

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

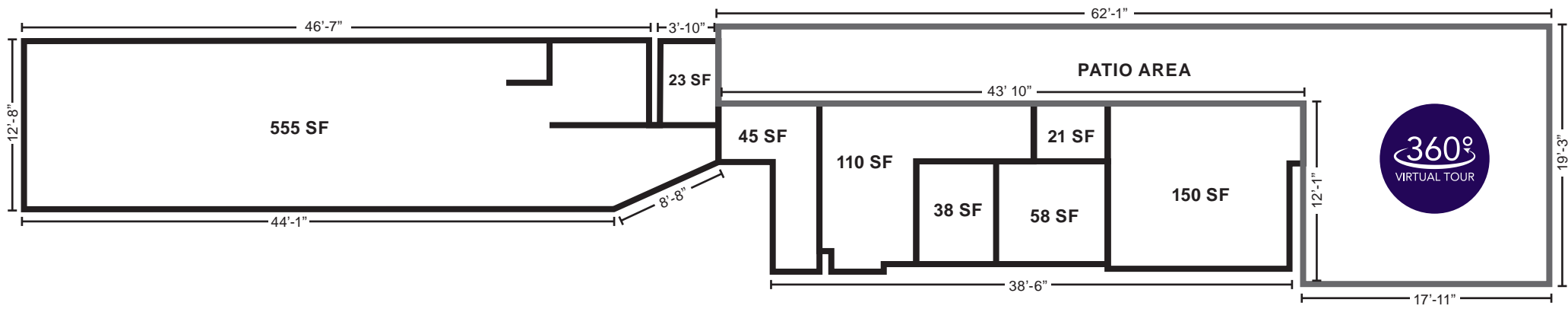
- Availability** Immediate
- Size** ±1,544 square feet
- Rental Rate** Negotiable
- Net Charges** CAM Self-performed; Insurance billed by LL; Taxes: \$8,449.23 (2026 Estimated), billed by LL
- Co-Tenants**  DIOR GLAM BAR

