

Renovated Ground Floor Retail/Office Across from Convention Center

Corner Location with Opportunity for Dual Concepts

EXCLUSIVE LISTING

FOR LEASE



20 08
ONE SOUTH
COMMERCIAL

221 EAST CLAY ST

RICHMOND, VA 23219



\$18/PSF NNN

PROPERTY HIGHLIGHTS

- ✓ FULLY RENOVATED CORNER MIXED USE
- ✓ RIGHT ACROSS FROM RICHMOND CONVENTION CENTER
- ✓ DUAL GROUND FLOOR STOREFRONT/ CONCEPT POTENTIAL

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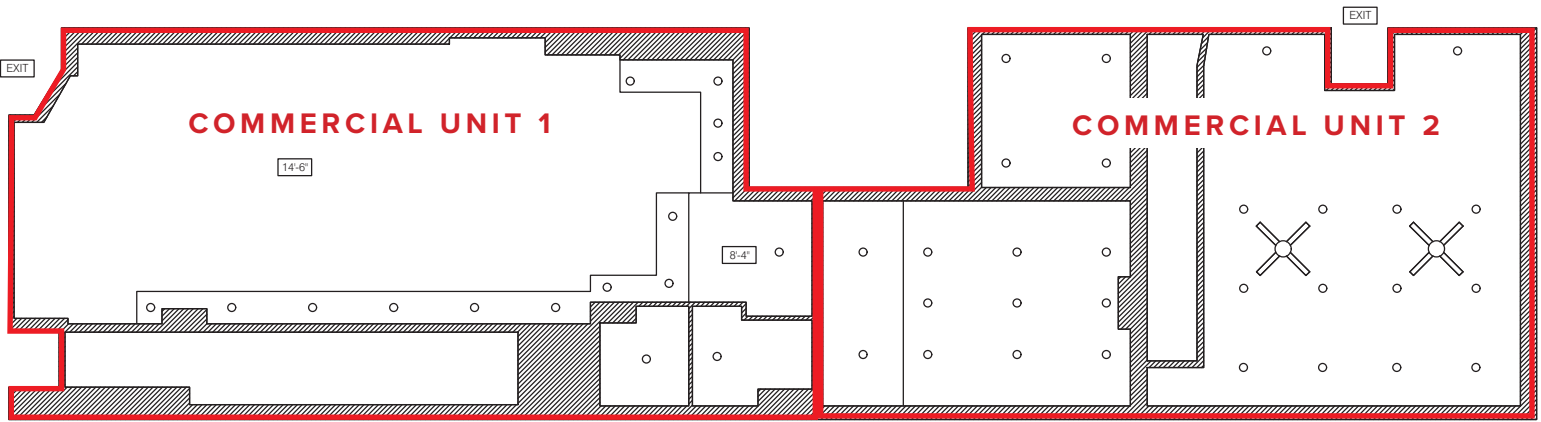
This 2,045 SF ground floor commercial space offers a compelling blend of historic character, use flexibility, and excellent visibility right across—directly across from the Convention Center.

Position your business at one of downtown Richmond’s most prominent corners with this exceptional 2,045 SF retail/office opportunity located at 221 E. Clay Street, directly across from the Greater Richmond Convention Center in the heart of Jackson Ward. This beautifully restored historic storefront has been fully renovated while preserving the character that makes Richmond’s historic commercial buildings so desirable. Soaring ceilings, abundant natural light, and entrances on both E. Clay Street and N. 3rd Street create an inviting, highly visible presence with exceptional accessibility and exposure. A rare feature of the space is its ability to accommodate dual concepts or storefronts, allowing users to create complementary retail experiences, separate customer-facing and operational areas, or multiple business concepts under one roof.

The flexible floor plan is well suited for a wide variety of uses, including a design studio, café, boutique retailer, creative office, gallery, or other experience-driven concept seeking an inspiring urban setting. Surrounded by downtown’s growing residential population, major employers, government offices, and a steady stream of visitors attending conventions and events, the location benefits from consistent pedestrian activity throughout the year. Combining timeless architectural character with modern renovations and unmatched corner visibility, 221 E. Clay Street presents a rare opportunity to establish a distinctive presence in one of Richmond’s most dynamic and evolving neighborhoods.

QUICK FACTS	
ADDRESS	221 East Clay St, Richmond, VA 23219
PID	N0000038011
ZONING	B-2
GLA	2,045 SF
PRICE	\$18/PSF NNN





GROUND FLOOR COMMERCIAL



JACKSON WARD

Known historically as the “Harlem of the South” and “Black Wall Street,” Jackson Ward has seen a powerful resurgence, with Black-owned businesses and local entrepreneurs investing back into the community. From restaurants and cafes to shops and services, the neighborhood is full of opportunities to support local businesses while enjoying its unique culture and flavor. Apartments in Jackson Ward place you right in the center of this thriving community, offering walkable access to dining, shopping, and the broader downtown Richmond area.

Beyond its local businesses, Jackson Ward is rich in history and culture, home to landmarks like the Black History Museum & Cultural Center of Virginia and the Maggie L. Walker National Historic Site. With parks, public art, and cultural events throughout the neighborhood, Jackson Ward is a dynamic destination to live, explore, and connect with Richmond’s vibrant past and present.



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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