



LOCATION.
commercial real estate

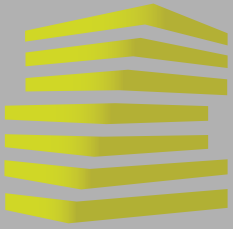


**1040 E. WALNUT
STREET**

SUBLEASE OPPORTUNITY

CARBONDALE, IL

** CURRENT TENANT IS OPEN AND OPERATING; PLEASE DO NOT DISTURB.*



1040 E. WALNUT ST

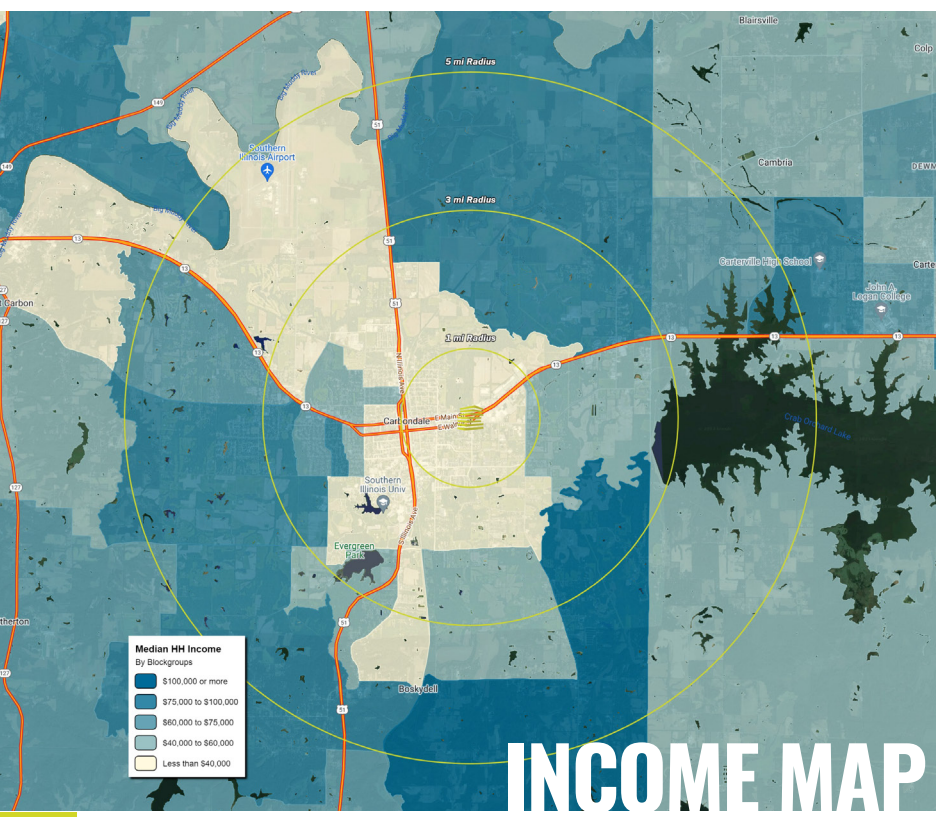
ZOOM AERIAL + DETAILS

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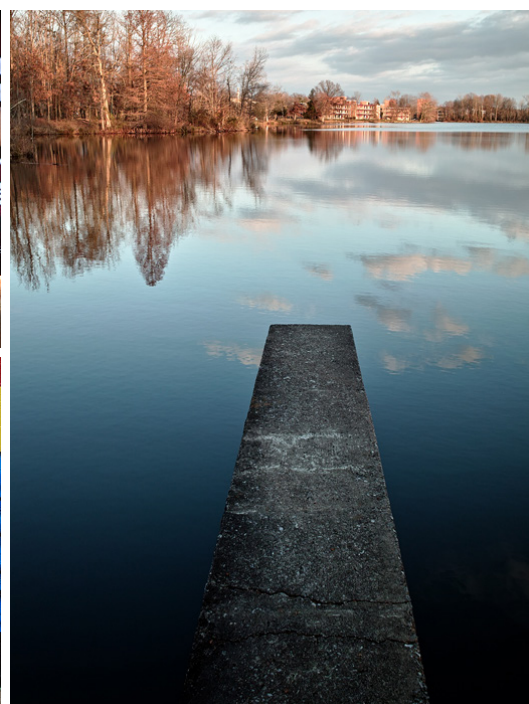
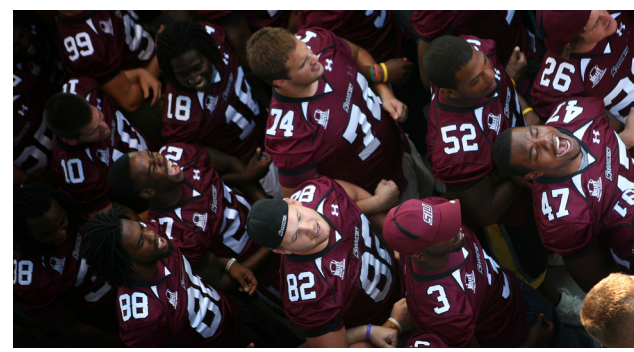


INCOME MAP

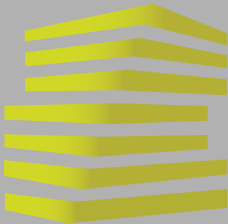
Carbondale, in Jackson County, Illinois is within the Southern Illinois region informally known as "Little Egypt." The city developed from 1853 because of the stimulation of railroad construction into the area. Today the major roadways of Illinois Route 13 and U.S. Route 51 intersect in the city. The city is 96 miles southeast of St. Louis, Missouri, on the northern edge of the Shawnee National Forest. Carbondale is the home of the main campus of Southern Illinois University.

