

PROPERTY HIGHLIGHTS

- Retail/Office space offers superior visibility with window frontage along Davis Street, a half-block to both the signalized intersection and bus stops at Chicago Avenue and Fountain Square in the heart of Downtown Evanston. Lakefront and Northwestern campus within half a mile.
- Space measures approximately 116' deep by 26' wide and includes Showroom/Retail space, Storage and Bathroom (see Floor Plan).
- Abundant nearby shopping, eating and public spaces
- 3 Blocks to Davis Street METRA, CTA and PACE Stations.
- D2 Zoning - Downtown Retail Core District: accommodates a wide variety of businesses (see Use Matrix on Page 8).
- Lease Rate: \$20/sf plus taxes (estimated at \$5.25/sf).

Presented by
ROSS GOLDSTEIN
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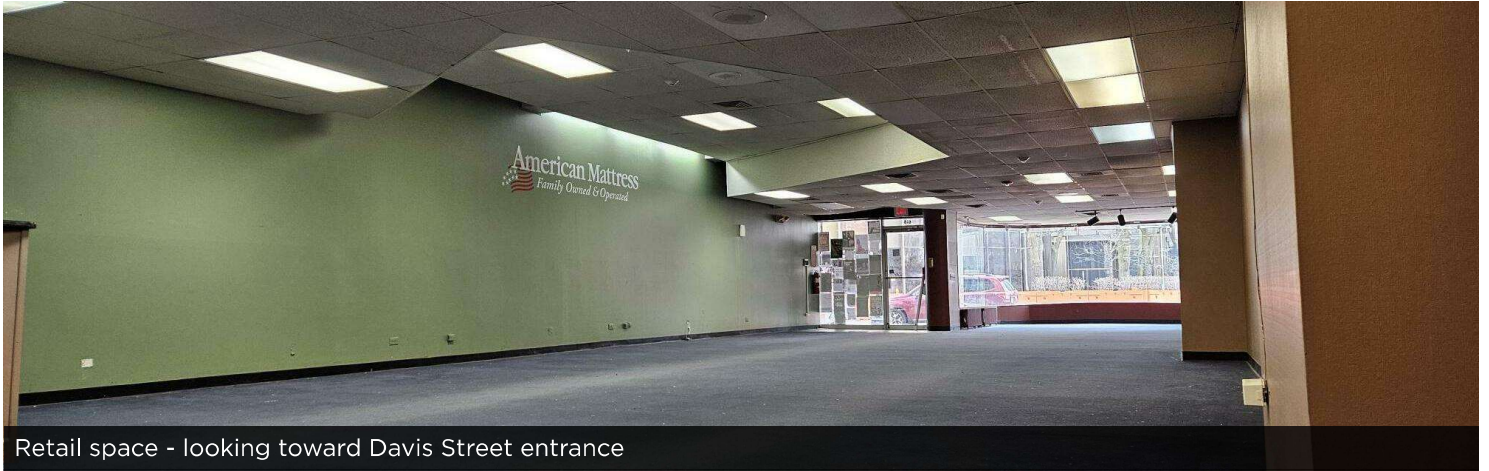


DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	2,132	5,485	13,070
Total Population:	3,434	11,493	31,037
Average HH Income:	\$67,839	\$93,774	\$104,771

