



Evanston For Lease

Up to 3,500sf of Retail/Office Space

Across from the new Ryan Field

1416-24 CENTRAL ST., EVANSTON, IL



PROPERTY HIGHLIGHTS

- Four (4) Street-level Retail/Office spaces ideally located on the corner of a 39-unit Multi-Family Apartment Building. The new Ryan Field to be completed in Summer, 2026. Only 3 blocks to Central Street METRA.
- Any business benefits from the new stadium hosting NU Football games, other collegiate sporting events, up to 6 concerts per year, community-oriented events such as winter festivals, holiday celebrations, student movie nights, intramural sports championships as well as additional student community programming.
- Offering includes 4 adjacent spaces of between 700 and 950sf, which had been combined into one larger space, as was done for the previous tenant (see floor plans on pages 4-6).
- Landlord vanilla-boxing the spaces and still has the ability to customize its buildout to your specific needs.
- Zoned R5 with an oCSC Overlay for a variety of commercial purposes.
- Strong Demographics: Avg. HH Income > \$200,000
- Lease Rate: \$15/sf plus RE Taxes (estimated at \$3.49/sf)

Presented by
ROSS GOLDSTEIN
Managing Broker
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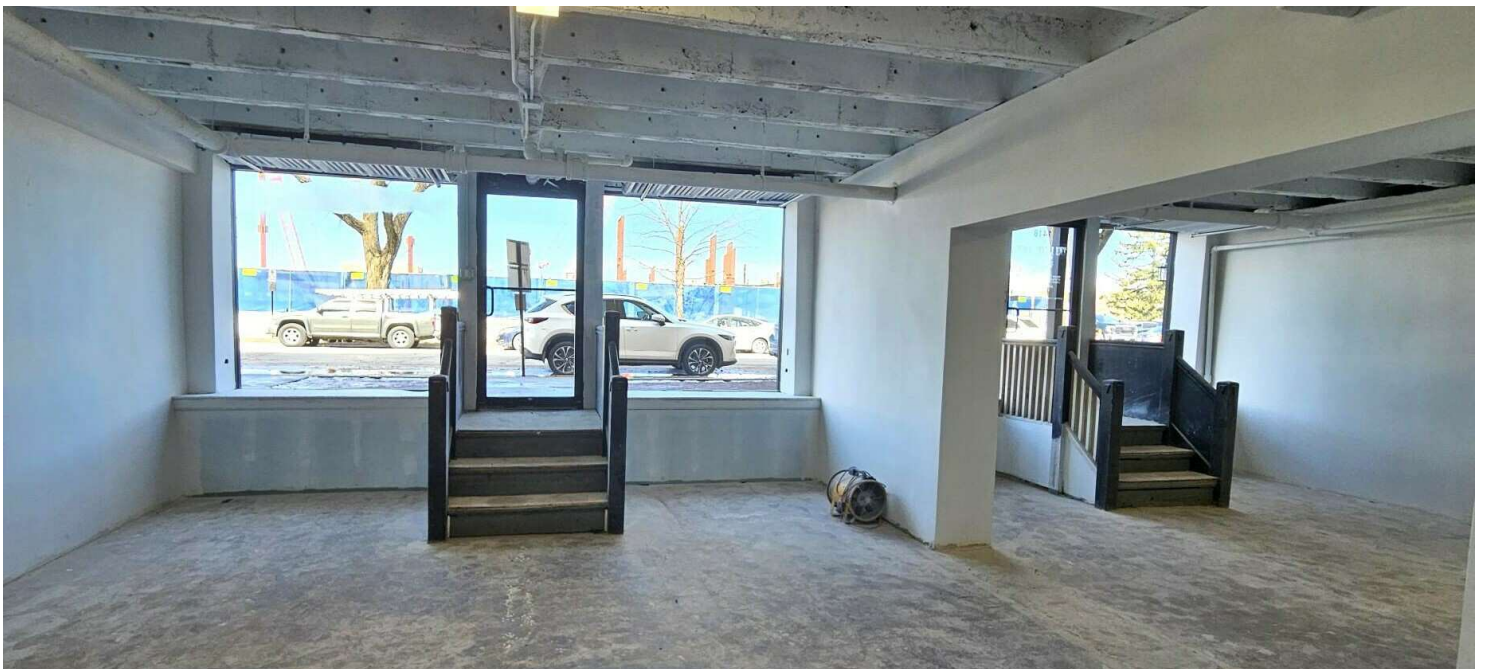
Additional Photos



