

FREESTANDING  
**16,400 SF**  
**BUILDING**

FOR LEASE OR FOR SALE

301 E WALNUT ST

CARBONDALE, IL



**LOCATION.**  
commercial real estate







301 E WALNUT ST  
NEIGHBORHOOD VIBE

BEN WEIS

KEVIN SHAPIRO

314.818.1563 (DIRECT)

314.818.1550 x 106 (OFFICE)

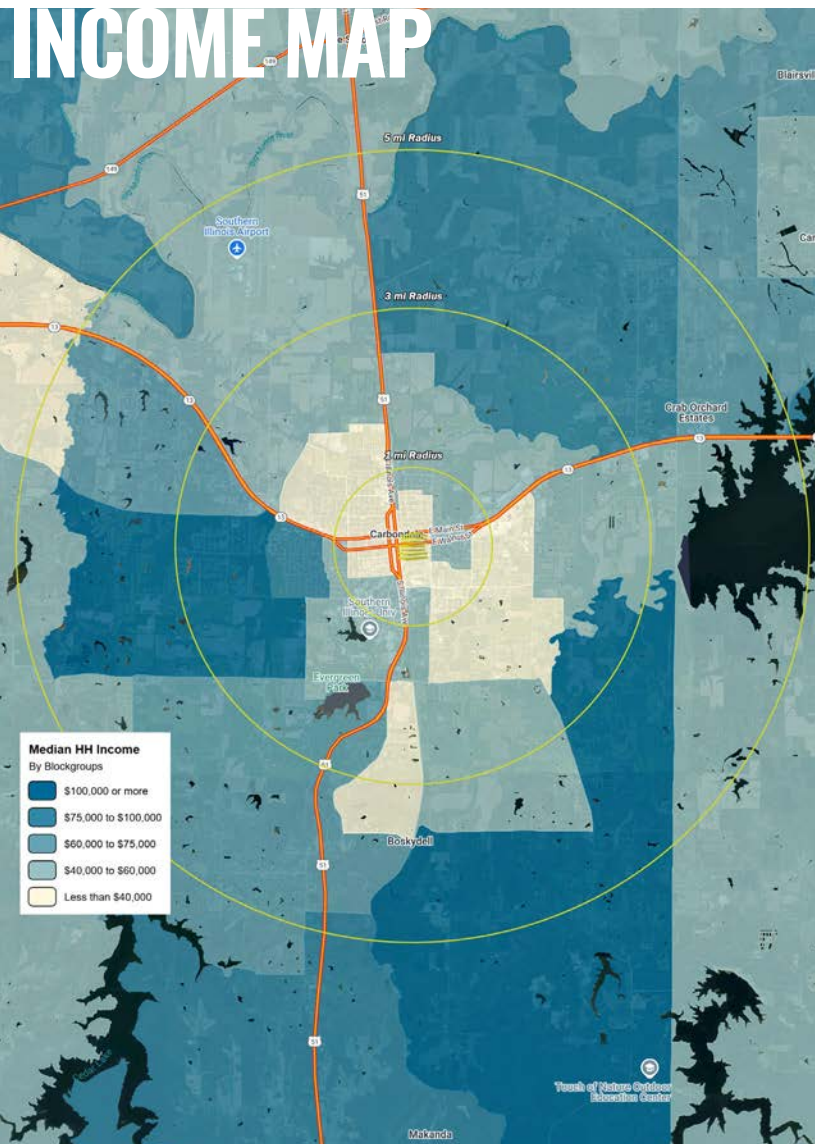
314.629.6532 (MOBILE)

314.283.4691 (MOBILE)

Ben@LocationCRE.com

Kevin@LocationCRE.com

## INCOME MAP



## 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 mile	5 mile
POPULATION	11,000	23,300	30,077
HOUSEHOLDS	4,886	10,280	13,269
EMPLOYEES	6,944	15,456	16,808
MED HH INCOME	\$24,469	\$41,366	\$48,991

