

Carytown Anchor with Outdoor Space

15,552 SF Ideal for Restaurant, Event Space or Medium Format Retail

EXCLUSIVE LISTING

FOR LEASE



3325 WEST CARY ST

RICHMOND, VA 23221



1st Floor: 6,280 SF at \$37/SF NNN

2nd Floor: 5,874 SF at \$37/SF NNN

3rd Floor: 3,398 SF at \$30/SF NNN

PROPERTY HIGHLIGHTS

- ✓ POTENTIAL FOR STANDALONE OCCUPANCY OF UP TO 15,552 SF
- ✓ LARGE PATIO/OUTDOOR BAR
- ✓ OFF STREET PARKING
- ✓ SPRING 2027 DELIVERY
- ✓ WARM LIT VANILLA SHELL WITH OPPORTUNITY TO CUSTOMIZE

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Introducing a rare opportunity to lease newly renovated retail space in the heart of Richmond’s iconic Carytown district.

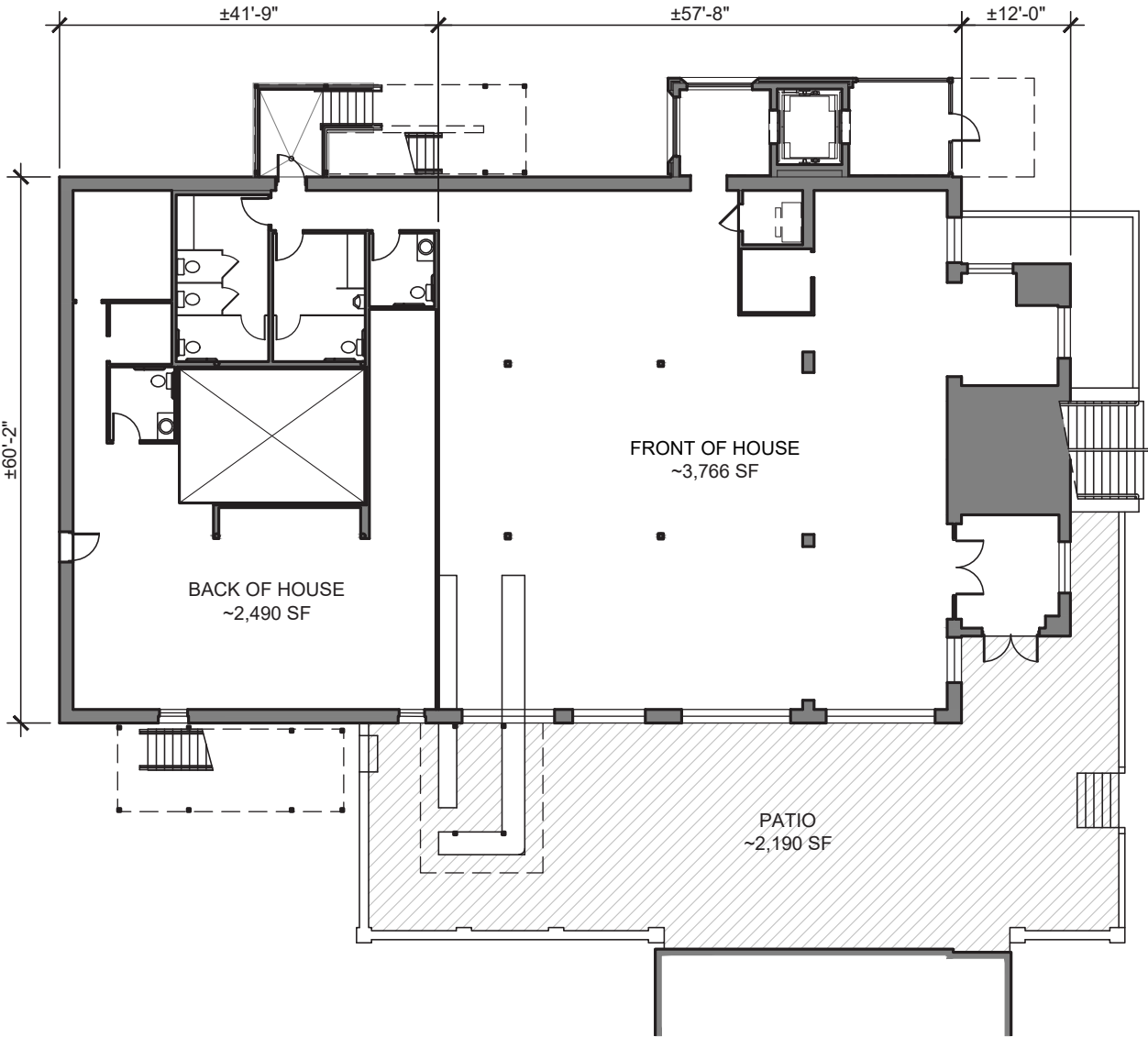
Located at 3325 W. Cary Street, one of the most architecturally distinctive and recognizable properties in the neighborhood, this landmark building is poised to undergo a transformative redevelopment that will unlock its full potential as a premier destination for experiential retail and hospitality concepts. Upon completion, the property will offer up to three distinct leasing opportunities, with one potential tenant space per floor, while also providing the flexibility for a single user to lease multiple floors or occupy the entire building. The property further benefits from valuable off-street parking, exceptional visibility, and significant signage opportunities that are rarely available within Carytown’s highly constrained retail environment.

