



QSR BUILDING FOR SALE OR LEASE

500 N GIANT CITY RD, CARBONDALE, IL 62902

FOR SALE OR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Constructed in 2019 as a build-to-suit for Freddy's Frozen Custard & Steakburgers, this QSR building features a spacious and modern layout. The property is situated on a 1.31 acre parcel and includes a 2,929 SF building with a drive-thru and a total of 48 dedicated parking spaces. Positioned along one of Carbondale's growing retail corridors, this property is in a highly visible location with great traffic count (11,400 VPD). Excellent opportunity for a new quick service restaurant seeking a move-in ready location!

PROPERTY HIGHLIGHTS

- 2,929 SF QSR building
- 1.31 acres
- Built in 2019
- High traffic and visibility

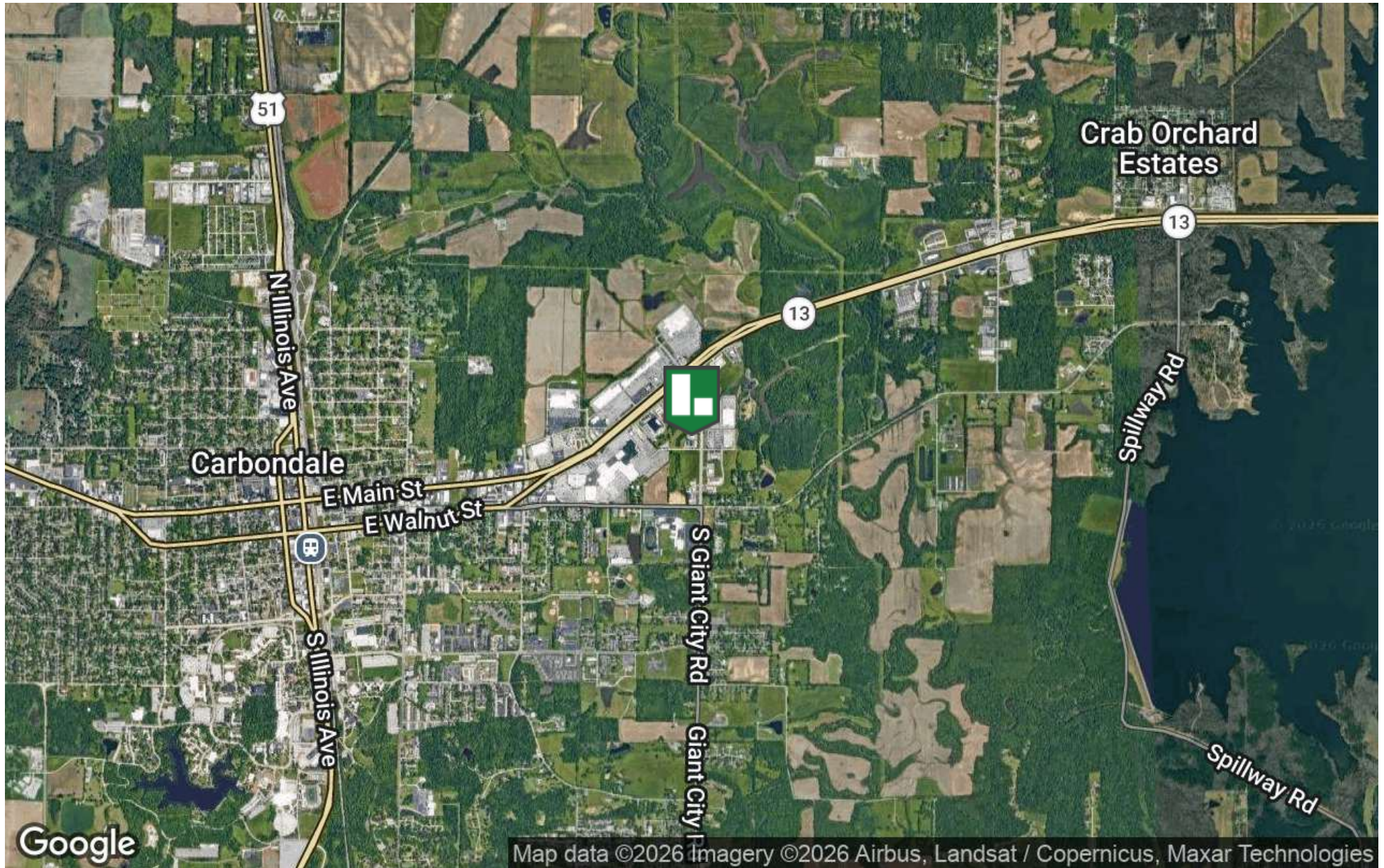
OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$35 SF/yr (NNN)
Available SF:	2,929 SF
Lot Size:	1.31 Acres

