



## UNIVERSITY PLACE

1300 E. MAIN STREET CARBONDALE, IL 62901

MULTIPLE SPACES AVAILABLE UP TO 12,004 SF

# UNIVERSITY PLACE

## DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> 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 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025

• DATA PROVIDED BY PLACER.AI

VISITS/YEAR



4.2 M

VISITORS



418.5 K

VISIT FREQUENCY



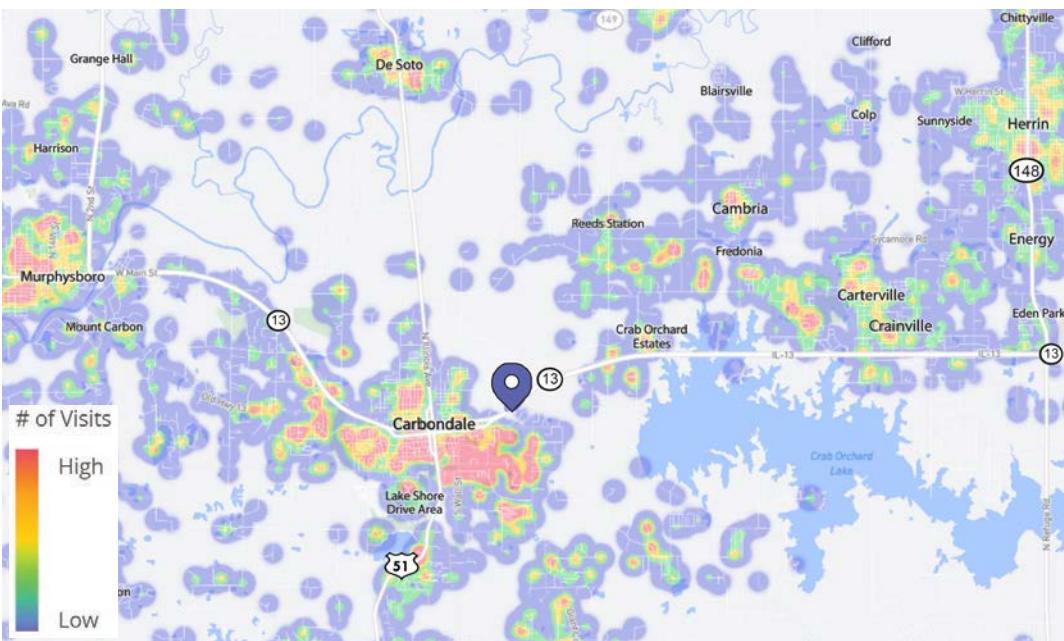
9.99

AVG. DWELL TIME



45 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION



3 MILE

20,112

5 MILES

29,384

7 MILES

42,247

10 MILES

65,419

HOUSEHOLDS



3 MILE

9,115

5 MILES

13,059

7 MILES

18,558

10 MILES

28,606

AVG HH INCOME



3 MILE

\$47,838

5 MILES

\$58,530

7 MILES

\$64,300

10 MILES

\$64,968



VIEW & DOWNLOAD:  
PLACER.AI REPORT

DEMO REPORT

# UNIVERSITY PLACE

## SITE PLAN

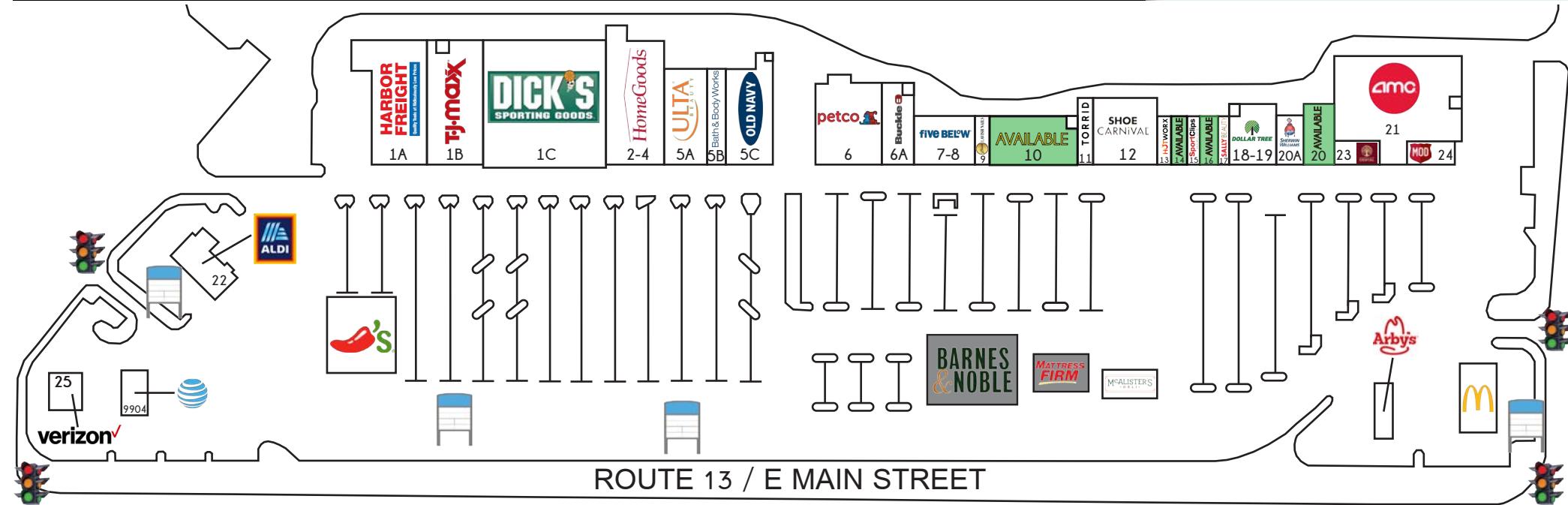
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SPACE	TENANT	SF	SPACE	TENANT	SF
1A	CHILI'S GRILL & BAR	9,100 SF	12	SHOE CARNIVAL	11,848 SF
1B	McALISTER'S DELI	3,500 SF	13	HOTWORX	1,585 SF
1C	HARBOR FREIGHT TOOLS	14,612 SF	14	AVAILABLE	1,735 SF
2-4	T.J. MAXX	24,000 SF	15	SPORTCLIPS	1,840 SF
5A	DICK'S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