The extensive renovation will include the addition of an elevator serving all levels, a dramatic reconfiguration of the English basement to maximize functionality and accessibility, and a large recessed patio space designed to enhance the ground-floor experience. The resulting spaces will be ideally suited for experience-driven concepts such as restaurants, event venues, spas, wellness operators, beauty services, boutique fitness, medical aesthetics, and other personal service businesses seeking a one-of-a-kind setting. Landlord plans call for delivering the spaces as warm, lit vanilla shells, creating an efficient path to occupancy while providing tenants the opportunity to customize their build-outs to meet specific operational and branding needs. Positioned in the center of Carytown’s vibrant retail corridor, 3325 W. Cary Street offers a unique opportunity to establish a presence within one of Richmond’s most sought-after commercial districts while occupying a truly irreplaceable architectural asset.

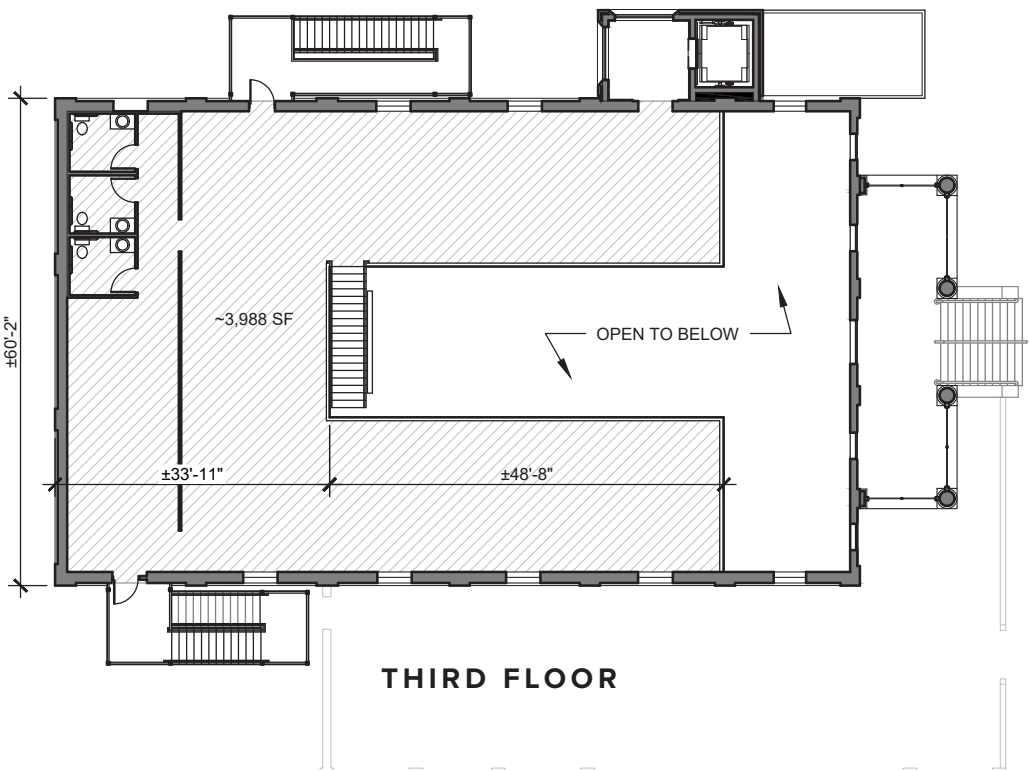
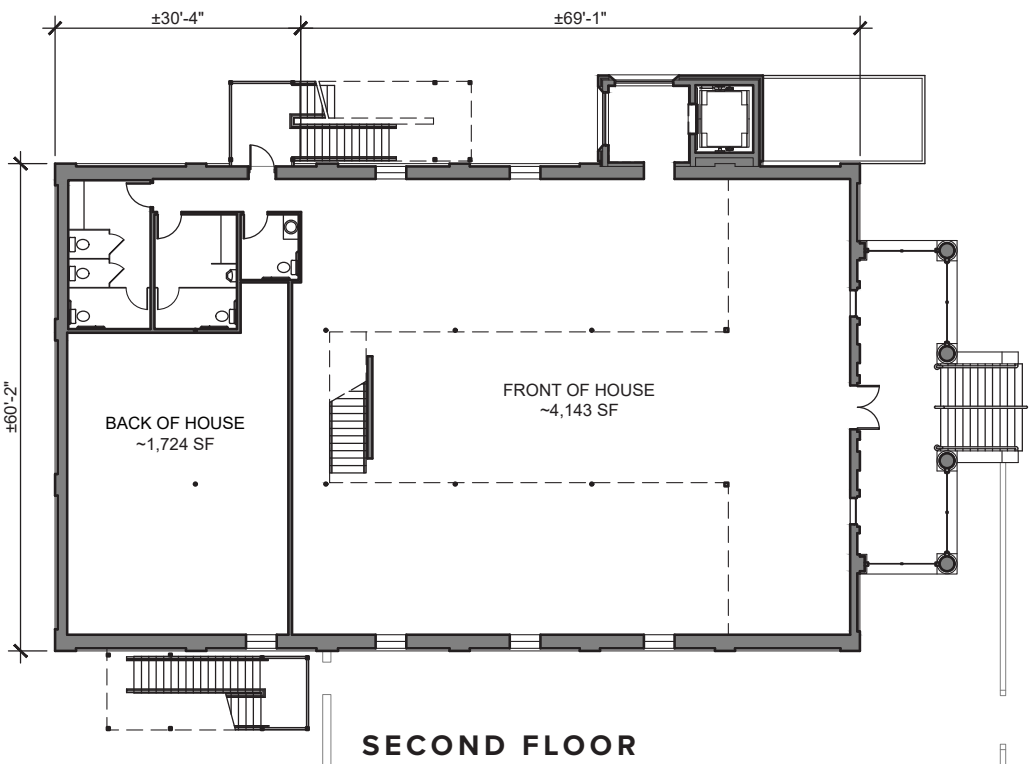
QUICK FACTS	
ADDRESS	3325 West Cary Street, Richmond, VA 23221
PID	W0001510007
ZONING	UB
GLA	1st Floor: 6,280 SF 2nd Floor: 5,874 SF 3rd Floor: 3,398 SF
LOT SIZE	0.344 AC
YEAR BUILT	1940
RENOVATED	2026
PRICE	\$30-\$37/PSF NNN

