

2,255 SF FOR SALE
511 East Walnut Street
Carbondale, IL 62901



PROPERTY HIGHLIGHTS

Commercial property located at the Southwest corner of E. Walnut Street (IL. Rt.13) and Wall Street, a highly traveled signalized intersection. 2,255 SF building located on .56 acre lot across from Walgreens and near other business uses including recently developed fast-food restaurants. Situated in an Enterprise Zone providing tax-related incentives.

BUILDING SF	2,255	SIGNAGE TYPE	Monument
LAND SF	24,472	1-MILE (POP.)	12,763
YEAR BUILT	1980	3-MILE (POP.)	26,623
PARKING	25	MED. INCOME	\$25,384
TRAFFIC COUNT	18,800 VPD	SPACE USE	Office/Retail



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AREA INFORMATION

Commercial property strategically located along major business corridor with compliment of other prominent business uses. Carbondale is the home of Southern Illinois University located within close proximity of property and quarter-mile from downtown business district.



LEGAL INFORMATION

TAX PARCEL ID	15-21-281-019
2020 RE TAXES	\$14,384
ZONING	SB (Secondary Business)

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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