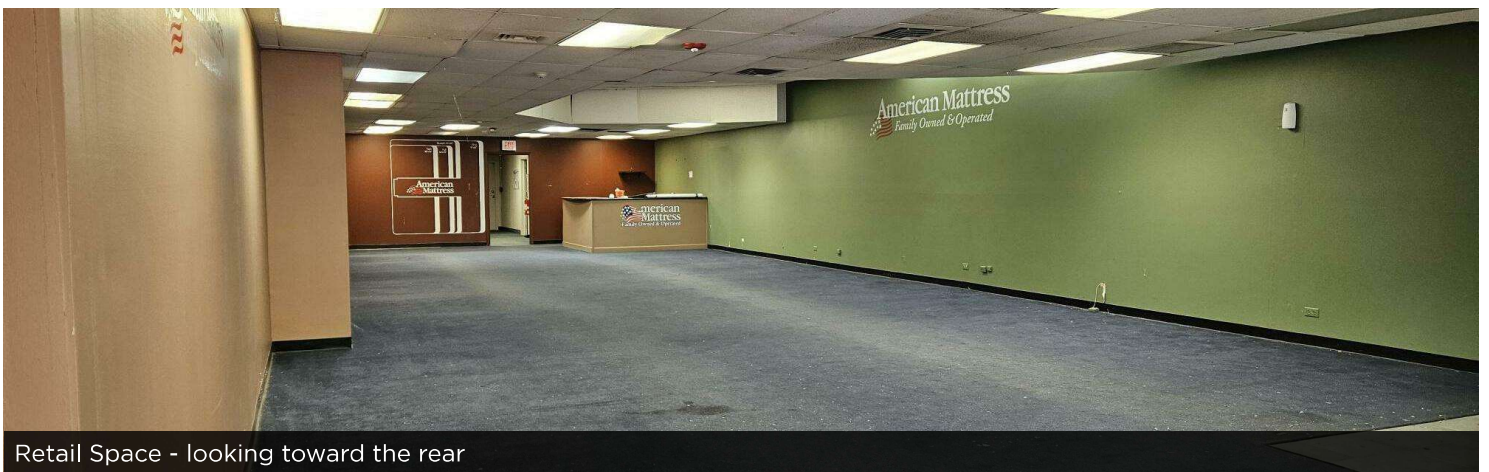
Interior Photos Of Retail Space



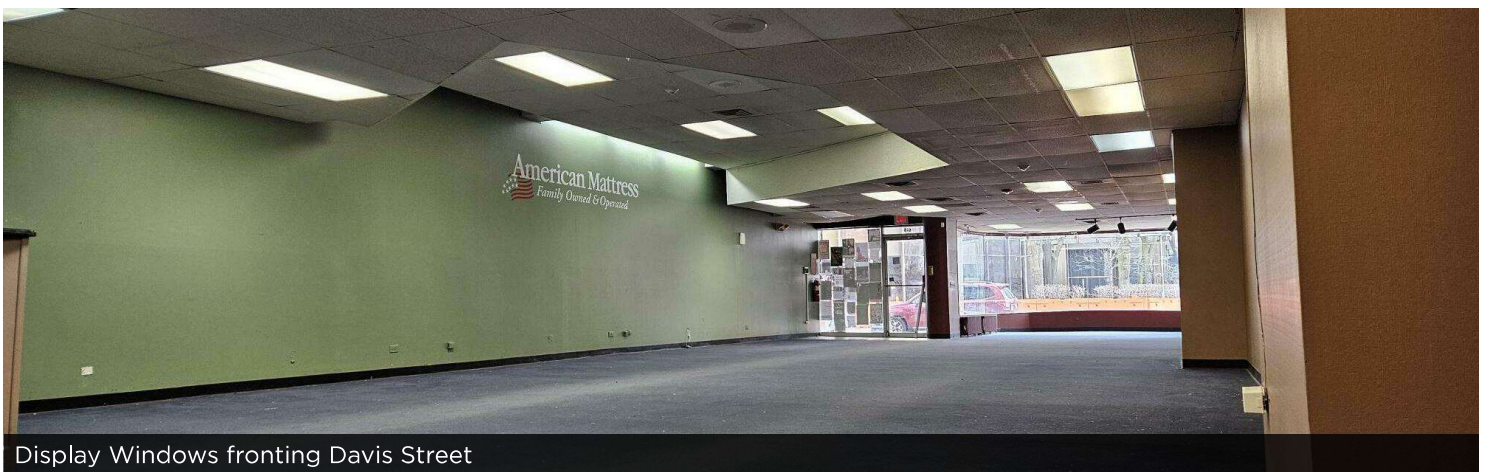
618 Davis Street Evanston, IL 60201



Retail space - looking toward Davis Street entrance



Retail Space - looking toward the rear



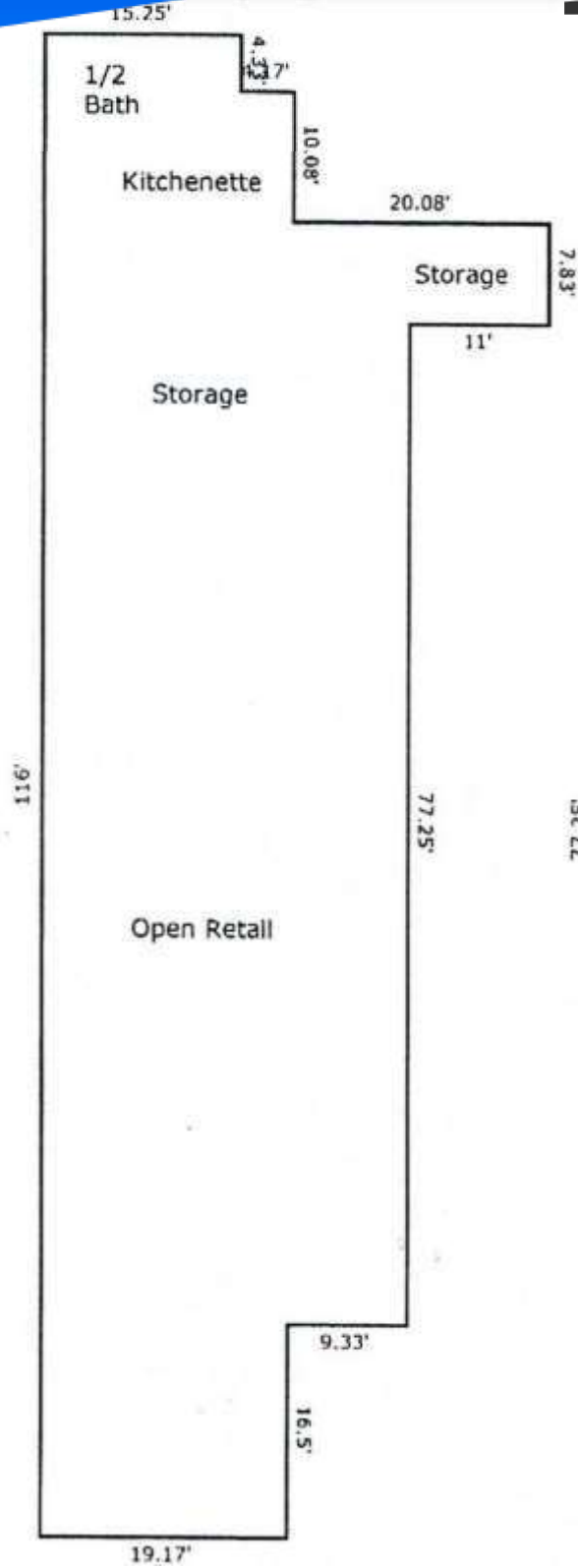
