

Edgewater Retail 875 sf



1335

West

DEVON

1333wdevon.com

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L.J. SHERIDAN & CO

Information has been deemed from sources deemed to be reliable but is not guaranteed and may be withdrawn at anytime.

- **\$26 Net + \$8/sf Tax/Oper. \$34/Gross**
- **Inline space 875 sf w/expansion potential**
- **B3-2 zoning**
- **Walking distance to the Loyola and the Red Line**
- **Over 16,245 VPD and Heavy pedestrian traffic**
- **Highly desirable single story brick building**
- **Signage Availability**



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*Edgewater Glen . .
Rogers Park . . Loyola*

*... a historic neighborhood
with a fresh new vibe*



*Be a part of the exciting
Devon happenings . Many
New Developments and
more to come.*

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ATHLETICO



verizon

CHASE



Public Transportation

TRANSIT/SUBWAY

	walk	distance mi.
Loyola Station "L" (Red Line)	7 min	.4 mi
Granville Station "L" (Red Line)	11 min	.5 mi
Thorndale Station "L" (Red Line)	16 min	.8 mi
Morse Station "L" (Red Line)	17 min	.9 mi

Demographics

5 miles

2024 Population	701,341
2024 Households	313,672
Avg. Income	109,157
Median Home Value	405,474

COMMUTER RAIL

Ravenswood Station	4 min	1.6mi
Rogers Park Station	6 min	3.1mi
Evanston Main St. Station	6 min	2.9mi
Evanston Davis St. Station	7 min	4.4mi