

An aerial photograph of a city street corner. The main building is a modern structure with a red brick facade and a large glass section that reflects the surrounding city. A glass-enclosed skybridge connects this building to a taller, white building on the right. To the left is an older brick building with faded graffiti. The street below has cars and a crosswalk. In the background, more city buildings and distant mountains are visible under a blue sky with scattered clouds.

120 SALEM AVE

ROANOKE, VA 24011

Exclusively Presented By:

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PROPERTY FEATURES

- 2 Stories + Mezzanine
- Super Heavy Power (3 MW)
- High Load Capacity (250 lbs/SF)
- Zoning: D-Downtown
- Enterprise Zone Tax Incentives
- Dock High & Drive-In Loading
- Brick/Glass Façade
- Adjacent to City Skywalk
- Ceiling Heights: 20–42 feet
- Mixed-Use Flexibility: Retail, Creative Office, Hospitality, Residential





DEVELOPMENTAL USES:

Creative Office Conversion

Transform into modern, light-filled workspaces with mezzanine lounges, collaborative zones, and glass-enclosed executive offices.

Brewery + Taproom Concept

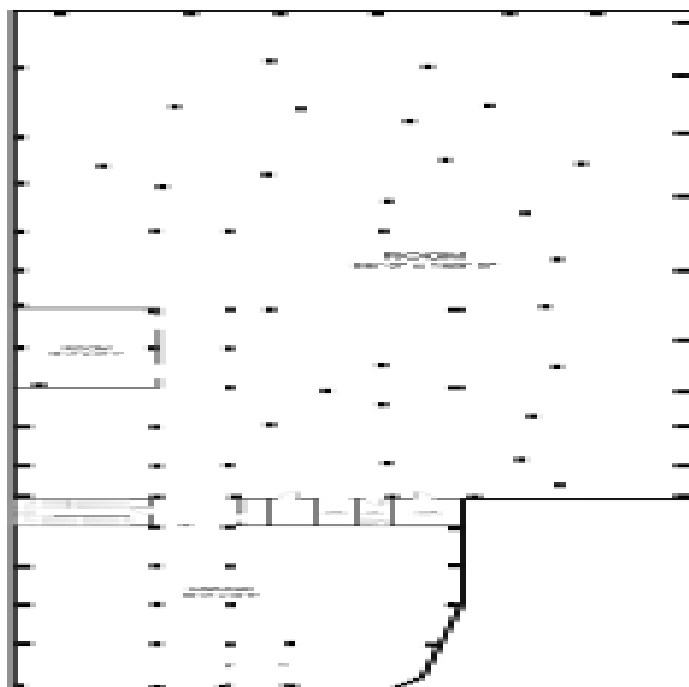
Preserve the building's industrial charm while creating a brewery destination featuring production space, indoor/outdoor seating, and retail sales.

Data Center Opportunity

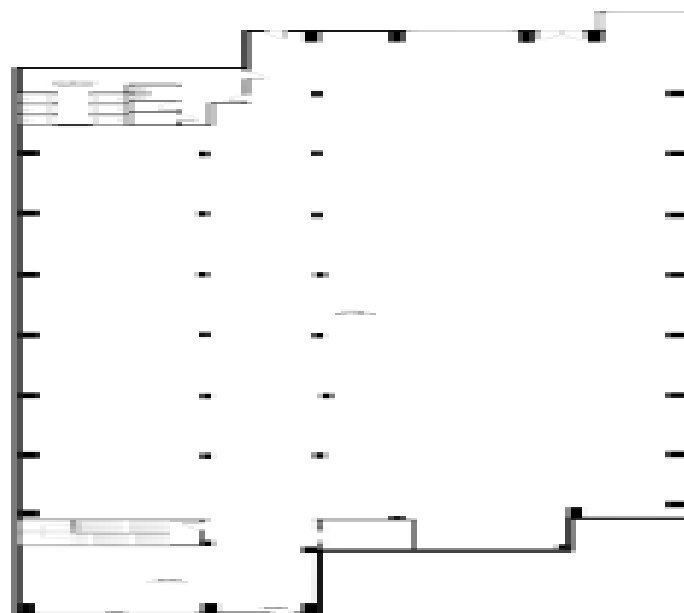
With 3MW of available power and 250 lbs/SF floor loads, this site can accommodate colocation, high-density server applications, or enterprise operations.

