

# EXCELLENT CARBONDALE LOCATION

10,000 - 24,000 sf  
For Lease

1325 E. Main Street  
Carbondale, Illinois



- Located on Main Street next to University Mall
- Located Near Southern Illinois University with an enrollment of 30,000 Students
- Located in the heart of the regional commercial district where retailers experience extremely high sales volumes
- 110 Parking Spaces and 200' of Frontage
- Can be divided to 10,000 sf
- Possible Outlot Available



TRAFFIC COUNT - 30,000 VPD

**CENTER** 248.540.9999  
**MANAGEMENT** [www.center360.net](http://www.center360.net)

Demographics	5 Miles	10 Miles
Population	34,073	71,425
Avg. HH Income	\$39,780	\$46,411



10,000 - 24,000 SF Available  
For Lease

## Former Staples

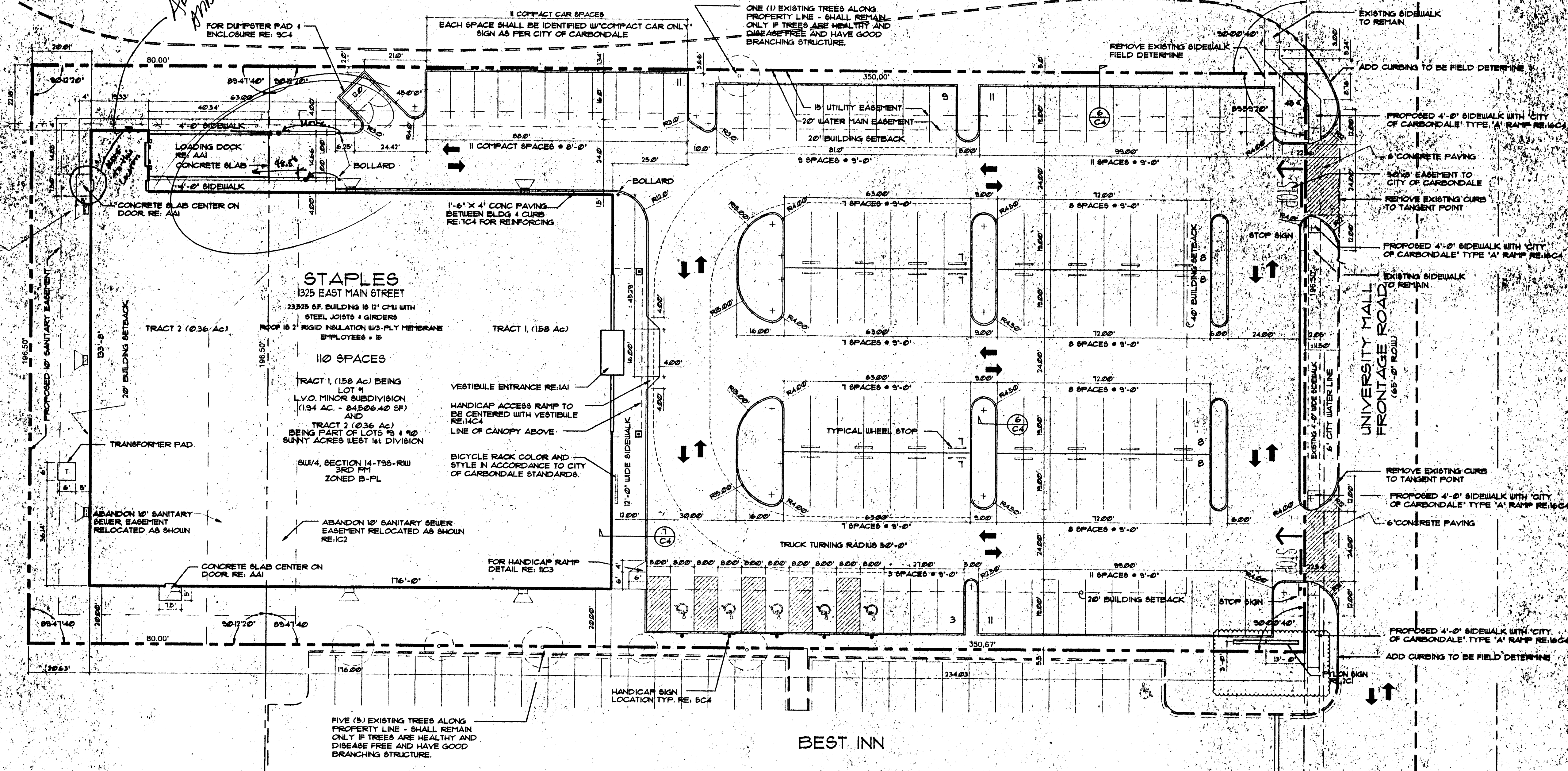
1325 E. Main Street  
Carbondale, Illinois

