

FOR LEASE

AVAILABLE
± 1,544 SF


415 W Grace Street






Richmond, VA 23220

Overview

Located in Richmond's Fan District, this second-generation restaurant space sits within a dense, urban trade area with strong built-in demand. The property is proximate to Virginia Commonwealth University—home to more than 29,000 undergrad and graduate students—which serves as a primary and consistent demand driver for the area. The surrounding trade area includes more than 788 residential units within walking distance, supporting steady daily foot traffic and repeat customer activity. The space is highly walkable to nearby neighborhood retail, local amenities, and VCU's Monroe Park Campus. The site offers direct access to W Broad Street and nearby public transportation, including a GRTC bus stop. Given the Fan District's limited retail availability, zoning constraints, and minimal turnover of existing restaurant space, second-generation opportunities of this scale remain increasingly difficult to secure, particularly for food-and-beverage users.

Quick Facts

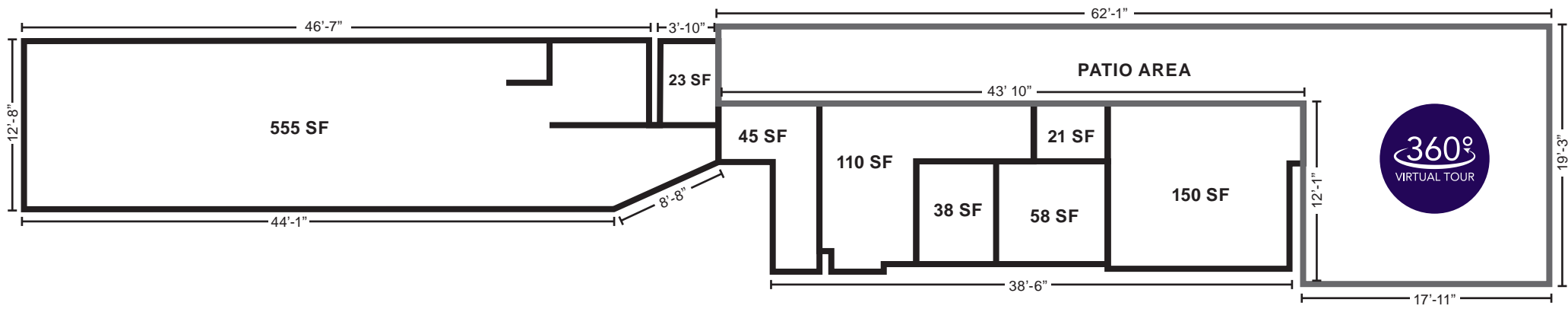
- Availability** Immediate
- Size** ±1,544 square feet
- Rental Rate** Negotiable
- Net Charges** CAM Self-performed; Insurance billed by LL; Taxes: \$8,449.23 (2026 Estimated), billed by LL
- Co-Tenants**  DIOR GLAM BAR

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	31,145	147,772	267,884
 HOUSEHOLDS	13,376	71,033	122,269
 AVG. HH INCOME	\$97,919	\$101,490	\$97,479
 DAYTIME POPULATION	119,552	226,340	357,503
 TRAFFIC COUNT	40,000 AADT (N Belvidere St)	4,200 AADT (W Grace St)	

