



**LDC**  
PROPERTIES

management  
development  
sales/leasing



## 1160 E. Main St.

Carbondale, IL 62901

**NEW PRICE SALE/LEASE:**  
**\$995,000 / \$15 sf**

### PROPERTY HIGHLIGHTS

- 5 Minutes From SIU University w/ More Than 21k Students And Staff
- Directly Across From The University Mall - The Area's #1 Attraction
- Extremely High Daytime Population Increase Of More Than 40%
- Employment Center For Surrounding Communities
- Educational Services, Health Care, Food Services, Retail
- Area Wide Shopping & Entertainment Destination
- 2.7 Million SF Of Retail Space & 8 Major Shopping Centers
- Amc Showplace Theatre, The Science Center & SIU Arena

### CONTACT US

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## Demographics



3 Mile 5 Mile 7 Mile

|               |          |          |          |
|---------------|----------|----------|----------|
| Population    | 25,611   | 33,648   | 45,321   |
| Med HH Income | \$23,637 | \$31,897 | \$37,125 |



## SPACE DETAILS

- 5,037 SF Free Standing Building on 1.62 Acre Lot
- 220 Ft Of Frontage On E. Main - Carbondale's Retail Corridor +39k VPD
- Former Lone Star Steak House w/ Commercial Kitchen & Full Bar

## AREA RETAILERS

- University Mall
- Verizon
- Goodwill
- Old Navy
- Best Buy
- Panera Bread

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