



Retail or Office Space | Fan District

Two Adjoining Storefront Suites

EXCLUSIVE LISTING

FOR LEASE



Ideal Location in the Heart of the Fan!



1411-1413 W MAIN ST *

RICHMOND, VA, 23220

1411 W Main | \$18.75/SF MOD GROSS

1413 W Main | \$18.50/SF MOD GROSS

**CAN BE COMBINED OR LEASED SEPARATELY*

PROPERTY HIGHLIGHTS

- ✓ 1,375-2,851 SF OF RETAIL/OFFICE SPACE
- ✓ FLEXIBLE OPEN LAYOUTS
- ✓ EASY WALK-UP ACCESS
- ✓ SUPERIOR VISIBILITY

ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com

KEN CAMPBELL | 804.387.8812
ken.campbell@onesouthcommercial.com

Ideal location in the heart of the Fan!

This premiere address on the 1400 block of West Main St offers 1,375-2,851 SF of retail/ office space in the Fan’s well-established Uptown district. The offering consists of two adjoining storefront suites, each approximately 1,400 SF which can be combined or leased separately.

Featuring spacious flexible open layouts, beautiful hardwood floors, excellent walkability, and easy access to a range of Fan eateries and establishments as well as the VCU campus, 1411-1413 W Main is well-suited for a service-based retail user such as a salon or fitness studio or a creative office user who is looking for an open floorplan with superior visibility and easy walk-up access.

PROPERTY DETAILS	NEIGHBORHOOD	The Fan
	PID	W0000523046
	1411 W MAIN PRICE	\$18.75/SF (MOD GROSS)
	1413 W MAIN PRICE	\$18.50/SF (MOD GROSS)





2
STOREFRONTS



.13 AC
PARCEL



1,400 SF
PER STOREFRONT
(APPROXIMATE)



U-B
ZONING

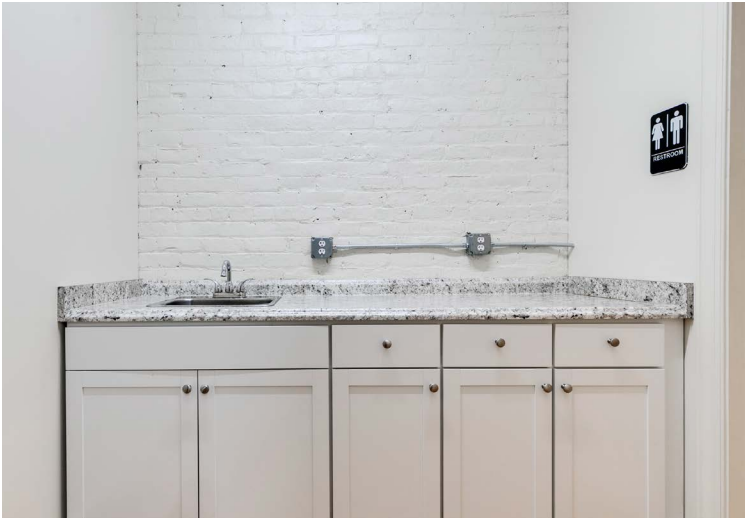


1920
CONSTRUCTION

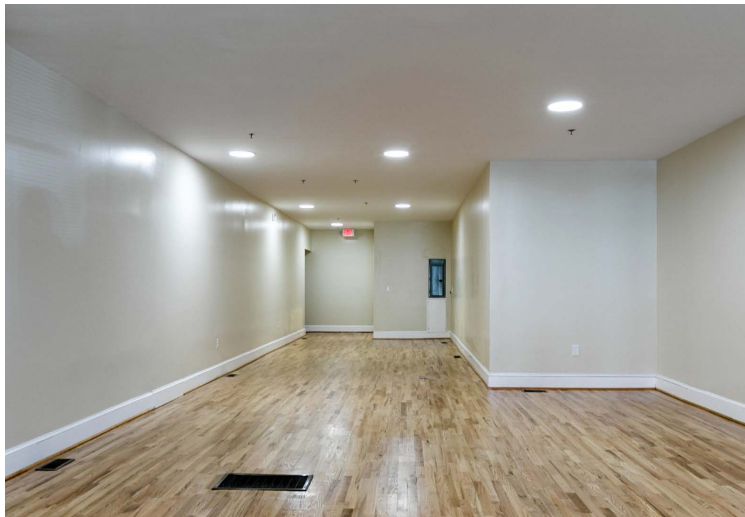
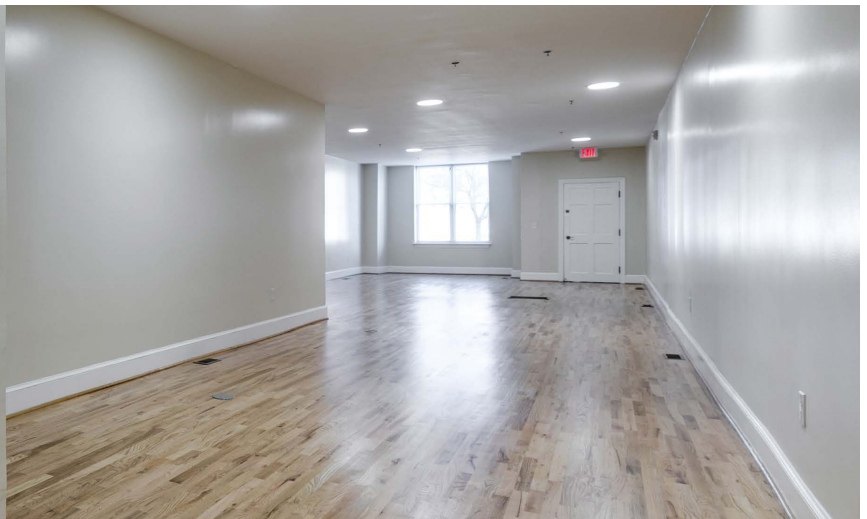