Display Windows fronting Davis Street

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Floor Plan - Retail



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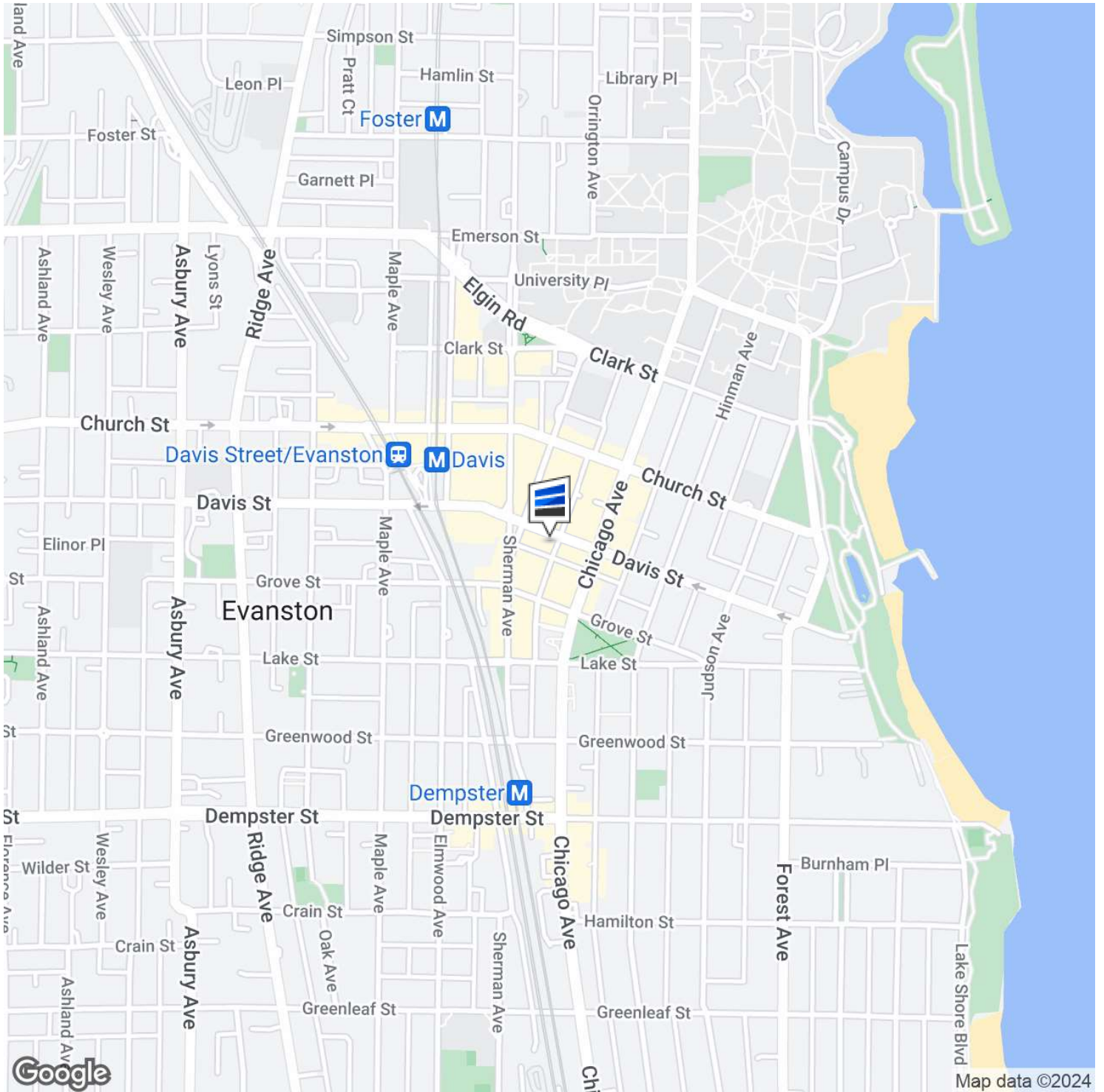
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Location Map