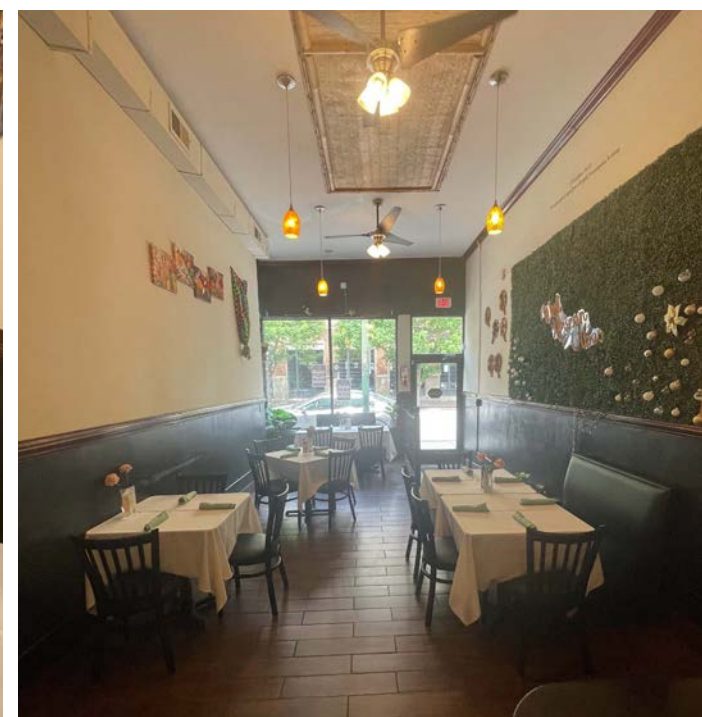
360°
VIRTUAL TOUR

segall
GROUP

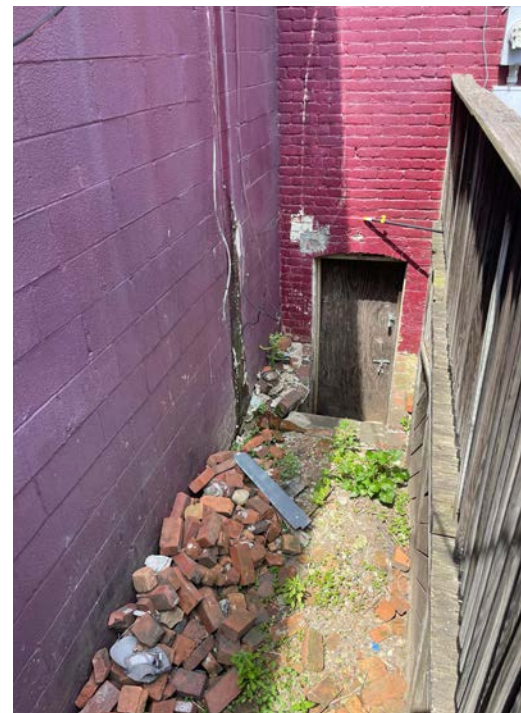
COMMERCIAL REAL ESTATE

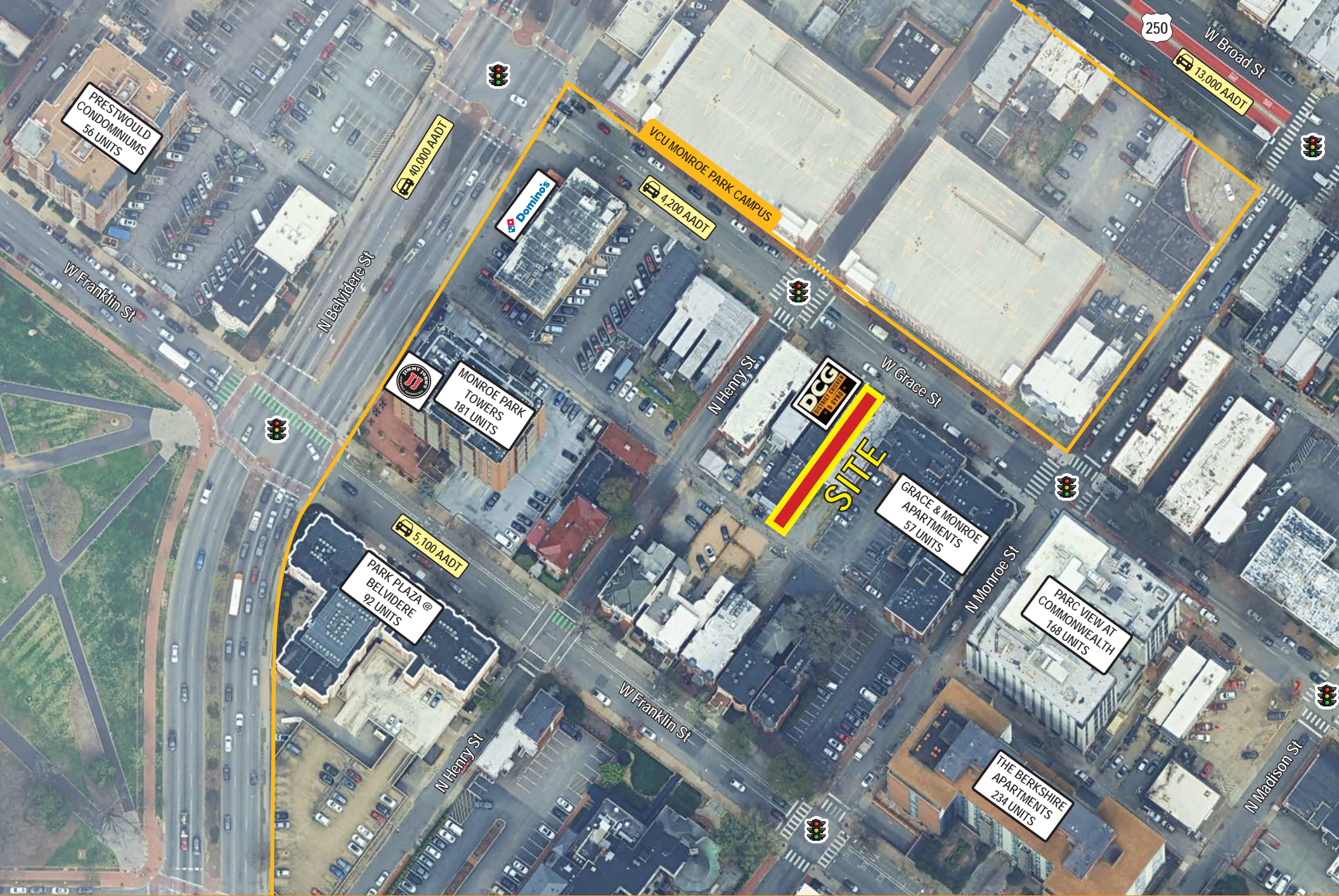


