

FOR LEASE

AVAILABLE
±1,544 SF

360°
VIRTUAL TOUR

segall
GROUP

COMMERCIAL REAL ESTATE

415 W Grace Street

Richmond, VA 23220

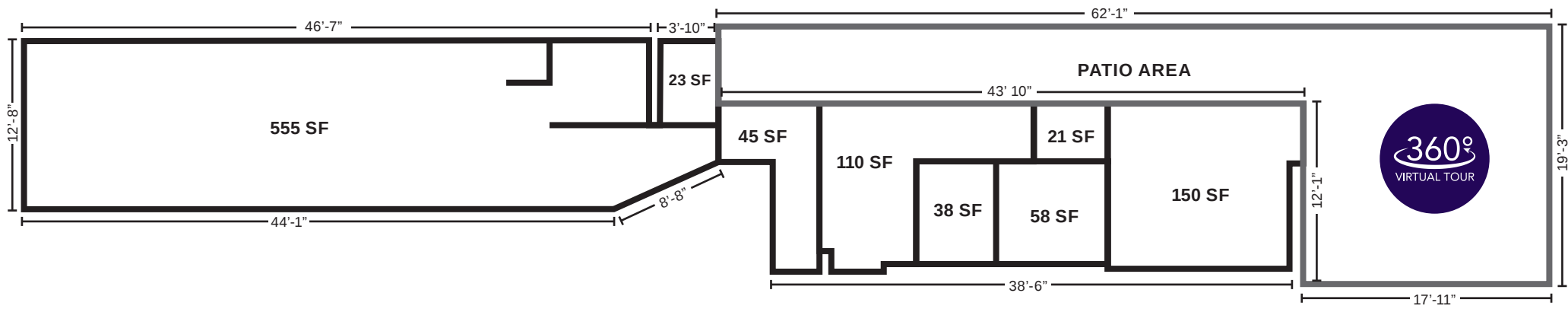
Overview

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.

