

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



VACANT RETAIL - FORMER SAVE A LOT

301 E Walnut St Carbondale, IL 62901



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

VACANT RETAIL - FORMER SAVE A LOT

301 E Walnut St | Carbondale, IL 62901

EXCLUSIVELY LISTED BY



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\$1,381,134
LIST PRICE



\$84.22
PRICE PER SF



±16,398 SF
GLA



2005
Year Built



±19,300
Vehicles Per Day

PROPERTY OVERVIEW

- **Prime Corner Location** – Strategically positioned at a high visibility intersection, ensuring maximum exposure and foot traffic.
- **Proximity to Major Locations** – Located just minutes from a major hospital and downtown Carbondale.
- **Proximity to University** – The property is close to Southern Illinois University, providing a large consumer base for the area.
- **Strong Local Demographics** – The property has over ±23,294 residents living within a 3-mile radius.
- **Redevelopment Potential** – The large lot size and hard corner location provides an excellent redevelopment opportunity for a buyer.



REPRESENTATIVE PHOTO



TENANT PROFILE

Founded in 1977, Save A Lot is one of the largest discount grocery store chains in the U.S. with approximately 1,000 stores in 33 states and 13 wholesale distribution centers. Save A Lot remains true to its mission of being a neighborhood grocer, providing unmatched quality and value to local families. Customers enjoy significant savings compared to traditional grocery stores on great tasting, high quality private label brands, national brand products, USDA-inspected meat, farm-fresh fruits and vegetables, and other non-food items. Save A Lot is division of Moran Foods, a premier wholesale grocery distribution company specializing in private brand procurement and supply. Save A Lot's stores are smaller and aisles are wider, making it easier to find items. Their small footprint means they carry the everyday items their customers need so that they can get in and out of stores quicker than large supermarkets. They have high-quality products, including both national and their own brand names at affordable prices. Save A Lot's select assortment of approximately 1,800 products gives their customers what they buy most, reducing the need for space and eliminating slow moving products from distribution. This allows the company to pass the savings on to their customers.

HEADQUARTERS
St. Ann, MO

YEAR FOUNDED
1977

OF EMPLOYEES
6,700



Rural King
America's Farm and Home Store

RECycling

NAPA

UNIVERSITY PLACE SHOPPING CENTER
Walmart Supercenter TACO BELL

amc DOLLAR TREE DICK'S SPORTING GOODS
five BELOW SHOE CARNIVAL HomeGoods TJ-maxx
petco BEST BUY JOANN
ALDI BARNES & NOBLE HARBOR FREIGHT
Quality Tools at Publically Low Prices

LOWE'S



Walgreens

MEMORIAL HOSPITAL OF CARBONDALE
± 175 BEDS

HOBBY LOBBY Super 8
RAZOR'S Valvoline SUBWAY



Kroger KOHL'S planet fitness

REGIONS

E MAIN ST ± 24,000 VPD

SCOOTER'S COFFEE SUBWAY

E WALNUT ST ± 19,300 VPD

Schnucks BURGER KING



SUBJECT PROPERTY
save a lot

Ashley HOMESTORE

Panera BREAD

UNIVERSITY MALL SHOPPING CENTER

HIBBETT SPORTS
THE SCIENCE CENTER maunces
rue 21 Bath & Body Works
VIP CINEMAS
AMERICAN EAGLE OUTFITTERS **ROSS DRESS FOR LESS**

HOME 2 SUITES BY HILTON

S ILLINOIS AVE ± 15,500 VPD

Casey's Starbucks PRADA EXPRESS CHICKEN NIPPON **Auto Zone**

Walgreens
POPEYES Wendy's O'Reilly AUTO PARTS

SUBWAY

SIU
Southern Illinois University
CARBONDALE
± 14,554 STUDENTS

AREA OVERVIEW

Carbondale, Illinois, is a vibrant city located in the southern part of the state and serves as a central hub for the Carbondale-Marion, IL MSA. This MSA includes both Jackson County, where Carbondale is situated, and Williamson County, home to nearby Marion. Carbondale's significance comes largely from being the location of Southern Illinois University (SIU), which brings in a diverse population of students, faculty, and visitors, contributing to the city's educational and cultural landscape. The city is surrounded by natural beauty, including the Shawnee National Forest, making it a destination for outdoor enthusiasts. Carbondale's economy is driven by education, healthcare, retail, and tourism.

