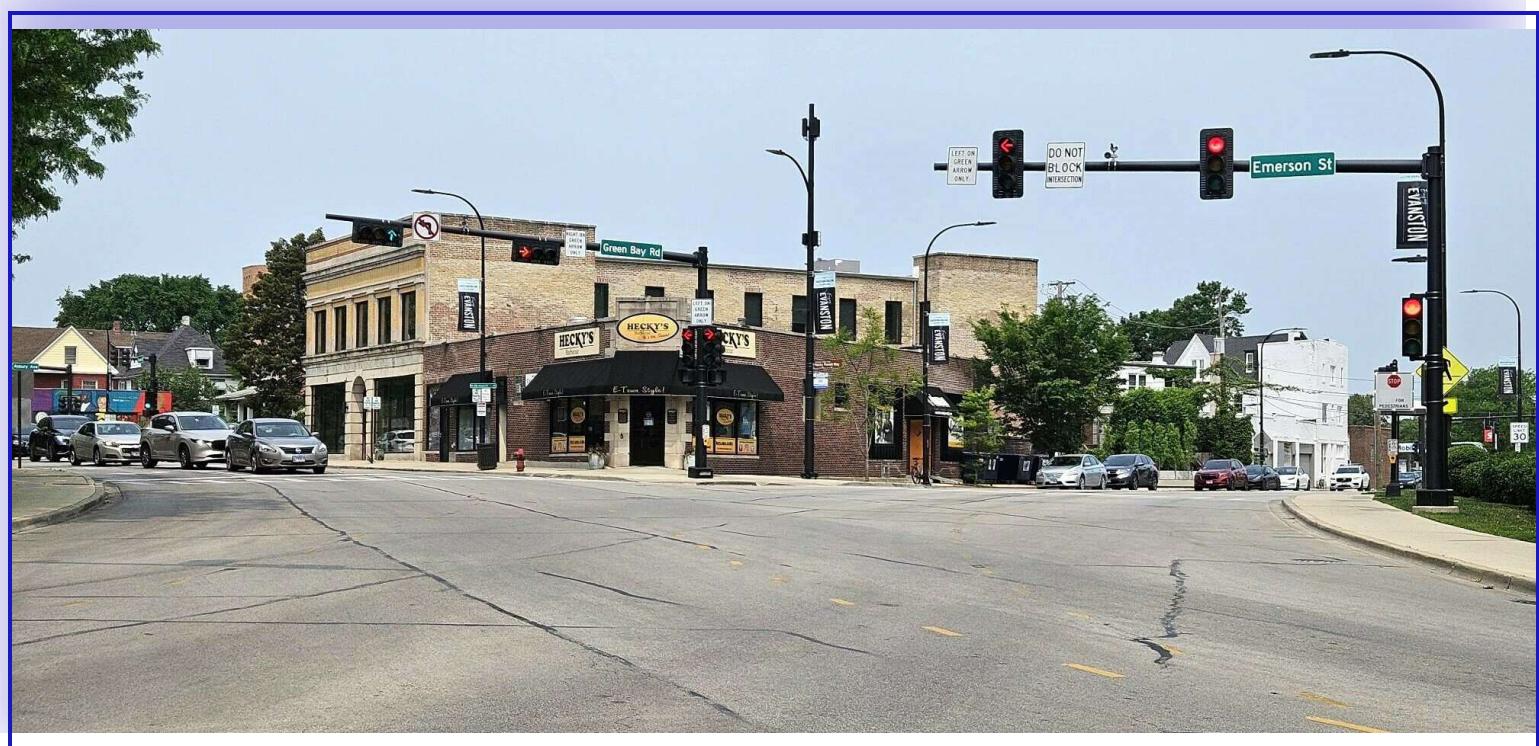


CONFIDENTIAL - DO NOT DISTURB TENANTS
FOR SALE: 3,700 SF SIGNALIZED CORNER
1900 GREEN BAY RD, EVANSTON, IL



PROPERTY HIGHLIGHTS

- This iconic corner includes a single-story 2-unit retail building with basement storage and office areas. Occupants include a 2,440 sf restaurant (including office space) with an entrance on the southeast corner of the property, and a 360 sf Salon on Emerson Street. Restaurant business open to vacating upon sale or remaining as a tenant.
- Strategically located on the most visible corner of the 4-way Green Bay Road/Emerson/Ridge Avenue. signalized intersection. 20,750 combined VPD
- Property upgrades totaling \$177,000 completed in 2021 (see Summary of Upgrades on p. 5)
- Zoning C2 - Commercial District (see Use Matrix on p. 8)
- PIN 10-13-213-013-0000
- RE Taxes (2023): \$25,350
- List Price: \$795,000
- **SHOWINGS ON MONDAYS ONLY, DO NOT DISTURB BUSINESSES OR EMPLOYEES**

