



1325 E MAIN ST CARBONDALE, IL

STAPLES
The Office Superstore

OFFERED FOR SALE
\$1,675,000 | 15% CAP

CONFIDENTIAL OFFERING MEMORANDUM



CENTER MANAGEMENT PORTFOLIO

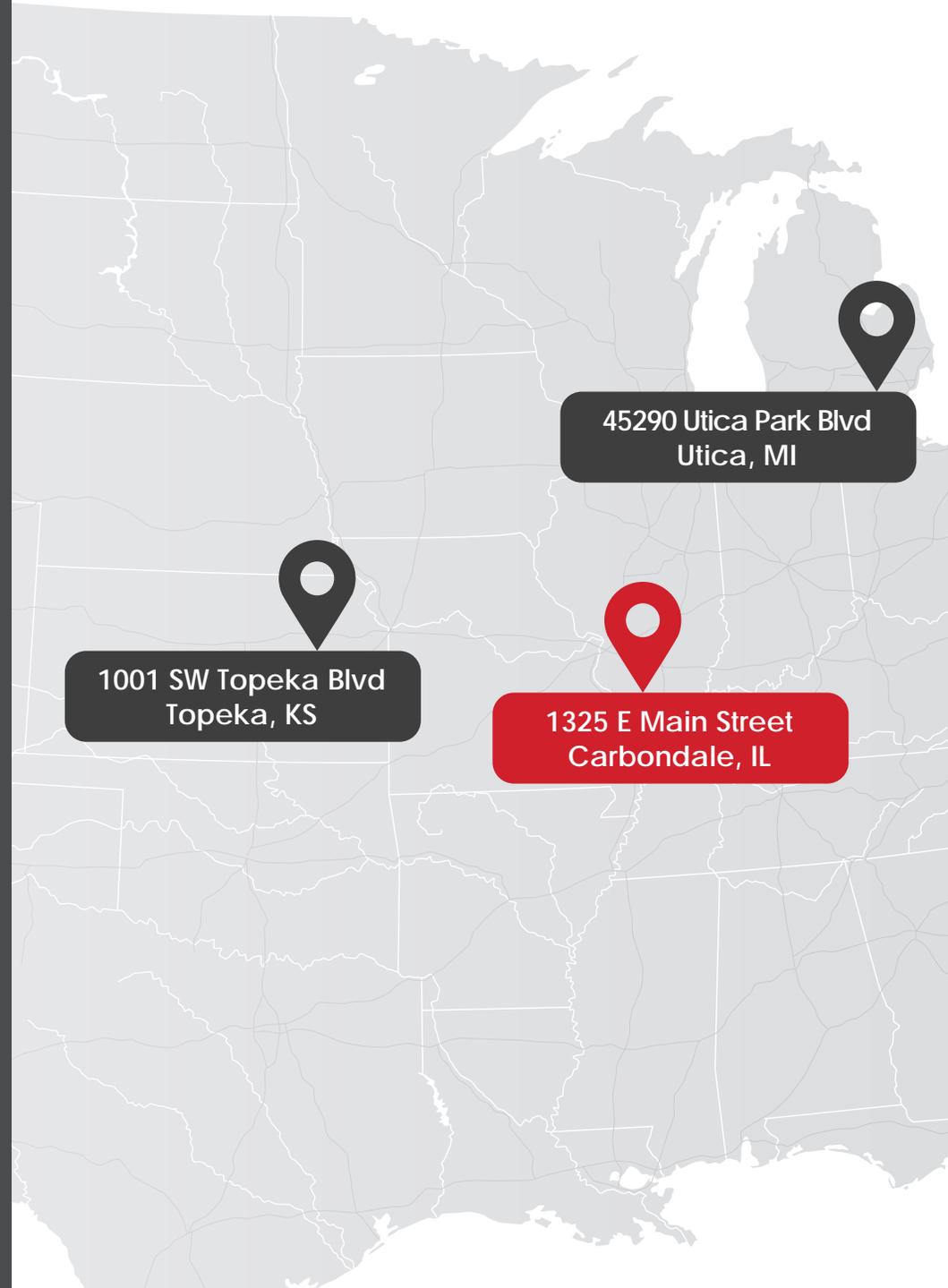
TOPEKA, KS | CARBONDALE, IL | UTICA, MI

THE OPPORTUNITY

Atlantic Capital Partners has been exclusively engaged to market for sale the Center Management Portfolio, a collection of retail assets located in Topeka, Kansas; Utica, Michigan; and Carbondale, Illinois. The portfolio is being offered on an individual asset basis, as sub-portfolio groupings, or as a full portfolio acquisition. The properties are situated within established retail corridors in their respective markets and present investors with a strategic opportunity to unlock value through targeted leasing initiatives and potential redevelopment.