DEMOGRAPHICS	1 MILE	10 MILES	20 MILES
Total Households	794	28,993	65,539
Total Population	1,563	65,217	151,212
Average HH Income	\$51,474	\$72,364	\$75,928

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LOCATION MAP



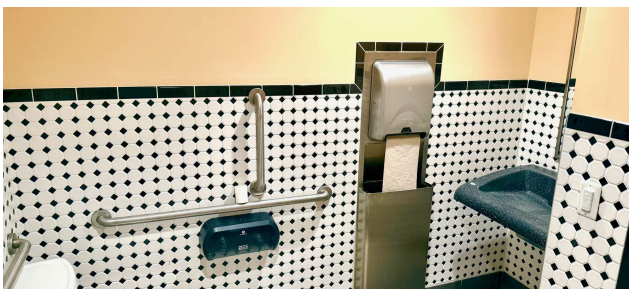
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RETAILER MAP



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ADDITIONAL PHOTOS



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SITE PLAN



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CITY INFORMATION



LOCATION DETAILS

County	Jackson
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ABOUT CARBONDALE, ILLINOIS

Carbondale is a city in Jackson County, Illinois, within the Southern Illinois region informally known as "Little Egypt." As of the 2020 census, the city had a population of 25,083, making it the most populous city in Southern Illinois outside the Metro East region of Greater St. Louis.

Carbondale was established in 1853 and developed as a crossroads of the railroad industry. Today, the major roadways of Illinois Route 13 and U.S. Route 51 intersect in the city. Carbondale is situated 96 miles southeast of St. Louis, Missouri, on the northern edge of the Shawnee National Forest. The city is home to Southern Illinois University's main campus in the heart of the city, which has a student enrollment of nearly 12,000.

The city's business districts include several large shopping malls (including University Mall on the east side of town), featuring a mixture of national chain stores and locally owned businesses. Carbondale is also home to many small shops and restaurants, primarily located downtown. The downtown district is supported by Carbondale Main Street, frequented by the large student population in the city.

Located downtown, SIU brings together a hub of entertainment options with dining, shopping and nightlife. As a nationally ranked research institution, SIU cultivates growth and creates unforgettable experiences. The university has many state-of-the-art facilities, including the newly constructed 15,000-seat Saluki Stadium, the Morris Library, and more than 280,000 square feet of arts facilities.

Illinois' largest expanse of wooded land, the Shawnee National Forest, is located in the heart of Southern Illinois. Its 273,000 acres are a major attraction for outdoor enthusiasts, offering wilderness trails, archaeological sites, waterfalls, drives along the National Scenic Byways, swimming, bicycling, and more. Named by Outdoor Magazine as one of the Top 200 towns for sportsmen, the region's beautiful state and national parks form the centerpiece of outdoor recreation opportunities.

