

**Motivated Seller!**



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

12,165 | 23,390 | 30,033



#### Daytime Population

12,091 | 24,618 | 28,279



#### Median Household Income

\$35,407 | \$52,370 | \$61,908

## FOR SALE OR LEASE

401 East Walnut Street | Carbondale, Illinois 62901

1,932 SF on 0.68 Acres | Lease Rate: Call for Details | Sale Price: \$250,000

### PROPERTY DETAILS

Former QSR with drive-thru lane in place  
(restaurant infrastructure removed)

Less than 1 mile from Southern Illinois University Carbondale

Minutes from SIH Memorial Hospital, the region's  
largest private employer

20 parking spots

Walnut Street - 17,400 VPD

**Ashley Krekovich**

314.785.7613

akrekovich@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



UPDATED 10/25/2024

HICKORY RIDGE GOLF COURSE

15,200 VPD

23,400 VPD

21,500 VPD

25,800 VPD

17,200 VPD

16,100 VPD

11,800 VPD

8,000 VPD

SIH MEMORIAL HOSPITAL  
154 beds

SOUTHERN ILLINOIS UNIVERSITY CARBONDALE  
11,359 students

BANTERRA CENTER  
LEW HARTZOG TRACK & FIELD COMPLEX

EVERGREEN PARK

McDonald's

CIRCLE K

DICK'S  
OLD NAVY  
HomeGoods  
TJ-maxx  
ULTA  
petco  
five BELOW  
JOANN  
HARBOR FREIGHT  
BARNES & NOBLE  
SALLY BEAUTY  
SHOE CARNIVAL  
SportClips  
TORRID  
HOTWORX  
MATTRESS FIRM  
Buckle  
DOLLAR TREE  
Bath & Body Works  
MOD PIZZA  
Arby's  
amc

HOBBY LOBBY  
BIG LOTS!  
DUNKIN'  
SUBWAY  
Valvoline

Walmart  
IHOP  
Staples  
Lowe's  
Quality  
Bluestem  
Moe's  
Great Clips  
Casey's  
Freddie's  
Kroger  
Planet Fitness  
Starbucks  
KOHLS

UNIVERSITY MALL  
667,855 SF | \$325/SF

ROSS  
HIBBETT  
FINISH LINE  
maurices  
AMERICAN EAGLE  
HOTTOPIC  
claire's  
rue21  
KAY  
Applebees  
Tanner

PACE PROPERTIES  
CARBONDALE, ILLINOIS



