

FOR SALE | Price Reduced

**2403 W Main Street
Richmond, VA 23220**



COMMONWEALTH

COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 6,521± SF office/retail available for sale
- 5,245± SF available for an owner occupant with basement tenant in place
- 1,869± SF warehouse/garage in rear of office with drive-in door
- 8± off street parking spaces
- Located in the heart of Richmond's Fan District at the corner of W Main Street and Stafford Avenue
- Zoned UB
- **Price Reduced: \$949,000**

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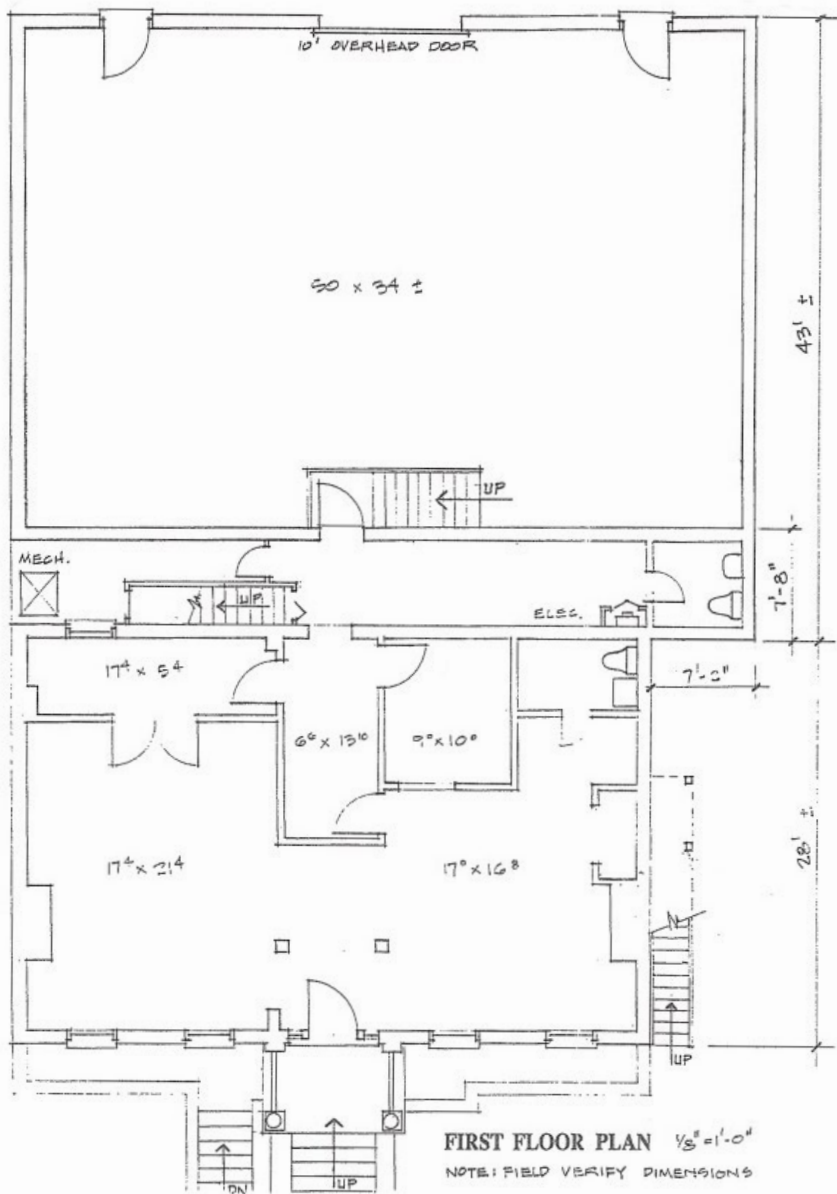
4198 Cox Road, Suite 200
Glen Allen, VA 23060

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Floor Plan

6,521± SF office/retail



1,869± SF warehouse/garage
and off street parking spaces





Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.

Market Overview

Connected to Richmond's Most Vibrant Districts

Science Museum of Virginia

Located directly across from the Science Museum of Virginia, 2601 W. Broad Street benefits from one of Richmond's most recognizable cultural anchors. The adjacent Science Museum Park adds walkable green space and an activated streetscape, enhancing the workday experience and reinforcing Broad Street's evolution as a vibrant, mixed-use corridor.



Scott's Addition

Minutes from Scott's Addition, Richmond's most vibrant live-work-play district, offering a dense, walkable mix of breweries, restaurants, entertainment, and creative office space. This former industrial neighborhood has become one of the city's fastest-growing employment and lifestyle hubs, attracting innovative companies with easy access to I-64, I-195, and Broad Street.



→ Diamond District

Located minutes from Richmond's emerging Diamond District, a major mixed-use redevelopment anchored by the new CarMax Park, home of the Richmond Flying Squirrels. The district is planned to deliver a walkable mix of retail, dining, housing, hotels, and public green space, positioning the surrounding area for long-term growth and increased activity at a key regional crossroads near I-64, I-95, and I-195.



→ The Fan

Just south of Broad Street, The Fan is one of Richmond's most walkable and desirable neighborhoods, known for its historic architecture, tree-lined streets, and vibrant street-level dining and retail. The district offers a strong mix of local restaurants, coffee shops, and neighborhood amenities, creating an active, pedestrian-friendly environment that enhances the appeal of nearby office locations.



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Market Overview

Virginia Commonwealth University

VCU is at the center of a vibrant community of 1.2 million people that is a top destination for creative thinkers and entrepreneurs, foodies and artists, and nonprofit and government leaders.

28,0001+ Students

VCU is the **TOP 20%** of universities worldwide

VCU generates nearly **\$9.5 Billion** in economic activity in Virginia



Local Eats

