



**FOR LEASE**

# Prime Evanston Retail / Office Space at Central Station

**1720 CENTRAL**

Evanston, IL 60201

**PRESENTED BY:**

**WAYNE CAPLAN**

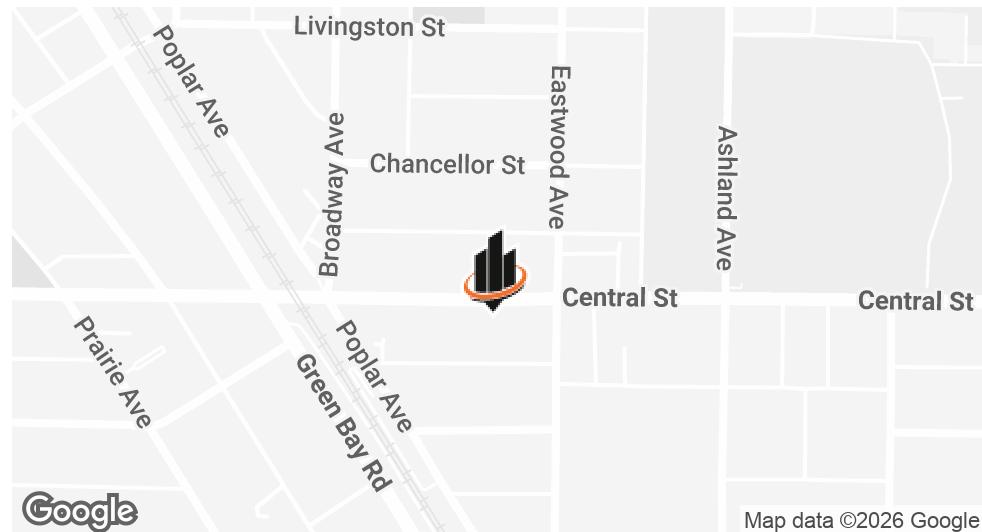
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CHICAGO COMMERCIAL

# PROPERTY SUMMARY



Map data ©2026 Google

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$40.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	10,731 SF
<b>TOTAL AVAILABLE SF:</b>	4199 SF
<b>DEMISING OPTIONS</b>	1215, 1247 & 1737 SF
<b>YEAR BUILT:</b>	2015
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Evanston - North Shore
<b>APN:</b>	10-12-201-018-0000

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## PROPERTY OVERVIEW

Join Enclave and Ten Mile House restaurant at Central Station in Evanston. Located only one block from the Central St Metra commuter rail station, this 4,199 SF ground floor retail/office space has been the long-time home of Coldwell Banker and is ready to go for a new business. The space is fully built out with existing HVAC, electric, lights, bathrooms, kitchenette, reception, etc. Central station is an 80-unit luxury apartment development with ±10,700 SF of ground-floor retail. A rare opportunity to lease high-traffic retail space in a recently built transit-oriented development in one of Chicago's most affluent and sought-after communities. The space is being offered at \$40/SF Modified Gross. It is also divisible into 1,215, 1,247 and 1,737 SF spaces.

## LOCATION OVERVIEW

Evanston, IL, is a city unto itself. Located on the shores of Lake Michigan, immediately north of Chicago, Evanston is home to Northwestern University, Evanston Hospital, and as vibrant a suburban downtown as exists in the US. The property is located in the Central St. business district in Evanston, one block from the Central St Metra station and steps to many quality retailers and attractions including Northwestern University's new state of the art Ryan Field football stadium, The Evanston Arts Center, Hewn Bakery, and is literally steps to many businesses, restaurants and shops including Chase, Starbucks, Bluestone, Backlot Coffee, Leonida's Mustard's Last Stand, Evanston Hospital and the CTA Central St. train station.

## PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Join Enclave and Ten Mile House restaurant
- Luxury mixed-use development with 80 luxury apartments above the retail
- Approximately 4199 SF available with frontage on Central St.
- Divisible to 1215, 1247 & 1737 SF spaces
- 2nd generation space with existing HVAC, electrical, bathroom, etc.
- Former real estate office space - ready to go for a new tenant
- Premium location just steps from Metra, stores, restaurants, Northwestern's Ryan Field, and Evanston Hospital
- Affordable \$40/SF Modified Gross rent
- Immediate Availability

