FOR SALE

103 N Carbon St.,
Marion, IL 62959



4,416 SF OFFICE/RETAIL COMMERCIAL BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

103 N Carbon St., Marion, IL 62959

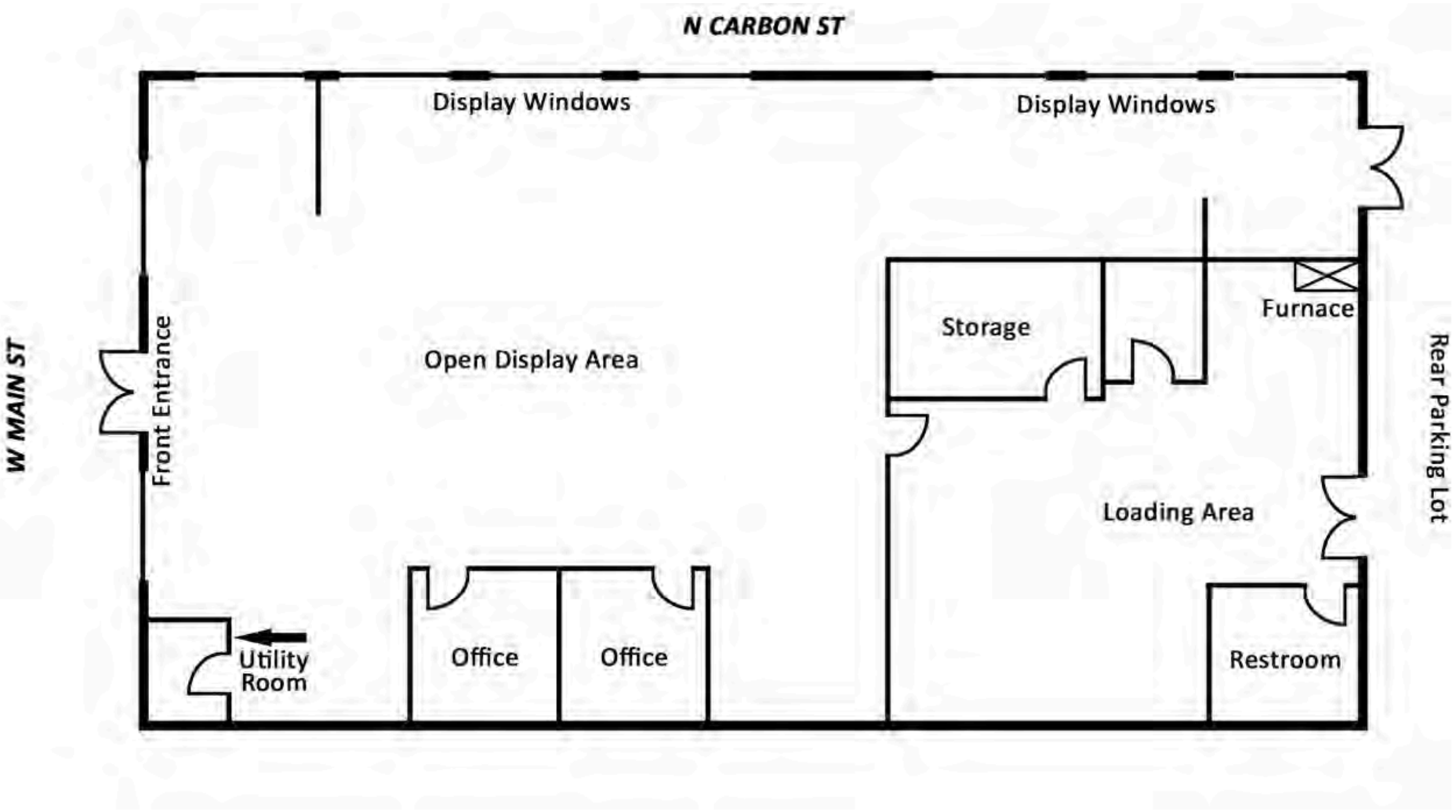


LOCATION OVERVIEW

The property is located within a well-established commercial area consisting of retail, restaurants, offices, and service-oriented businesses. Positioned approximately 0.65 miles east of the Interstate 57/Main Street interchange and approximately one mile west of Downtown Marion's Town Square, the location provides convenient regional access and strong local visibility. Main Street traffic counts of approximately 11,000 vehicles per day provide consistent daily exposure for a wide range of commercial users seeking a highly visible Marion location.

