



**5,312 SF AVAILABLE IN HEART OF DOWNTOWN EVANSTON**

## **DOWNTOWN EVANSTON**

**1700 SHERMAN AVE, EVANSTON**

**FOR LEASE**



**CONTACT: CHELSEA HENDERSON** [chenderson@metrocre.com](mailto:chenderson@metrocre.com) 847.337.5287



## PROPERTY HIGHLIGHTS

- 5,312 sf available
- Located at the base of a 48,351 SF building whose anchor tenant is the Music Institute of Chicago.
- Situated just blocks from Northwestern University with nearly 23,000 students in attendance
- 1 block from the Davis Purple Line CTA stop which sees over 450,000 riders annually
- 1 block from the Davis Street/Evanston Metra stop which sees over 1,800 riders per day
- Ample street parking

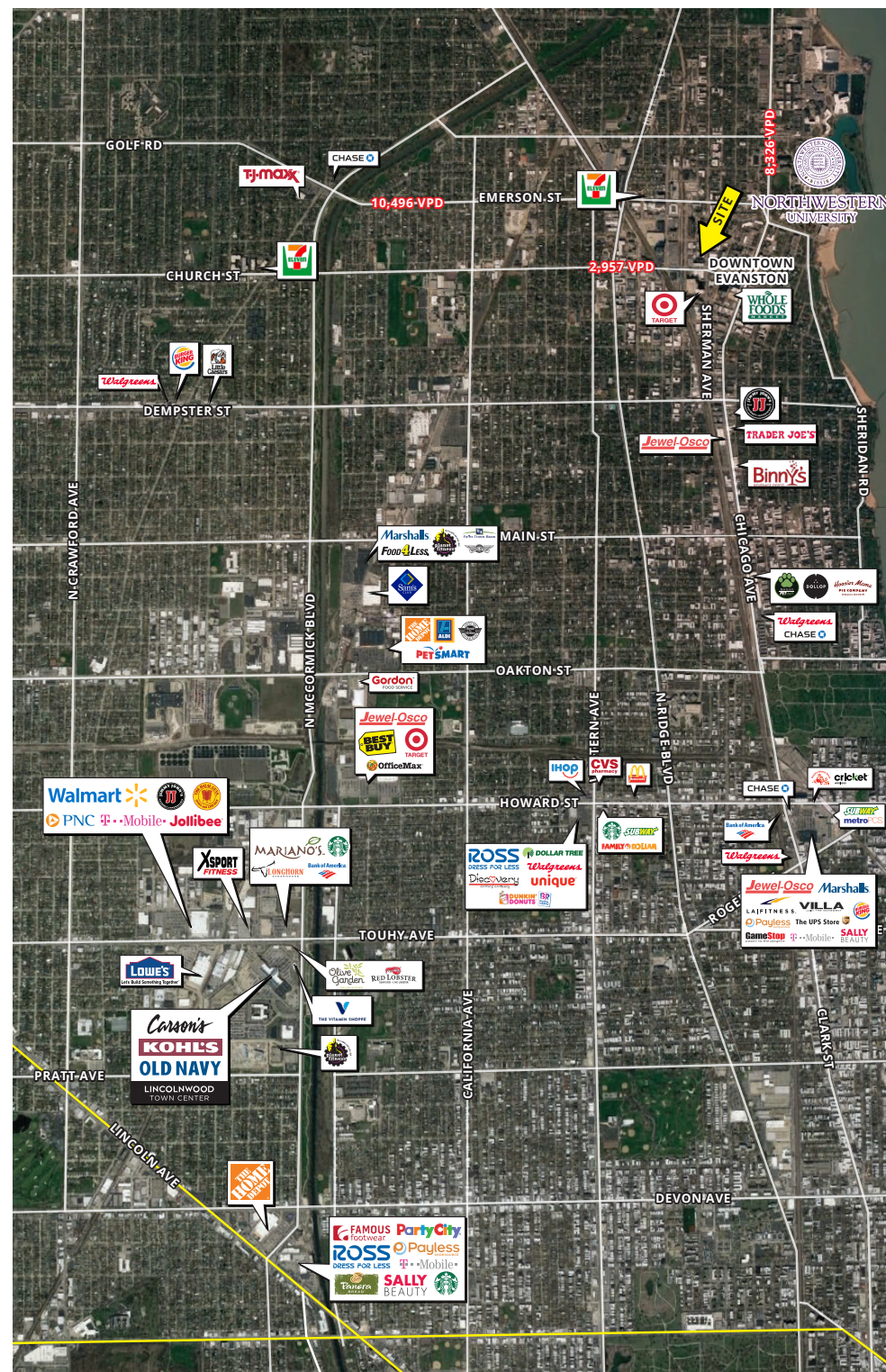
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	34,387	171,314	414,873
DAYTIME POPULATION	32,911	101,196	258,282
HOUSEHOLDS	13,630	68,996	169,290
AVG HH INCOME	\$136,067	\$162,893	\$147,226