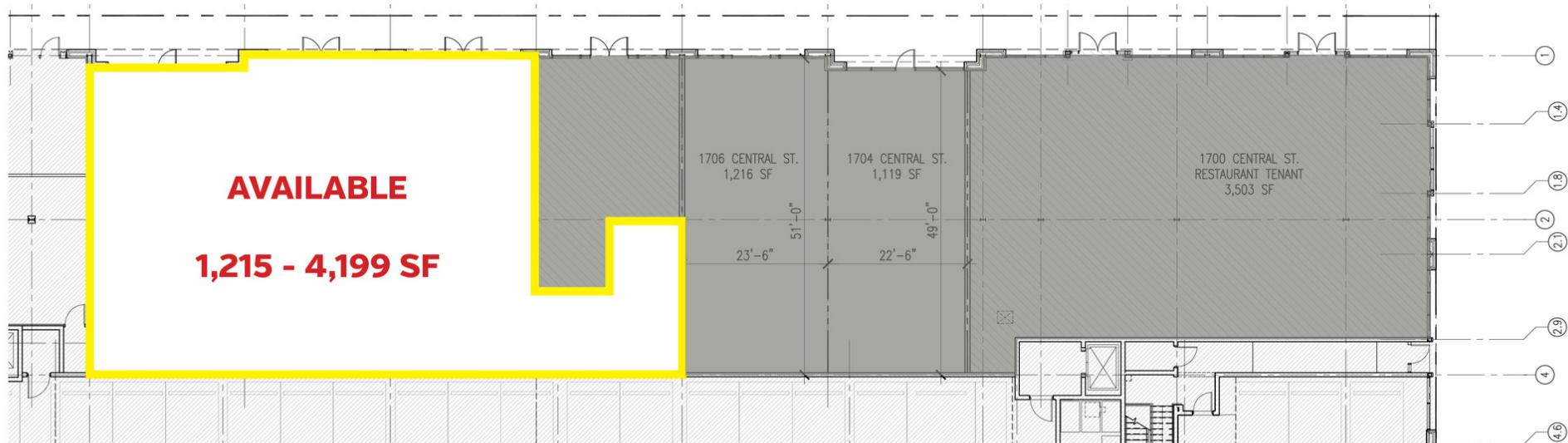


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## LEASE SPACES



**AVAILABLE**

**1,215 - 4,199 SF**

## LEASE INFORMATION

**LEASE TYPE:**

MG

Negotiable

**TOTAL SPACE:**

1,215 - 4,199 SF

**LEASE TERM:**

\$40.00 SF/yr

## AVAILABLE SPACES

<b>SUITE</b>	<b>TENANT</b>	<b>SIZE (SF)</b>	<b>LEASE TYPE</b>	<b>LEASE RATE</b>	<b>DESCRIPTION</b>
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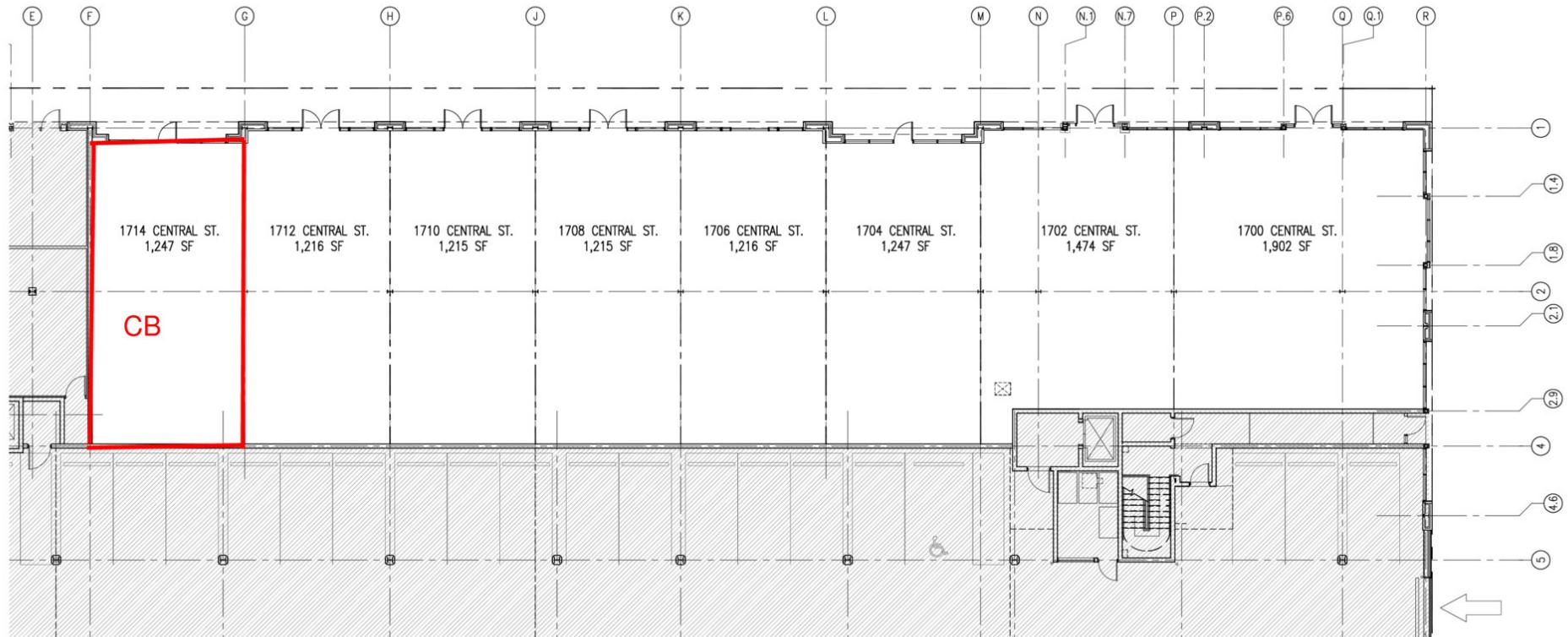
1706 Central Street	Available	1,215 - 4,199 SF	Modified Gross	\$40.00 SF/yr	1215 - 4199 SF space with substantial frontage on Central St 2nd Gen real estate office space with substantial infrastructure Divisible to 1215, 1247 & 1737 SF spaces
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## OVERALL SPACE PLAN