FLOOR PLAN

103 N Carbon St., Marion, IL 62959

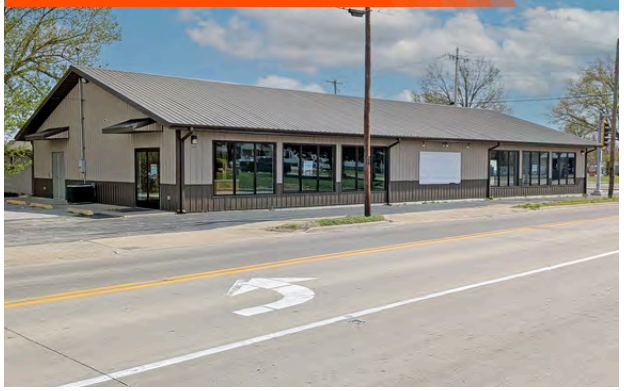


*Not to scale

PROPERTY PHOTOS & INFORMATION

103 N Carbon St., Marion, IL 62959

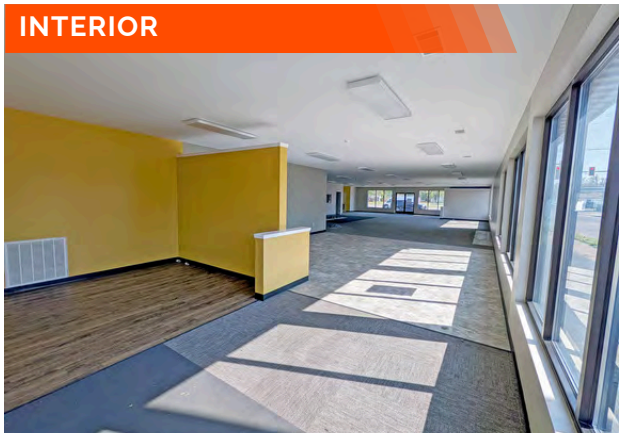
SIDE EXTERIOR



REAR EXTERIOR



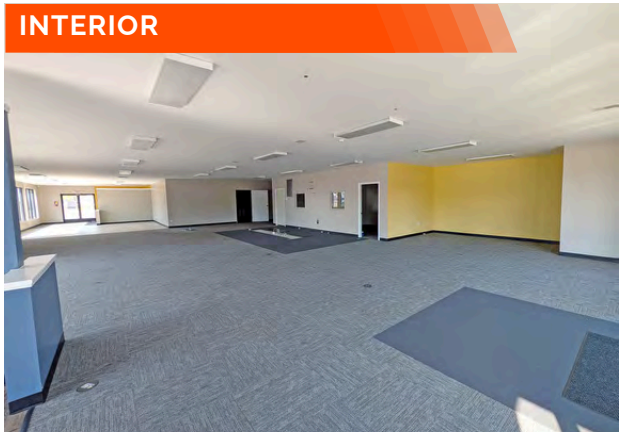
INTERIOR



INTERIOR



INTERIOR



INTERIOR

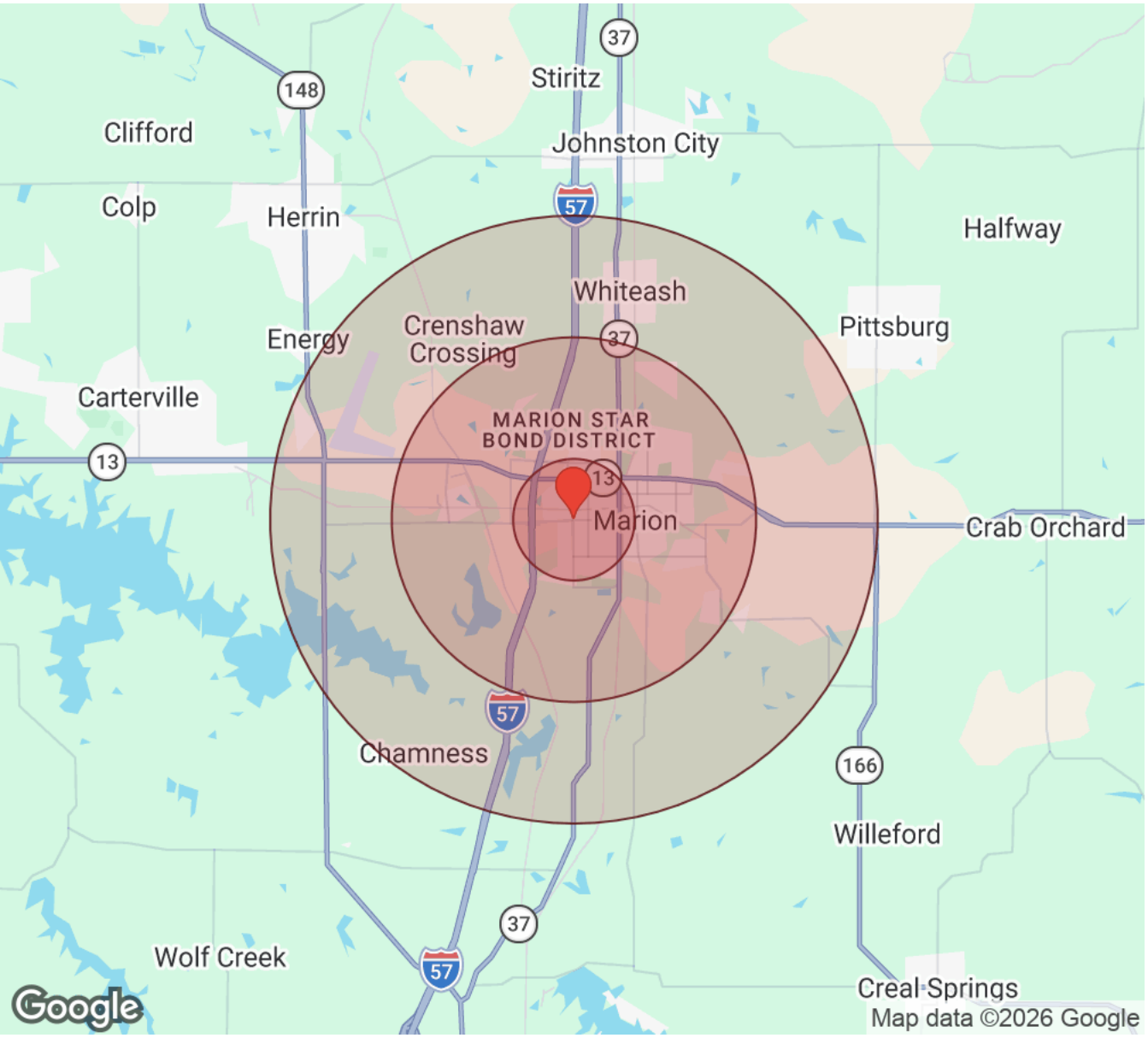


KEY PROPERTY ADVANTAGES

Highly visible corner location	Strong exposure with ~ 11,000 vehicles per day	Modern construction built in 2017	Storefront windows providing natural light & visibility	Flexible open floor plan
Private offices, storage, and rear delivery/loading area	Excellent signage opportunities	10 onsite parking spaces	Located within a TIF District	Convenient access to I-57 & Downtown Marion

DEMOGRAPHICS

103 NORTH CARBON STREET



Population	1 Mile	3 Miles	5 Miles
Male	3,104	8,845	11,542
Female	3,022	9,026	11,730
Total Population	6,126	17,871	23,272

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,017	14,903	19,784
Black	605	1,471	1,620
Am In/AK Nat	8	21	28
Hawaiian	1	2	N/A
Hispanic	246	713	870
Asian	92	331	428
Multiracial	157	422	524
Other	2	11	16

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,224	9,140	11,660
Occupied	2,914	8,250	10,546
Owner Occupied	1,409	4,686	6,484
Renter Occupied	1,505	3,564	4,062
Vacant	310	890	1,115

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,062	3,054	3,970
Ages 15 - 24	712	1,949	2,513
Ages 25 - 54	2,504	6,855	8,780
Ages 55 - 64	700	2,135	2,857
Ages 65+	1,148	3,877	5,153

Income	1 Mile	3 Miles	5 Miles
Median	$53,155	$63,531	$70,230
Under $15k	340	727	816
$15k - $25k	238	605	704
$25k - $35k	492	1,118	1,252
$35k - $50k	325	1,023	1,238
$50k - $75k	393	1,176	1,545
$75k - $100k	252	977	1,317
$100k - $150k	554	1,653	2,170
$150k - $200k	157	472	812