1416-22 Central Street Evanston, IL 60201



1422 Central Street (corner space facing new Ryan Field (under construction))



1416-18 Central Street

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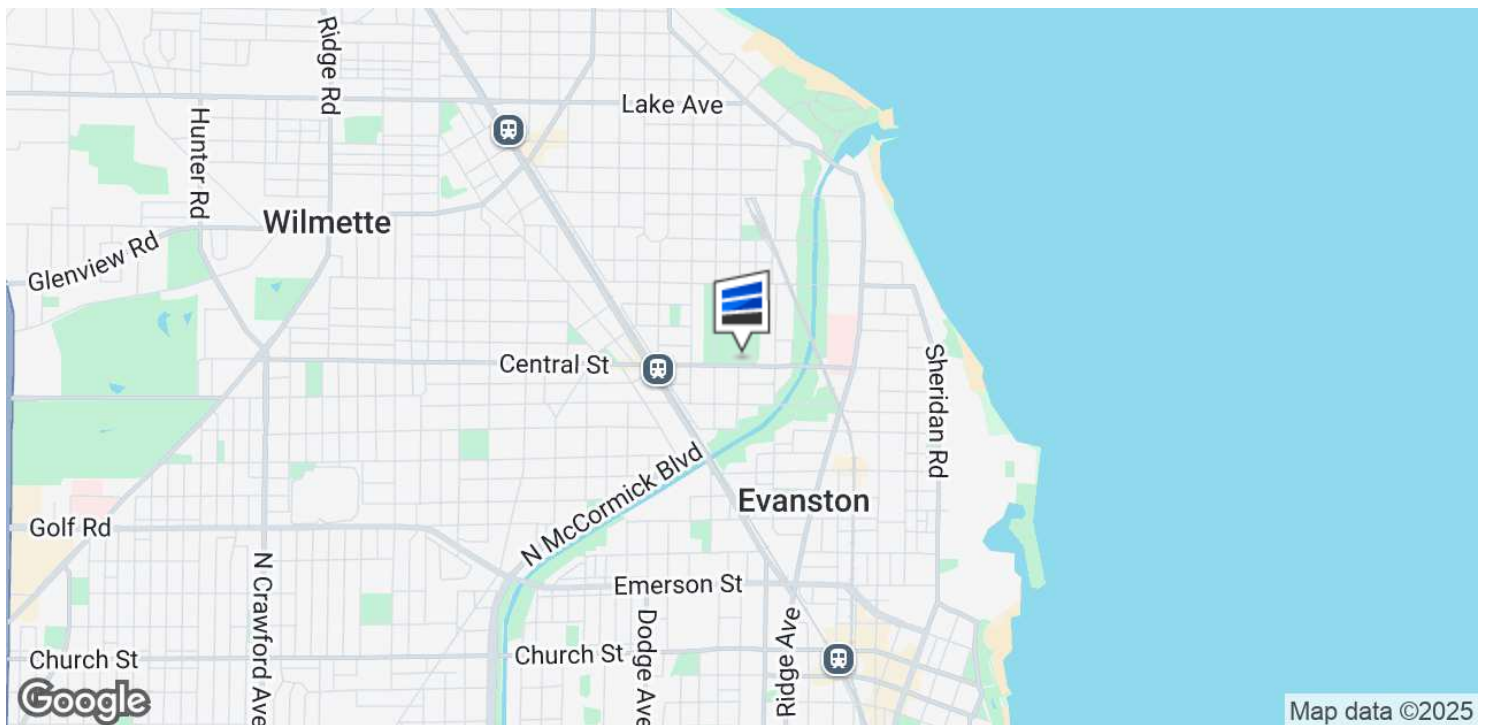
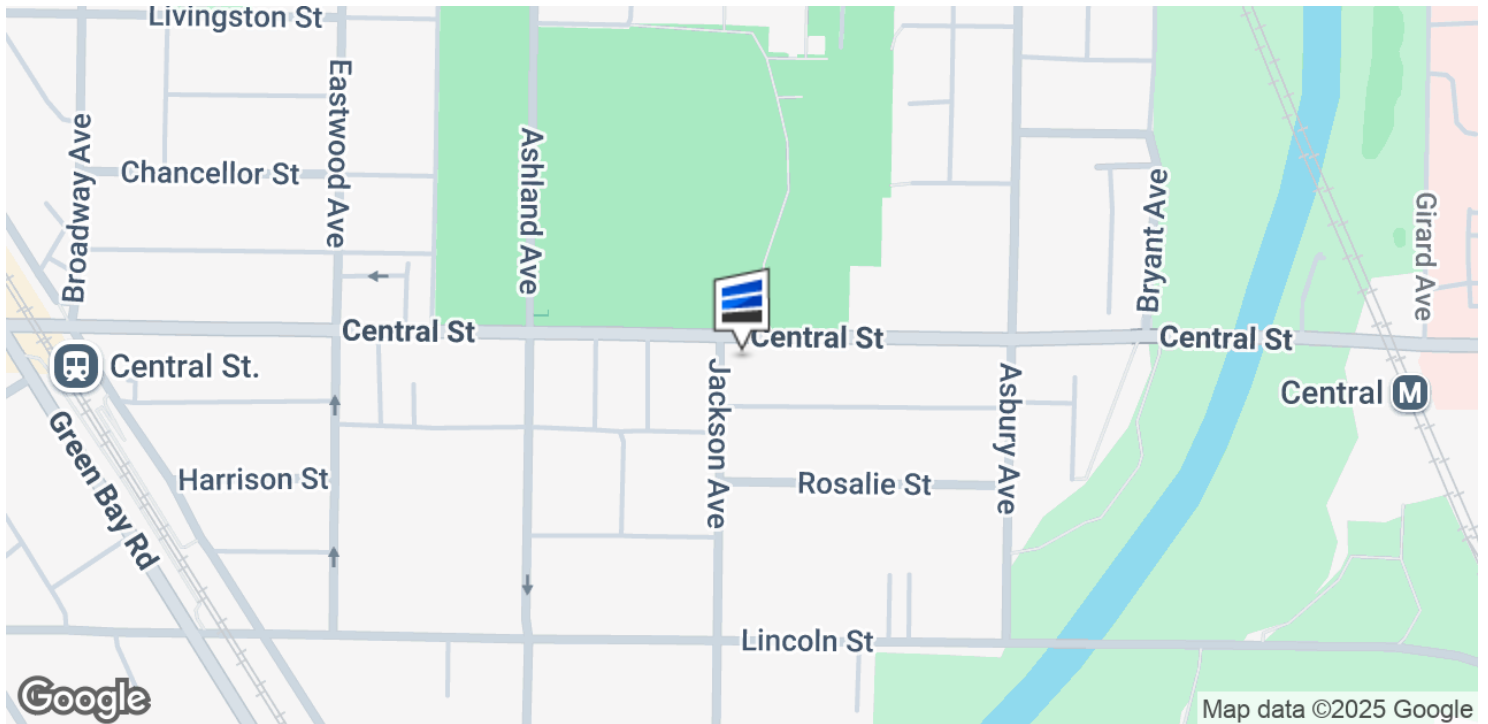
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Location Maps