 GROUND FLOOR  
SCALE: 1/16" = 1'-0"

## RETAIL LEASABLE AREAS

okw

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## AREA/RETAILER MAP

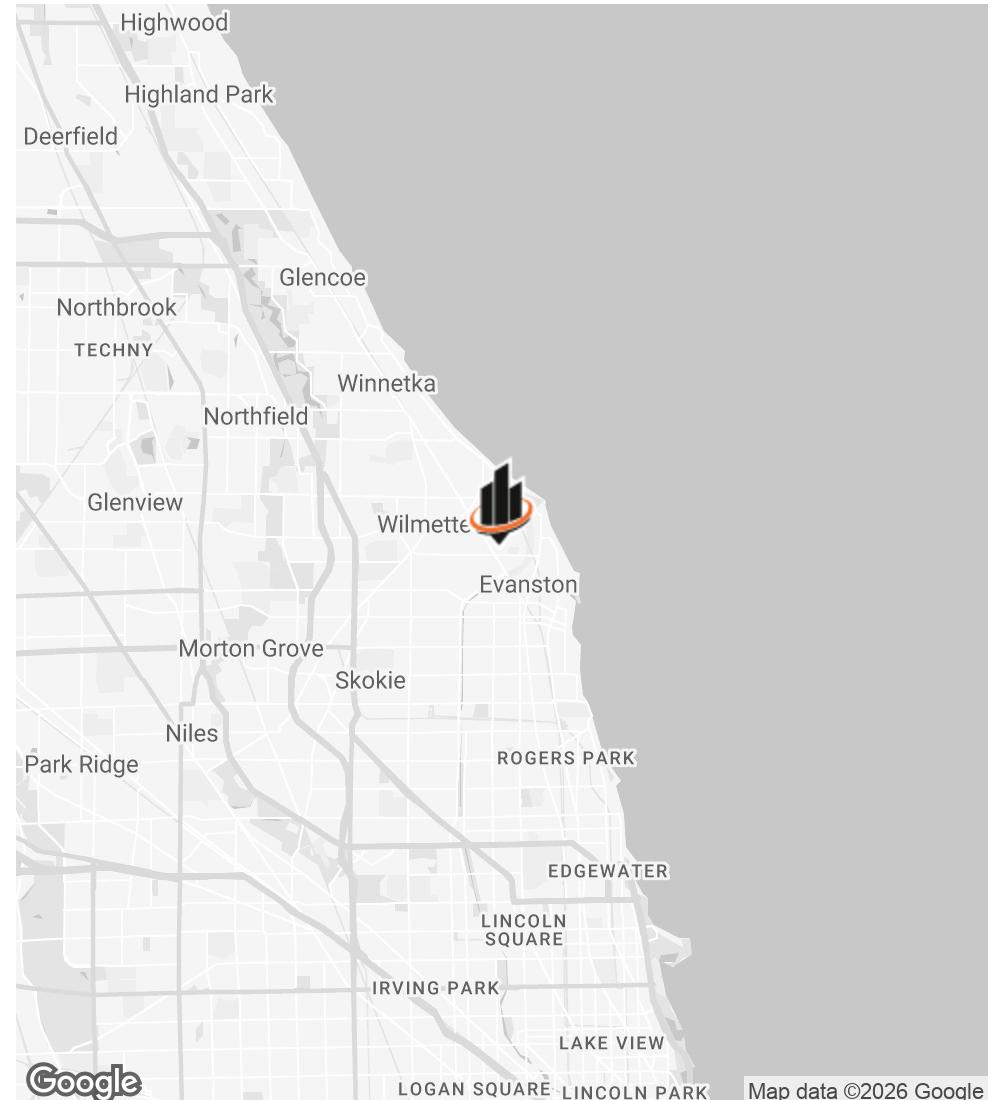
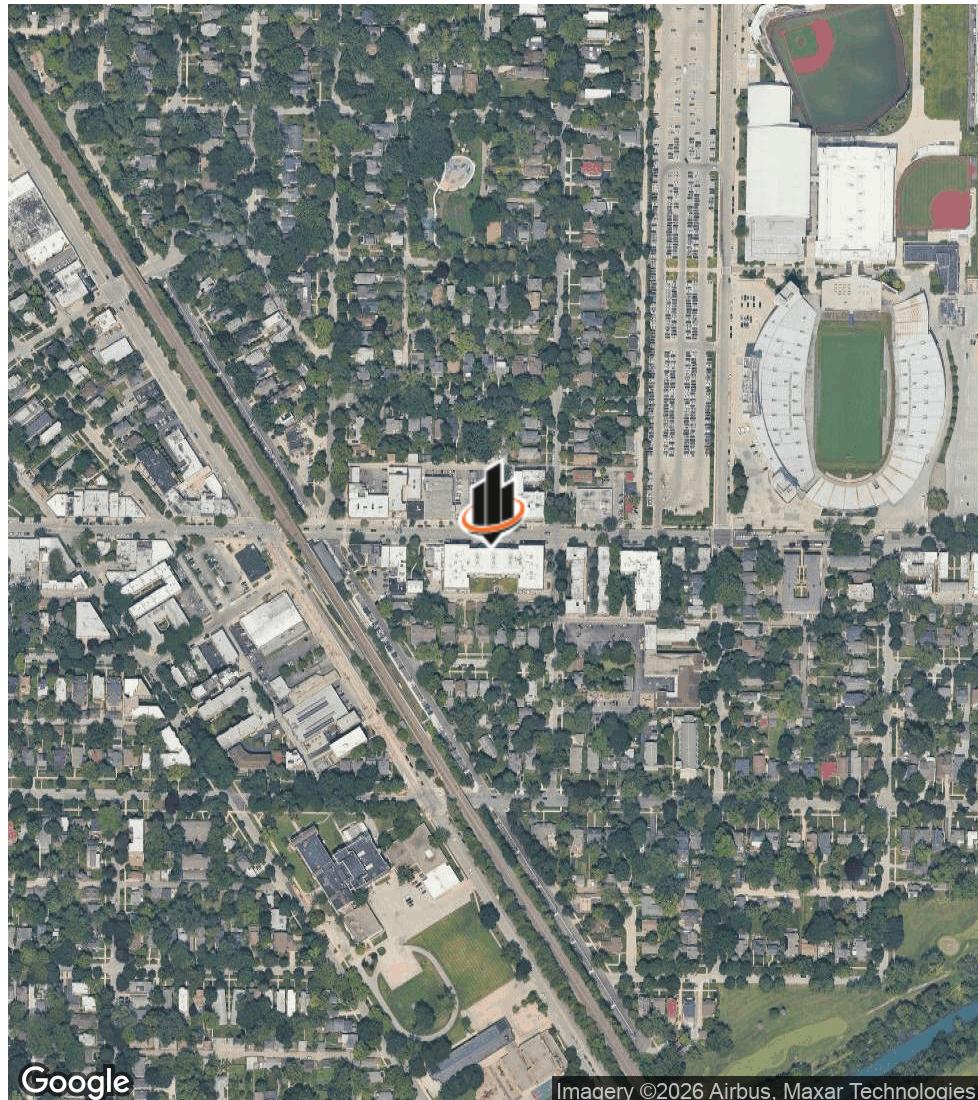


