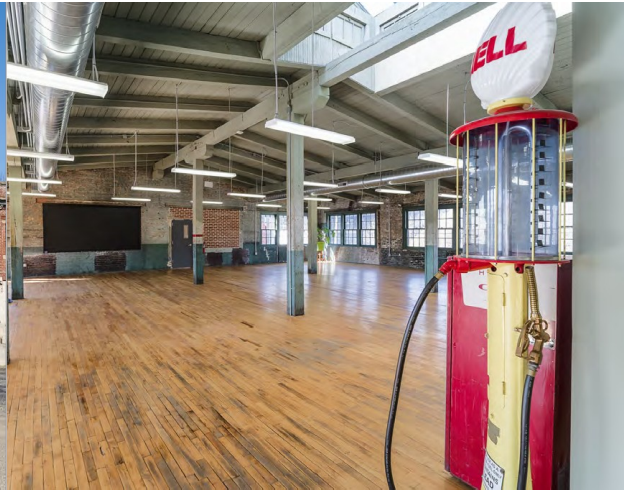




VIRGINIA CAN COMPANY COMPLEX

Downtown Roanoke Redevelopment Opportunity

315 Albemarle Avenue SE • Roanoke, Virginia 24013

46,000 SF

Adaptive Reuse • Mixed-Use • Residential

*Walking distance to Virginia Tech Carilion School of Medicine,
Fralin Biomedical Research Institute, and Roanoke's emerging life sciences district*

Property Overview

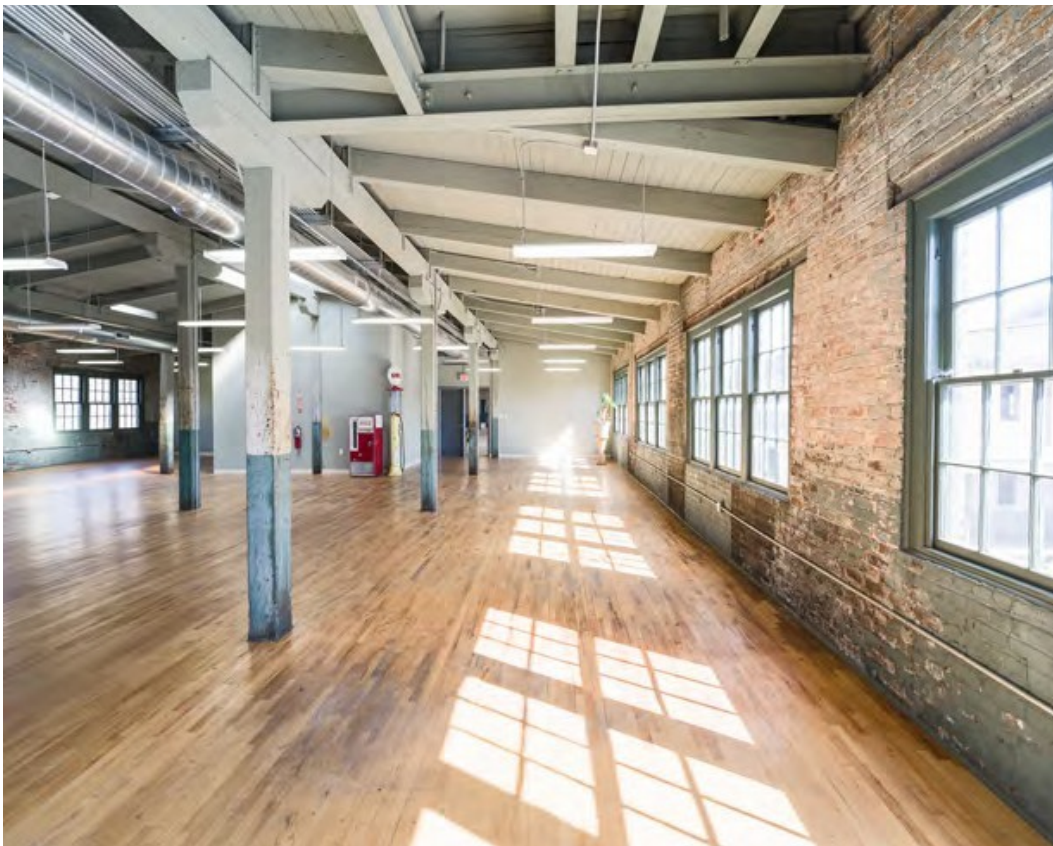
The Virginia Can Company Complex is a historic industrial property located in downtown Roanoke, offering a unique opportunity for adaptive reuse and redevelopment within one of the region's most dynamic and evolving districts. Originally constructed for industrial use, the property features substantial existing structures with architectural character and flexible layouts suitable for a variety of redevelopment strategies.

