



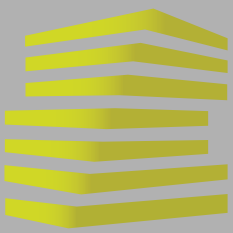
LOCATION.
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**1040 E. WALNUT
STREET**

SUBLEASE OPPORTUNITY

CARBONDALE, IL



1040 E. WALNUT ST

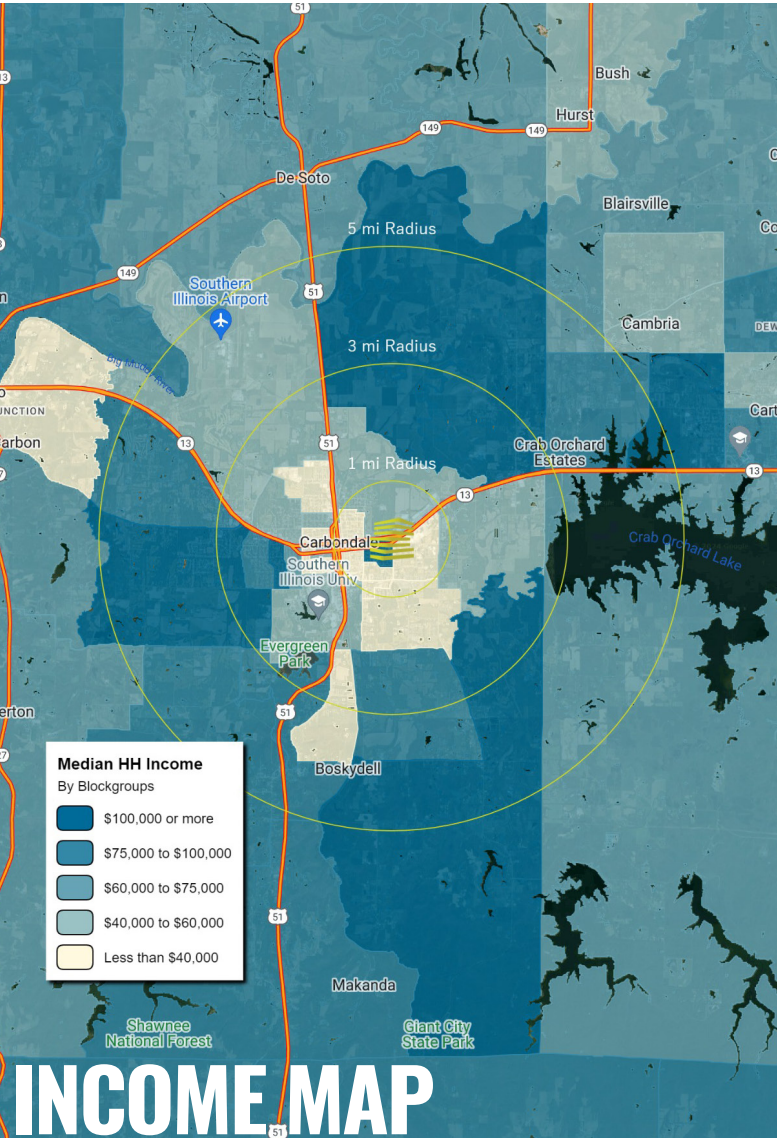
NEIGHBORHOOD VIBE

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

AREA RETAIL | RESTAURANTS

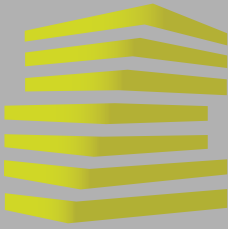
LOWE'S

HOBBY LOBBY



Panera
BREAD®

Applebee's



1040 E. WALNUT ST

ZOOM AERIAL + DETAILS

JOE LODES

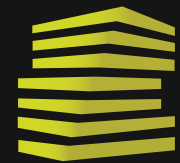
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- CAPTAIN D'S LOCATION AVAILABLE FOR SUBLEASE IN CARBONDALE, IL.
- 2,300 SF FREESTANDING RESTAURANT WITH DRIVE-THRU
- 0.65 ACRES
- CONVENIENTLY SITUATED AT THE SIGNALIZED INTERSECTION OF E. WALNUT STREET AND N LEWIS LN
- EXCELLENT VISIBILITY TO A TOTAL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