Presented by
ROSS GOLDSTEIN
 Managing Broker
 312.203.3199
ross@insitecommercialrealty.com



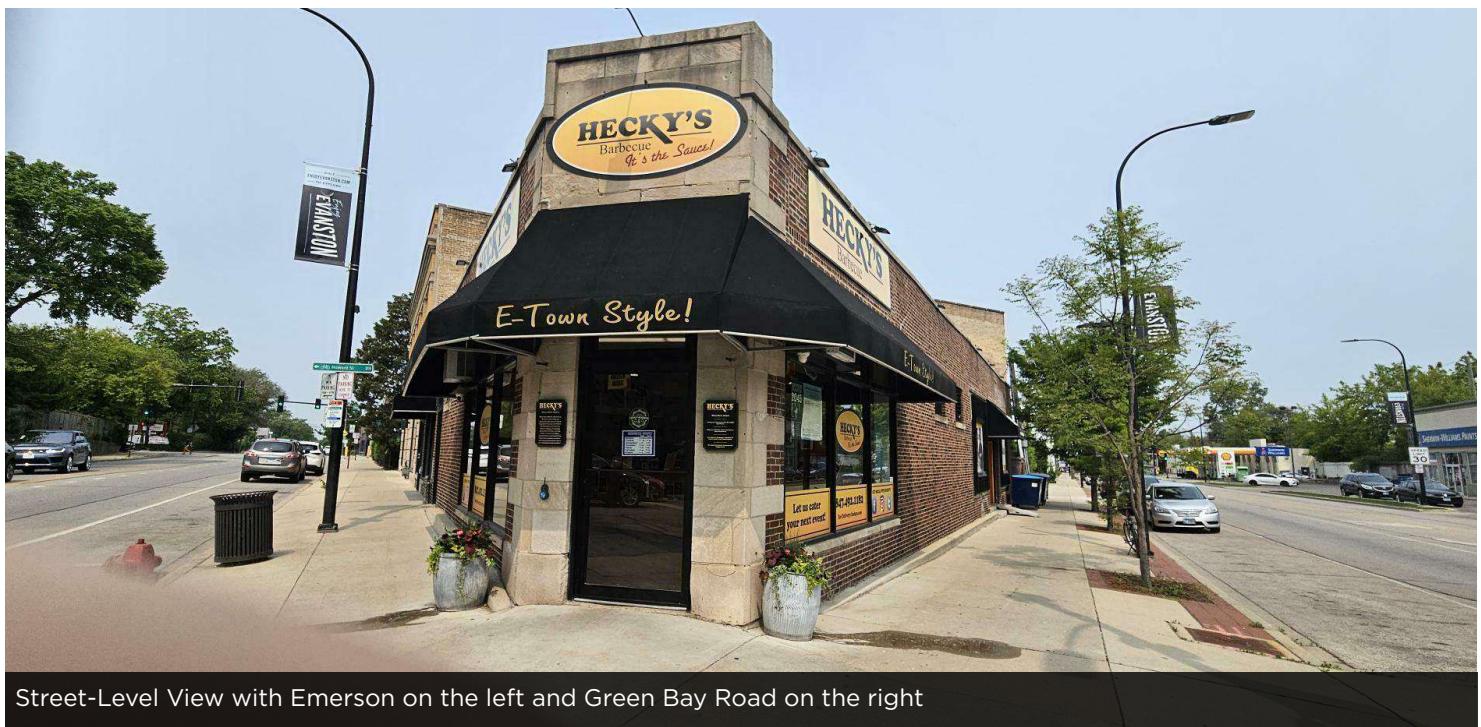
Additional Photos

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Aerial View of 4-way Intersection



Street-Level View with Emerson on the left and Green Bay Road on the right

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Restaurant Space: Interior Photos