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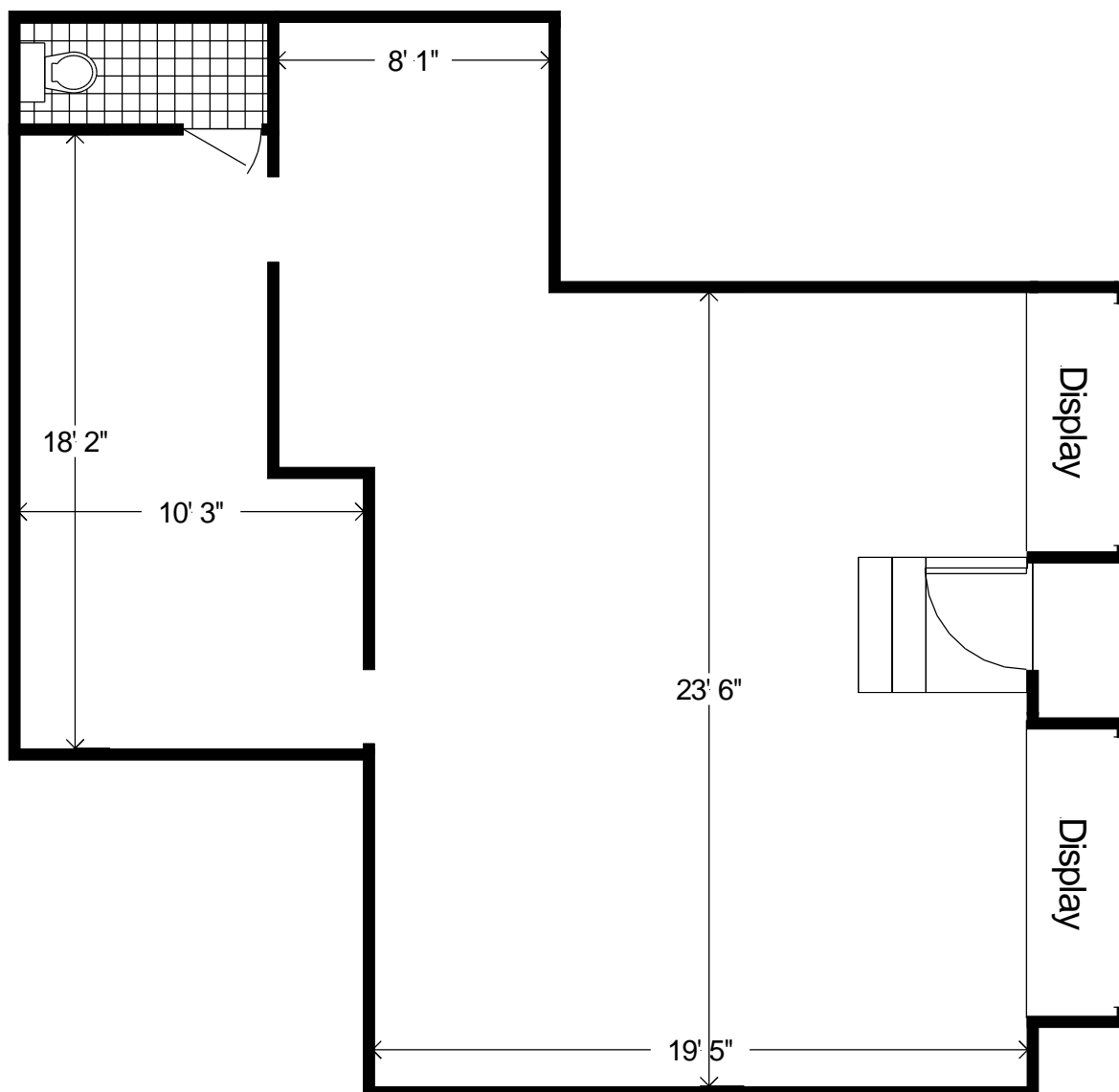