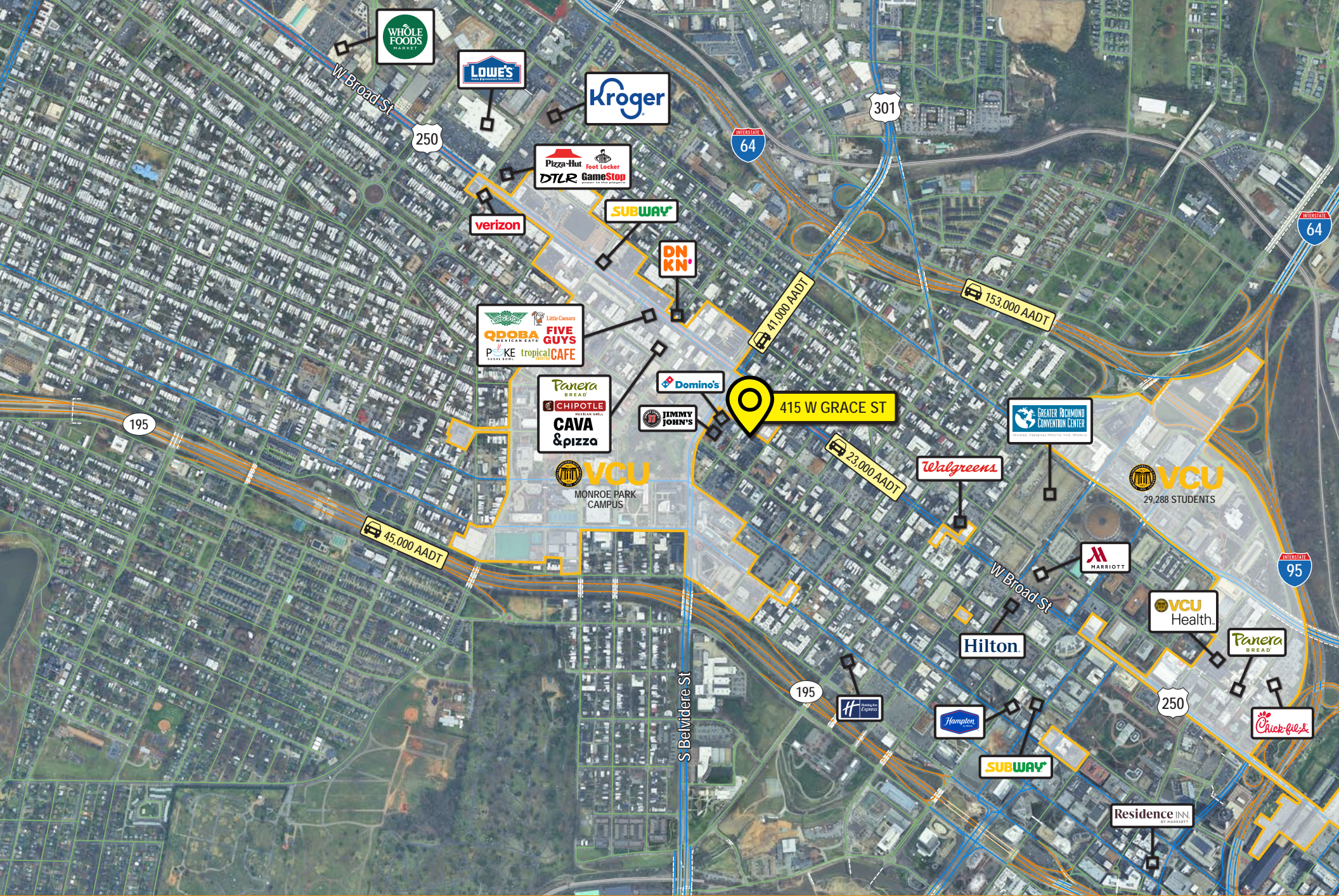
FLOOR PLAN NOT TO SCALE. SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE, ACTUAL MAY VARY. VERIFY IN FIELD.











