



Suite 3:
2,795 SF

Suite 1:
2,378 SF

FOR LEASE: STREET-LEVEL COMMERCIAL SUITES

710 S Illinois Ave., Carbondale, IL 62901

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AREA MAP

710 S Illinois Ave., Carbondale, IL 62901

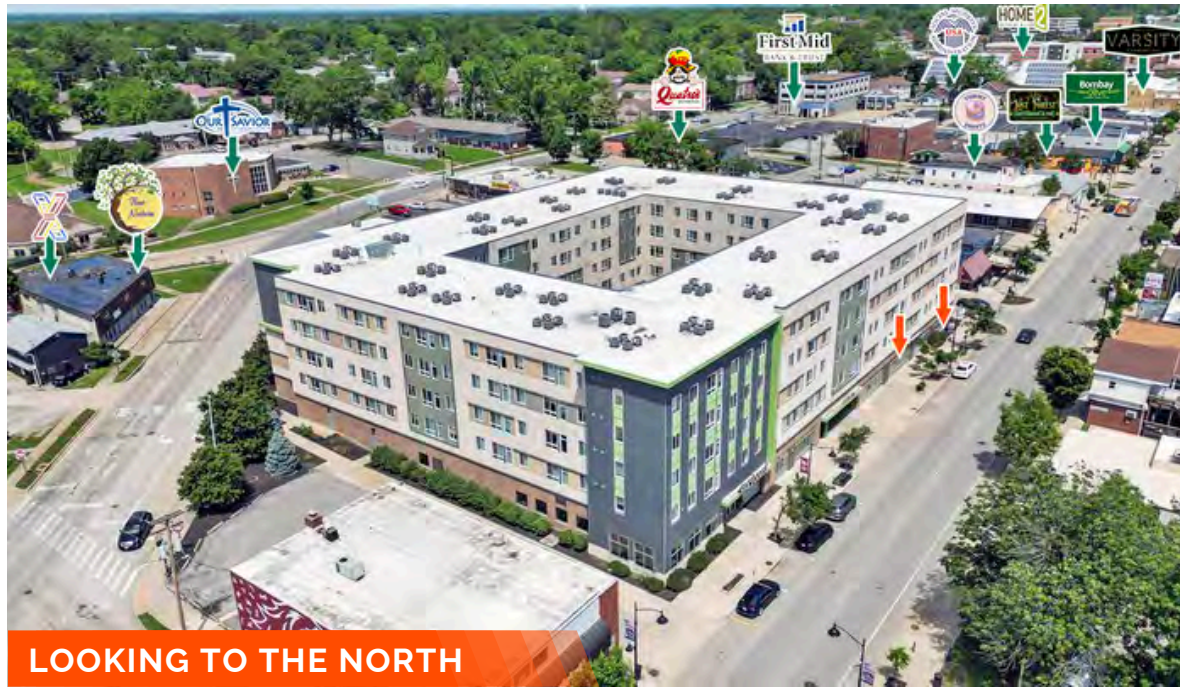


LOCATION OVERVIEW

The property is located directly on S. Illinois Avenue (U.S. Route 51), Carbondale's main commercial area running through downtown and connecting the north and south ends of the City. The site is within walking distance from Southern Illinois University (SIU), the city's largest employer and economic driver.