<p><i>FLEXIBLE ACQUISITION STRUCTURE (INDIVIDUAL ASSETS, SUB-PORTFOLIO, OR FULL PORTFOLIO)</i></p>	<p><i>INFILL RETAIL LOCATIONS WITH ESTABLISHED TRADE AREAS</i></p>	<p><i>VALUE-ADD OPPORTUNITY THROUGH LEASE-UP, RE-TENANTING, AND DEVELOPMENT POTENTIAL</i></p>
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CENTER MANAGEMENT PORTFOLIO		
TENANT	ADDRESS	STORE SIZE
Staples	1325 E Main St, Carbondale, IL 62901	23,925 SF
Walgreens	1001 SW Topeka Blvd, Topeka, KS 66612	16,000 SF
2nd & Charles	45290 Utica Park Blvd, Utica, MI 48315	30,000 SF





EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present 1325 E Main Street, a single-tenant retail property 100% leased to Staples and strategically located in Carbondale, Illinois, within the Carbondale–Marion MSA. Staples has occupied the property since 1997 and operates under a long-term lease with current annual rent of \$251,213 and a lease expiration of March 31, 2027.

The property is ideally situated along East Main Street (Illinois State Route 13), the region’s primary commercial corridor, and benefits from traffic counts exceeding 25,900 vehicles per day as well as excellent visibility. Positioned within Carbondale’s dominant retail corridor, the site is surrounded by national and regional retailers including the United States Postal Service (directly adjacent), Aldi, McDonald’s, Ulta Beauty, Five Below, Dick’s Sporting Goods, TJ Maxx, and Lowe’s Home Improvement, among others. The property serves a strong local consumer base with a population exceeding 64,309 residents and average household incomes surpassing \$71,199 within a ten-mile radius.

VALUE-ADD REPOSITIONING OPPORTUNITY:

With Staples’ lease expiring in March 2027 and no remaining renewal options, investors are presented with a rare opportunity to acquire an asset with in-place cash flow while executing a future re-tenanting or redevelopment strategy. The property benefits from unmatched visibility along IL-13, the dominant retail corridor serving the Carbondale–Marion MSA, surrounded by a critical mass of national retailers and strong daily traffic. Zoned BPL – Planned Business District, the site allows for a wide range of commercial, retail, restaurant, medical, hospitality, and mixed-uses, supporting long-term flexibility and redevelopment potential.

CAP RATE 15%

PRICE \$1,675,000



ASSET SNAPSHOT

Tenant Name	Staples
Address	1325 E Main St, Carbondale, IL 62901
Building Size (GLA)	23, 925 SF
Land Size	1.94 Acres
APN	15-14-351-022 & 15-14-351-047
Year Built	1997
Lease Type	Double Net (NN)
Landlord Responsibilities	Roof, Parking Lot and Structure
Lease Expiration Date	3/31/2027
Renewal Options	None
Current Rent - Annual	\$251,212.50
Current Rent - PSF	\$10.50
Rent Escalations	None
Annual Rent	\$251,213



64,309
PEOPLE IN
10 MILE RADIUS

\$71,199
AHHI IN
10 MILE RADIUS

25,900
VPD AT
E MAIN ST. (IL-13)



PRIME LOCATION ALONG DOMINANT RETAIL CORRIDOR

Situated on East Main Street (IL-13), the primary commercial artery serving the Carbondale–Marion MSA, benefiting from strong traffic counts, excellent visibility, and regional accessibility.



NEAR-TERM VALUE-ADD OPPORTUNITY

Lease expiration in March 2027 with no renewal options provides investors a clear path to re-tenant, reposition, or redevelop the site to unlock future upside.



SURROUNDED BY NATIONAL RETAIL ANCHORS

Located within Carbondale's dominant retail corridor adjacent to the U.S. Postal Service and near Aldi, Lowe's, TJ Maxx, Dick's Sporting Goods, Ulta Beauty, McDonald's, and other national retailers driving consistent consumer traffic.



FLEXIBLE ZONING SUPPORTING REDEVELOPMENT POTENTIAL

Zoned BPL – Planned Business District, permitting a wide range of commercial, retail, restaurant, medical, hospitality, and mixed-use applications, providing significant long-term flexibility and redevelopment optionality.