## AREA RETAIL

ASHLEY

HOBBY LOBBY

LOWE'S

TJ-maxx

HARBOR FREIGHT  
Quality Tools at Ridiculously Low Prices

ALDI

petco

ROSS  
DRESS FOR LESS

EVERY SEASON STARTS AT  
DICK'S  
SPORTING GOODS

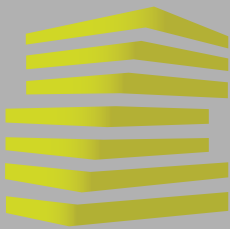
Walmart

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# 301 E WALNUT ST

## SITE PLAN + DETAILS

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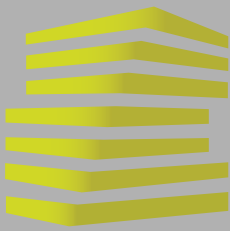
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- **16,400 SQFT FREESTANDING BUILDING**
- **1.30 ACRES**
- **FORMER GROCERY STORE**
- **TRAFFIC COUNT: 18,850 VPD**
- **73 PARKING SPACES**  
**(4.45/1,000 PARKING RATIO)**
- **FREESTANDING PYLON SIGN**
- **CEILING HEIGHT: 12'**  
**PURLIN HEIGHT: 13'**
- **SALE PRICE: \$1,250,000**  
**LEASE PRICE: \$8.50 PSF NNN**





