



STORYBOARD AT SIU

710 S ILLINOIS AVE CARBONDALE, IL 62901

TWO VACANT SPACES BELOW A 121 UNIT
STUDENT HOUSING COMMUNITY



STORYBOARD AT SIU

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

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TIM GEARHART

314.282.9826 (DIRECT)

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RICK SPECTOR

DESIGNATED
MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)




RICK@L3CORP.NET



S ILLINOIS AVE

- ENDCAP AND INLINE SPACE AVAILABLE WITH GREAT VISIBILITY
- PART OF A 121 STUDENT, MIXED USE DEVELOPMENT
- STREET FRONT PARKING AS WELL AS 17 ENCLOSED RETAIL PARKING SPACES.
- CALL BROKER FOR DETAILS

POPULATION ANALYSIS

POPULATION		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		22,792	29,938	38,152	58,626
HOUSEHOLDS		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		10,174	13,357	16,768	25,645
AVG HH INCOME		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		\$51,283	\$59,604	\$63,387	\$64,496

VIEW &
DOWNLOAD:

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.

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SITE PLAN WITH PARKING

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MARKET AERIAL

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SITE →

SIU
Southern
Illinois
University
CARBONDALE

FALL 2024 ENROLLMENT
11,790 STUDENTS
675 FULL-TIME FACULTY