

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

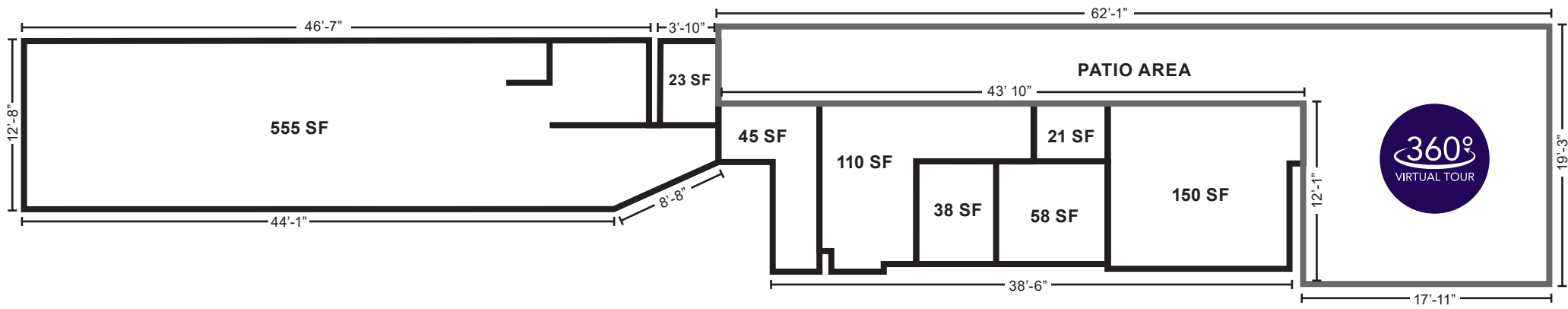
- Availability** Immediate
- Size** ±1,544 square feet
- Rental Rate** Negotiable
- Net Charges** CAM Self-performed; Insurance billed by LL; Taxes: \$8,449.23 (2026 Estimated), billed by LL
- Co-Tenants**  DIOR GLAM BAR

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>31,911</b>	<b>149,804</b>	<b>271,502</b>
 HOUSEHOLDS	<b>13,781</b>	<b>72,170</b>	<b>124,153</b>
 AVG. HH INCOME	<b>\$106,678</b>	<b>\$111,142</b>	<b>\$106,248</b>
 DAYTIME POPULATION	<b>119,552</b>	<b>226,340</b>	<b>357,503</b>
 TRAFFIC COUNT	<b>40,000 AADT</b> (N Belvidere St)	<b>4,200 AADT</b> (W Grace St)	