Positioned one block from [RoVa Labs at Carilion Clinic](#) — a new biotech wet-lab incubator that opened May 6, 2026 — and within walking distance of the Virginia Tech Carilion School of Medicine, Fralin Biomedical Research Institute, and Carilion Roanoke Memorial Hospital, the property sits at the intersection of downtown amenities and the region's expanding life sciences and healthcare corridor.

The property offers flexibility for a range of redevelopment strategies, including residential or multifamily conversion, mixed-use redevelopment, creative office or innovation-focused workspace, or hybrid redevelopment integrating adaptive reuse with modern construction.

The surrounding area is supported by a growing concentration of healthcare, research, and educational institutions, creating increasing demand for residential and mixed-use development, particularly walkable housing options serving medical professionals, students, and workforce populations.

Additional nearby parcels may be available separately, offering the potential for assemblage and expanded development footprint.



Comprehensive Offering Memorandum available to qualified buyers.

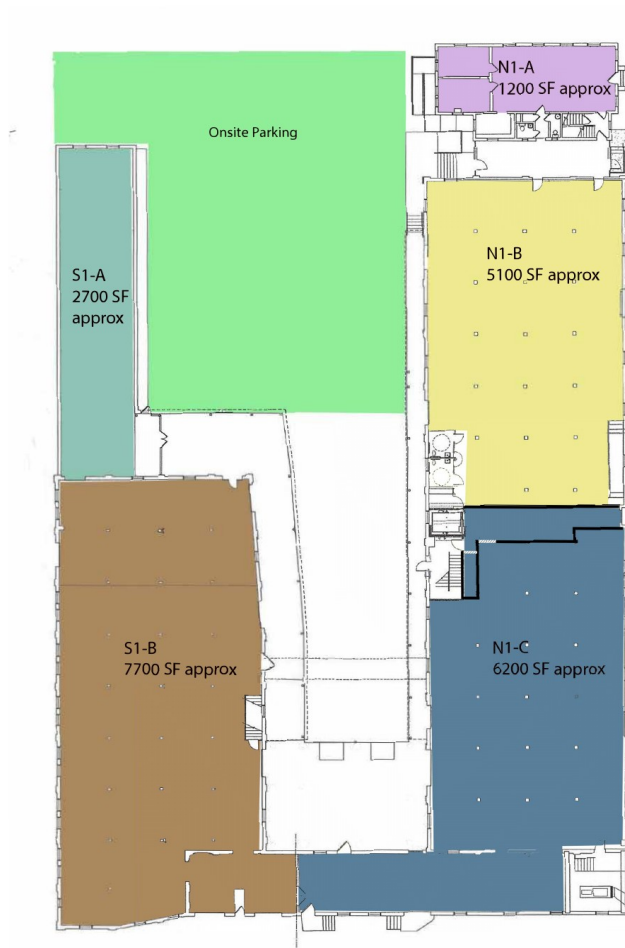
Building Layout & Flexible Space Configuration

The Virginia Can Company Complex consists of two connected historic warehouse buildings totaling approximately 46,000 square feet of flexible adaptive-reuse space.