Source: Wikipedia

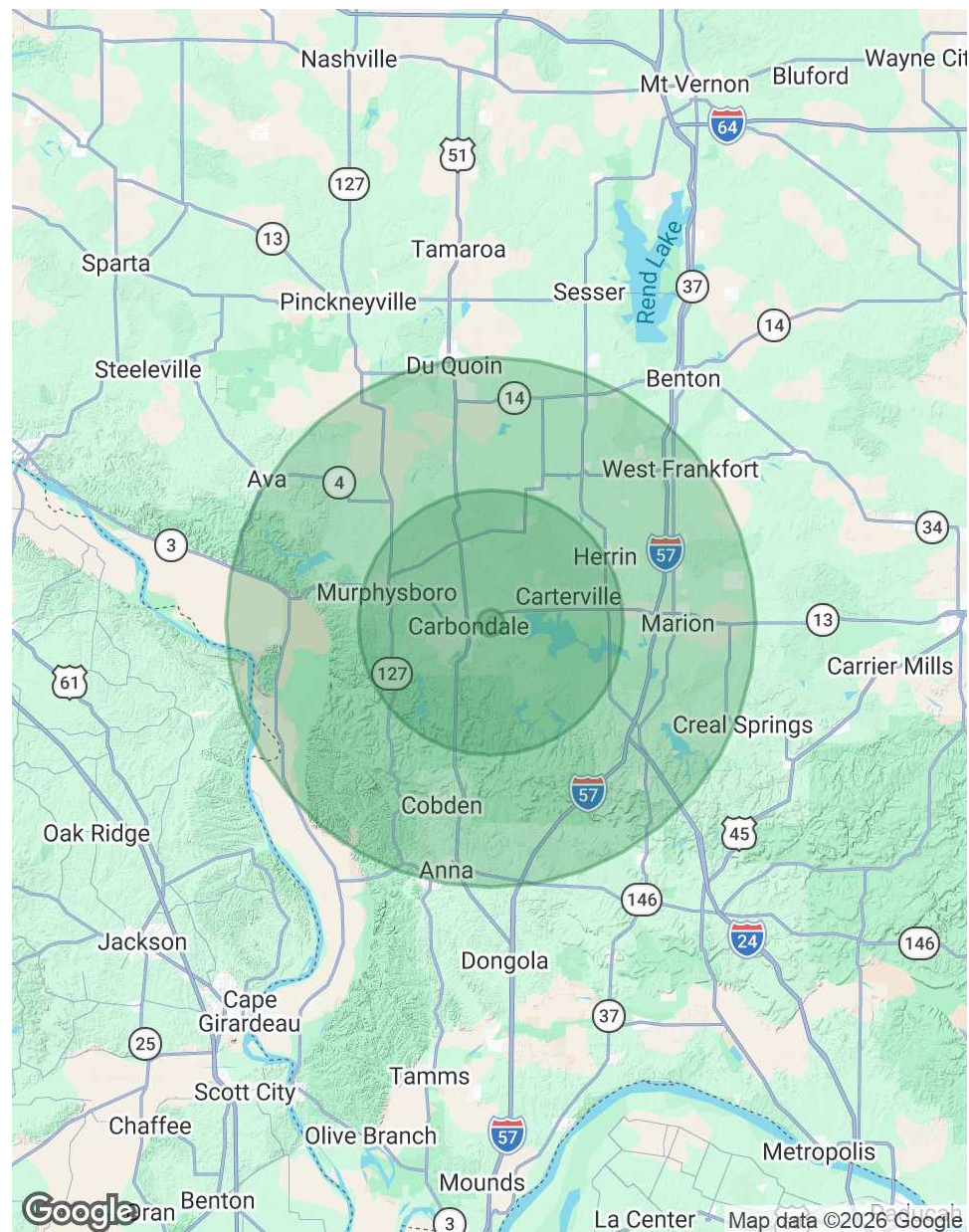
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	20 MILES
Total Population	1,563	65,217	151,212
Average Age	31.4	38.0	41.3
Average Age (Male)	26.1	36.7	39.9
Average Age (Female)	34.0	39.4	42.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	794	28,993	65,539
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$51,474	\$72,364	\$75,928
Average House Value	\$110,098	\$161,352	\$153,463

2023 American Community Survey (ACS)



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