



UNIVERSITY PLACE

1300 E. MAIN STREET CARBONDALE, IL 62901

MULTIPLE SPACES AVAILABLE UP TO 12,004 SF

XTEAM
RETAIL ADVISORS

UNIVERSITY PLACE

DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION

RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



4.2 M

VISITORS



418.5 K

VISIT FREQUENCY



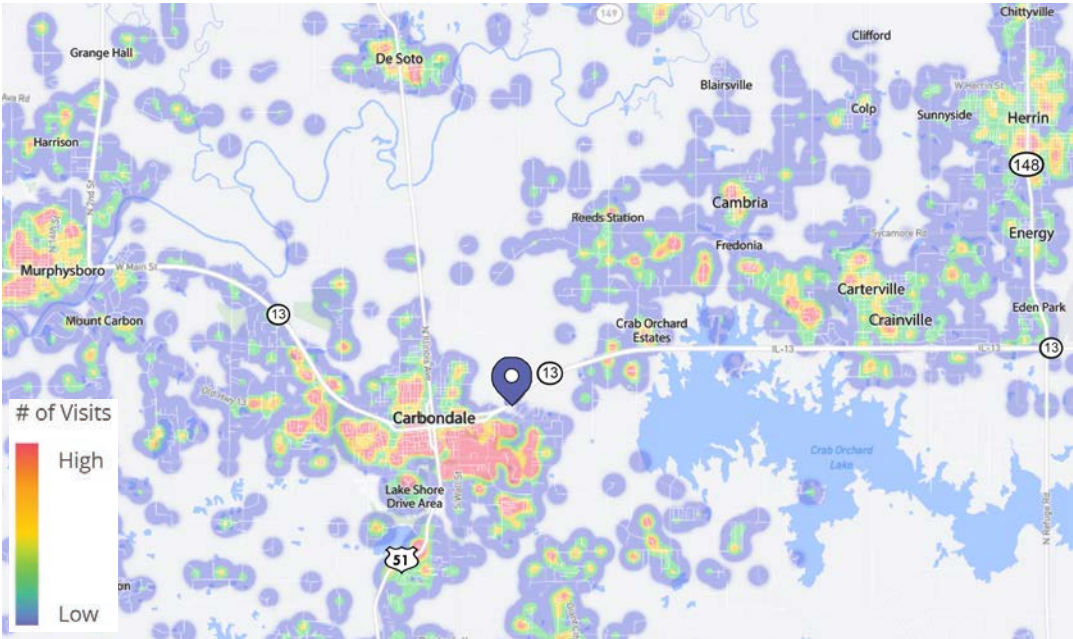
9.99

AVG. DWELL TIME




45 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION	 <u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
	20,112	29,384	42,247	65,419
HOUSEHOLDS	 <u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
	9,115	13,059	18,558	28,606
AVG HH INCOME	 <u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
	\$47,838	\$58,530	\$64,300	\$64,968



VIEW & DOWNLOAD:
PLACER.AI REPORT
DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

UNIVERSITY PLACE

SITE PLAN

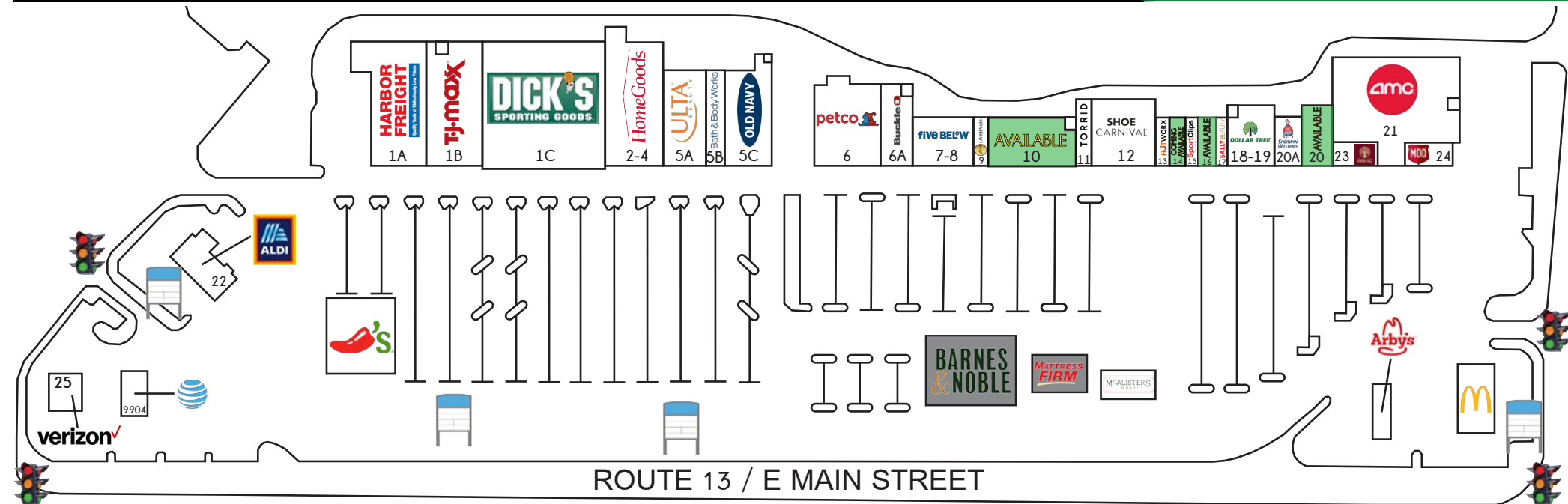
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SPACE	TENANT	SF	SPACE	TENANT	SF
	CHILI'S GRILL & BAR	9,100 SF	12	SHOE CARNIVAL	11,848 SF
	McALISTER'S DELI	3,500 SF	13	HOTWORX	1,585 SF
1A	HARBOR FREIGHT TOOLS	14,612 SF	14	COMING AVAILABLE 1/31/2026	1,735 SF
1B	T.J. MAXX	24,000 SF	15	SPORTCLIPS	1,840 SF
1C	DICK'S SPORTING GOODS	45,000 SF	16	AVAILABLE	2,400 SF
2-4	HOMEGOODS	21,266 SF	17	SALLY BEAUTY SUPPLY	1,600 SF
5A	ULTA BEAUTY	11,820 SF	18-19	DOLLAR TREE	8,000 SF
5B	BATH & BODY WORKS	5,029 SF	20	AVAILABLE	5,064 SF
5C	OLD NAVY	12,500 SF	20A	SHERWIN-WILLIAMS	3,936 SF
6	PETCO	15,000 SF	21	AMC THEATRES	31,088 SF
6A	BUCKLE	7,872 SF	22	ALDI FOOD MARKET	
7-8	FIVE BELOW	7,900 SF	23	UNIVERSITY PLACE DENTAL	1,862 SF
9	LAVISH NAILS	1,600 SF	24	MOD PIZZA	2,567 SF
10	AVAILABLE	12,004 SF	25	VERIZON	5,000 SF
11	TORRID	3,000 SF	9904	AT&T WIRELESS	

- #1 RANKED POWER CENTER IN OVER 50 MILES PER PLACER.AI
- HOME TO WELL-PERFORMING LOCATIONS OF T.J. MAXX, HOMEGOODS, DICK'S SPORTING GOODS, AND FIVE BELOW
- UNIVERSITY PLACE DRAWS CUSTOMERS FROM OVER 60 MILES AWAY
- MULTIPLE SPACES AVAILABLE
- CALL BROKER FOR DETAILS

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MARKET AERIAL

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