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Front of House - Pick-up & Order Counter



Back of House - Kitchen with Smokers, Sinks and Supplies

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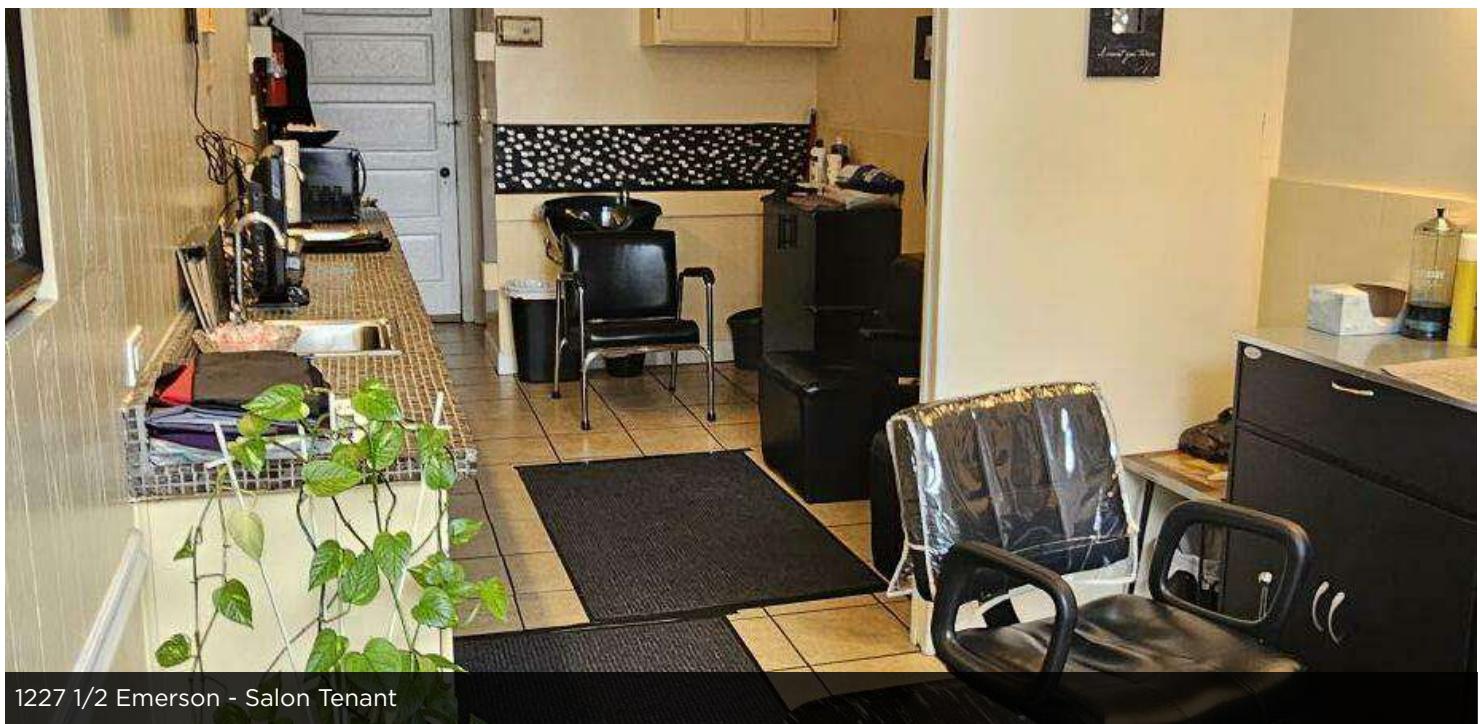
Additional Interior Photos



1900 Green Bay Rd Evanston, IL 60201



Basement Area with 7' ceiling heights (one of five clean basements in use)



1227 1/2 Emerson - Salon Tenant

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Summary Of Property Upgrades



all work completed January, 2021

Contractor	Work Done	Amount
John J. Cahill, Inc.	All plumbing updated, new pipes, hot water heaters and 2 new furnaces	\$96,000
Simple Flooring	Four storefront floors redone	30,000
North Shore Electric	All wiring throughout property updated up to code, 3 new service panels	26,000
Kelvin Construction	Tuckpointing & Brickwork repair, new floor in 1906 storefront	<u>25,375</u>
Total		\$177,375