Center Management  
(248) 540-9999  
info@center360.net

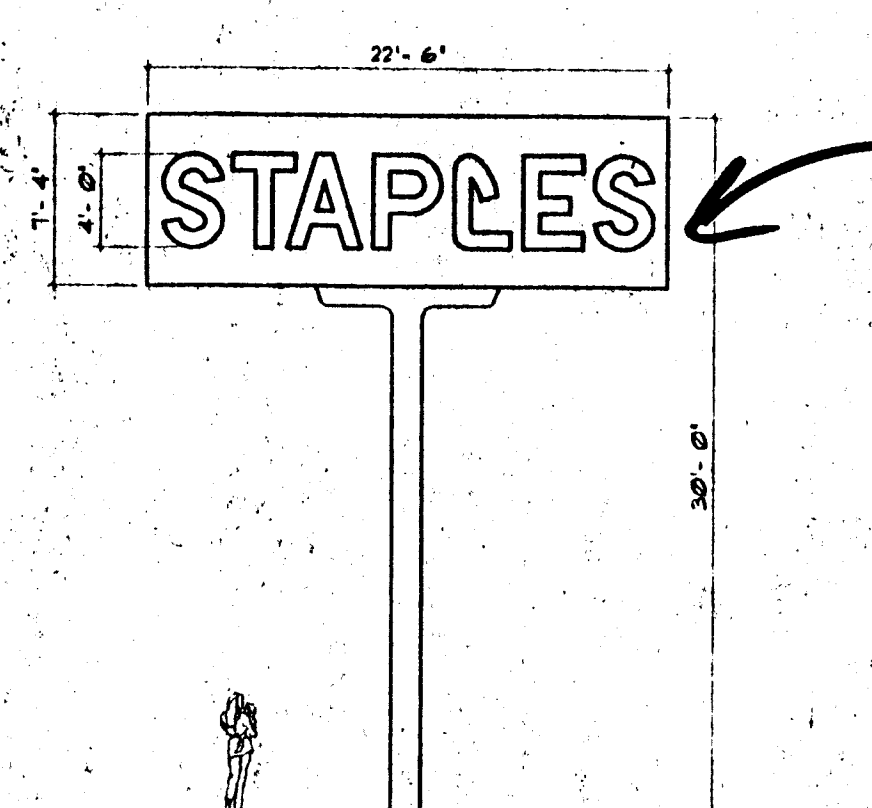




# U.S. POST OFFICE PROPERTY



1 SITE PLAN  
SCALE 1"=20'-0"



2 PYLON SIGN  
SCALE: NTS

## GENERAL NOTES:

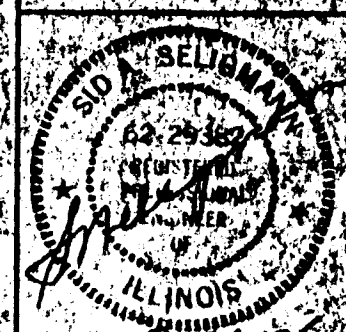
- ZONING CLASSIFICATION OF PROPERTY AND ADJACENT PROPERTY B-PL.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CARBONDALE.
- ALL PROPOSED SIDEWALKS RAMP SHALL BE IN ACCORDANCE WITH THE ADA AND/OR THE CITY OF CARBONDALE.
- ALL TYPICAL WHEEL STOPS SHALL BE IN ACCORDANCE WITH THE CITY OF CARBONDALE SPECIFICATIONS, FOR TYPE, SIZE & PLACEMENT.
- 34 - STANDARD PARKING STALLS, 11 - COMPACT PARKING STALLS.
- 5 - HANDICAP PARKING STALLS.
- ALL DIMENSION ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE ASSUMED TO BE 90° UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE ASSUMED TO BE 3'-0" UNLESS OTHERWISE NOTED.
- ADD A 5'-0" X 11'-6" CONCRETE PAD, CENTERED ON THE EMERGENCY EXIT DOOR.
- RE:C4 FOR SITE IMPROVEMENTS DETAILS.
- RE:C2 FOR SITE LIGHTING.
- MAXIMUM CROSS SLOPE FOR WALKS SHALL BE 1:50 (1/4" per 1'-0").