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1416 Central Street - Floor Plan



ADDRESS: 1416 CENTRAL	DATE: 01/08/2007
MAIN SQFT: 787 SQFT	BASEMENT SQFT: N/A

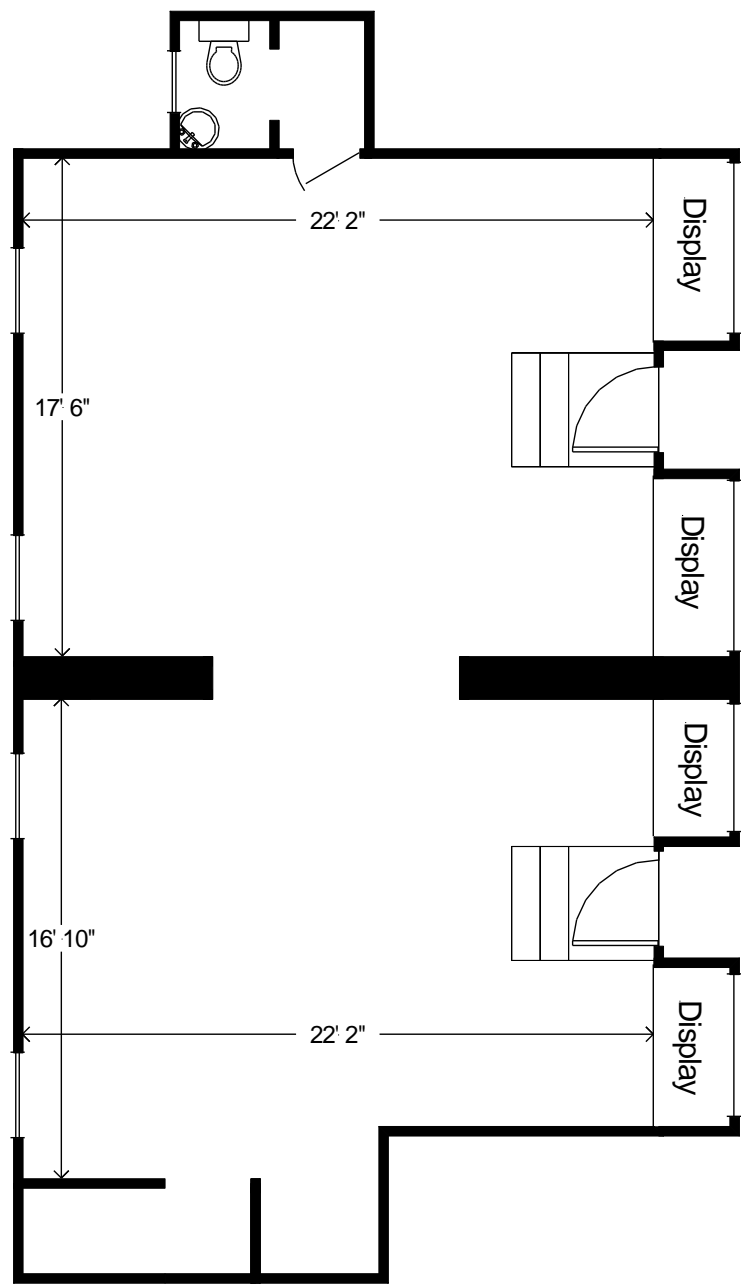
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1418 Central Street - Floor Plan