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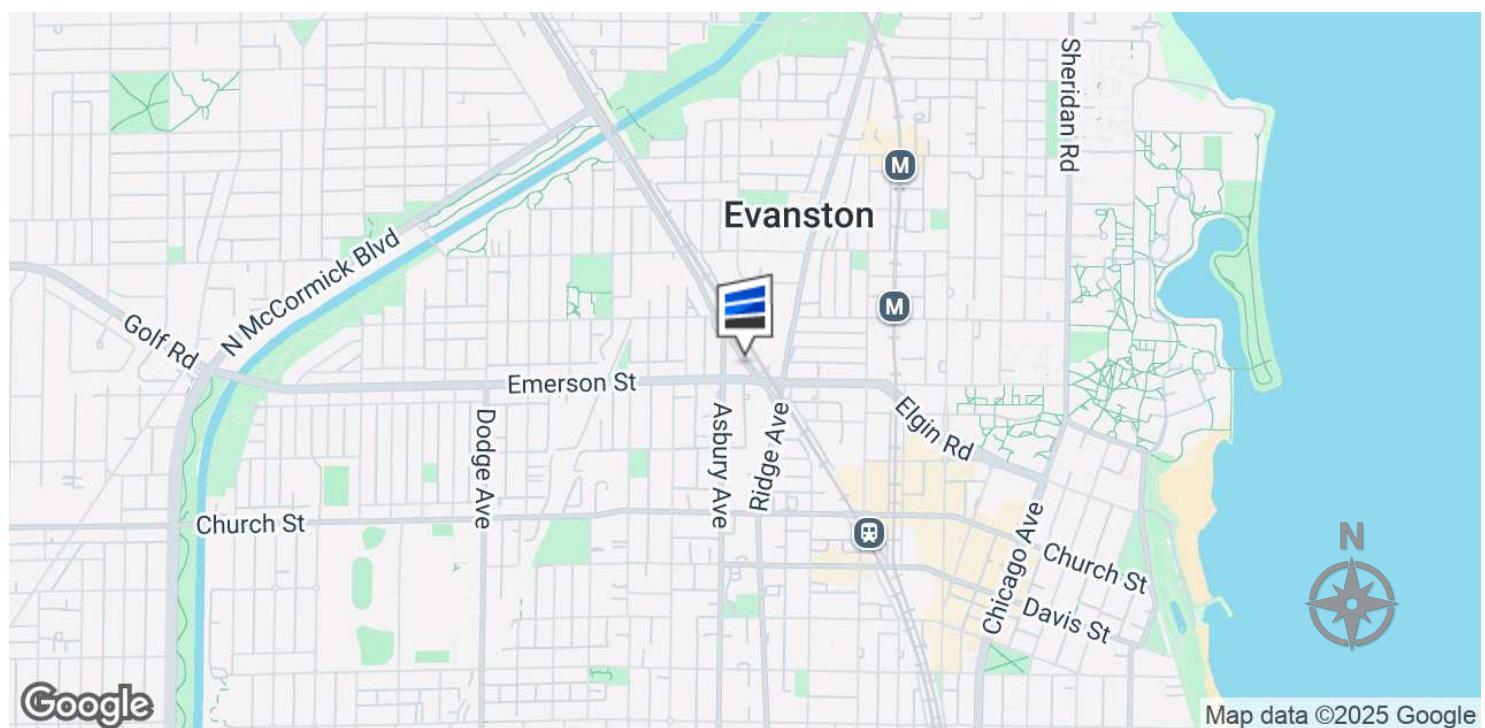