93
WALK SCORE

1411 W MAIN ST



1413 W MAIN ST

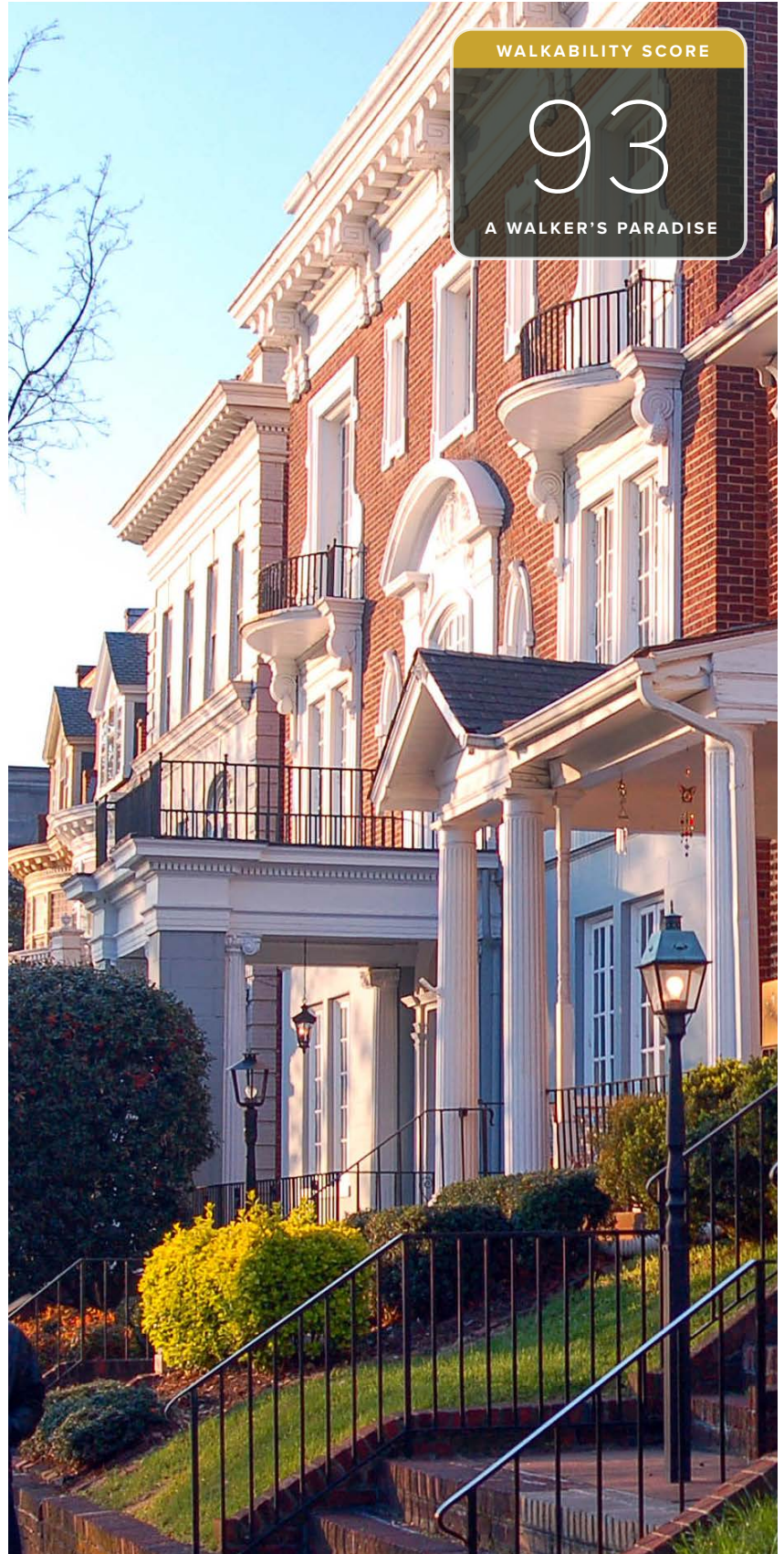


The Fan District

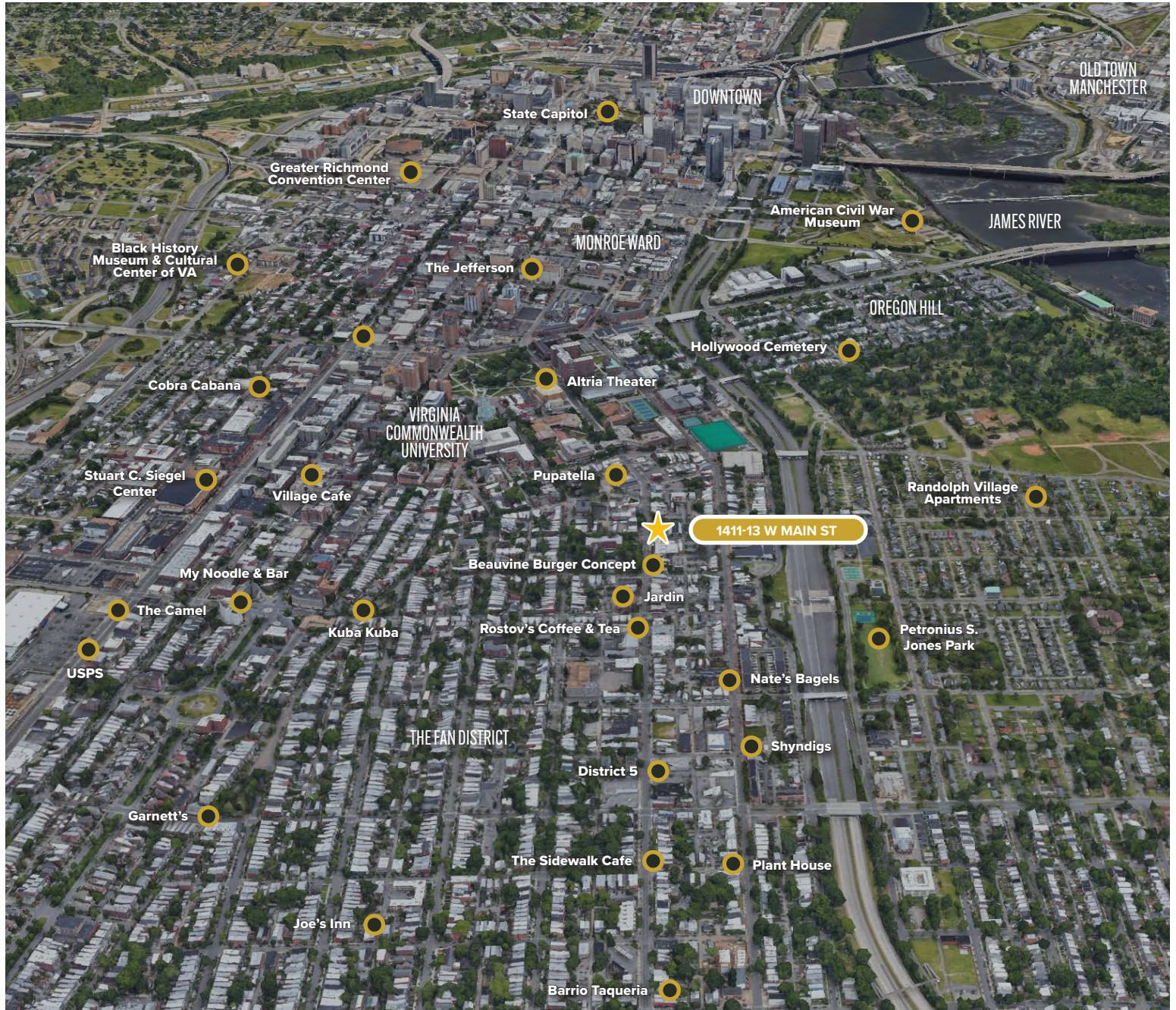
Located in Richmond's Historic Fan District - 1411-1413 W Main St. is just minutes away from Virginia Commonwealth University, Scott's Addition, and West Broad Street's Arts District.

The famed Virginia Museum of Fine Arts (VMFA), the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum are also all conveniently located within walking distance of each other. In addition to museums, the location of this property provides numerous nearby entertainment options such as the **Bow Tie Theater** and **The Diamond**, home to the **Flying Squirrels** baseball club (AA Affiliate of the San Francisco Giants). Additionally, fine and performing art centers including the **Altria Theatre**, **Dominion Energy Center/Carpenter Center**, the **Institute of Contemporary Art (ICA)**, and **The National** are located immediately east of the Fan in the heart of VCU and in the Downtown district.

In keeping with the early 20th century urban design philosophy, almost every location within the Fan is within a short walk of several restaurants and/or markets. Main Street and Robinson Street serve as commercial corridors, offering many restaurants, breweries, coffee shops, and more. Lombardy, Meadow, and Strawberry Street all have plenty of dining establishments and markets.



LOCATION



Located just blocks from the VCU campus in a bustling part of the Fan, this space could work well for a small food and beverage concept such as a bakery or a unique retail concept such as a florist or a bookstore.

WALK SCORE: 93

TRANSIT SCORE: 48

TRANSIT SCORE: 82



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.

MEET YOUR AGENTS



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