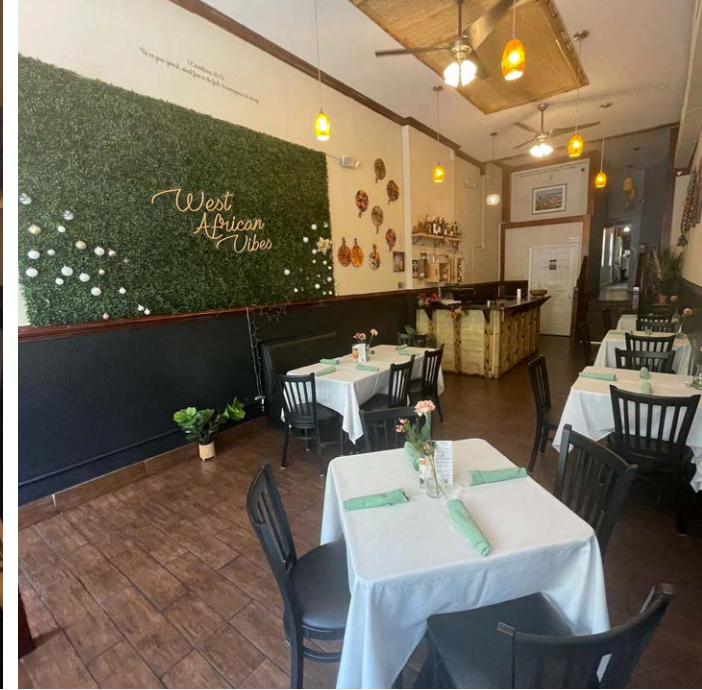
360°  
VIRTUAL TOUR

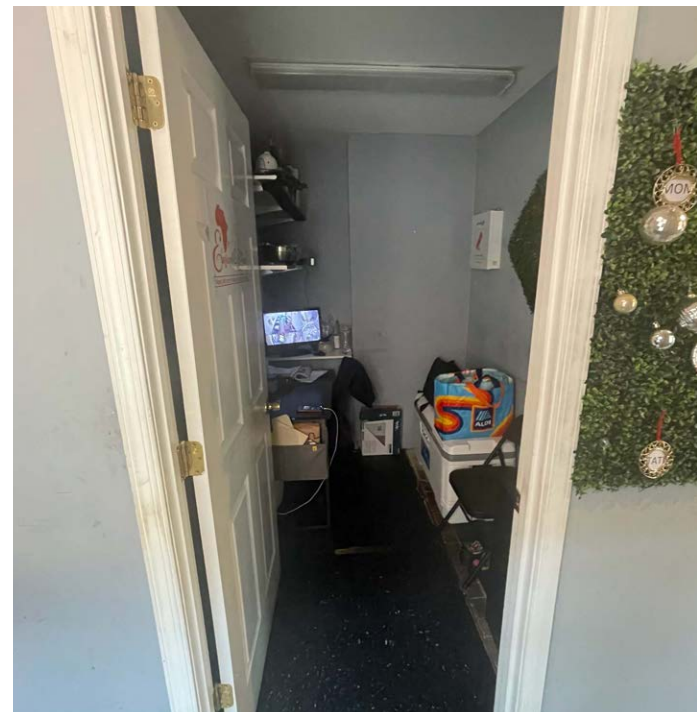
segall  
GROUP

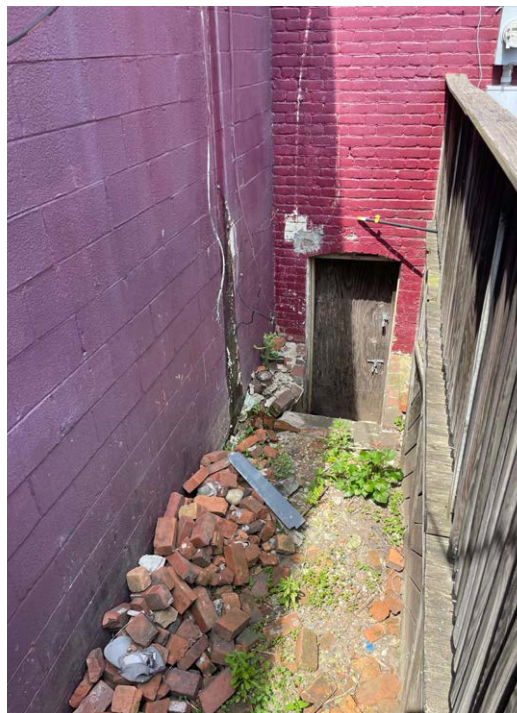
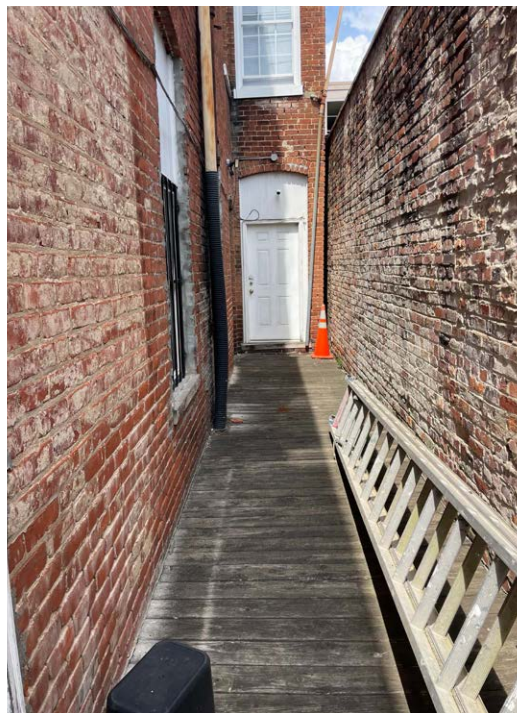
COMMERCIAL REAL ESTATE

