

FOR SALE OR LEASE

120 SALEM AVENUE

ROANOKE, VIRGINIA 24011



UNIQUE LANDMARK OPPORTUNITY



THALHIMER



BUILDING STORIES

Ground Floor

- 26,708 SF

First Floor

- 18,426 SF



[WATCH OUR VIDEO](#)

PROPERTY FEATURES

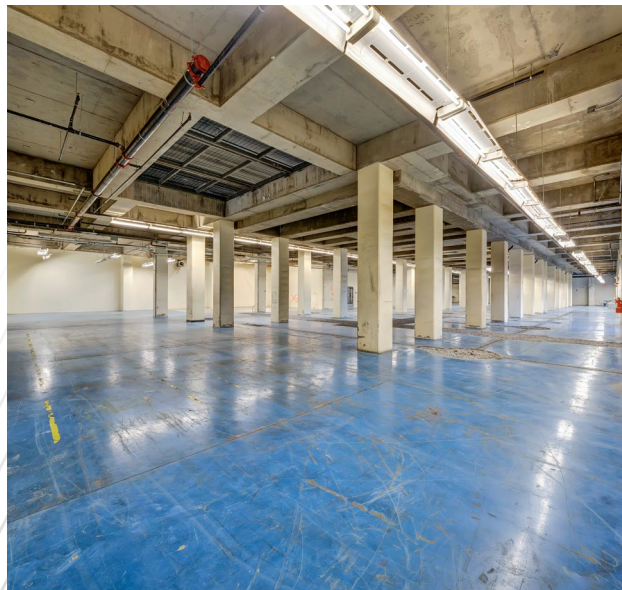
- Highly visible location
- Super heavy power (3 MW)
- 2 stories plus mezzanine offer flexible use
- Attractive brick/glass façade with high visibility
- Located in enterprise Zone
- Walking distance to restaurant and retail shopping

AT-A-GLANCE

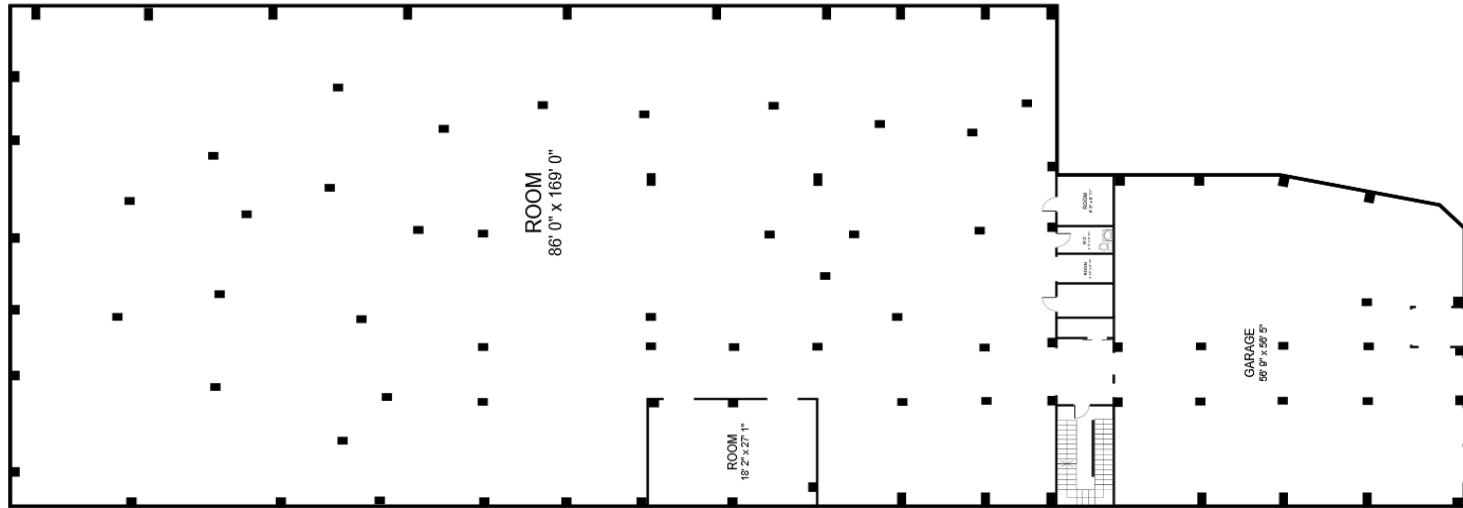
- Built 2003
- Total Building Size 46,910 SF
- 1.1728 AC
- Zoned D-Downtown
- Brick/Glass façade
- Two dock height doors, one compactor door, one drive-in door
- Ceiling height up to 42 feet
- High floor load at 250lbs per SF