RECEIVED SEP 3 1996

APPROVED  
DATE 10/1/96

SID A. SELIGMANN P.E.  
3200 SOUTHWEST FREEWAY, SUITE 3070  
(713) 968-9085  
HOUSTON, TEXAS 77037  
LICENSE # 662-029382  
Expiration Date 11/30/1997

DRC  
DESIGN RESOURCE GROUP  
HOUSTON, TEXAS



LASCO  
Development Corporation

STAPLES  
CARBONDALE, ILLINOIS  
SITE PLAN

REVISIONS:  
SEPTEMBER 8, 1996

DATE:  
AUGUST 27, 1996

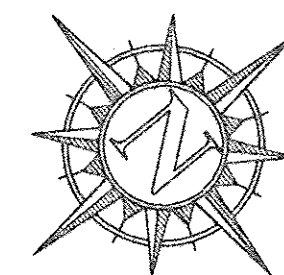
CHECKED:

SCALE:  
AS SHOWN

SHEET

CL



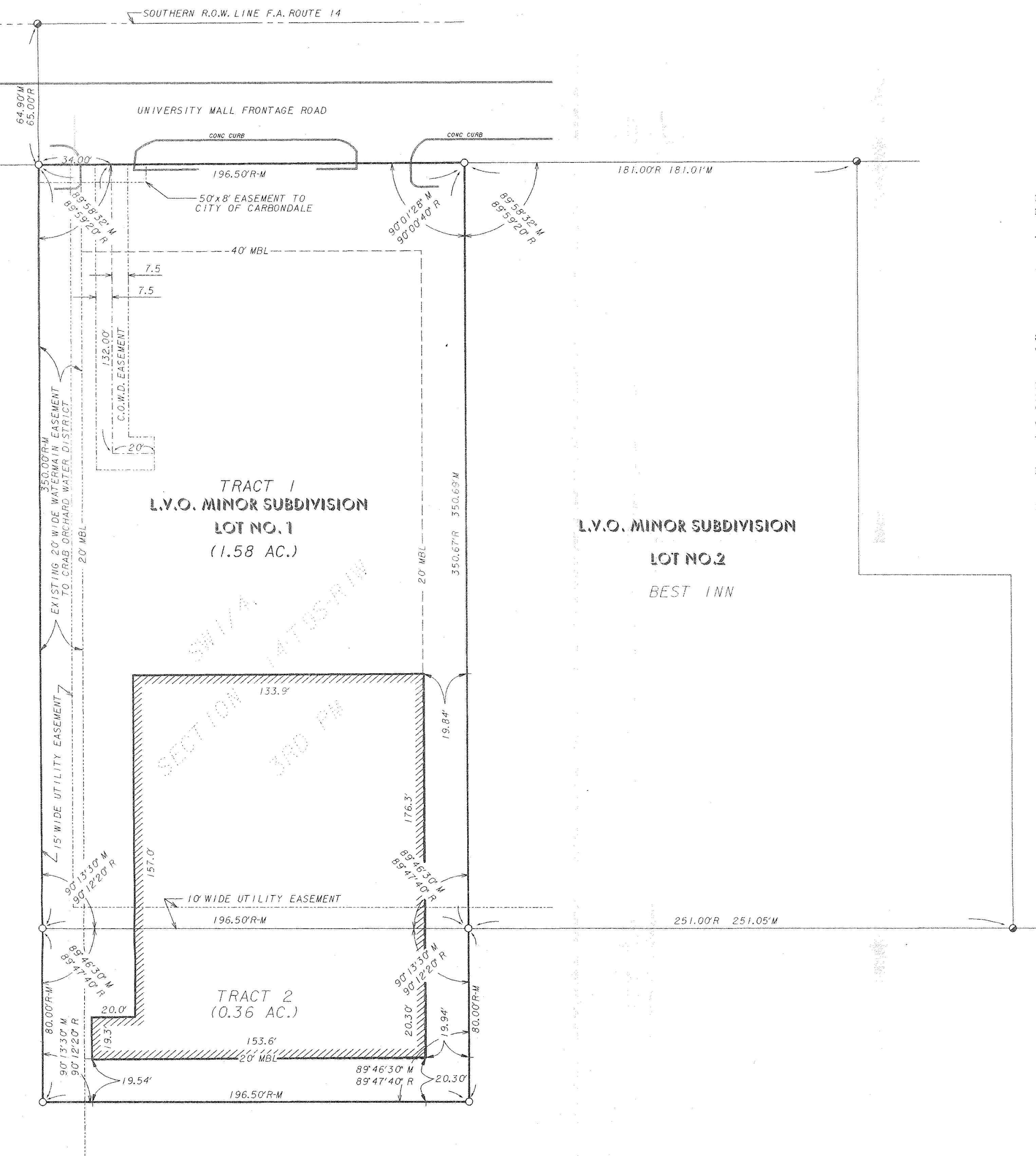


SCALE 1" = 30'

### LEGEND

- - IRON PIN MONUMENT WITH AN ALUMINUM CAP FOUND
- - IRON PIN MONUMENT WITH AN ALUMINUM CAP SET
- R - RECORD DISTANCE / ANGLE MEASUREMENT
- M - MEASURED DISTANCE / ANGLE THIS SURVEY

U.S. POST OFFICE PROPERTY



### Legal Description

Lot 1 in L.V.O. MINOR SUBDIVISION, being a subdivision of a part of the Southwest Quarter of Section 14, Township 9 South, Range 1 West of the Third Principal Meridian, in the City of Carbondale, County of Jackson, State of Illinois, as shown on the recorded plat thereof in Plat Cabinet No. 1 at Page 30.

Also:

Beginning at the Southwest corner of the said Lot 1 in the L.V.O. MINOR SUBDIVISION; thence Southerly 80.00 feet; thence Easterly 196.50 feet; thence Northerly 80.00 feet; thence Westerly 196.50 feet to the point of beginning.

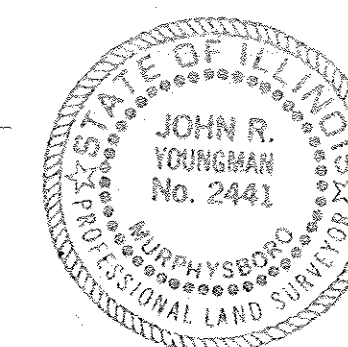
State of Illinois) s.s.  
County of Jackson)