Urban Loft Redevelopment

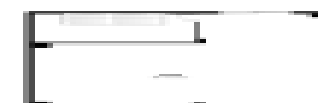
Reimagine the space into open-concept studios and one-bedroom lofts with high ceilings, exposed materials, and skyline views.



BASEMENT
FLOOR AREA 18,187 SQ.FT.
APPROX



GROUND FLOOR
FLOOR AREA 15,823 SQ.FT.
APPROX



FIRST FLOOR
FLOOR AREA
1,225 SQ.FT.
APPROX

TOTAL FLOOR AREA 32,190 SQ.FT. APPROX
EXCLUDING: GARAGE 3,046 SQ.FT.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

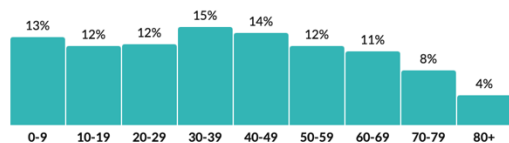
Age

38.9

Median age

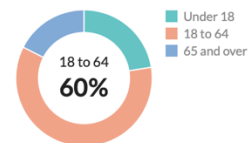
about 90 percent of the figure in the Roanoke, VA Metro Area: 42.7
about the same as the figure in Virginia: 39.3

Population by age range



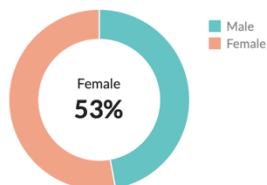
[Show data](#) / [Embed](#)

Population by age category



[Show data](#) / [Embed](#)

Sex



[Show data](#) / [Embed](#)

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data](#) / [Embed](#)

Income

\$35,539

Per capita income

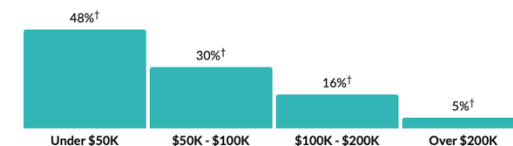
about 90 percent of the amount in the Roanoke, VA Metro Area: \$39,231
about three-quarters of the amount in Virginia: \$48,689

\$51,038

Median household income

about 80 percent of the amount in the Roanoke, VA Metro Area: \$65,537
about three-fifths of the amount in Virginia: \$89,931

Household income



[Show data](#) / [Embed](#)

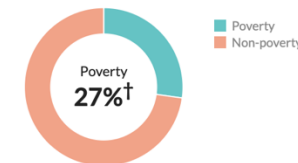
Poverty

18.9%

Persons below poverty line

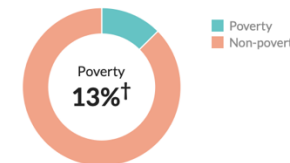
about 1.5 times the rate in the Roanoke, VA Metro Area: 11.8% †
nearly double the rate in Virginia: 10.2%

Children (Under 18)



[Show data](#) / [Embed](#)

Seniors (65 and over)



[Show data](#) / [Embed](#)

Transportation to work

19.9 minutes

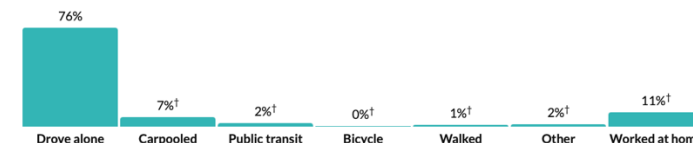
Mean travel time to work

* ACS 2023 5-year data

about 90 percent of the figure in the Roanoke, VA Metro Area: 23.1

about three-quarters of the figure in Virginia: 27.6

Means of transportation to work



* Universe: Workers 16 years and over

[Show data](#) / [Embed](#)

Source: Census Reporter, “Roanoke, VA Profile” (U.S. Census Bureau data via ACS 2023)



STRATEGIC LOCATION

Connected Urban Core Location

Adjacent to 60+ Restaurants & Shops

Steps from City, State & Federal Buildings

Easy Access to I-581, Amtrak & Greenways

Views of Downtown and Blue Ridge Mountains

Regional Proximity to Major Cities

194 mi to Charlotte

251 mi to Washington DC

403 mi to Philadelphia

430 mi to Atlanta





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- The future projected financial performance
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- The presence or absence of contaminating substances, PCBs, or asbestos
 - Compliance with local, state, and federal regulations
 - The physical condition of the improvements
- The financial condition or business prospects of any tenant
- Any tenant's plans or intentions to continue occupancy

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