PROPERTY SPECS

SITE DESCRIPTION

PROPERTY ADDRESS 1325 E Main St, Carbondale, IL 62901

PARCEL ID 15-14-351-022 & 15-14-351-047

TOTAL LAND AREA 1.94 Acres

PARKING 94 standard spaces, 11 compact spaces and 5 handicap spaces

ZONING BPL - Planned Business District

IMPROVEMENTS

BUILDING PROFILE 23,925 SF standalone building currently 100% leased to Staples

YEAR BUILT 1997

SIGNAGE Single-tenant pylon sign along E Main Frontage Rd S / E Main Street (IL-13)

FRONTAGE Along E Main Street (IL-13)

ROOF DETAILS

ROOF AGE Unknown

ROOF WARRANTY No active warranty

BUILDING SYSTEMS

HVAC Tenant responsibility

UTILITIES Tenant responsibility



KOHL'S

Kroger

SIU CREDIT UNION

Casey's

DOLLAR GENERAL

CARBONDALE COMMUNITY HIGH SCHOOL
995 STUDENTS

N GIANT CITY RD

Staples
1325 E MAIN ST
CARBONDALE, IL

ihop

UNITED STATES POSTAL SERVICE



UNIVERSITY PLACE SHOPPING CENTER



13 E MAIN ST 25,900 VPD




1325 E MAIN ST
CARBONDALE, IL



SHOE **Buckle** **B**
CARNIVAL **petco** **five**
DOLLAR TREE **BELOW**

Walmart

UNIVERSITY PLACE SHOPPING CENTER

OLD NAVY **ULTA** **DICK'S**
 Bath & Body Works **TJ-MAXX** **SPORTING GOODS**
HARBOR FREIGHT **HomeGoods**
 QUALITY TOOLS LOWEST PRICES

McDonald's

13 E MAIN ST 25,900 VPD

BUFFALO WILD WINGS

Staples
 1325 E MAIN ST
 CARBONDALE, IL

LOWE'S

Arby's

HOBBY LOBBY

KOHL'S **planet fitness**

SONIC

Starbucks

Kroger

USPS

SIU CREDIT UNION

DUNKIN'