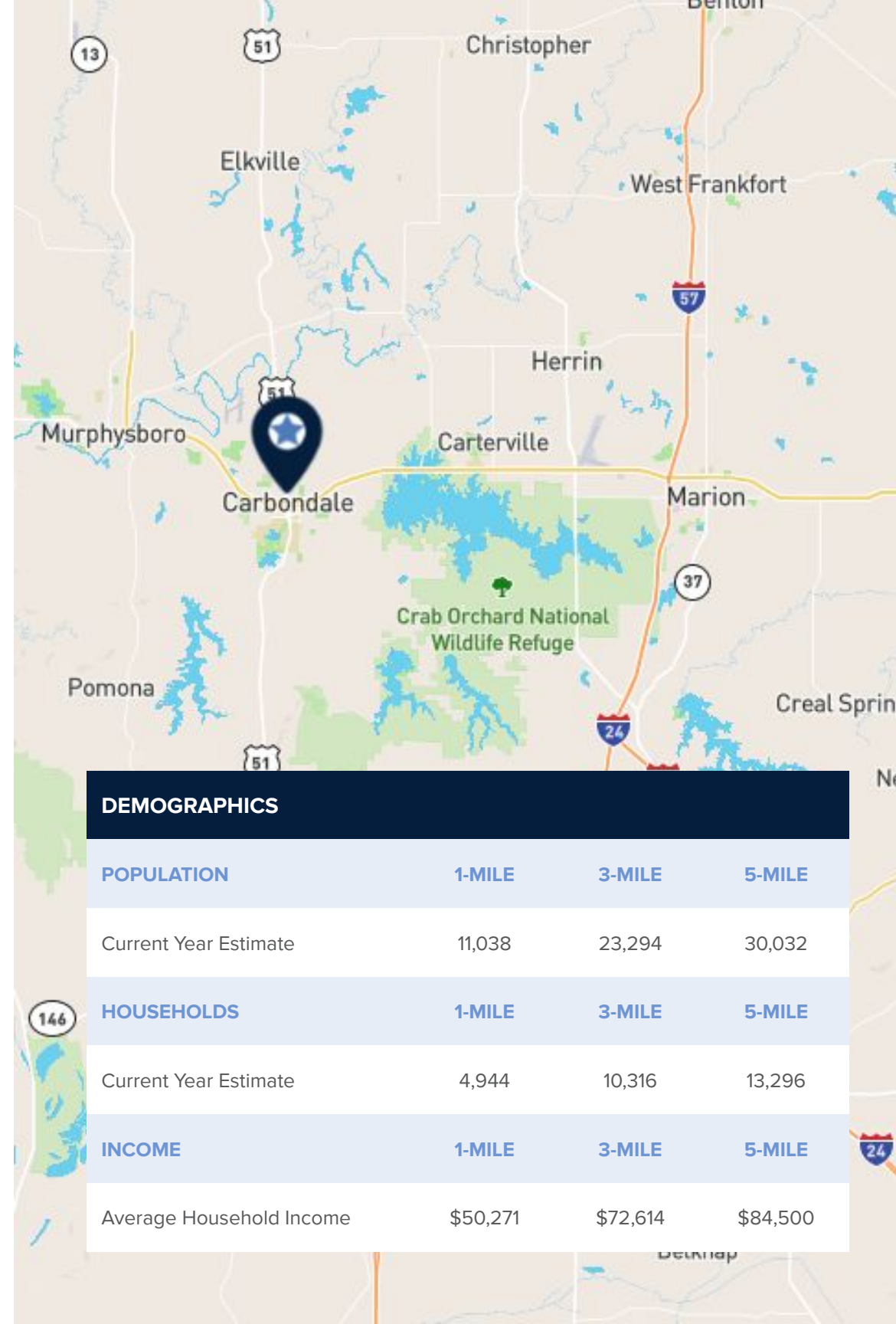
In addition to Carbondale, the Carbondale-Marion MSA includes the city of Marion, located just 17 miles to the east, which serves as the economic and governmental center of Williamson County. Marion is home to regional shopping centers, healthcare facilities, and other services that support the broader area. While both cities offer distinct services, Carbondale focuses more on education and cultural activities due to SIU, while Marion has developed into a hub for commerce and regional services. Together, these cities create a balanced and interdependent region, attracting both residents and visitors from across southern Illinois.



1 MILLION
NUMBER OF ANNUAL VISITORS



2.7 MILLION
REVENUE



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	11,038	23,294	30,032
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,944	10,316	13,296
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$50,271	\$72,614	\$84,500

ECONOMY

Carbondale, Illinois, has a diverse economy that revolves around its status as a regional center for education, healthcare, and tourism. Southern Illinois University (SIU) is the largest economic driver, attracting thousands of students, faculty, and visitors each year, which fuels local businesses, housing, and service industries. Additionally, tourism related to the Shawnee National Forest and local festivals provides a steady influx of visitors, supporting hospitality and retail sectors. The healthcare industry, anchored by Memorial Hospital of Carbondale, also plays a significant role in employment and local economic stability.

ECONOMIC DEVELOPMENT

Carbondale's economy is evolving, with efforts focused on expanding beyond its traditional reliance on education and tourism. City leaders are actively working to attract new businesses and investments to diversify the economy. There is an emphasis on developing technology and innovation sectors, leveraging the resources of SIU for research and business partnerships. Additionally, revitalization projects in the downtown area aim to attract more retail and commercial activity, fostering a more sustainable and dynamic local economy. This forward-thinking approach is designed to ensure long-term growth and resilience for the community.



**SIU AS ONE OF THE TOP ONLINE
MBA PROGRAMS
(U.S. NEWS & WORLD REPORT)**

EMPLOYERS	EMPLOYEES
Southern Illinois University	6,407
SIH/Memorial Hospital of Carbondale	3,975
E.T. Simonds	767
Neuro Restorative	476
Carbondale School Districts 95 & 165	421
Walmart Supercenter	270
City of Carbondale	266
Com-Pac International, Inc.	176
Illinois Department of Transportation	151
Lowe's	148

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **301 E Walnut St, Carbondale, IL, 62901** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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