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

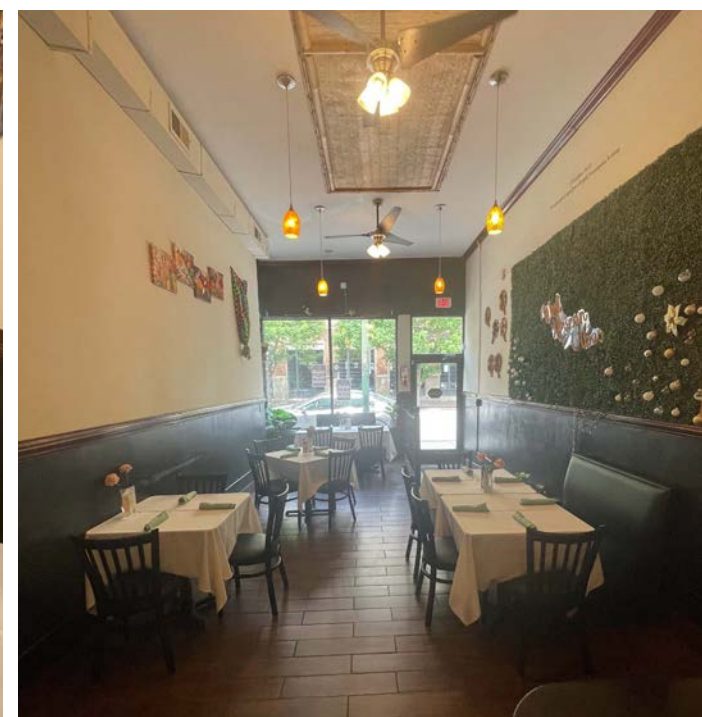
360°
VIRTUAL TOUR

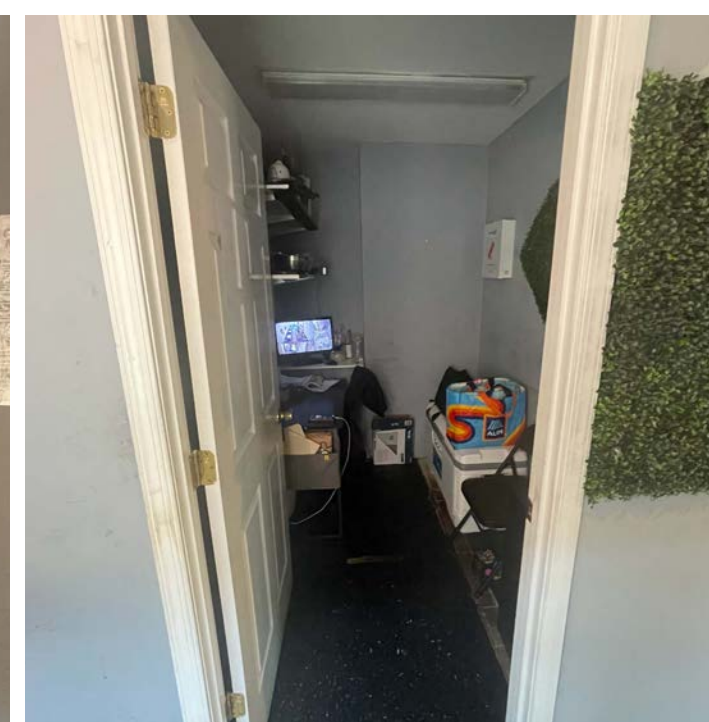
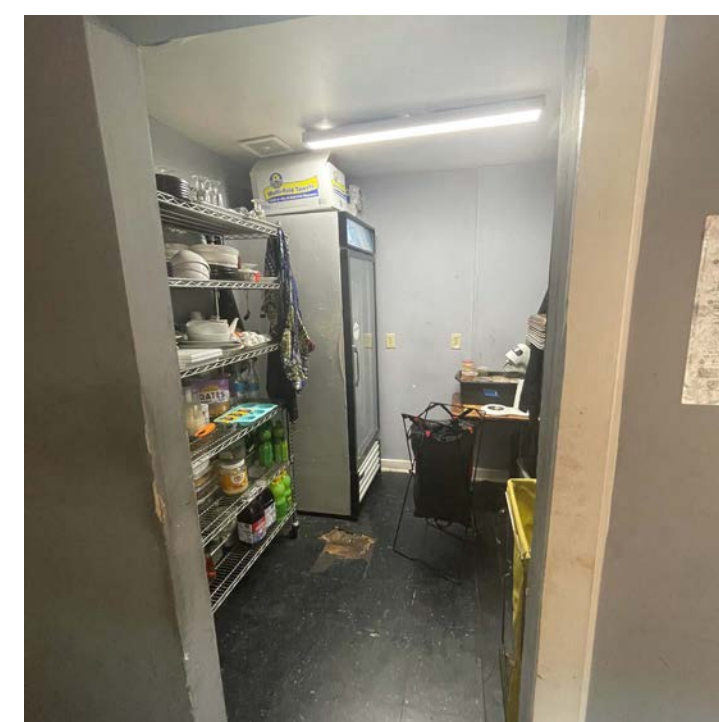
segALL
GROUP