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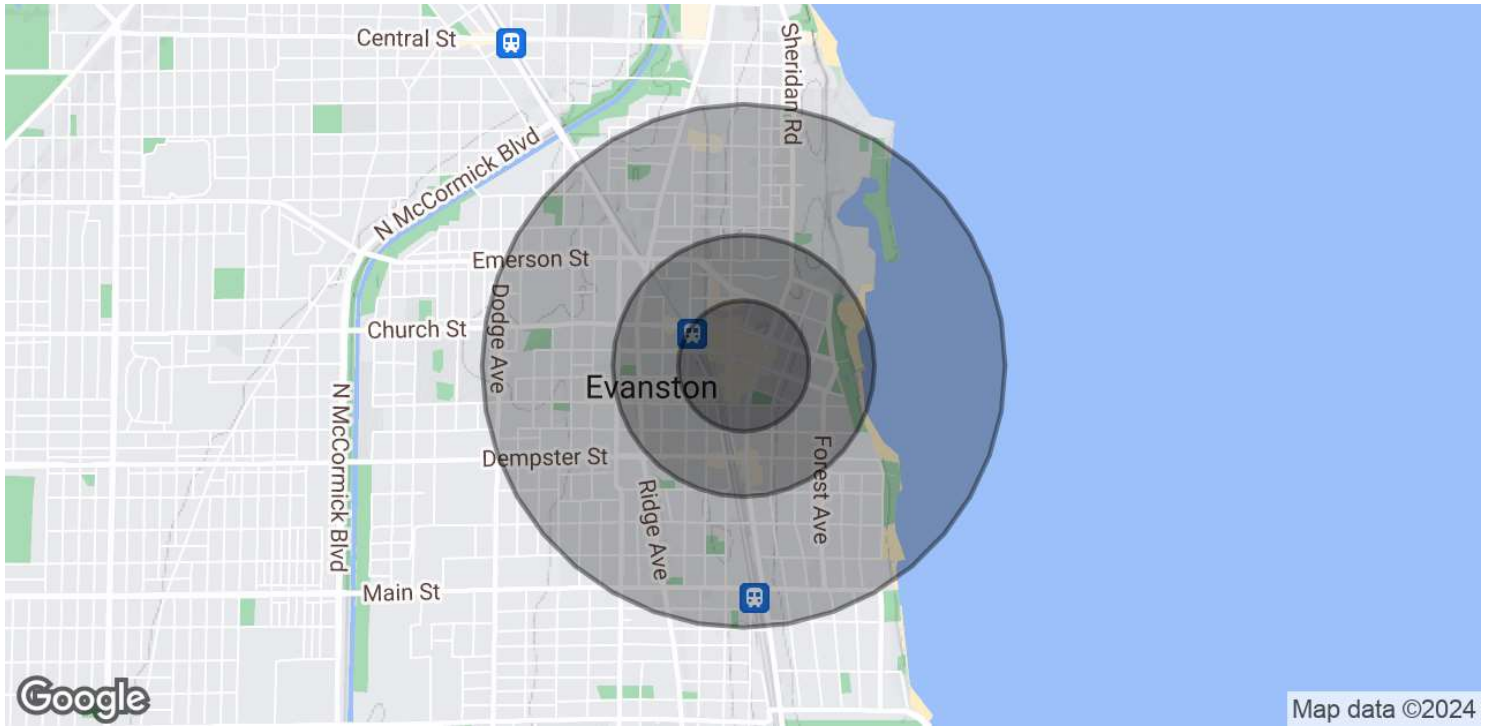
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Downtown Evanston Demographics