## TRAFFIC COUNTS

SHERMAN AVE	2,733 VPD
CHURCH ST	2,957 VPD

## AREA TENANTS INCLUDE

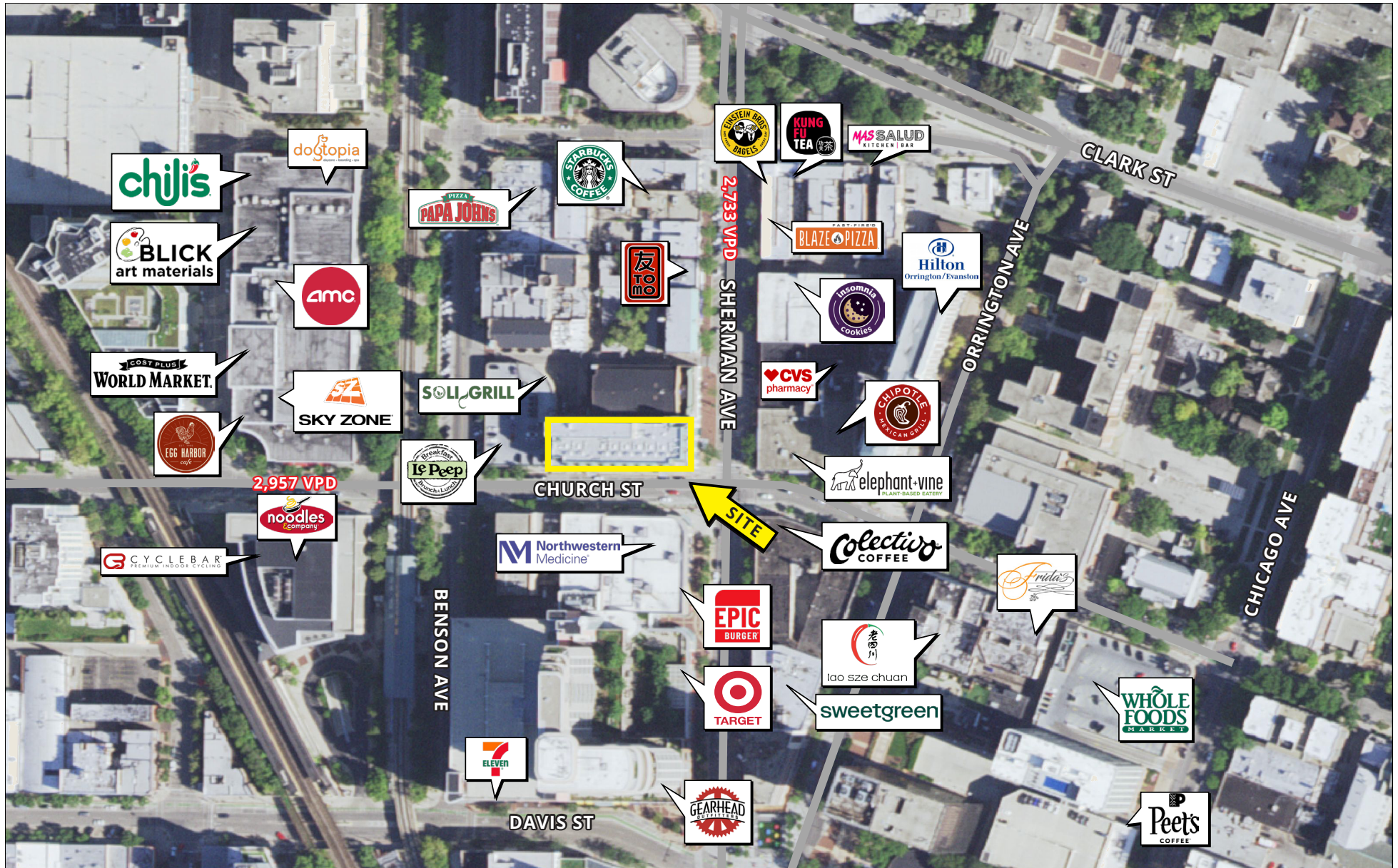




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