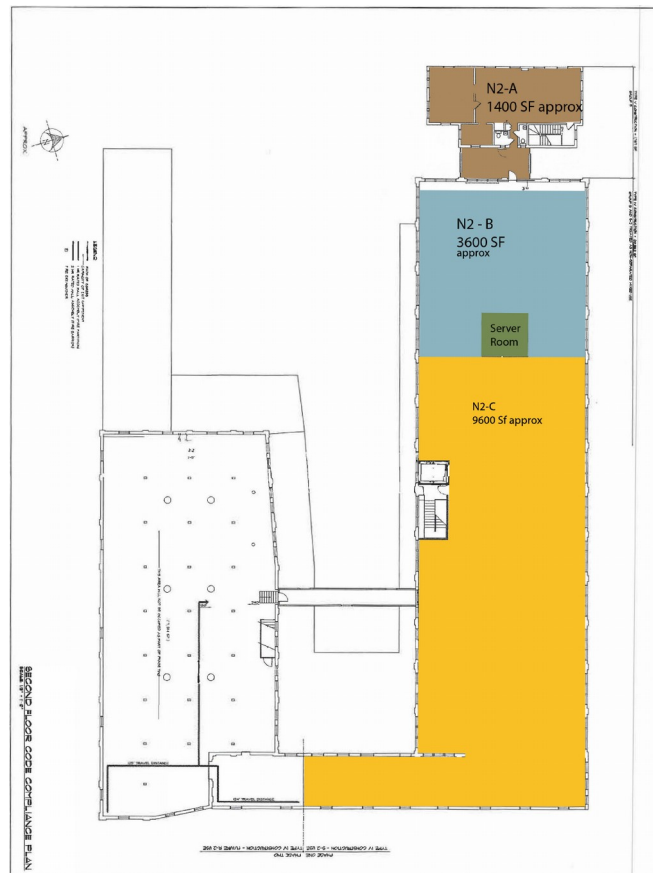
Building / Suite	Square Footage
NORTH BUILDING	27,100 SF
First Floor — Front Office (Suite N1A)	1,200 SF
First Floor — Warehouse (Suite N1C)	11,300 SF
Second Floor — Front Office (Suite N2A)	1,400 SF
Second Floor — Open Office (Suite N2B)	3,600 SF
Second Floor — Server Room	500 SF
Second Floor — Warehouse (Suite N2C)	9,600 SF
SOUTH BUILDING	18,000 SF
First Floor — Cinderblock (Suite S1A)	2,700 SF
First Floor — Warehouse (Suite S1B)	7,600 SF
Second Floor — Warehouse (Suite S2A)	7,600 SF

Floor Plans

First Floor



Second Floor



Color-coded suite layout — North Building (yellow / red / blue) and South Building (green / brown / orange)

North Building — Suite Descriptions



Suite N1A — First Floor Front Office — 1,200 SF

On the first floor of the North Building with access from the common area. The suite includes one open space of approximately 37' x 20' and two private corner offices measuring approximately 8'5" x 15', all with large windows providing abundant natural light. A utility room (approximately 11' x 6') houses the HVAC unit, a wash sink, and a small water heater, and provides storage space. Well-suited for adaptive reuse or flexible redevelopment.



Suite N1C — First Floor Warehouse — 11,300 SF

Approximately 11,300 SF of concrete floor area with wood beams set at 15' x 15' (approx.). Two rolling doors provide access to the exterior walkway, and two roll-up doors provide access to the 1,500 SF (approx.) loading dock. A separate man door provides access from Albemarle Avenue. The rear portion includes both a dock and man door entrance from 4th Street. The concrete dock area includes two dock levelers and connects to both the North and South Warehouses. Suitable for adaptive reuse, mixed-use, or flexible redevelopment.



Suite N2A — Second Floor Front Office — 1,400 SF

Accessible from the stairway in the common area. The space comprises two rooms: a main open area of approximately 37' x 20' and a large office measuring approximately 15' x 20'. Features include large windows providing natural light and original heart pine flooring. A utility room (approximately 11' x 6') houses the HVAC unit, a wash sink, and a small water heater, and offers additional storage. Adjacent are two back-to-back bathrooms and a conference room (approximately 15' x 10'). The hallway connects to Suite N2B.



Suite N2B — Second Floor Open Office — 3,600 SF

Primarily an open 60' x 60' (3,600 SF) space with a dedicated server room (15' x 14') at the east end. Features high ceilings, exposed brick walls, refinished hardwood floors, and abundant natural light from oversized windows. Combinable with the adjacent front office suite to create a contiguous space exceeding 5,000 SF.



Suite N2C — Second Floor Warehouse — 9,600 SF

Hardwood floors and multiple windows with south-facing views of the Roanoke Star. Well-suited for adaptive reuse, mixed-use redevelopment, or flexible redevelopment strategies.

South Building — Suite Descriptions



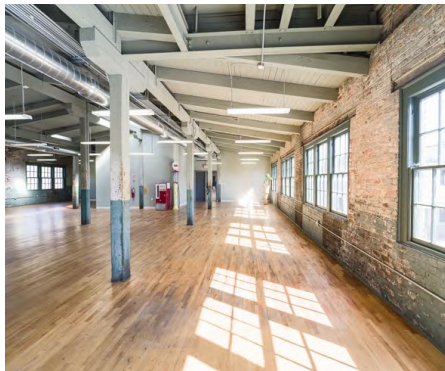
Suite S1A — First Floor Cinderblock Building — 2,700 SF

The cinderblock building is attached to the South Warehouse and provides access to exterior walkways, with a separate entrance allowing for flexible configurations. Features seven large windows providing abundant natural light, along with durable concrete floors and a functional industrial layout.



