebrated for its blend of historic charm and urban convenience. Anchored by cultural landmarks like the Virginia Museum of Fine Arts and the Virginia Museum of History & Culture, the area offers residents a rich tapestry of art, history, and architecture. Tree-lined streets showcase early 20th-century homes in Tudor and Colonial Revival styles, creating an inviting, walkable environment. Just steps away, Carytown provides a vibrant mix of boutique shopping, diverse dining, and entertainment options, including the iconic Byrd Theatre. With a Walk Score of 92, the neighborhood is a pedestrian's paradise, offering easy access to daily essentials and leisure activities. Its proximity to major thoroughfares ensures seamless connectivity to downtown Richmond and beyond, making it an ideal location for both residents and businesses seeking a dynamic, culturally rich setting.



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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