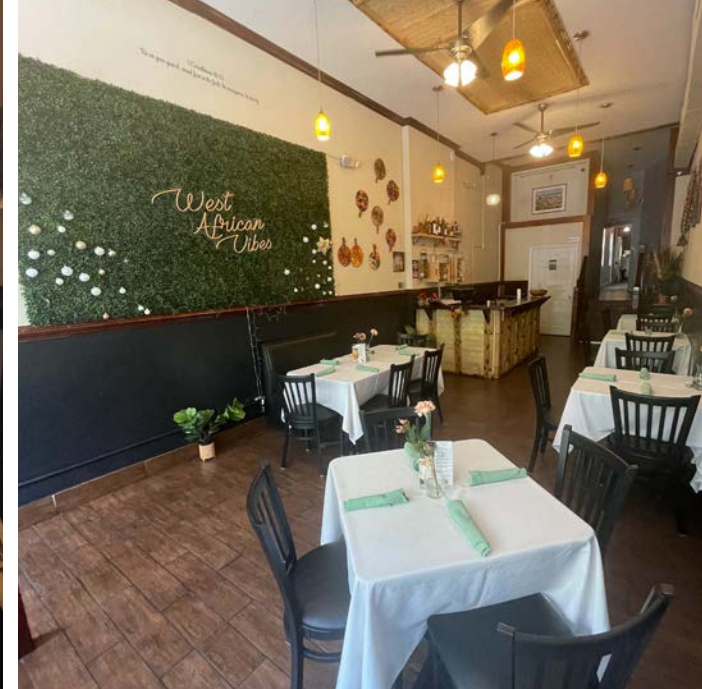
Quick Facts

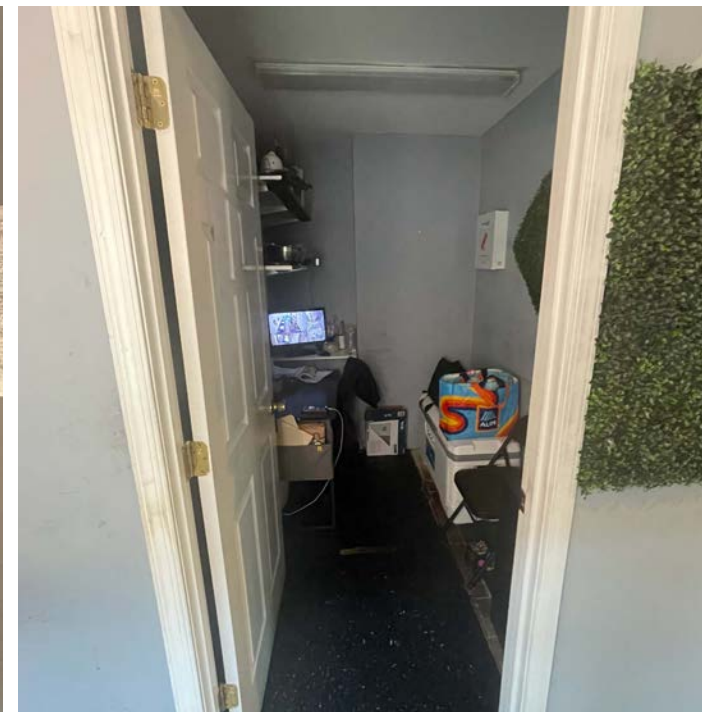
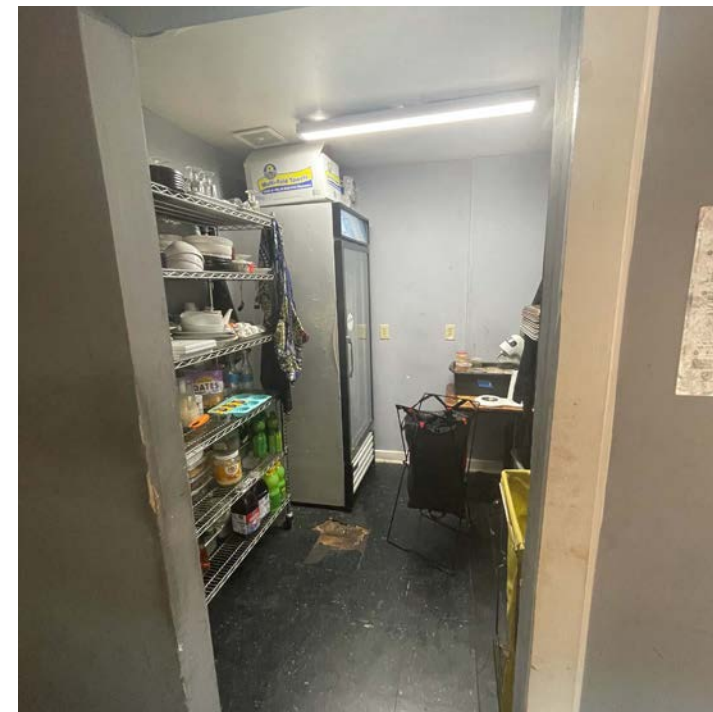
Availability	Immediate
Size	±1,544 square feet
Rental Rate	Negotiable
Net Charges	\$4.09 psf NNN CAM: Self-performed by tenant INS: \$2,602 (est); TAX: \$3,718 (est) [Insurance & Taxes billed by LL]
Co-Tenants	 DIOR GLAM BAR

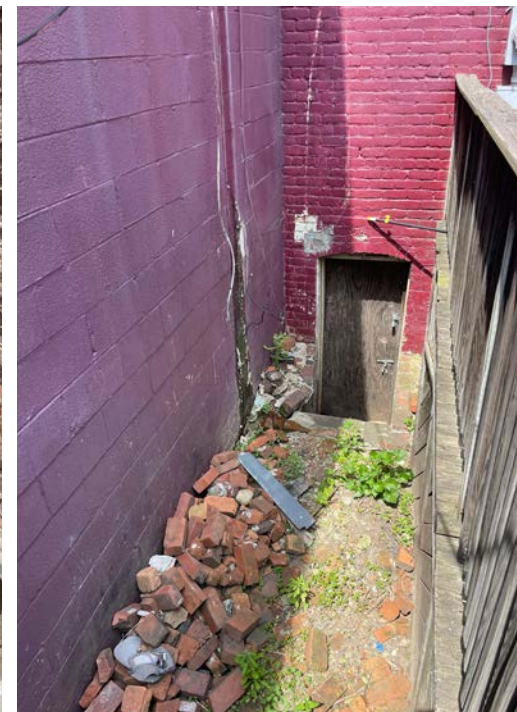
2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	31,911	149,804	271,502
 HOUSEHOLDS	13,781	72,170	124,153
 AVG. HH INCOME	\$106,678	\$111,142	\$106,248
 DAYTIME POPULATION	119,552	226,340	357,503
 TRAFFIC COUNT	40,000 AADT (N Belvidere St)	4,200 AADT (W Grace St)	

