



DRIVE-THRU AVAILABLE FOR LEASE OR SALE

1010 East Main Street
Carbondale, IL



PROPERTY OVERVIEW



- 3,600 SF building with DT for lease or sale on 1.33 acres of land
- ~1 mile from SIU - Carbondale campus which is home to 11,266 students and saw their largest enrollment in the last five years in fall of 2021
- Available Immediately
- East Main Street - 15,400 VPD

DEMOGRAPHICS		
TOTAL POPULATION	3 MILE	22,266
	5 MILE	29,702
	7 MILE	40,651
DAYTIME POPULATION	3 MILE	18,374
	5 MILE	19,918
	7 MILE	22,509
AVERAGE HH INCOME	3 MILE	\$49,266
	5 MILE	\$59,476
	7 MILE	\$65,088