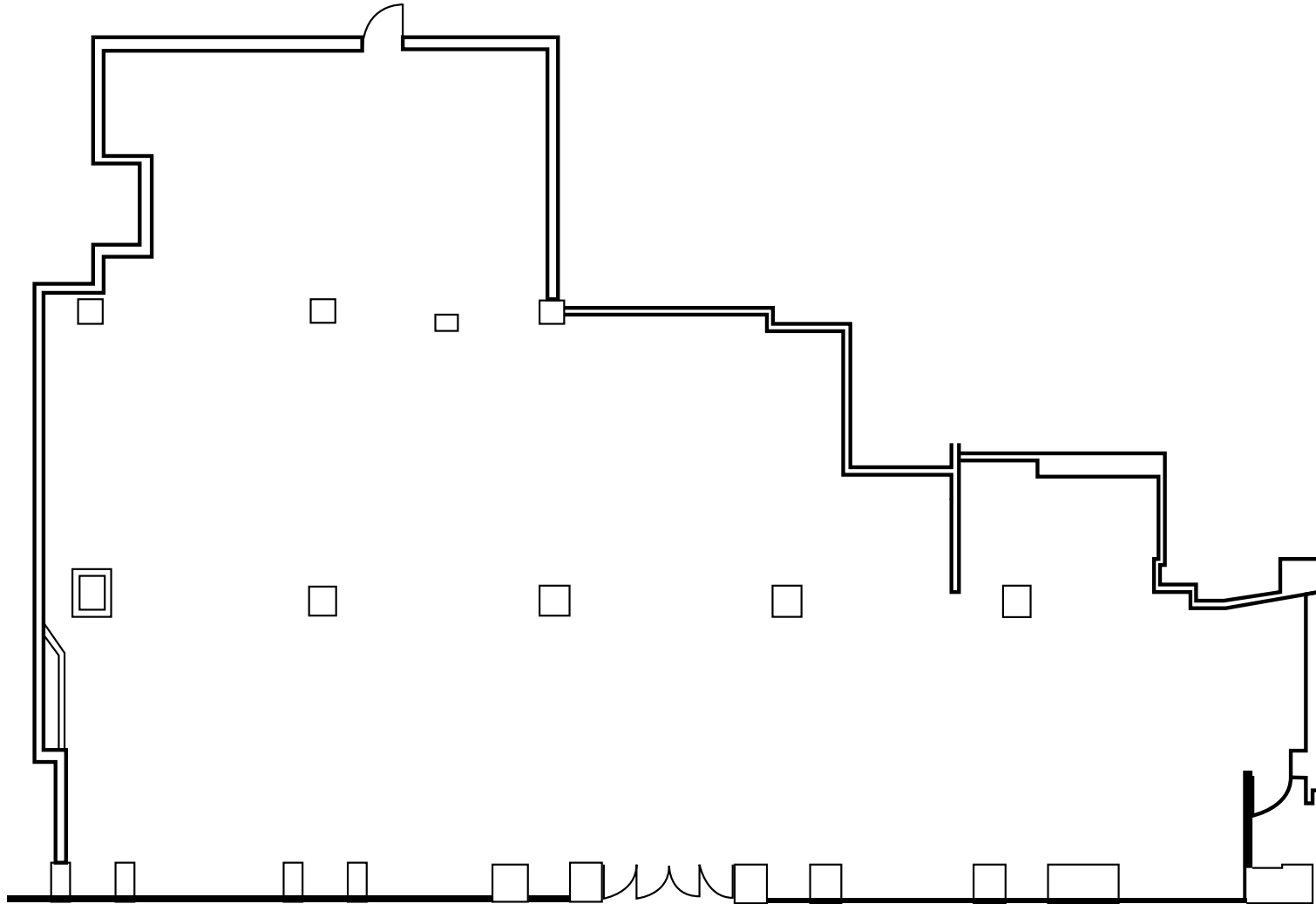
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GLA = 5,312 SF

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