- #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

# UNIVERSITY PLACE

## PICTURES

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## MARKET AERIAL

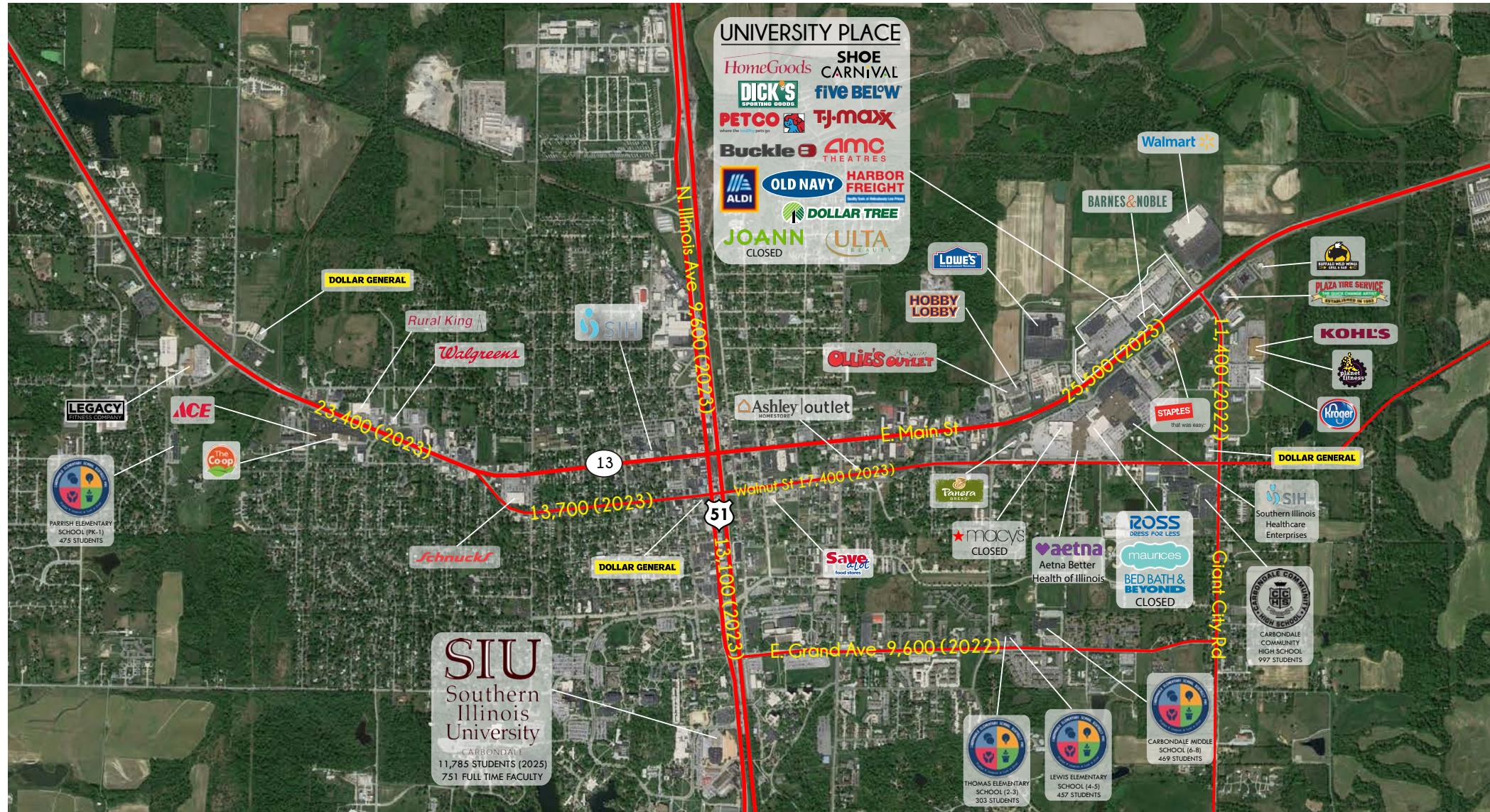
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Commercial  
Real Estate

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