DEVELOPMENTAL USES: Entertainment, Hotel, Multifamily, Data Center, Medical Industry, Specialty Printing, Packaging, Food & Beverage Preparation, Education & Research



FLOOR PLANS

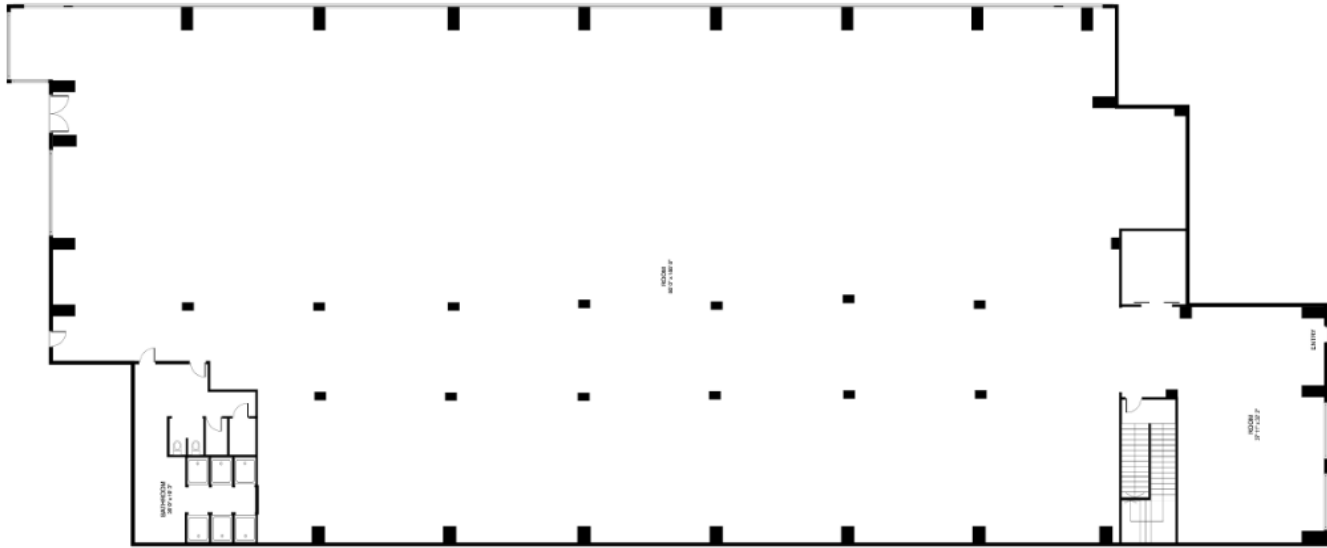


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**GROUND FLOOR
26,708 SF**

FLOOR PLANS



CLICK HERE



FIRST FLOOR
18,426 SF

LOCATION

Major Cities and Distances for the Roanoke Region



City	Distance from Roanoke (miles)
Atlanta, GA	430
Baltimore, MD	281
Charlotte, NC	194
Chicago, IL	722
Detroit, MI	588
Greensboro, NC	105
Indianapolis, IN	531
Knoxville, TN	255
New York, NY	476
Norfolk, VA	245
Philadelphia, PA	403
Raleigh, NC	156
St. Louis, MO	686
Washington, DC	251

AERIAL



DOWNTOWN ROANOKE

Within walking distance to city, state and federal buildings and more than 60+ restaurants and retail stores.



The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



331,319

POPULATION



162,400

LABOR
FORCE



\$57,362

MEDIAN HH
INCOME



138,706

TOTAL HOUSING UNITS



38.8%

ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
 - Wells Fargo Bank
 - HCA Health Systems
 - Kroger
 - Walmart
 - Advance Auto
 - Ply Gem Windows
 - WestRock
 - UPS
 - Altec Industries

COLLEGES & UNIVERSITIES

- Hollins College
 - 713 undergrad
- Roanoke College
 - 1,883 undergrad
- Virginia Western Community College
 - 1,633 undergrad

HOSPITALS

- Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital
- HCA Virginia Health System
 - LewisGale Medical Center
 - LewisGale Hospital Alleghany



THALHIMER

CONTACT

BARRY WARD
First Vice President
540 767 3015
barry.ward@thalhimer.com

DAVIS STONEBURNER
Vice President
540 767 3006
davis.stoneburner@thalhimer.com

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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