SURROUNDING AREA

710 S Illinois Ave., Carbondale, IL 62901



LOOKING TO THE NORTH

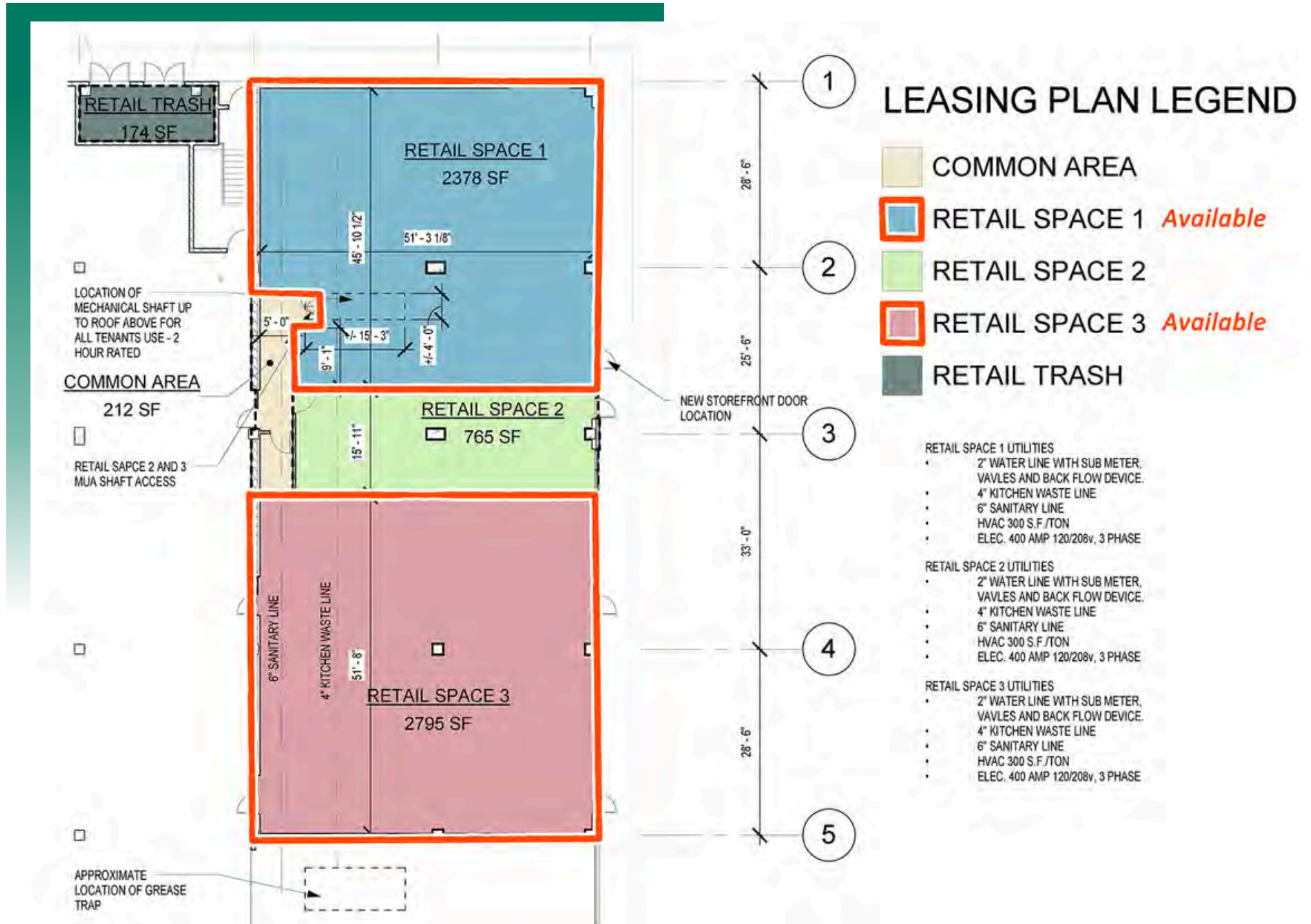


LOOKING TO THE SOUTH

The corridor features high vehicle and foot traffic, with nearby dining, retail, and service businesses—including adjacency to Insomnia Cookies, a well-known student-oriented retailer. The surrounding area includes major employers such as Southern Illinois Healthcare and Memorial Hospital of Carbondale, contributing to daily activity and demand.

FLOOR PLAN

710 S Illinois Ave., Carbondale, IL 62901



SUITE INFORMATION

710 S Illinois Ave., Carbondale, IL 62901



AVAILABLE SUITES

SUITE 1

2,378 SF

SUITE 3

2,795 SF

**Would consider division of
this suite*

LEASE INFORMATION

Landlord will complete "White Box build-out improvements upon lease signing, with an option to complete additional tenant improvements to meet specific requirements of the tenant

- \$19.00/SF (base rent) with a minimum of a three-year lease term with renewal options.
- Lease Type: Modified Gross
- Landlord/owner to deliver space with basic build-out improvements.
- Tenant is responsible for utilities that are individually metered for each suite.

DOWNTOWN CARBONDALE DEVELOPMENT

710 S Illinois Ave., Carbondale, IL 62901

A GROWING, INVESTED DOWNTOWN DISTRICT

Downtown Carbondale continues to benefit from sustained public and private sector investments. Recent mixed-use projects, streetscape improvements, and ongoing redevelopment initiatives reflect the City's commitment to strengthening the urban core and supporting business growth. The area's walkability, connectivity, and concentration of amenities make it a prime location for commercial tenants seeking visibility and access.

The City of Carbondale completed an update to the Comprehensive Plan in 2025, a Downtown Carbondale Master Plan in 2016, and an Economic Development Strategic Development Plan in 2024. Both documents include detailed information and initiatives to enhance and stimulate further economic investments. These documents, along with other information including City services, development incentives, etc. can be found on the City's website at www.explorecarbondaile.com



The Southern Illinois Multimodal Station in Carbondale is a transformative, \$26.2M investment creating a unified transportation hub in the heart of downtown Carbondale. Designed to serve residents, students, visitors, and regional travelers, SIMMS replaces the former Amtrak station with a modern, accessible, multi-agency facility that strengthens downtown's role as the front door to SIU and the region.

"The 2025 Comprehensive Plan positions Downtown as the cultural, economic, and social heart of Carbondale, emphasizing reinvestment, placemaking, mobility improvements, and stronger connections with SIU. The plan frames downtown as a unique asset defined by arts, music, local businesses, and walkable urban character."

OFFICE/RETAIL SUMMARY

710 S ILLINOIS AVE

LISTING # 3258

LOCATION DETAILS:

Parcel # 15-21-408-018
County: IL - Jackson
Zoning: BPR - Primary Business District

PROPERTY OVERVIEW:

Building SF: 188,287
Vacant SF: 5,173
Min Divisible SF: 2,378
Max Contig SF: 2,795
Office SF: 5,173
Retail SF: 5,173
Lot Size: 1.86 Acres
Parking: On-site Garage

STRUCTURAL DATA:

Year Built: 2015
Building Class: B
Construction Type: Mixed



LEASE INFORMATION:

Lease Rate: \$19.00/SF
Lease Type: Modified Gross
Lease Term: 3 year minimum

DEMOGRAPHICS:

Traffic Count: 12,800

PROPERTY DESCRIPTION:

EVOLVE at SIU is a high-end student apartment residence located at 710 S. Illinois Ave., which adjoins the campus of Southern Illinois University (SIU). The 5-story multi-use building, constructed in 2015, has 121 apartments (a mix of 1-5-bedroom units) and amenities.

There are three commercial spaces totaling 6,000 SF on the ground floor fronting Illinois Ave., which is the primary corridor in the Downtown area. Two spaces are available to lease: Suite 1 - 2,378 SF and Suite 3 - 2,795 SF. Both spaces delivered in "Warm Shell" condition with electric, plumbing, and HVAC in place. Landlord will complete White Box build-out upon lease signing, with additional tenant improvements negotiable