Major employers in Carbondale include Southern Illinois University, SIH/Memorial Hospital of Carbondale, Neuro Restorative, Carbondale School Districts #95 & #165, and Walmart Supercenter.

Carbondale is surrounded by rivers, lakes, a variety of golf courses, and Shawnee National Forest, enticing many residents to enjoy numerous outdoor activities, including beautiful national and state parks, bicycle paths, four public golf courses, and 14 public parks.



ANNUAL DEMOGRAPHICS	POPULATION		1 MILE 6,382	3 MILES 20,924	5 MILES 28,804
	HOUSEHOLDS		1 MILE 2,770	3 MILES 9,446	5 MILES 12,946
	AVG HH INCOME		1 MILE \$38,748	3 MILES \$60,153	5 MILES \$71,647



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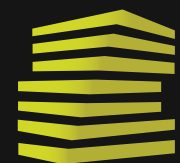
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- CAPTAIN D'S LOCATION AVAILABLE FOR SUBLEASE IN CARBONDALE, IL. CURRENT TENANT IS OPEN AND OPERATING; PLEASE DO NOT DISTURB.
- 2,300 SF FREESTANDING RESTAURANT WITH DRIVE-THRU
- 0.65 ACRES
- CONVENIENTLY SITUATED AT THE SIGNALIZED INTERSECTION OF E. WALNUT STREET AND N LEWIS LN
- EXCELLENT VISIBILITY TO A TOTAL OF 29,600 VPD ON WALNUT STREET AND MAIN STREET COMBINED
- SITUATED IN THE HEART OF THE TRADE AREA
- PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION



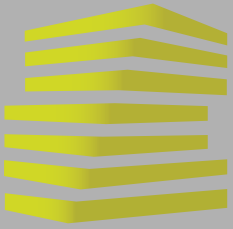
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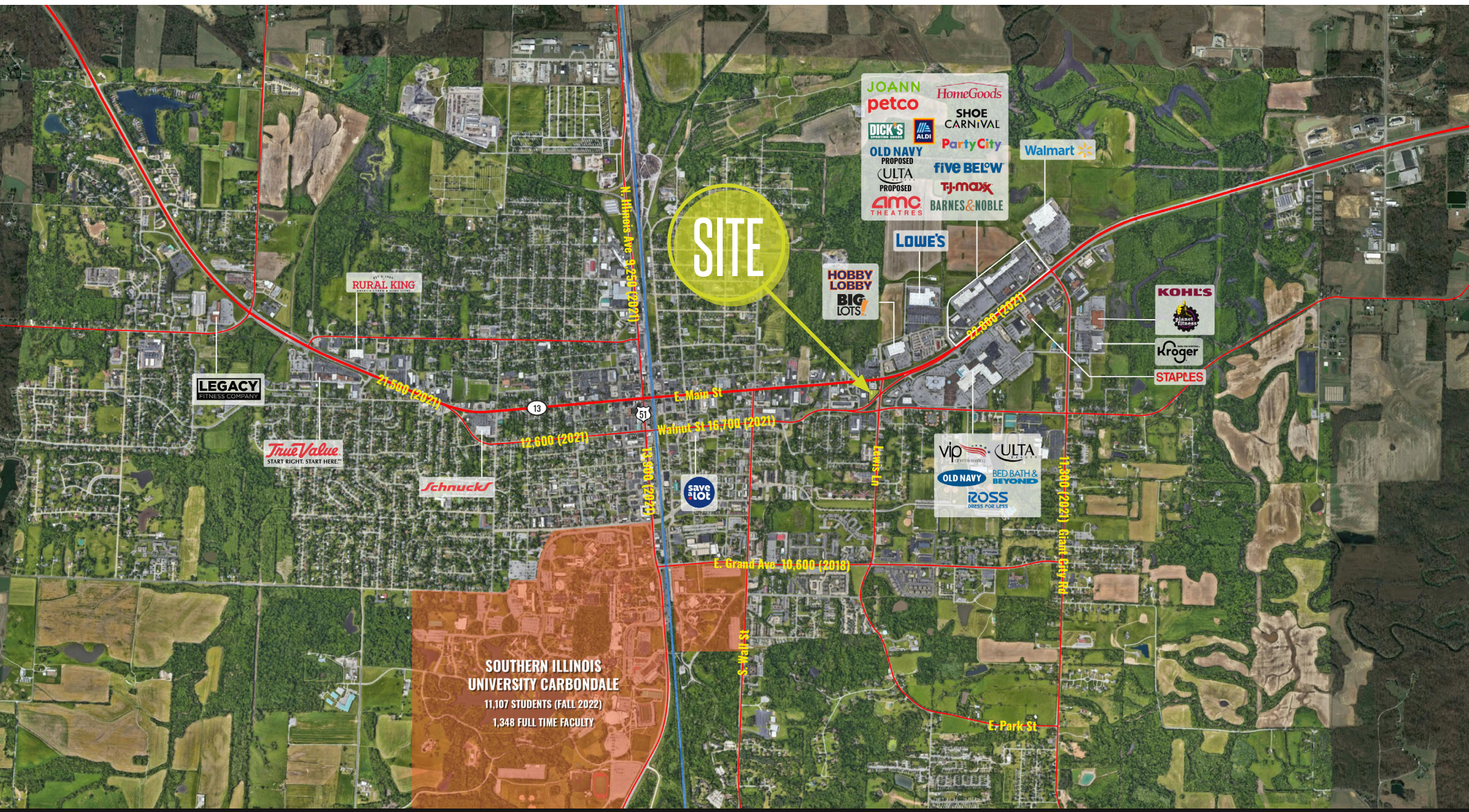


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