

3,000-6,000 SF Retail Storefront Near Scott's Addition

Potential Retail, Office or Medical Use Across from Science Museum

EXCLUSIVE LISTING

FOR LEASE



2711 W BROAD ST

RICHMOND, VA 23220



\$15 PSF/NNN

PROPERTY HIGHLIGHTS

- ✓ INLINE UNIT RETAIL STOREFRONT
- ✓ SHELL CONDITION/RENOVATION READY
- ✓ HIGHLY VISIBLE LOCATION NEAR SCOTT'S ADDITION & MUSEUM DISTRICT
- ✓ HIGH TRAFFIC AREA JUST EAST OF N ARTHUR ASHE BLVD/W BROAD ST INTERSECTION

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Situated along one of Richmond’s fastest-evolving commercial corridors, **2711 W Broad Street** presents a rare opportunity to lease 3,000 to 6,000 SF of highly visible retail space in the heart of a district experiencing tremendous investment and growth. Positioned between Scott’s Addition, the Museum District, and the Near West End, the property enjoys exceptional frontage on West Broad Street with exposure to thousands of vehicles each day. Surrounded by some of Richmond’s most recognizable destinations—including the Science Museum of Virginia, neighborhood favorites like Sabai, and entertainment venues such as The Broadberry—the location benefits from a steady mix of local residents, office users, students, and visitors. Adding to the corridor’s momentum, the planned dual-branded **AC Hotel by Marriott and Residence Inn by Marriott at nearby 921 Myers Street** will introduce approximately 253 hotel rooms, meeting and event space, and a steady influx of business and leisure travelers, further strengthening the area’s retail and dining ecosystem.

With **B-5 zoning**, the property offers exceptional flexibility for a wide range of retail, restaurant, showroom, fitness, medical, entertainment, and service-oriented uses. The landlord can accommodate users seeking **3,000 to 6,000 SF** and is prepared to provide flexibility in both suite configuration and tenant build-out, allowing businesses to create a space tailored to their vision. As investment continues to transform the Broad Street corridor and neighboring Scott’s Addition remains one of Richmond’s most dynamic mixed-use districts, **2711 W Broad Street** represents a rare opportunity to establish a presence in one of the city’s fastest-growing commercial markets and become part of the next wave of Richmond’s evolution.

QUICK FACTS	
ADDRESS	2711 West Broad Street, Richmond, VA 23220
PID	W0001214025
ZONING	B-5
GLA	3,000-6,000 SF
LOT SIZE	0.281 AC
YEAR BUILT	1920

PRICE | \$15 PSF/NNN





BROAD STREET CORRIDOR

The Broad Street corridor bounding the northern edge of Richmond's historic Fan District is a bustling, evolving artery where classic architecture meets rapid urban growth. This stretch effortlessly blends residential charm with a booming culinary and arts scene. It features a unique mix of early 20th-century brick commercial buildings, expansive art spaces and neighborhood institutions. The area is a hub of ongoing urban revitalization.

The GRTC Pulse runs directly down the middle of Broad Street, making the corridor highly walkable and connected to Scott's Addition, Downtown Richmond and Virginia Commonwealth University. Major multi-phase redevelopments, such as the Sauer Center expansion, are reshaping the nearby blocks. This massive urban project brings new mixed-use spaces, residential units, and plazas just steps from the Fan. Residents enjoy immediate proximity to major retailers (like Whole Foods Market), trendy restaurants, and seamless public transit while retaining the classic charm of a historic neighborhood.



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.



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