

# 1300 E MAIN STREET CARBONDALE, IL

EXISTING 18,000 SF RETAIL BUILDING ON 1.6 ACRES  
REDEVELOPMENT FOR LEASE, GROUND LEASE OR BUILD TO SUIT



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## AVAILABILITY

**18,000 SF**

Retail Building

**1.6 AC**

Land Size

**REDEVELOPMENT**

For Lease / Ground Lease / Build to Suit

## HIGHLIGHTS

- » Ranked the #1 power center within a 50-mile radius (per Placer.ai)
- » Anchored by top-performing retailers including TJ Maxx, HomeGoods, Dick's Sporting Goods and Five Below
- » Regional draw attracting customers from more than 60 miles away
- » Strategically located near Southern Illinois University campus (approx. 11,785 students)
- » High visibility with strong traffic counts

## DEMOGRAPHICS

**3 MILES**



**\$50,875**

Avg Household Income

**5 MILES**

**\$64,415**

Avg Household Income

**10 MILES**

**\$71,325**

Avg Household Income



**20,039**

Population

**27,363**

Daytime

**30,267**

Population

**35,983**

Daytime

**65,915**

Population

**66,205**

Daytime

## UNIVERSITY PLACE VISIT METRICS

**4.2M**

VISITS / YEAR

**418.5K**

VISITORS

**9.99**

VISIT FREQUENCY

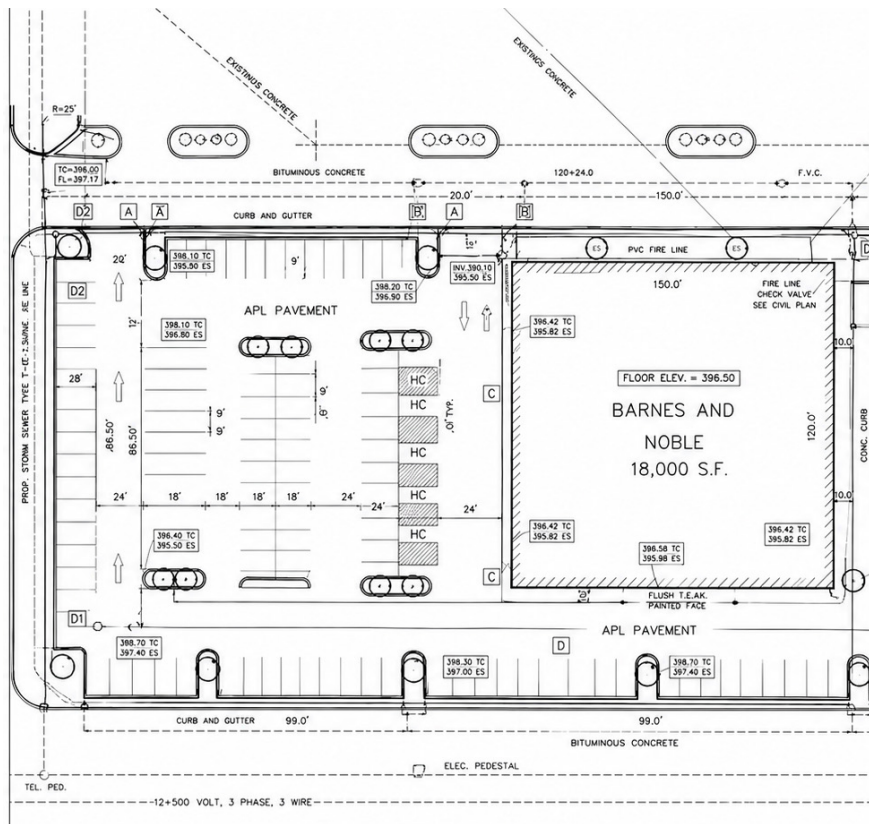
**45 MIN**

AVG. DWELL TIME

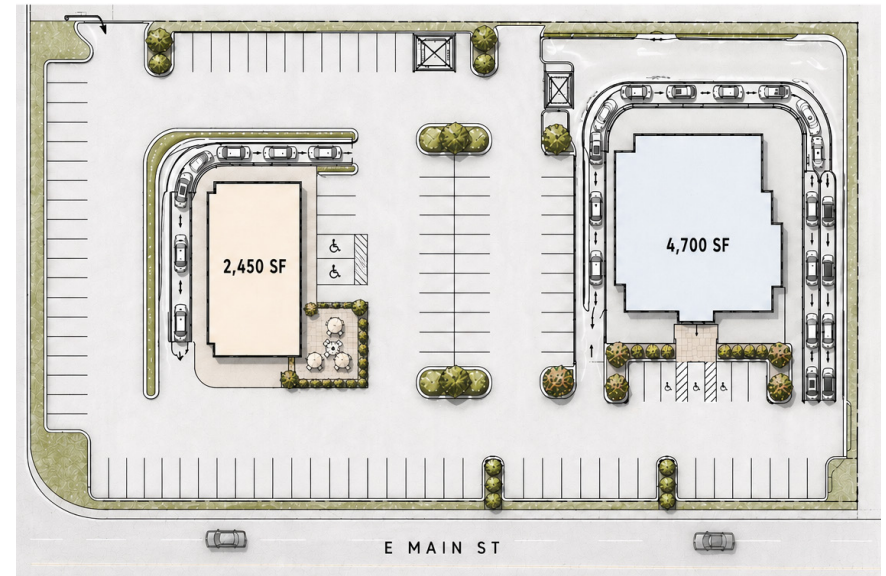
DATA SOURCE: PLACER.AI

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EXISTING BUILDING



POTENTIAL TWO TENANT LAYOUT

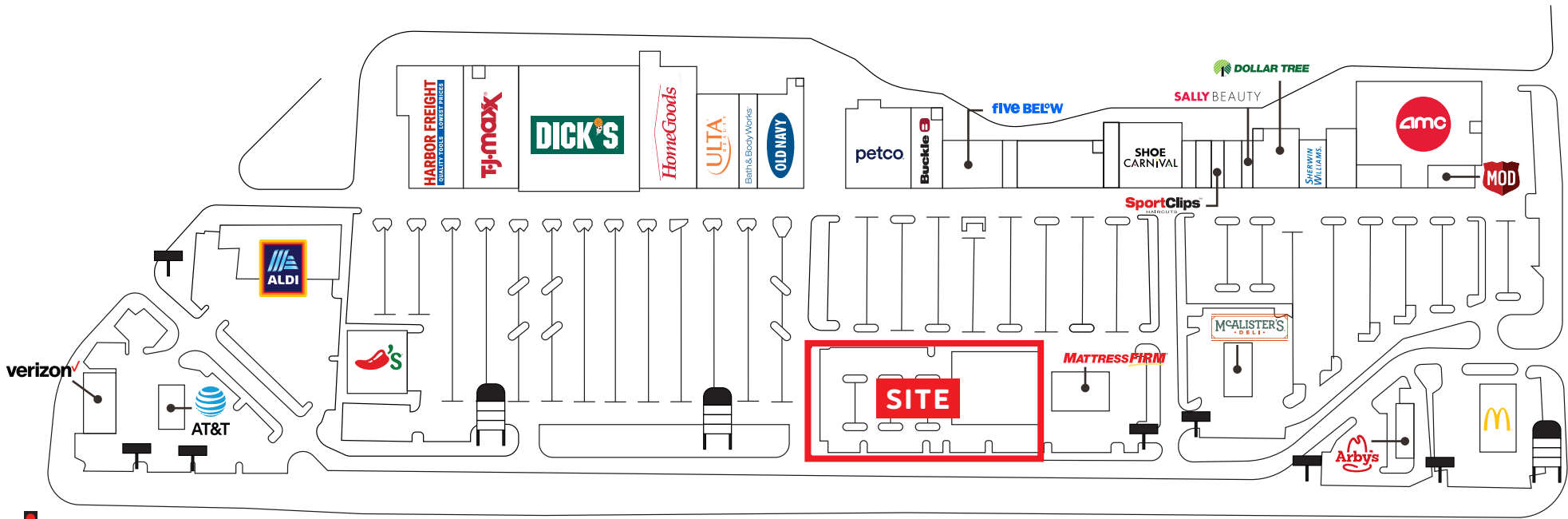
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E Main Street / Route 13 27,900 VPD

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