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,434	11,493	31,037
Average Age	31.9	33.1	33.4
Average Age (Male)	34.3	33.8	33.4
Average Age (Female)	31.6	33.6	34.2

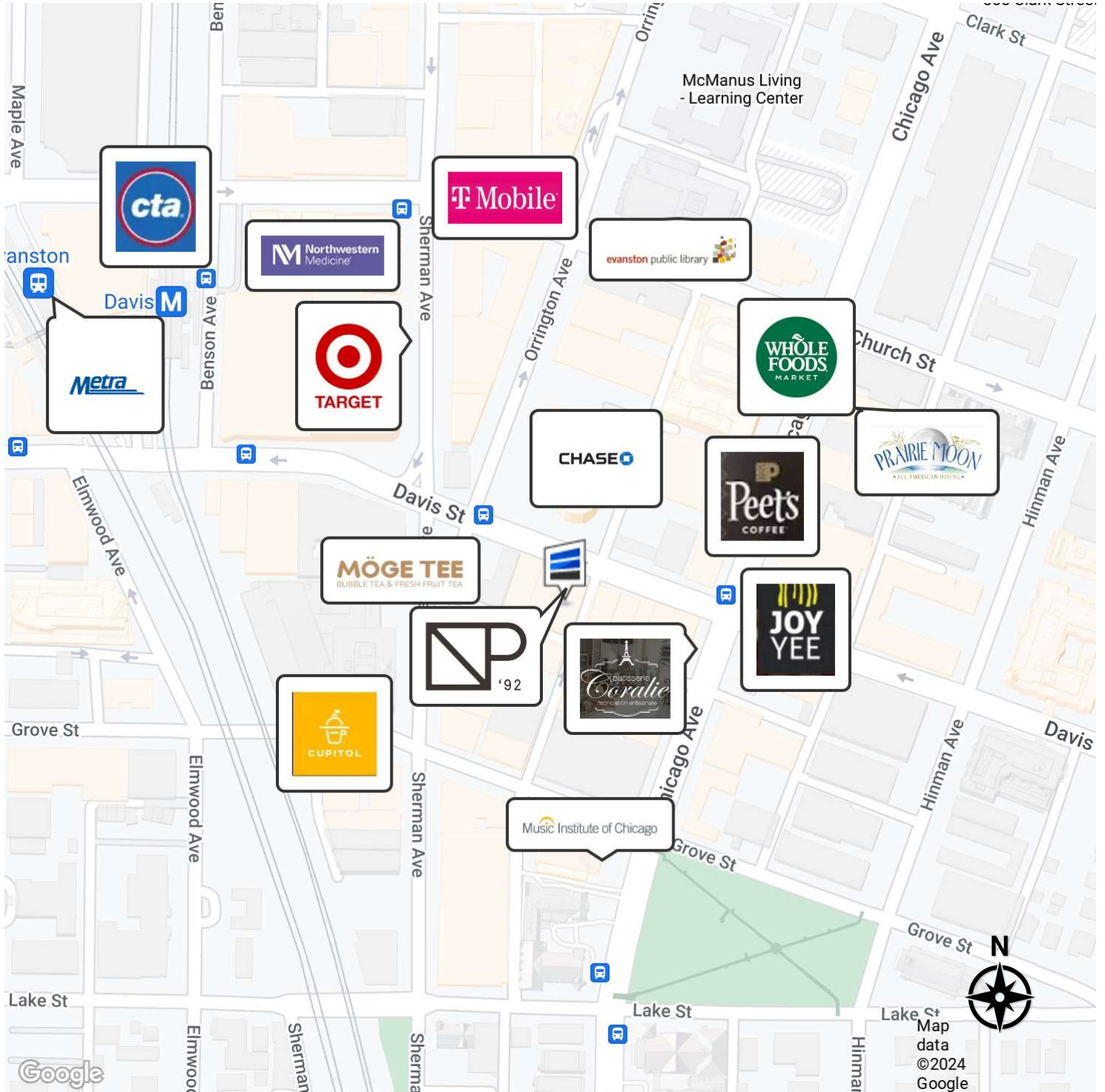
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,132	5,485	13,070
# of Persons per HH	1.6	2.1	2.4
Average HH Income	\$67,839	\$93,774	\$104,771
Average House Value	\$380,926	\$426,984	\$457,685