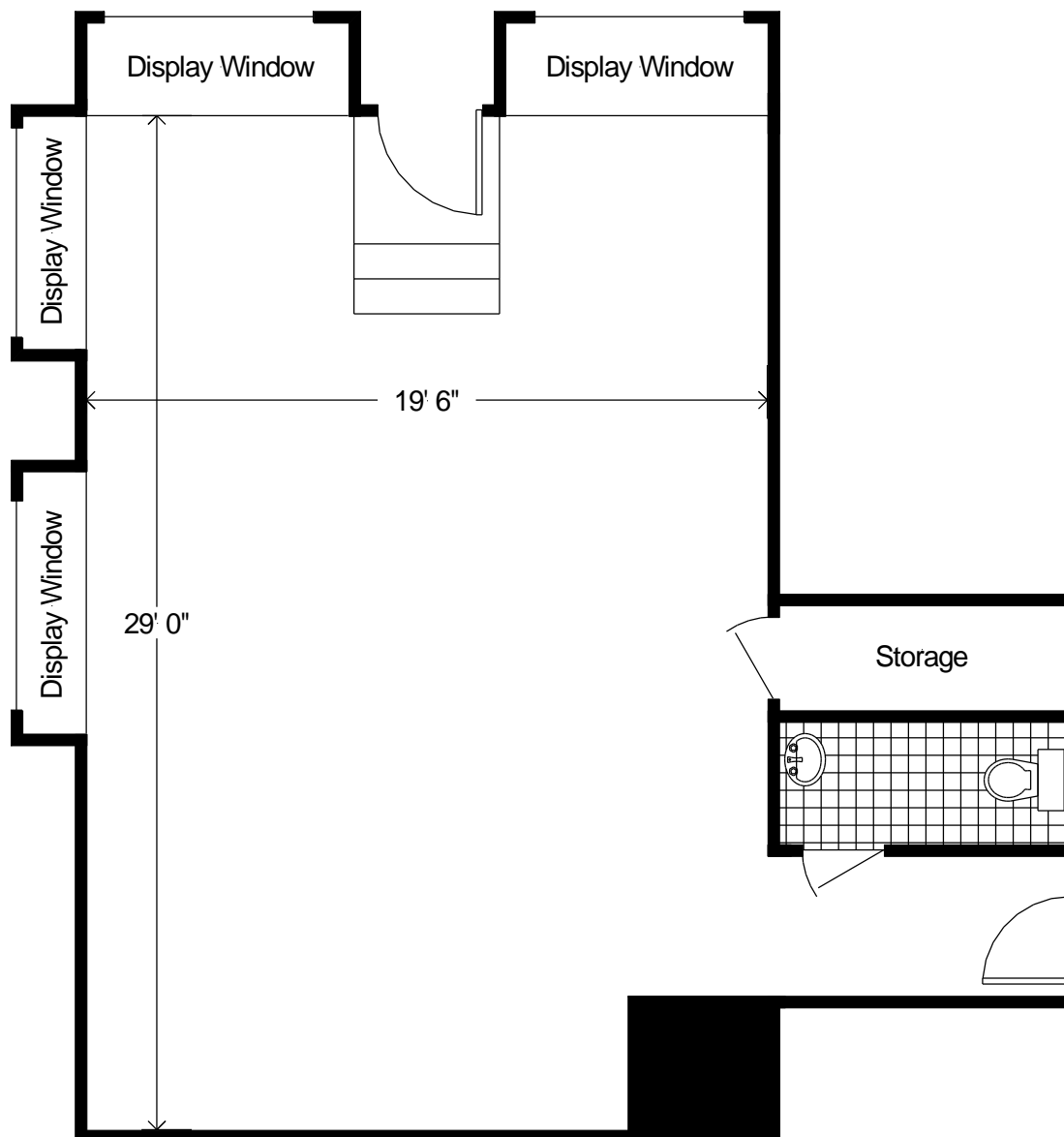
ADDRESS: 1418 CENTRAL	DATE: 01/08/2007
MAIN SQFT: 940 SQFT	BASEMENT SQFT: N/A

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1422 Central Street - Floor Plan



ADDRESS: 1422 CENTRAL	DATE: 01/08/2007