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PHOTOS

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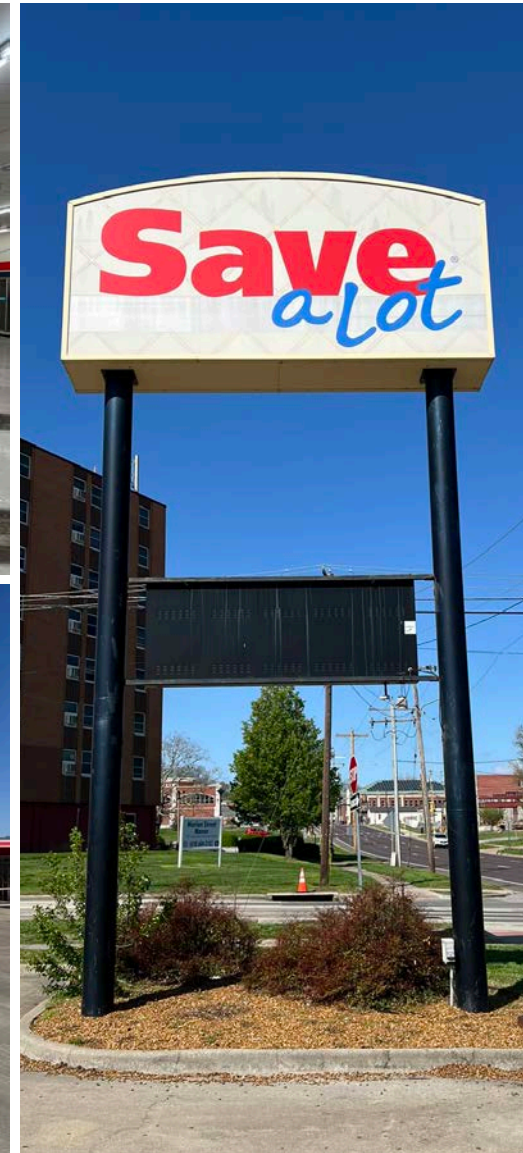
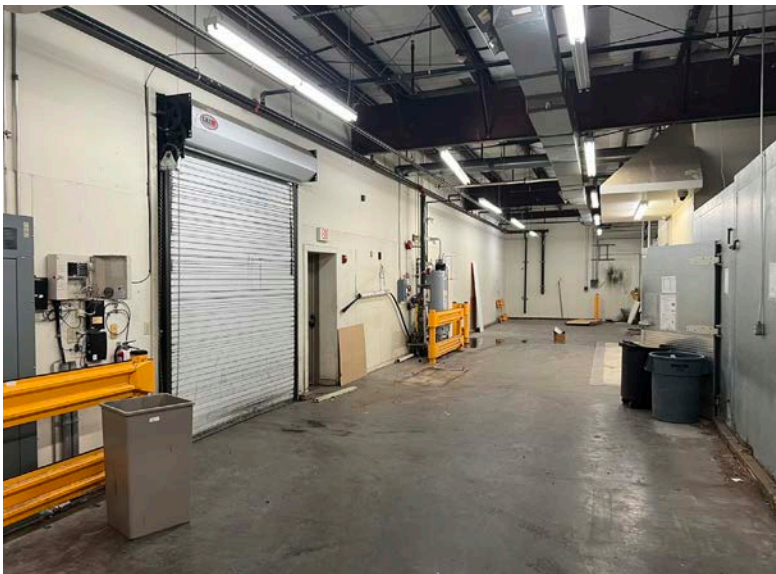
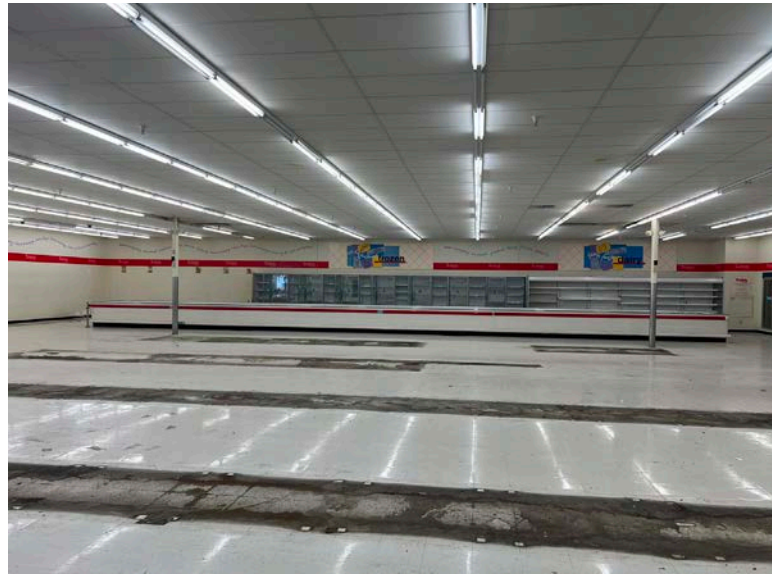
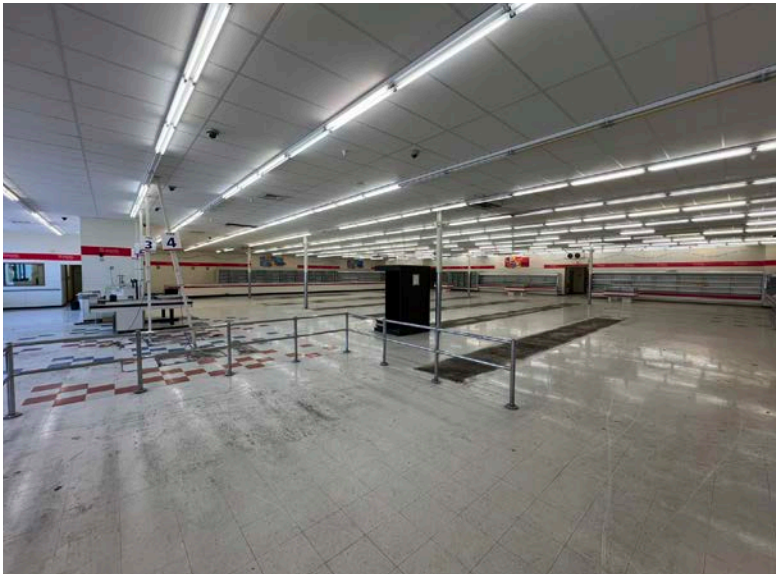
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## MARKET AERIAL

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**SITE**



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