* Demographic data derived from 2020 ACS - US Census

Stores, Restaurants & Services

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6-11-3-3. - PERMITTED USES.

The following uses are permitted in the D2 district:

Artist studio.

Brew pub.

Commercial indoor recreation (when located above the ground floor).

Cultural facility.

Dwellings (when located above the ground floor).

Financial institution (above the ground floor).

Food store establishment.

Funeral services excluding on site cremation.

Government institution.

Hotel.

Live-work units (subject to the general requirements of Section 6-4-13 of this Title).

Membership organization.

Mixed-use market (provided the use is twenty thousand (20,000) square feet or less in size).

Office (when located above the ground floor).

Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 1.

Retail goods establishment.

Retail services establishment.

(Ord. No. 43-O-93; amd. Ord. 58-O-02; Ord. No. 15-O-16, § 1, 3-14-2016; Ord. No. 105-O-18, § 19, 10-8-2018; Ord. No. 35-O-20, § 2, 11-23-2020; Ord. No. 48-O-21, § 23, 5-10-2021; Ord. No. 82-O-21, § 9, 9-13-2021; Ord. No. 69-O-23, § 24, 7-24-2023)

6-11-3-3.5. - ADMINISTRATIVE REVIEW USES.

The following uses may be allowed in the D2 district, subject to the provisions set forth in Section 6-3-5-16, "Administrative Review Uses," of this Title:

Commercial indoor recreation (at the ground floor).

Financial institution (at the ground floor).

Office (at the ground floor).

Restaurant—Type 2.

(Ord. No. 48-O-21, § 24, 5-10-2021)

6-11-3-4. - SPECIAL USES.

The following uses may be allowed in the D2 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Administrative review uses, pursuant to Section 6-3-5-16(B) "Applicable Uses".

Assisted living facility (when located above the ground floor).

Banquet hall.

Business or vocational school.

Cannabis craft grower.

Cannabis dispensary (subject to the general requirements of Section 6-4-11 of this Title).

Cannabis infuser.

Cannabis transporter.

Convenience store.

Craft alcohol production facility.

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Educational institution—Private.

Educational institution—Public.

Independent living facility (when located above the ground floor).

Mixed-use market (over twenty thousand (20,000) square feet in size).

Neighborhood garden.

Open sales lot.

Performance entertainment venue.

Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).

Religious institution.

Resale establishment.

Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Tattoo and body art establishment (subject to the general requirements of Section 6-4-12 of this Title).

Urban farm, rooftop.

(Ord. No. 43-O-93; amd. Ord. 39-O-95; Ord. 33-O-99; Ord. 2-O-00; Ord. 114-O-02; Ord. 122-O-09; Ord. No. 129-O-12, § 11, 1-14-2013; Ord. No. 3-O-14, § 11, 2-10-2014; Ord. No. 57-O-14, § 11, 6-9-2014; Ord. No. 81-O-14, §§ 12, 38, 8-11-2014; Ord. No. 8-O-17, § 9, 4-24-2017; Ord. No. 105-O-18, § 20, 10-8-2018; Ord. No. 126-O-19, § 5, 10-28-2019; Ord. No. 31-O-20, § 17, 2-24-2020; Ord. No. 35-O-20, § 3, 11-23-2020; Ord. No. 3-O-21, § 6, 1-25-2021; Ord. No. 48-O-21, § 25, 5-10-2021; Ord. No. 69-O-23, § 25, 7-24-2023)

ROSS GOLDSTEIN

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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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