



# 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:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR  
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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

VIEW &  
DOWNLOAD:

DEMO REPORT



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## SITE PLAN WITH PARKING

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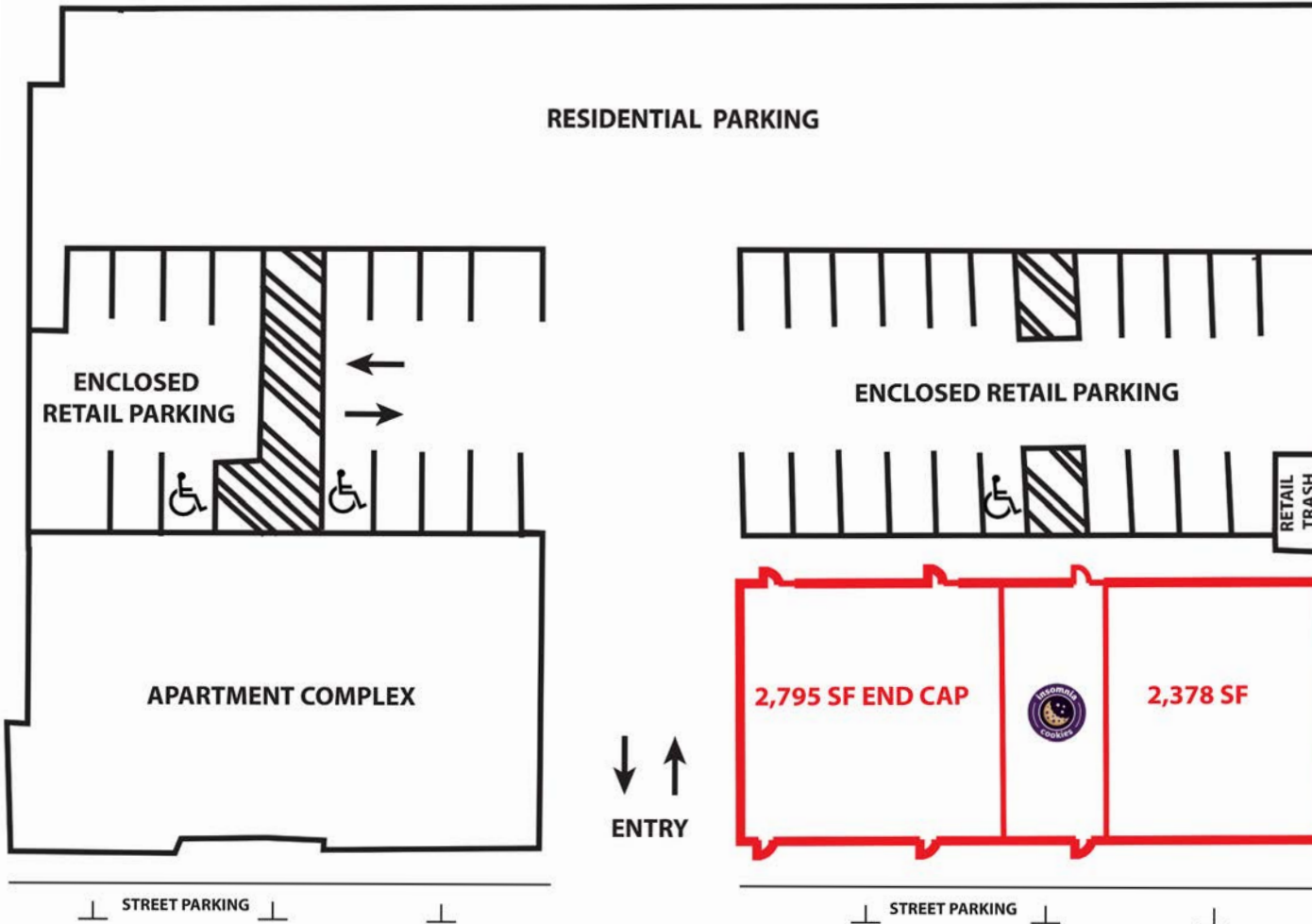
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## MARKET AERIAL

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