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## LOCATION MAPS



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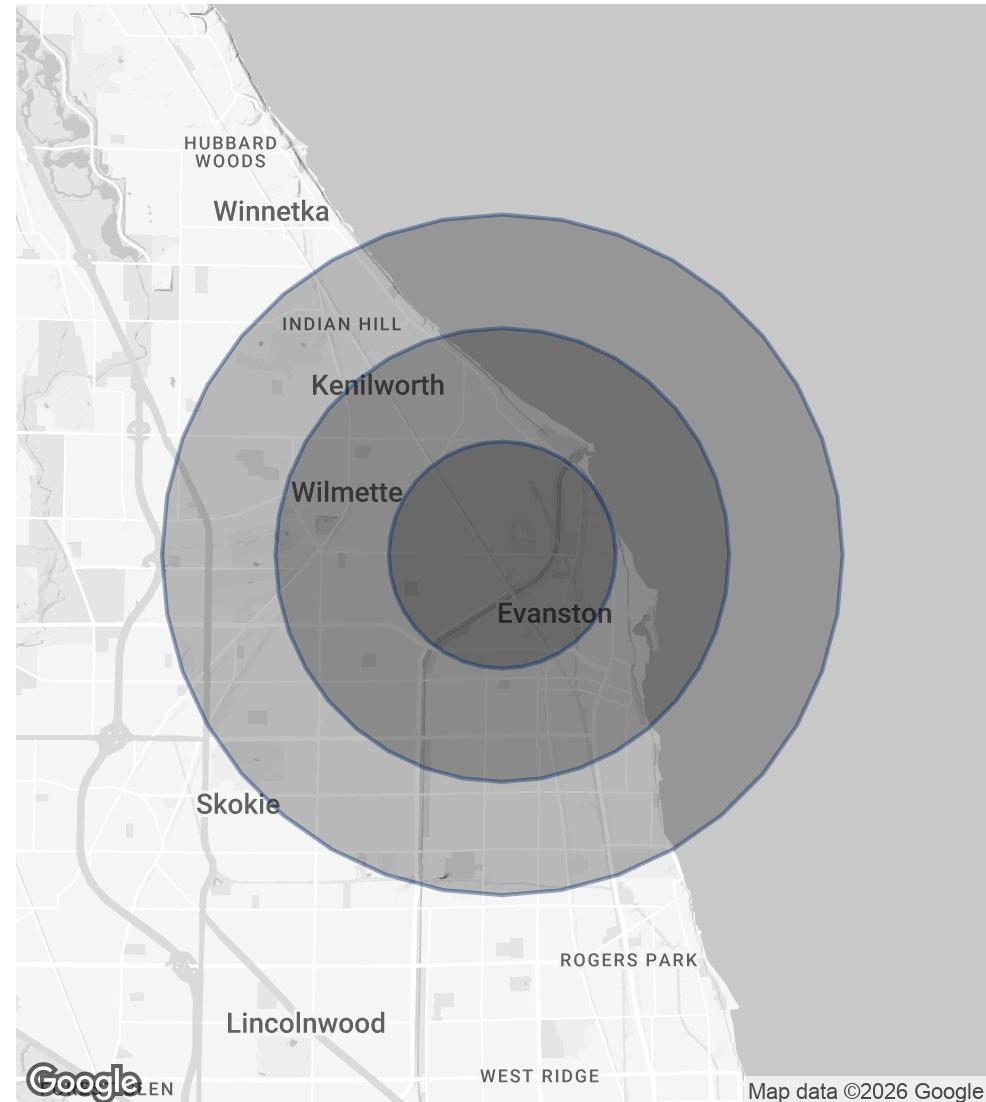
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	22,022	74,523	129,723
<b>AVERAGE AGE</b>	40	40	41
<b>AVERAGE AGE (MALE)</b>	38	39	40
<b>AVERAGE AGE (FEMALE)</b>	42	41	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	8,632	27,920	49,003
<b># OF PERSONS PER HH</b>	2.6	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$182,997	\$186,381	\$174,942
<b>AVERAGE HOUSE VALUE</b>	\$794,617	\$745,913	\$690,825

Demographics data derived from AlphaMap



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