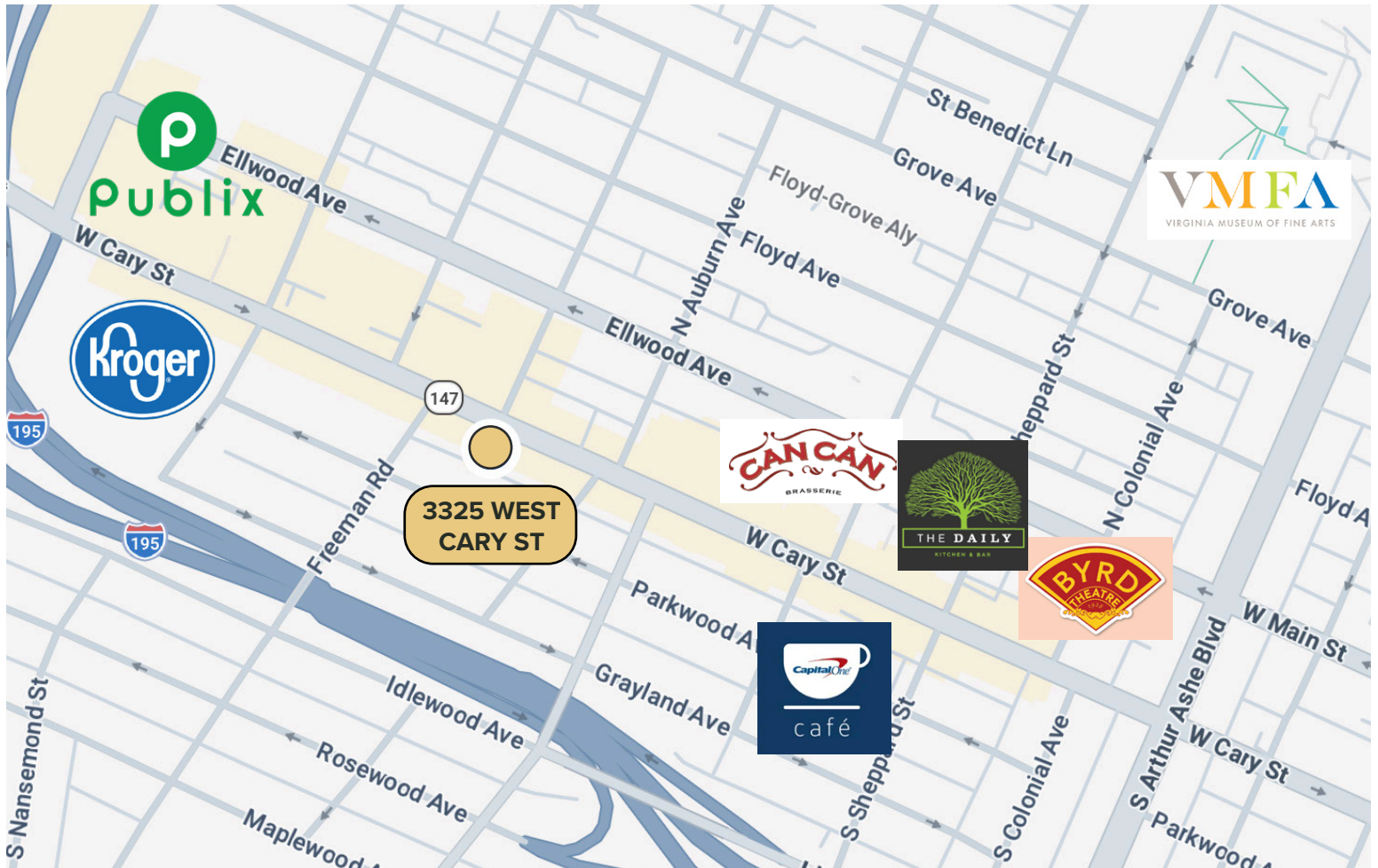






FIRST FLOOR





CARYTOWN

Carytown is one of the most popular and unique commercial districts in Richmond. Running along West Cary Street, Carytown is surrounded by prominent residential neighborhoods including the Museum and the Fan Districts.

Carytown's proximity to these residential neighborhoods and its accessibility from the Downtown Expressway have aided in creating a successful business district that is able to support a variety of businesses, many locally owned and operated, including many locally owned restaurants, retail, salons, and much more. Over 200 shops, restaurants, and other attractions are located in Carytown, including the historic Byrd Theatre which has called Carytown home since 1928.

Carytown is a necessary and popular stop on a beautiful day in Richmond. Businesses can benefit from the pedestrian friendly area when large crowds of both locals and tourists stroll up and down West Cary Street to visit the shops, businesses, and restaurants in Carytown.

Carytown is also the home of the annual Watermelon Festival in August which draws over 115,000 people (and 3,000 watermelons) to this late summer celebration. As one of the most vibrant and active areas in Richmond, Carytown is unique in its local flair as one of the most prominent and colorful areas for small businesses to locate.



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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