Casey's

ROSS
 DRESS FOR LESS

DOLLAR GENERAL

PANDA EXPRESS
 CHINESE KITCHEN

Panera
 BREAD

CARBONDALE COMMUNITY HIGH SCHOOL
 995 STUDENTS

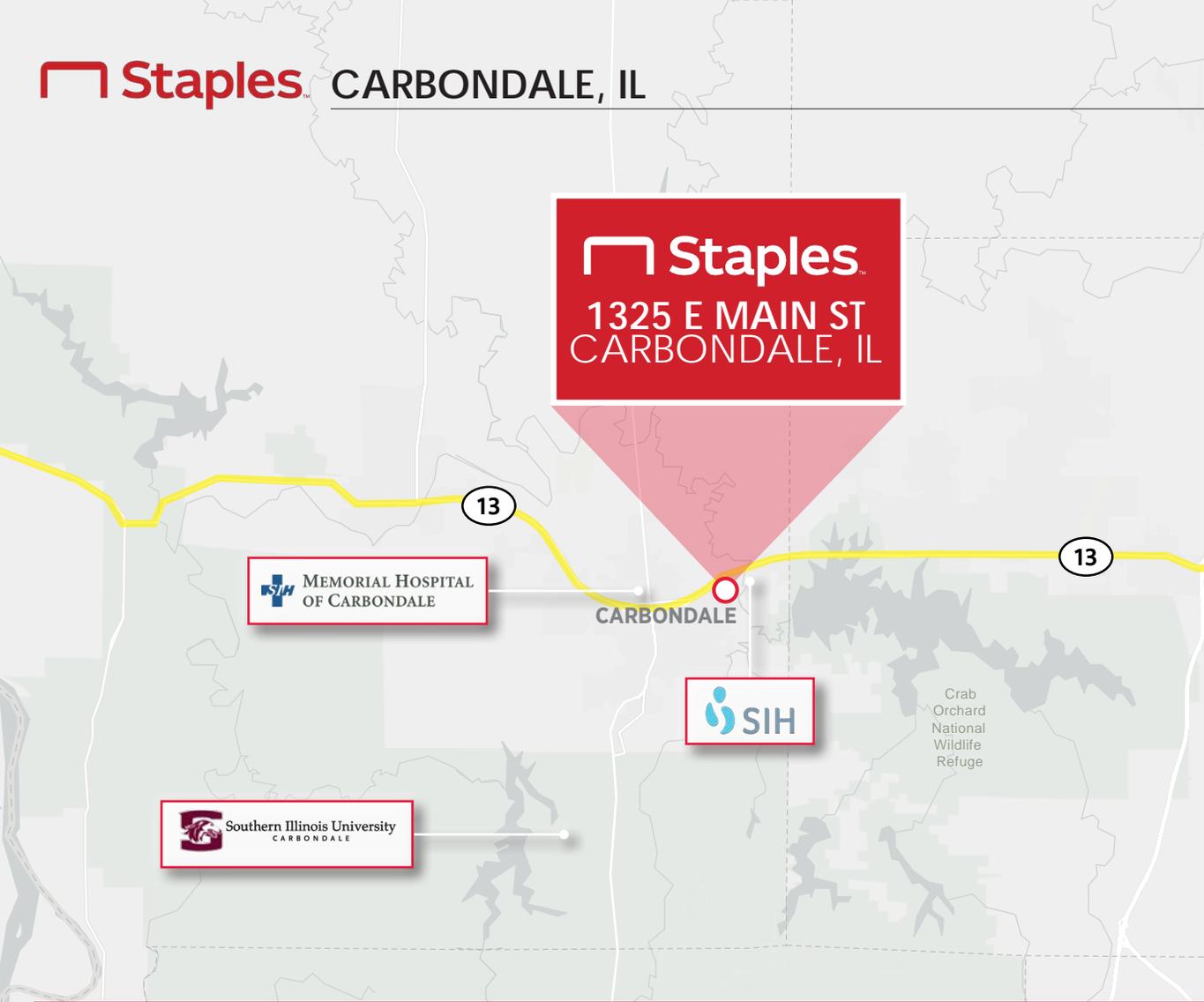
5 MILES
 29,385 PEOPLE
 \$64,479 AHHI

10 MILES
 64,309 PEOPLE
 \$71,199 AHHI

Staples
 1325 E MAIN ST
 CARBONDALE, IL

CARBONDALE-MARION, IL MSA
 The Carbondale–Marion MSA serves as the primary economic and retail hub for Southern Illinois, anchored by the cities of Carbondale and Marion along the IL-13 commercial corridor. The region benefits from strong regional connectivity and functions as a centralized shopping destination drawing consumers from across Jackson and Williamson Counties as well as surrounding rural markets.

Economic stability is supported by a diverse employment base led by Southern Illinois University (12,000+ students), major healthcare providers such as SIH (Southern Illinois Healthcare), Memorial Hospital of Carbondale and Heartland Regional Medical Center, and the regional retail concentration in Marion, which serves as the area’s dominant commercial node. Retail activity is heavily focused along the IL-13 corridor linking Carbondale and Marion, providing consistent traffic patterns and sustained demand. These factors contribute to durable fundamentals and position the MSA as a stable environment for retail investment.



MEMORIAL HOSPITAL OF CARBONDALE

SIH

Southern Illinois University CARBONDALE

AREA DEVELOPMENT & INFRASTRUCTURE INVESTMENT:

- **DOWNTOWN ENTERTAINMENT PLAZA (UNDER CONSTRUCTION)**
 \$3.6M public investment creating a new regional events venue approximately one mile west of the property, expected to drive increased visitation and activity along the Main Street corridor.
- **RECENT PRIVATE RETAIL DEVELOPMENT**
 New multi-tenant retail construction along East Main Street demonstrating continued investor confidence in the corridor.
- **OAK STREET EXTENSION PROJECT**
 \$5.4M roadway improvement providing enhanced direct access between residential neighborhoods and the IL-13 retail corridor near the property.
- **NEW MULTIMODAL TRANSPORTATION CENTER**
 Recently completed \$14M transit hub enhancing regional connectivity, commuter access, and long-term economic stability for Carbondale.
- **IL-13 CORRIDOR INFRASTRUCTURE IMPROVEMENTS**
 Ongoing state investment supporting traffic flow, safety, and long-term viability of the region’s primary commercial artery.

ONGOING PUBLIC INVESTMENT UNDERSCORES THE IL-13 CORRIDOR’S ROLE AS THE REGION’S DOMINANT AND MOST DURABLE RETAIL LOCATION.