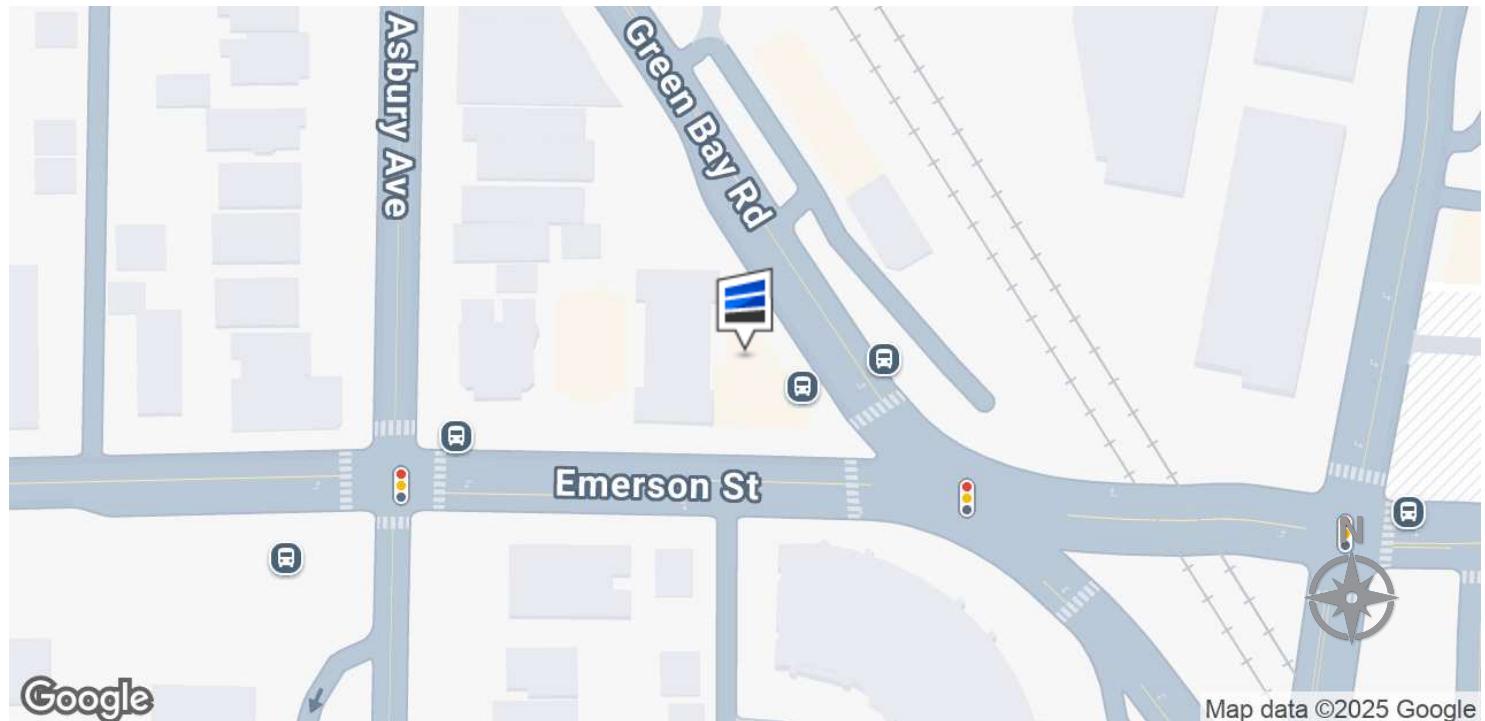
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Location Maps



