



**LOCATION.**  
commercial real estate

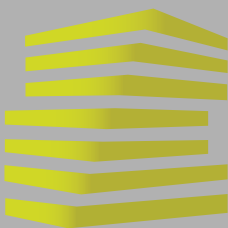


**1040 E. WALNUT  
STREET**

SUBLEASE OPPORTUNITY

**CARBONDALE, IL**





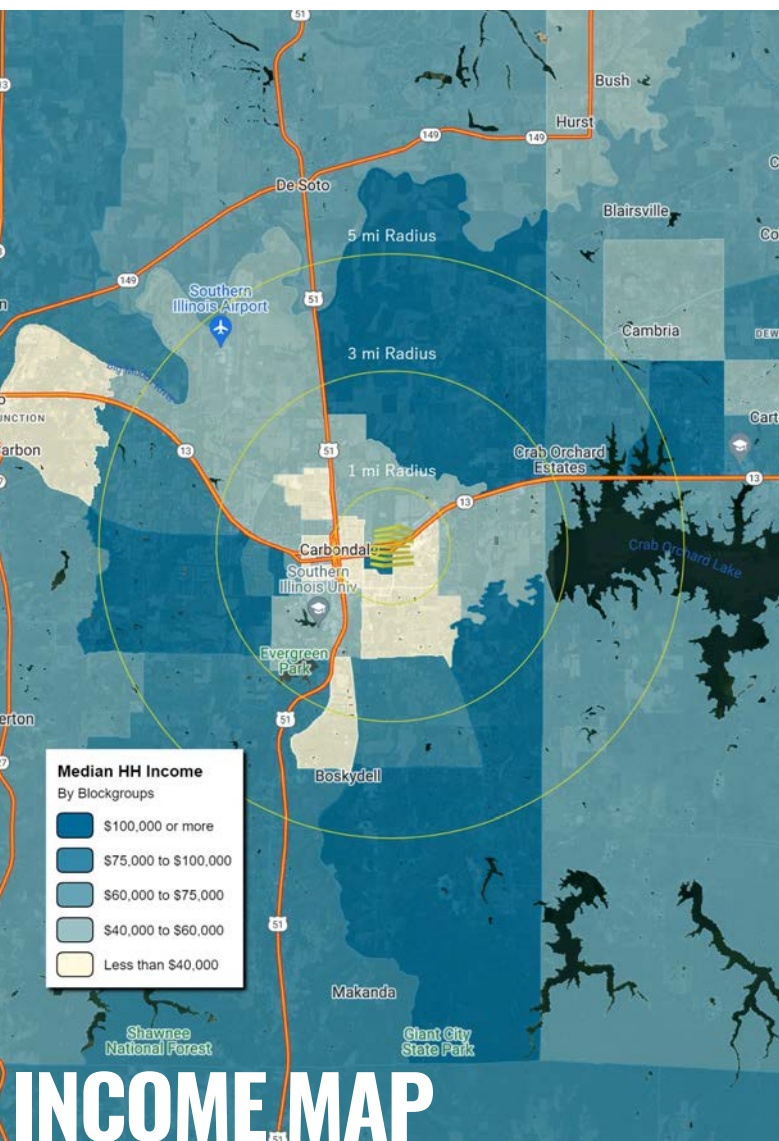
1040 E. WALNUT ST  
NEIGHBORHOOD VIBE

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## TRADE AREA OVERVIEW

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.

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>6,382</b>	<b>20,924</b>	<b>28,804</b>
<b>HOUSEHOLDS</b>	<b>2,770</b>	<b>9,446</b>	<b>12,946</b>
<b>EMPLOYEES</b>	<b>5,047</b>	<b>15,218</b>	<b>16,546</b>
<b>MED HH INCOME</b>	<b>\$38,748</b>	<b>\$60,153</b>	<b>\$71,647</b>

## AREA RETAIL | RESTAURANTS

**LOWE'S**

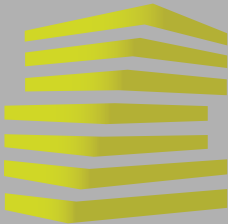
**HOBBY LOBBY**



**Panera**  
BREAD®

**Applebee's**





# 1040 E. WALNUT ST

## ZOOM AERIAL + DETAILS

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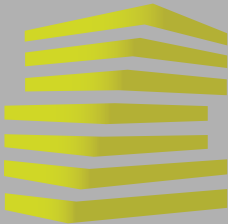
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- CAPTAIN D'S LOCATION AVAILABLE FOR SUBLEASE IN CARBONDALE, IL.
- 2,300 SF FREESTANDING RESTAURANT WITH DRIVE-THRU
- 0.65 ACRES
- CONVENIENTLY SITUATED AT THE SIGNALIZED INTERSECTION OF E. WALNUT STREET AND N LEWIS LN
- EXCELLENT VISIBILITY TO A TOTAL 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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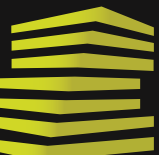
MARKET AERIAL

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