LESSEE	Office Superstore East LLC DBA Staples			
PREMISES	23,925 square feet			
INITIAL LEASE TERM	15-years			
COMMENCEMENT DATE	April 17, 1997			
EXPIRATION DATE	March 31, 2027			
BASE RENT	Period	Annual	Monthly	PSF
<i>CURRENT TERM</i>	4/17/1997 - 3/31/2027	\$251,212.50	\$20,934.38	\$10.50
RENEWAL TERM(S)	No options to further extend the term {4th AM}			
PROHIBITED USE	Lease §5.1.2 and 5.2			
TERMINATION OPTION(S)	No option to terminate {3rd AM}			
REAL ESTATE TAXES	Tenant shall pay LL real estate taxes for each tax year of the Term {Lease §4.2}			
TENANT'S OBLIGATIONS - REPAIRS & MAINTENANCE	TT at its sole expense agrees to (a) maintain the Premises in good order and repair including all exterior doors and plate glass, and repaint all exterior painted portions of the Building when necessary, incl. making non-capital repair, restriping of the parking area, snow, ice, dirt and debris removal and all repairs necessitated by the negligence of Tenant, its agents or employees, except as otherwise required to be maintained by Landlord under this Lease {Lease §8.1}			
LANDLORD'S OBLIGATIONS - REPAIRS & MAINTENANCE	LL at its sole expense agrees to (a) maintain the exterior and structural portions of the Building in good order and repair, including repairing and replacing foundations, structural floors, structural supports, roofs (including maintaining the roof in a watertight condition), roof structures, structural walls, and canopies, if any; make all structural repairs and replacements of driveways, sidewalks, parking and service facilities, and signage; maintain and replace as necessary all fuel tanks serving the Premises {Lease §8.2}			
UTILITIES	LL shall provide and maintain adequate connections with the local water supply, sewerage systems, gas, electrical and other utilities, including separate meters for measuring TT's use. TT shall pay the utility company directly for all water, fuel, gas, electricity and other utilities used by TT on Premises. {Lease §8.3.1}			
HVAC	TT shall maintain the HVAC serving the Premises in good operating order and condition during the Term. If TT makes capital expenditures for repair or replacement of the HVAC systems serving the Premises during the final 10-yr's of the Term (as extended), LL shall reimburse TT for the unamortized cost of such capital expenditures at the end of Term (based on useful life of the item but not less than 5 nor more than 10-yr's) {Lease §8.3.2}			
INSURANCE	<p>TT shall maintain Liability Insurance with limits on a per location basis of not less than (a) \$1M with respect to injury to any one person, \$1M with respect to any one occurrence and \$1M with respect to property damage arising out of any one occurrence or (b) \$1M combined single limit coverage, and in any event an umbrella coverage in the amount of at least \$5M. TT shall maintain Property Insurance on a 100% replacement cost basis</p> <p>Self-Insurance - As an alternative to maintaining the insurance required herein, TT may elect to self-insure for all or any portion of the required coverage pursuant to a commercially reasonable self-insurance program provided that the TT maintains a net worth equal to at least 5X the required limits. {Lease §7.2}</p>			

TT may assign this Lease or sublet the whole or any portion of the Premises and may grant licenses and concessions without LL's consent; provided that TT shall remain primarily liable for the full performance of the Lease. After any assignment of this Lease by the original TT, LL shall notify the original TT in writing of any claimed default under this Lease, and the original TT shall have the right (a) to cure the default (or to commence such cure provided the cure is thereafter diligently completed) within 15 days of such notice or the applicable grace period under the Lease, whichever is longer, and (b) to have the Lease reassigned to the original TT (or if the Lease has been terminated as a result of such default, to enter into a new Lease with the LL on the same terms).

ASSIGNMENT / SUBLETTING

If for any reason this Lease is terminated prior to the expiration of the Term, LL agrees such termination shall not result in a termination of any sublease within the Premises and any such sublease shall continue for the duration of its respective term and any extensions thereof as a direct lease between LL hereunder and the subtenant thereunder, with the same force and effect as if LL hereunder had originally entered into such sublease as landlord thereunder; provided, however, that LL shall only be bound by the provisions of this Section 9.2 so long as the criteria within this section are met. {Lease §9}

ESTOPPEL CERTIFICATE

Lease is silent

HOLDING OVER

Should TT hold over in possession of the Premises after the expiration of the Term, as extended, such holding over shall not be deemed to extend the Term or renew this Lease, but this Lease shall continue as a tenancy at will from month to month upon the terms and conditions herein contained and at monthly Base Rent equal to 125% of the Base Rent in effect immediately preceding the Term's expiration, plus the additional charges, if any, provided for herein.{Lease §14.4}

DOCUMENTS REVIEWED

Lease dated 8/7/1996, Commencement Date Agreement dated 5/12/1997, First Amendment to Lease date 3/8/2012, Assignment and Assumption of Leases and Service Contracts dated December 21, 2012, Second Amendment to Lease dated 2/24/2017, Third Amendment to Lease dated 11/1/2018 and Fourth Amendment to Lease dated 12/17/2021



Staples™

1325 E MAIN ST CARBONDALE, IL

Exclusively Offered By



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OFFERED FOR SALE
\$1,675,000 | 15% CAP

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