MAIN SQFT: 734 SQFT	BASEMENT SQFT: N/A

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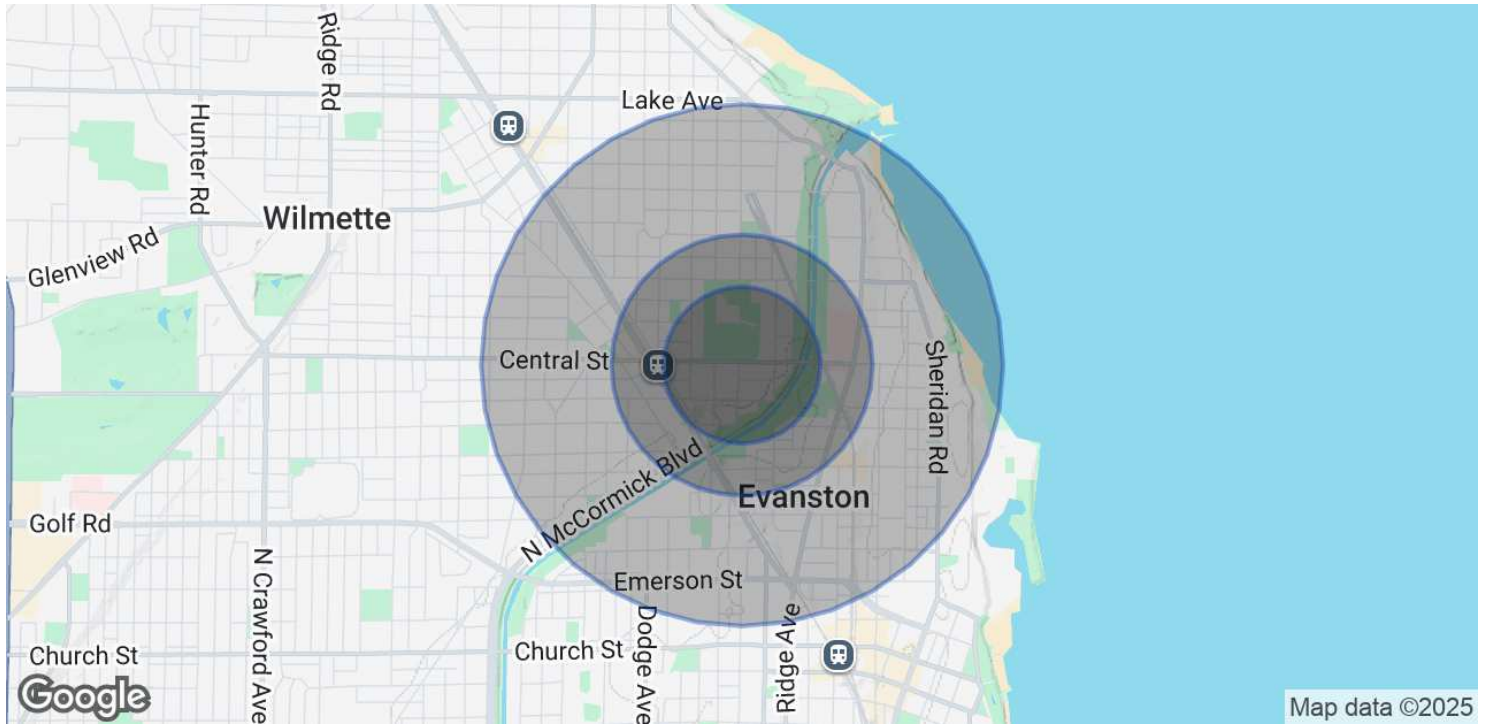
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Demographics Map & Report