Suite S1B — First Floor Warehouse — 7,600 SF

A combination of wood flooring across approximately 70% of the space, with concrete in the remaining areas. Exposed wood beams and ceilings create a strong industrial framework, with natural light entering through three roll-up doors and multiple windows. Direct access to loading docks, with additional dock positions at the rear of the building, supports a range of redevelopment strategies.



Suite S2A — Second Floor Warehouse — 7,600 SF

Hardwood floors, multiple windows, and south-facing views of the Roanoke Star. Open beams and exposed ceilings create a distinctive industrial character — well-suited for adaptive reuse, residential conversion, or mixed-use redevelopment.

Location & Demand Drivers



Active construction at the Carilion / VTC district adjacent to the property

- Roanoke named one of the [Top 100 Best Places to Live in the U.S.](#) (Livability.com); cost of living approximately 8% below the national average.
- Centrally located in Downtown Roanoke within an active urban redevelopment corridor.
- Proximity to hotels, restaurants, the Roanoke City Market, museums, performing arts venues, and new residential development including Elmwood Park Amphitheater.
- Walkable to the Virginia Tech Carilion School of Medicine and Fralin Biomedical Research Institute, Carilion Roanoke Memorial Hospital, Jefferson College of Health Sciences, Dr. Pepper Park, and the Roanoke Greenway (30+ miles of trails).
- Immediate access to I-581, with regional connectivity to [Roanoke-Blacksburg Regional Airport](#), I-81, US-460, and the Berglund Center.
- Daily [Amtrak Northeast Regional](#) service from the downtown Roanoke station — one-seat connections to Lynchburg, Charlottesville, Washington D.C., Philadelphia, New York, and Boston, with onward service across the Northeast Corridor.
- Located within a growing concentration of healthcare, research, and educational institutions supporting long-term redevelopment demand.
- One block from [RoVa Labs at Carilion Clinic](#), Roanoke's new biotech wet-lab incubator that opened May 6, 2026 — backed by Virginia Tech and partners.

Community Data & Key Market Indicators

Roanoke City, Virginia — ACS 2019–2023, 5-Year Estimates

~98,400 Population	~\$55,378 Median Household Income	~\$34,757 Per Capita Income
~\$190,500 Median Home Value	~\$996 Median Gross Rent	~43,000 Total Households
~22% Population Age 20–34	~28% Bachelor's Degree or Higher	~62% Labor Force Participation
~55% Homeownership Rate	~45% Renter-Occupied Housing	~21.5 min Average Commute Time

Source: U.S. Census Bureau, American Community Survey (ACS) 2019–2023 5-Year Estimates. Figures are approximate and rounded for marketing purposes.

Zoning & Incentives

Notice: The descriptions below are provided solely for general informational purposes. Prospective purchasers should independently verify eligibility for any programs or incentives. KNI Investments LLC does not guarantee the applicability of this information.

Downtown District – The purpose of the Downtown District is to permit a wide variety of uses and relatively intense development in the downtown, consistent with historic development patterns, while supporting the continued growth of the City's business and cultural center.

Enterprise Zone – The Enterprise Zone provides access to a range of local and state grants and incentives. Roanoke City currently has one Enterprise Zone (Zone One A), which includes Downtown Roanoke, Statesman Industrial Park, and surrounding areas. State incentives may include real property investment grants of up to 20% reimbursement, subject to caps based on investment size, construction type, and use. Additional local programs may support development costs such as water, fire, and sewer infrastructure, as well as fire suppression systems. For more information on the Enterprise Zone, see [HERE](#). For information on real estate tax exemption, see [HERE](#). For Enterprise Zone One A Grants Program Guidelines, see [HERE](#).

New Markets Tax Credits (NMTC) – The property is located in a U.S. Census tract that may qualify under the federal New Markets Tax Credit program, which provides federal tax credits to investors making qualified equity investments in designated low-income communities. NMTC may be paired with Historic Tax Credits and other incentive programs to support redevelopment. Eligibility and award are determined by participating Community Development Entities (CDEs) and applicable IRS regulations.

Historic Tax Credits (HTC) – The Virginia Can Company Complex is located within Roanoke's Historic District overlay. Buildings contributing to a certified historic district may qualify for the Federal Historic Preservation Tax Credit (20% of qualified rehabilitation expenditures) and the Virginia Historic Rehabilitation Tax Credit (25% state credit), subject to National Park Service and Virginia Department of Historic Resources certification.

