

# Richmond City Flex Space

Fan Location | Retail | Conditioned Warehouse

EXCLUSIVE LISTING

# FOR LEASE



## 2314 W CARY STREET

RICHMOND, VA 23220

 **\$17.50 PSF/NNN**

### PROPERTY HIGHLIGHTS

- ✓ DRIVE IN DOORS
- ✓ HIGH VISIBILITY LOCATION
- ✓ OFF STREET PARKING
- ✓ 2,758 SF

20  08  
**ONE SOUTH**  
COMMERCIAL

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## One South Commercial is pleased to present for lease 2413 W Cary Street.

This property is 2758 SF of flex space right in the heart of Richmond's Fan Neighborhood. The property boasts many strong features and can be broken down into smaller spaces if desired.

- Retail/Office Space
- Conditioned Warehouse Space
- 1 drive in door
- Off Street Parking

### QUICK FACTS

**ADDRESS** | 2314 W Cary Street,  
Richmond, VA 23220

**PID** | W0001036031

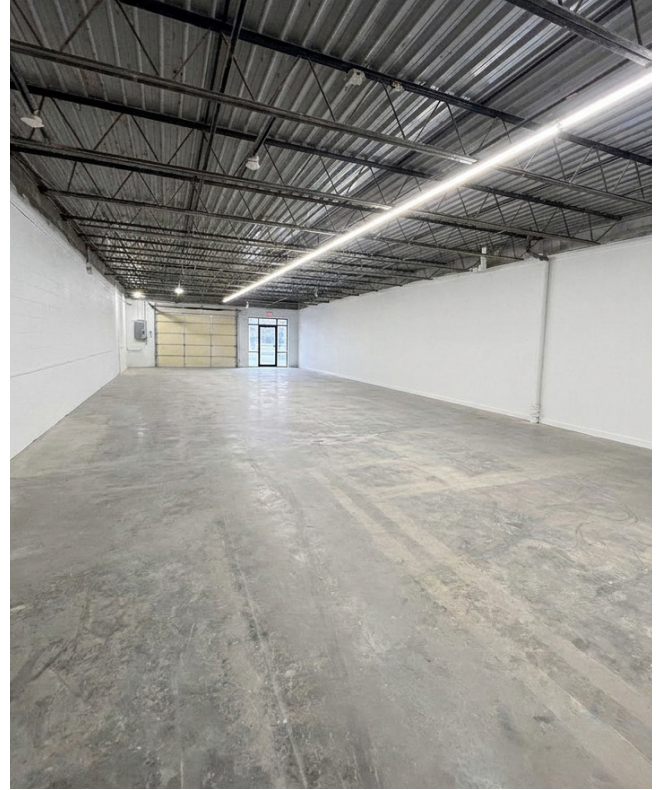
**ZONING** | UB

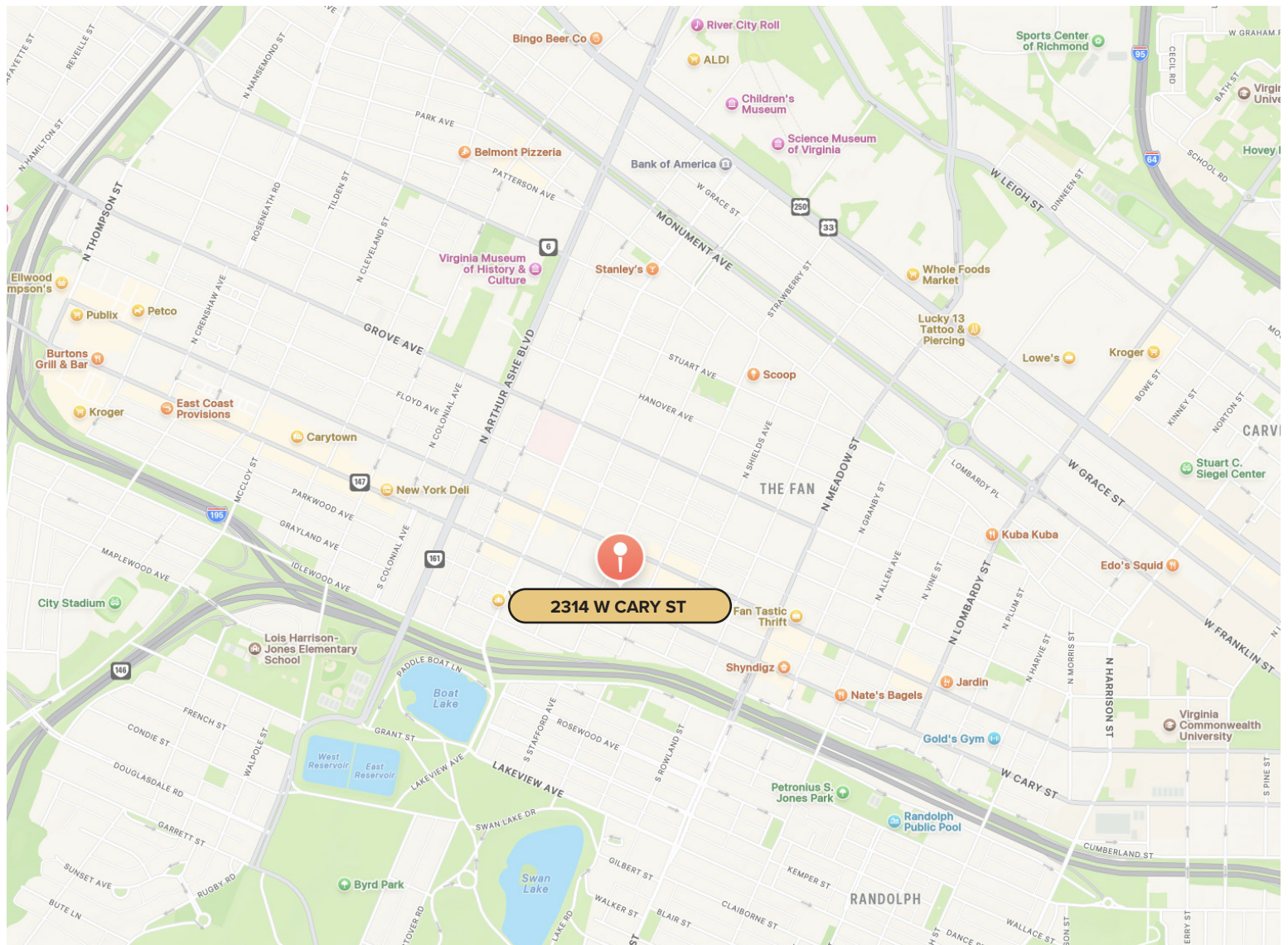
**GLA** | 2,758 SF

**LOT SIZE** | 0.287 AC

**YEAR BUILD** | 1950

**LEASE PRICE** | \$17.50 PSF/NNN





# FAN DISTRICT

The Fan District is one of the city’s most iconic and sought-after neighborhoods, known for its vibrant mix of historic charm and modern energy. Named for the fan-shaped layout of its streets, the district is lined with beautifully preserved row houses, tree-lined avenues, and a dynamic blend of local shops, cafes, galleries, and award-winning restaurants. With its close proximity to Virginia Commonwealth University, downtown Richmond, and major medical centers, the Fan offers strong foot traffic, a diverse demographic, and a highly walkable environment—making it an ideal location for commercial investment, boutique retail, or office space in a thriving, character-rich community.



**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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