



Available for Development Intersection of Washington & Walnut Streets (IL Route 13)



Property Information

Zoning: Mixed –
SB – Secondary Business
BPR – Primary Business

Lot Size: Four corner
properties, 1/2 - 1 acre

Site Information:
Redevelop this prime
downtown intersection into
a mixed use, multi-story
attraction

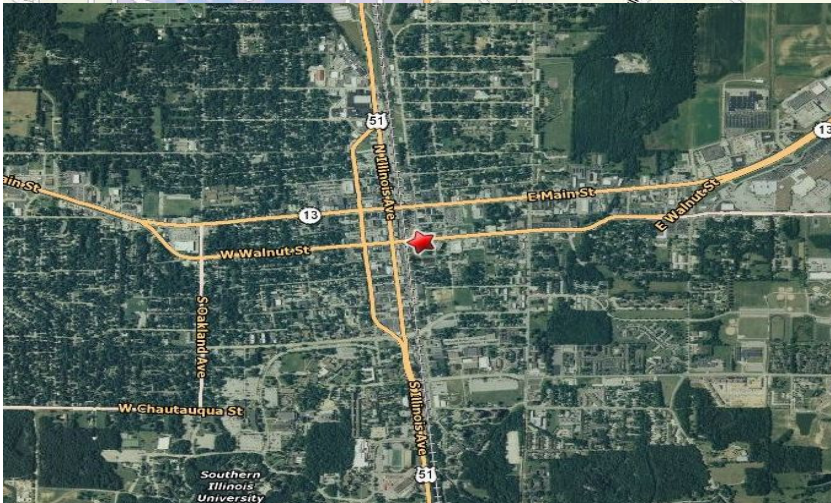
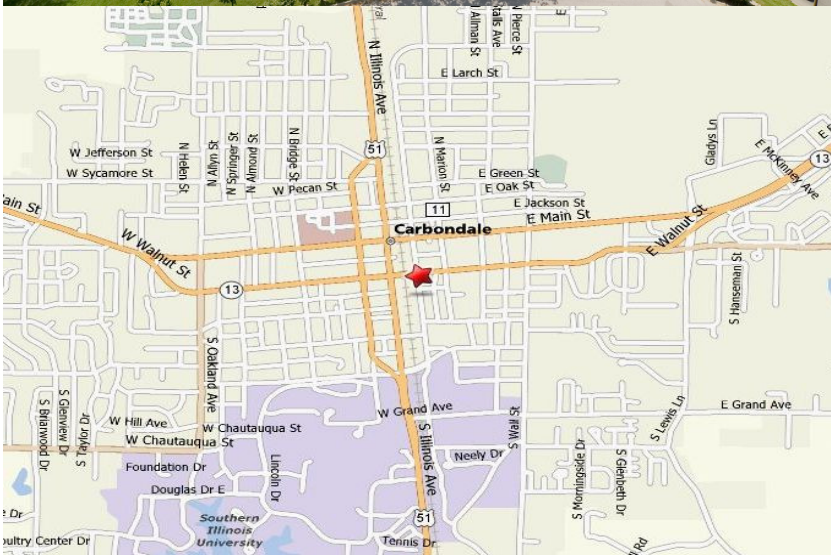
Adjacent Businesses:
City Hall/Civic Center
Amtrak, Grocery Stores,
Parks/Plazas
Professional offices
Restaurants, Banks

Incentives Available:
Enterprise Zone
Tax Increment Financing

Demographics

Population:
Carbondale: 25,597
SIU Students: 21,000

Traffic Counts: 27,200



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