Additional Roanoke programs supporting neighborhood development, economic development, and entrepreneurial activity may also apply. A range of local and state programs may be available to support redevelopment of this property.

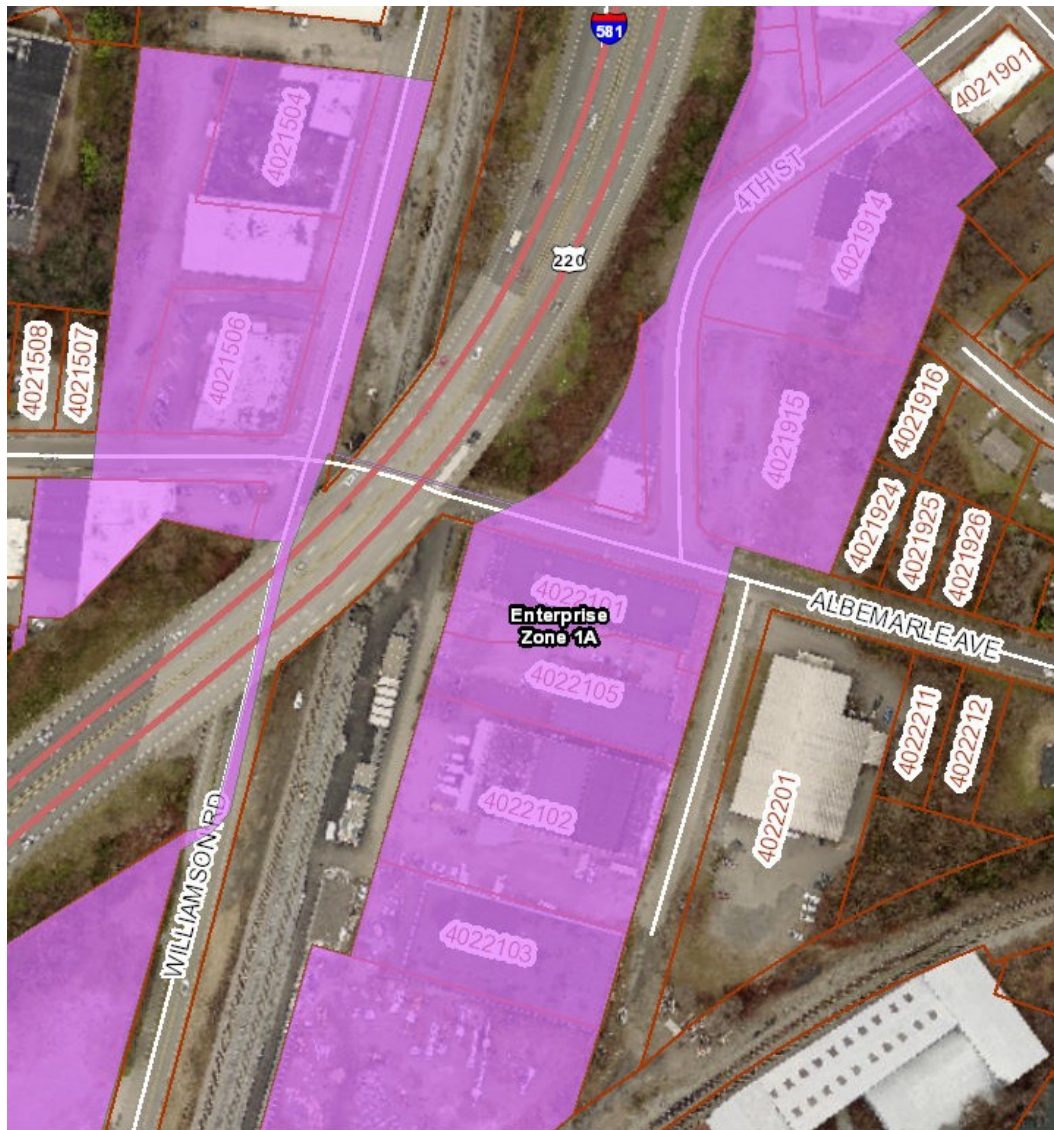
Zoning Overlay

Downtown District zoning overlay — City of Roanoke / EagleView.