Interested? Contact:

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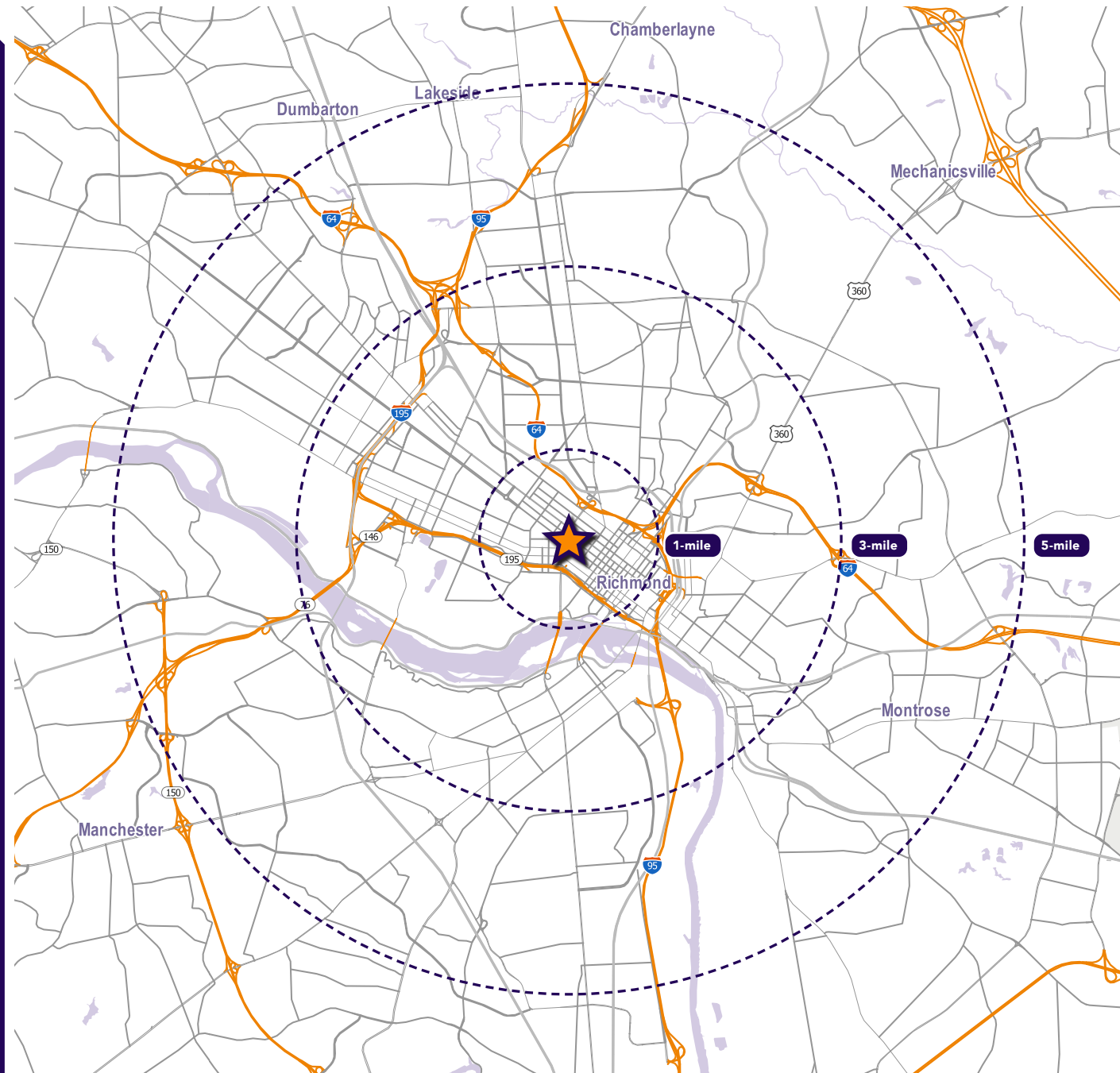
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