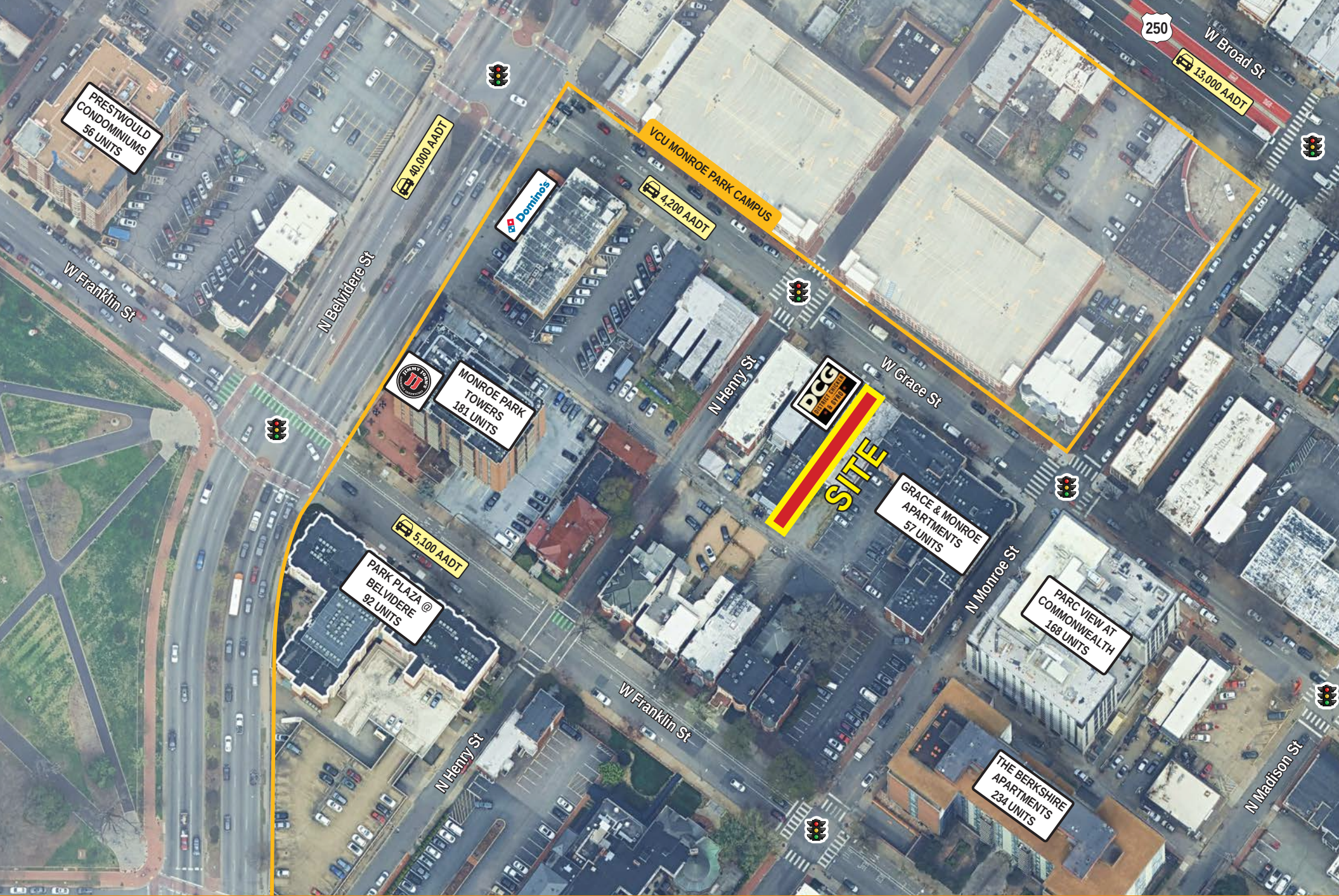


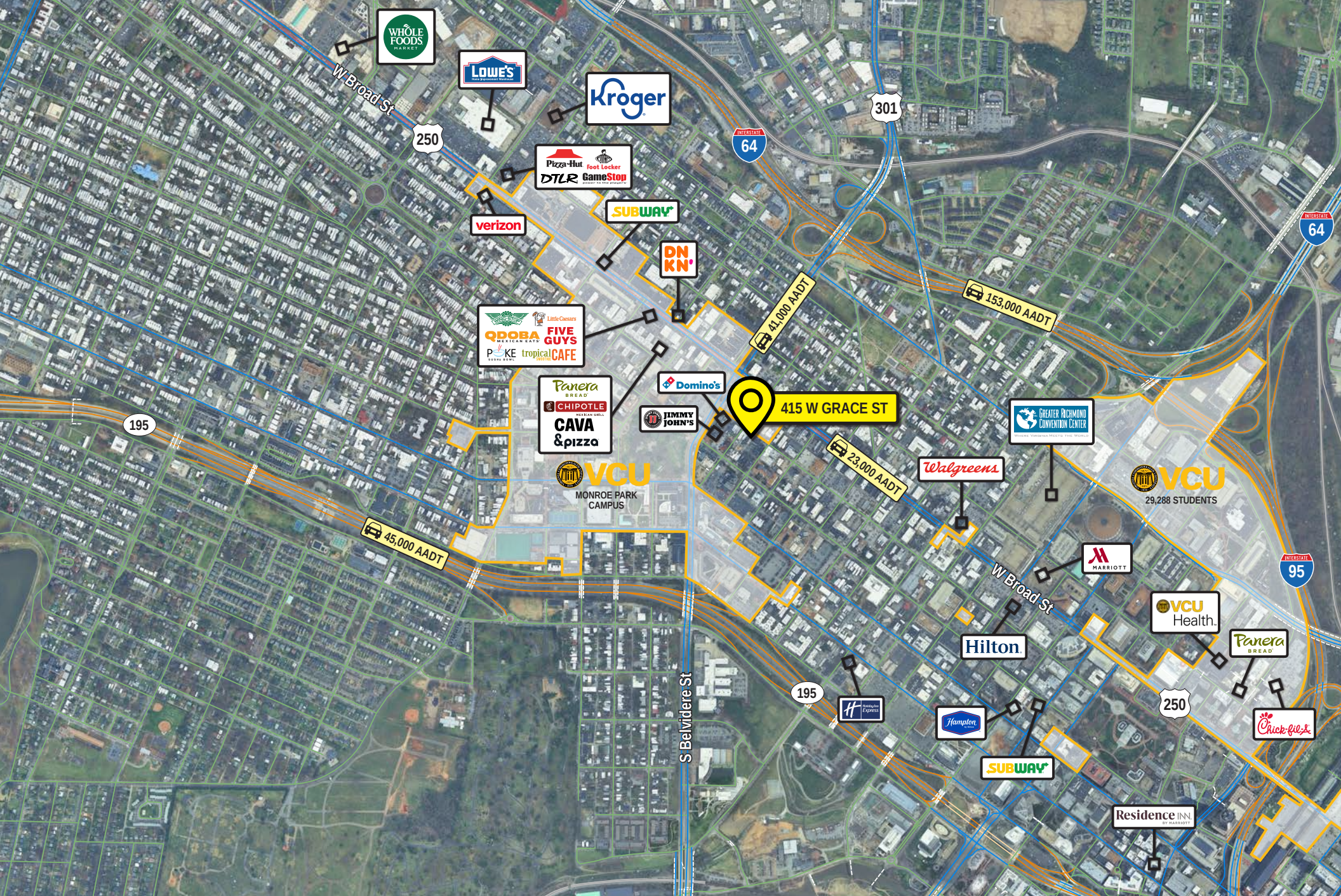
FLOOR PLAN NOT TO SCALE. SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE, ACTUAL MAY VARY. VERIFY IN FIELD.











Interested? Contact:

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