I, JOHN R. YOUNGMAN, Professional Illinois Land Surveyor No. 2441, do hereby certify to Paul K. Blackburn, Blackburn Properties, Mr. Thomas Guastello and to Iasco Development Corp., that at the request of Paul Blackburn that the survey entitled AS BUILT SURVEY, LOT 1 L.V.O. MINOR SUBDIVISION, STAPLES, was made under my direct supervision depicting the existence of and the position of the "Staples" building on April 21st, 1997, depicting the existence of and the position of the curb cuts along the Mall Frontage Road and depicting those easements affecting this property appearing in schedule "B" of commitment number MAC96352 as provided by First American Title Insurance Company, Murphysboro Title and Abstract, Inc., dated June 17, 1997 at 7:30 A.M.

I further certify that, to the best of my knowledge and belief, this is a true and correct AS BUILT SURVEY and is as shown plotted hereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Illinois Professional Land Surveyor's Seal at Murphysboro, Illinois this 29th day of April, 1997.

*John R. Youngman*  
John R. Youngman  
Illinois Professional Land Surveyor No. 2441  
J.T. Blankinship and Associates  
Consulting Engineers and Land Surveyors  
P.O. Box 40  
401 South 17th Street  
Murphysboro, Illinois 62966  
Phone 618-687-1771



### AS BUILT SURVEY

LOT 1 L.V.O. MINOR SUBDIVISION  
"STAPLES"  
CARBONDALE, ILLINOIS

SCALE 1"=30'	J. T. BLANKINSHIP AND ASSOCIATES CONSULTING ENGINEERS	FILE NO. E-7416AB
DATE 4-29-1997		
	401 S. 17TH STREET	MURPHYSBORO, ILLINOIS
		SHEET NO. 1 OF 1