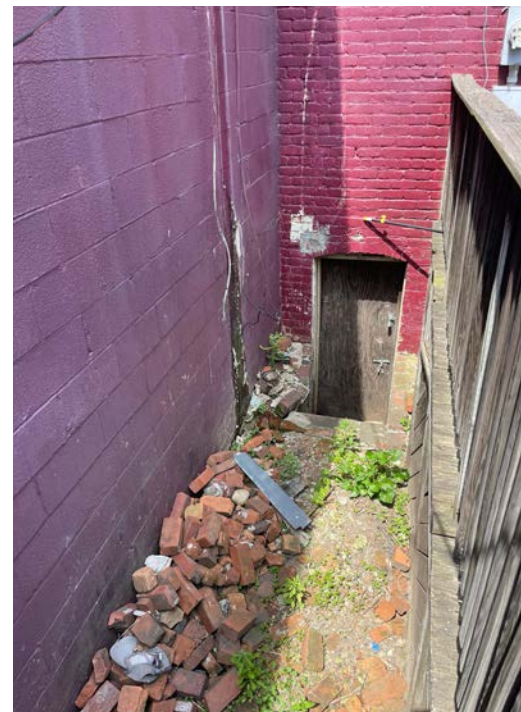
COMMERCIAL REAL ESTATE

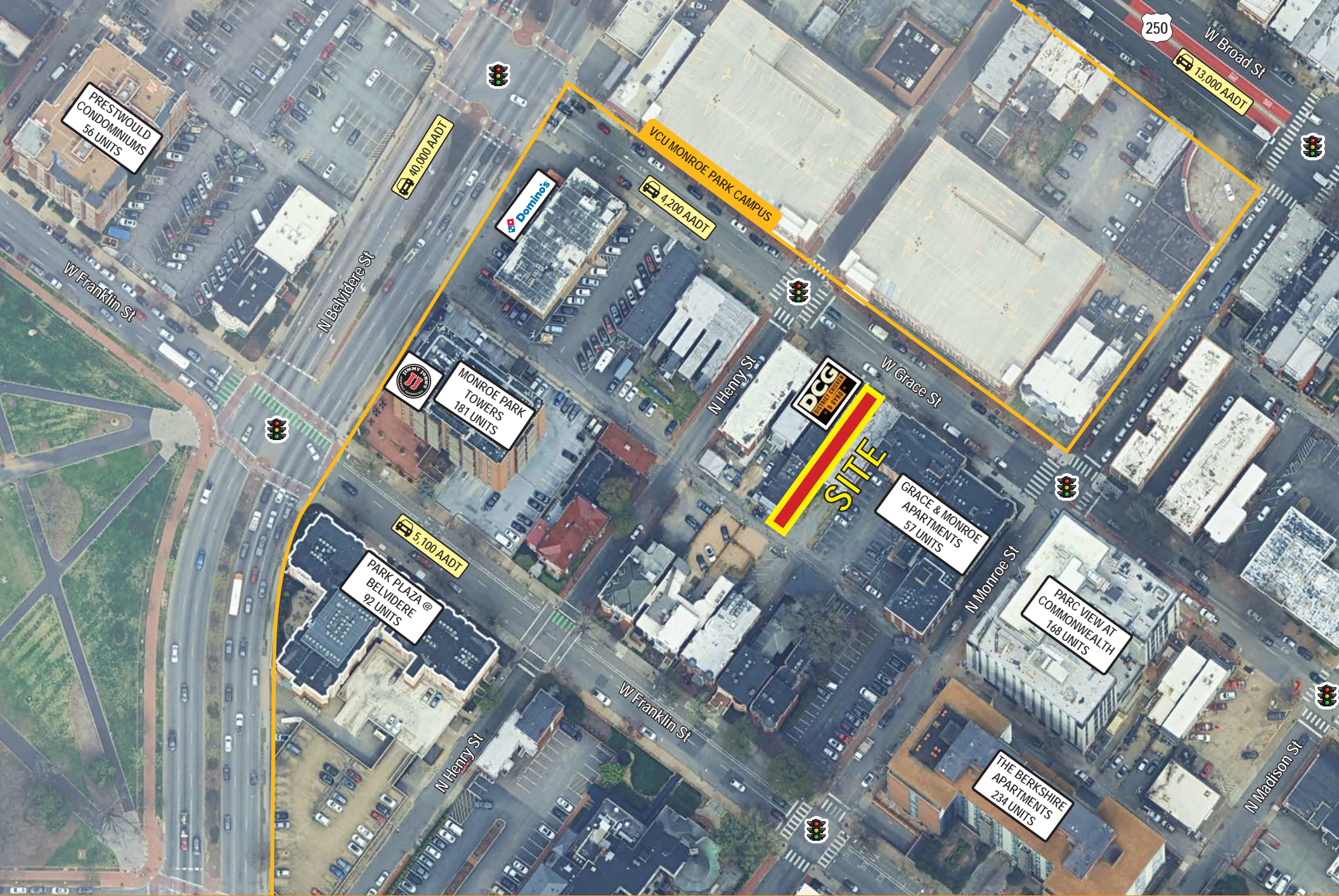


FLOOR PLAN NOT TO SCALE. SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE, ACTUAL MAY VARY. VERIFY IN FIELD.









