



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

12,165 | 23,390 | 30,033



### Daytime Population

12,091 | 24,618 | 28,279



### Median Household Income

\$35,407 | \$52,370 | \$61,908

## FOR SALE OR LEASE

401 East Walnut Street | Carbondale, Illinois 62901

1,932 SF on 0.68 Acre | Call for Details

### PROPERTY DETAILS

Former QSR with drive thru lane in place  
(restaurant infrastructure removed)

Less than 1 mile from Southern Illinois University Carbondale

Minutes from SIH Memorial Hospital, the region's  
largest private employer

20 parking spots

Walnut Street - 17,400 VPD

### Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.