1900 Green Bay Rd Evanston, IL 60201



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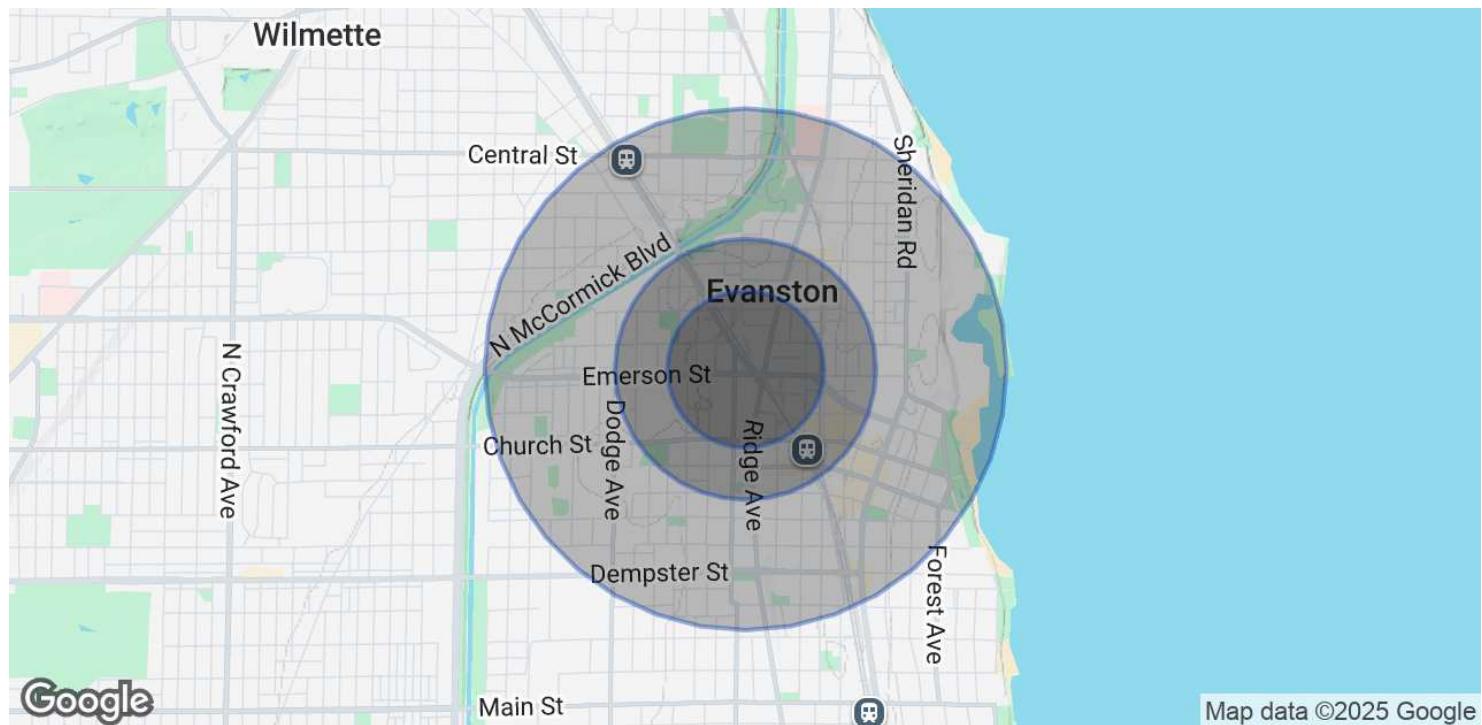
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Demographics Map & Report

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1900 Green Bay Rd Evanston, IL 60201



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,127	9,696	34,636
Average Age	37	36	37
Average Age (Male)	36	34	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,939	4,234	13,493
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$106,350	\$105,265	\$136,026
Average House Value	\$693,518	\$651,833	\$628,794

Demographics data derived from AlphaMap

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C2 Zoning - Use Matrix



C2 COMMERCIAL DISTRICT - PERMITTED USES

Automobile and recreational vehicle sales and/or rental.
Automobile repair service establishment.
Automobile service station.
Brew pub.
Business or vocational school.
Caterer.
Commercial indoor recreation.
Commercial outdoor recreation.
Commercial shopping center.
Cultural facility.
Educational institution—Private.
Educational institution—Public.
Financial institution.
Food store establishment.
Funeral services excluding on-site cremation.
Government institution.
Live-work units (subject to the general requirements of Section 6-4-13 of this Title).
Mixed-use market (provided the use does not exceed seven thousand five hundred (7,500) square feet).
Neighborhood garden.
Office.
Public utility.
Recording studio.
Religious institution.
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.
Trade contractor (when having no outside storage).
Wholesale goods establishment.

ADMINISTRATIVE REVIEW USES

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C2 Zoning - Use Matrix



SPECIAL USES

Animal hospital.
Aquaponics.
Automobile body repair establishment.
Banquet hall.
Cannabis craft grower.
Cannabis dispensary (subject to the general requirements of Section 6-4-11 of this Title).
Cannabis infuser.
Cannabis transporter.
Commercial parking lot.
Convenience store.
Craft alcohol production facility.
Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).
Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
Daycare center—Domestic animal.
Kennel.
Media broadcasting station.
Membership organization.
Micro-Distillery.
Open sales lot.
Payday loan or consumer loan establishment (subject to the distance and general requirements set forth in Section 6-18-3, "Definitions," of this Title under "Payday Loan or Consumer Loan Establishment").
Planned development (subject to the requirements of Section 6-10-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
Resale establishment.
Tattoo and body art establishment.
Urban farm, rooftop.

BUILDING HEIGHT

The maximum building height in the C2 district is forty-five (45) feet.

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(Supp. No. 20)

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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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