Interested? Contact:

Ainslie Roland

✉ aroland@segallgroup.com

☎ 804.207.4040

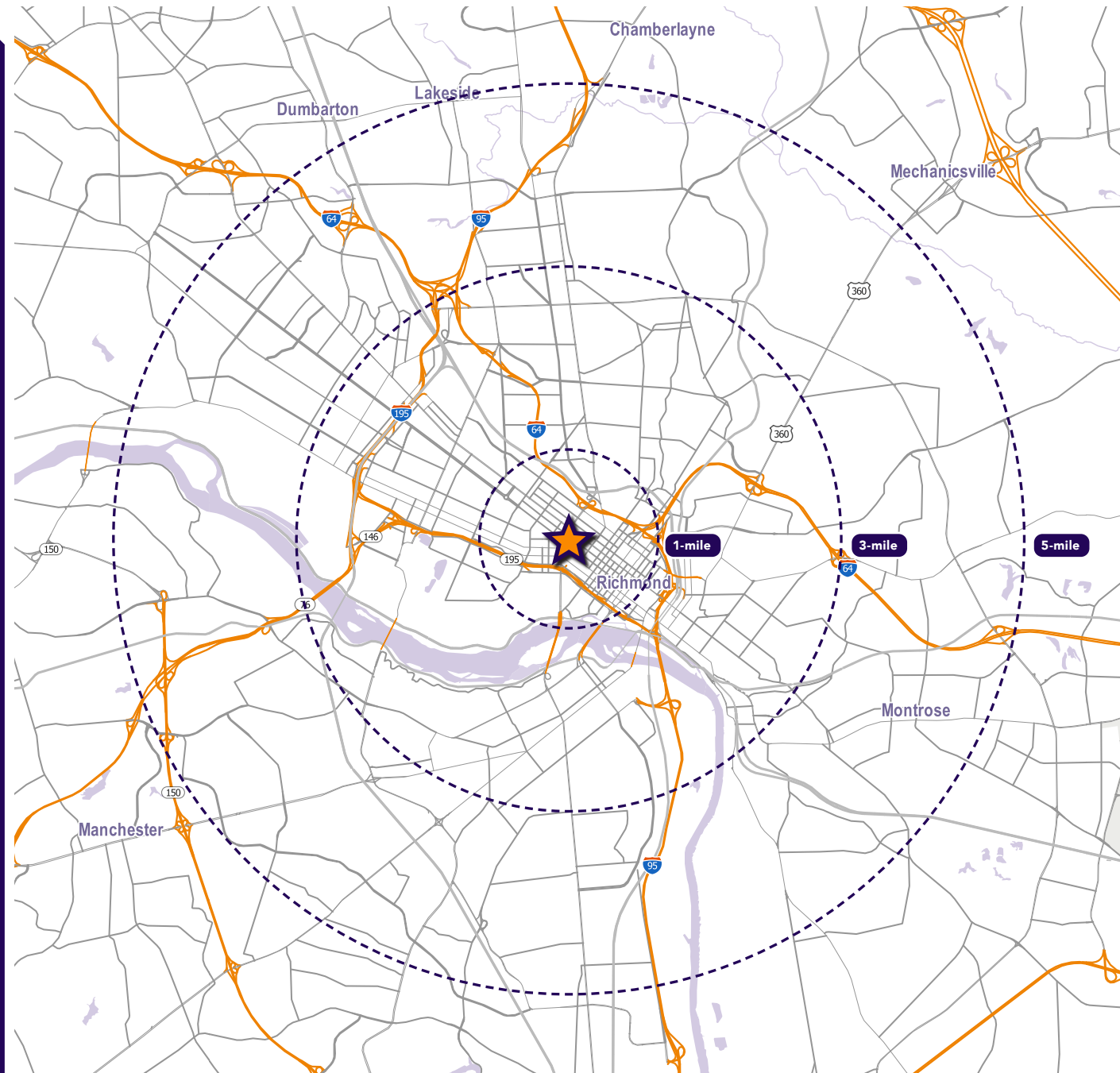
📱 804.363.6887

Trey Blankinship

✉ tblankinship@segallgroup.com

☎ 804.207.4040

📱 804.516.1205



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of
REALTY RESOURCES

**RETAIL
READY.**

segall
GROUP