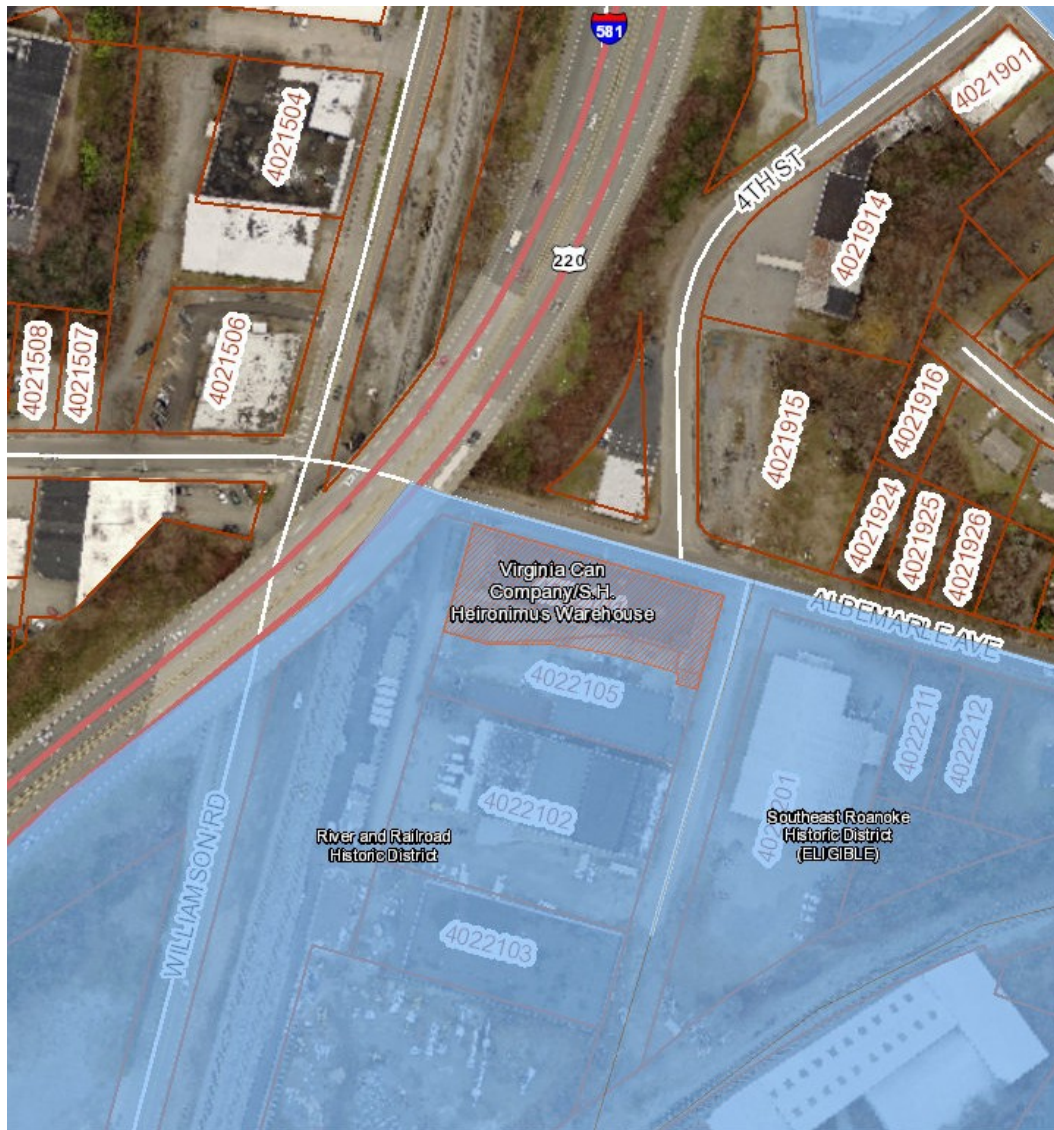
Enterprise Zone Overlay

Enterprise Zone One A coverage area — City of Roanoke / EagleView.



Historic District Overlay

Belmont-Fallon Historic District overlay — City of Roanoke / EagleView.



Contact & Disclosure

Neal Brenner

Licensed Real Estate Agent

AJAG Real Estate, LLC — A Virginia Company

Phone: (540) 520-6399

Email: neal.brenner@vccc.space

Web: vccc.space

Comprehensive Offering Memorandum available to qualified buyers under NDA.

Owner / Agent Disclosure

Neal Brenner is a Virginia-licensed real estate agent and has an ownership interest in the subject property through KNI Investments LLC.