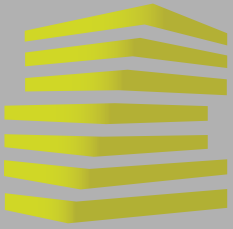


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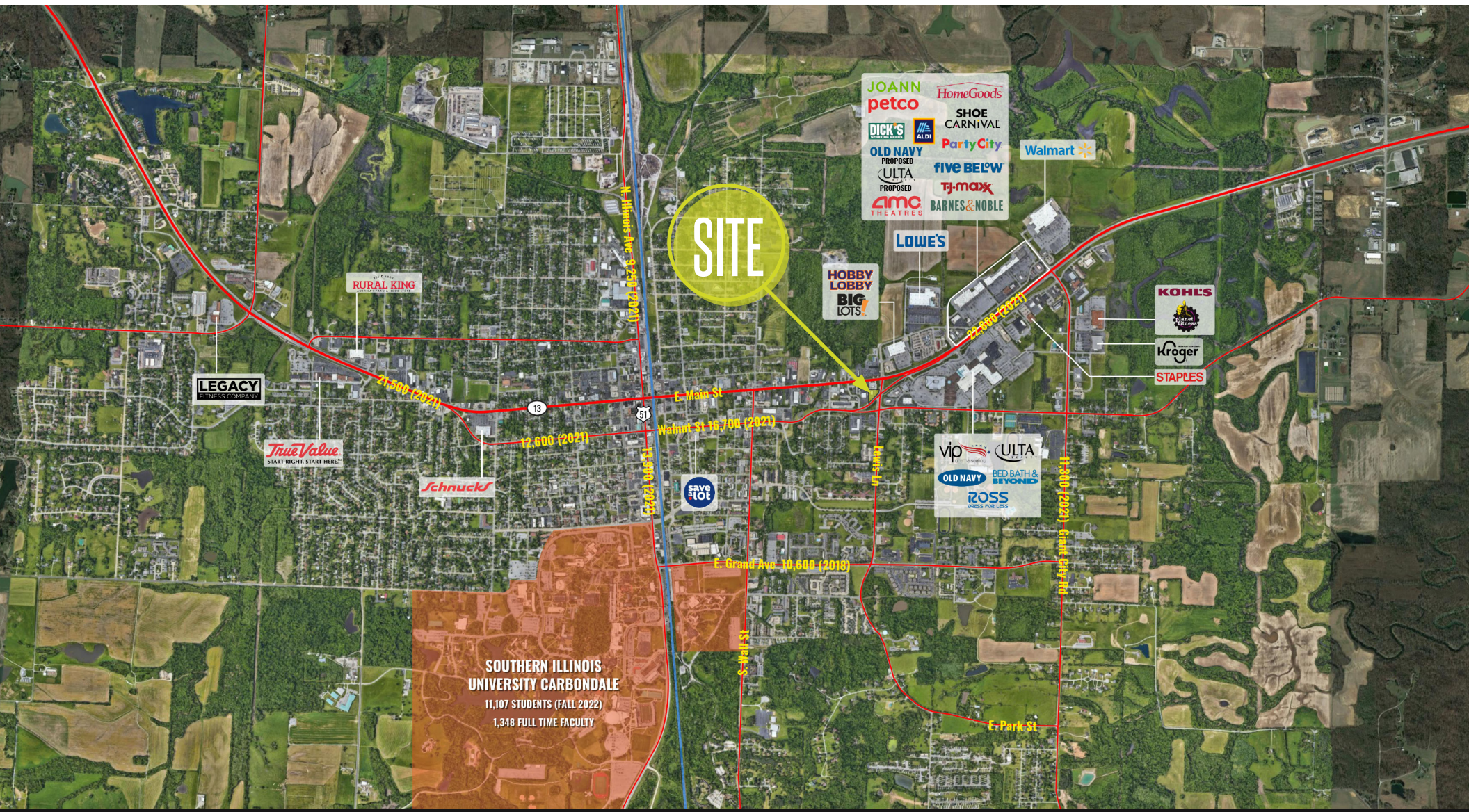
MARKET AERIAL

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SITE

RURAL KING

LEGACY FITNESS COMPANY

True Value

Schnucks

SOUTHERN ILLINOIS UNIVERSITY CARBONDALE
11,107 STUDENTS (FALL 2022)
1,348 FULL TIME FACULTY

SITE

HOBBY LOBBY
BIG LOTS

JOANN
petco
DICK'S
ALDI
OLD NAVY
PROPOSED
ULTA
PROPOSED
AMC THEATRES

LOWE'S

vip
OLD NAVY
BED BATH & BEYOND
ROSS
KIDS FOR KIDS

HomeGoods
SHOE CARNIVAL
Party City
five BEL'W
TJ-max
BARNES & NOBLE

Walmart

KOHL'S

Kroger
STAPLES

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