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,644	4,184	25,190
Average Age	41	41	37
Average Age (Male)	39	39	36
Average Age (Female)	43	43	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	719	1,795	9,245
# of Persons per HH	2.3	2.3	2.7
Average HH Income	\$200,123	\$178,673	\$177,185
Average House Value	\$804,215	\$800,507	\$782,515

Demographics data derived from AlphaMap

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Advisor's Biography



ROSS GOLDSTEIN

Managing Broker



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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics

Study Abroad - Florence, Italy: Language and International Business

St. Marks School of Texas - Dallas, Texas

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"Evanston" Transactions



Address	Property Type	Size (sf)	Represented
641 Howard Street	Retail	10,850	Landlord
625 Grove Street	Retail	2,600	Landlord
1909 Howard Street	Retail	2,100	Landlord & Tenant
2341 Howard Street	Retail	2,000	Landlord
941 Chicago Avenue	Retail	1,500	Tenant
710 Main Street	Retail	1,200	Landlord
716 Main Street	Retail	1,200	Landlord
1590 Sherman Avenue	Retail	925	Buyer
1310 Chicago Avenue	Retail	800	Landlord
619 Grove Street	Retail	800	Landlord & Tenant
1005 Davis Street	Retail	850	Landlord & Tenant
1610 Maple Avenue	Retail	1,950	Landlord & Tenant
355 Howard Street	Retail	1,200	Tenant
1840 Oak Avenue	Office	54,000	Seller
1615 Oak Street	Office	8,400	Seller
1840 Oak Avenue	Office	6,300	Landlord
1030 Davis Street	Office	3,500	Tenant
622 Davis Street	Office	3,200	Tenant
1840 Oak Avenue	Office	2,900	Landlord
1601 Sherman Avenue	Office	2,000	Tenant
1840 Oak Avenue	Office	1,900	Landlord
1601 Sherman Avenue	Office	1,750	Tenant
900 Chicago Avenue	Office	1,050	Landlord & Tenant
1006 Garnett Place	Multi-Family	4 units	Seller
1001 Davis Street	Mixed Use	17,000	Buyer & Seller
710-716 Main Street	Mixed Use	13,500	Buyer & Seller
1610 Maple Avenue	Mixed Use	9,000	Buyer & Seller
802 Dempster Street	Mixed Use	3,800	Seller
832 Dempster Street	Mixed Use	2,250	Tenant
820 Garnett Place	Land	34,250	Advisory - Seller
718 Main Street	Land	28,000	Seller
912 Custer Street	Industrial	50,600	Buyer
1625 Payne Street	Industrial	3,500	Landlord & Tenant
1625 Payne Street	Industrial	3,500	Tenant

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