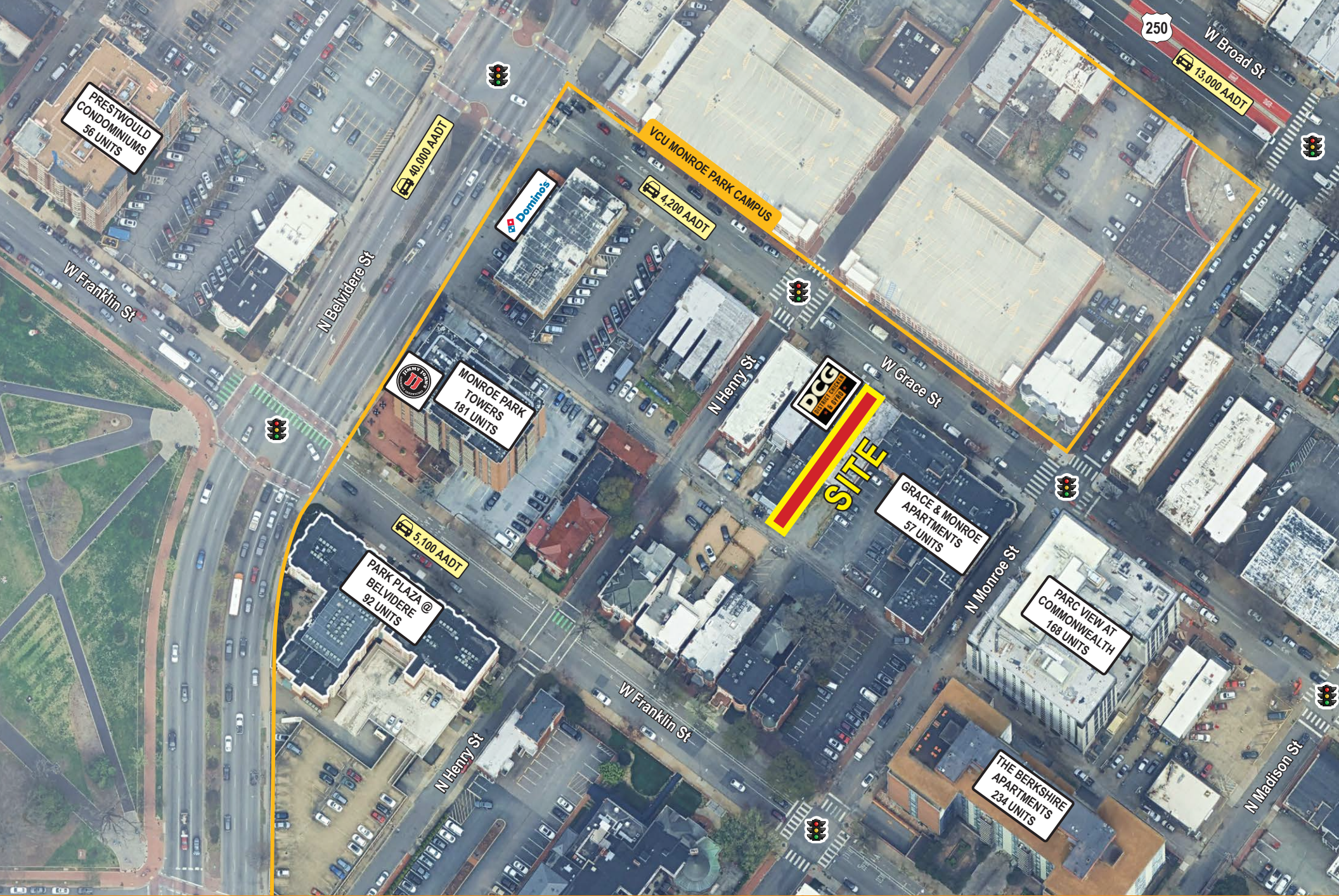


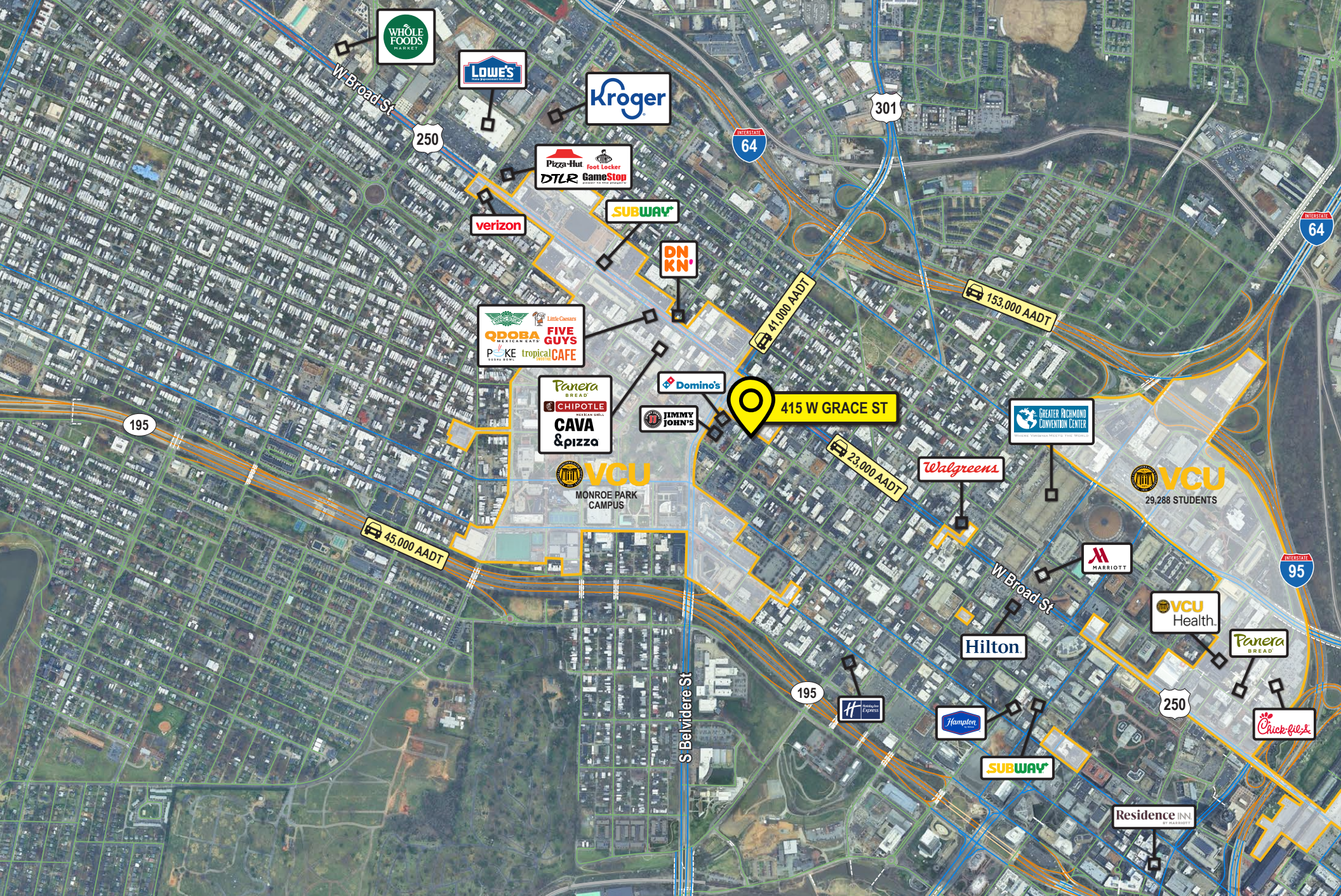
**FLOOR PLAN NOT TO SCALE. SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE, ACTUAL MAY VARY. VERIFY IN FIELD.**











# Interested? Contact:

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