Over $200k	164	498	690

Distance: 1 Mile 3 Miles 5 Miles

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OFFICE/RETAIL PROPERTY SUMMARY

103 N CARBON ST

LISTING # 3260

LOCATION DETAILS:

Parcel #:	06-13-357-017
County:	IL - Williamson
Zoning:	B-1 General Business

PROPERTY OVERVIEW:

Building SF:	4,416
Vacant SF:	4,416
Usable Sqft:	4,416
Min Divisible SF:	4,416
Office SF:	4,416
Retail SF:	4,416
Signage:	Building
Lot Size:	0.27 Acres
Frontage:	66 ft +-
Depth:	191 ft+-
Parking Spaces:	10
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2018
Building Class:	B
Ceilings:	9'
Construction Type:	Mixed

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	No
Opportunity Zone:	No



SALE INFORMATION:

Sale Price:	$370,000
Price / SF:	$83.79

FINANCIAL INFORMATION:

Taxes:	$7,728.00
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	11,000

PROPERTY DESCRIPTION:

Well-positioned 4,416 SF one-story commercial building located at the northeast corner of Main Street and Carbon Street in Marion, Illinois, along a major commercial corridor. Constructed in 2017, the property was most recently operated as a rent-to-own furniture and appliance store and offers a flexible layout adaptable for a variety of retail, showroom, office, medical, or service-oriented commercial uses.

The building features a predominantly open floor plan with several private offices, storage space, and a rear delivery/loading area. Extensive storefront windows along both Main Street and Carbon Street provide abundant natural light and outstanding visibility from multiple directions. Additional features include 10 onsite parking spaces, strong signage potential, B-1 (General Business) zoning, and location within a TIF District.

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