



DOWNTOWN EVANSTON - FOR LEASE

1,950 sf Ground Floor Retail/Office Space near
Davis-Maple Signalized Intersection
1610 MAPLE AVENUE, EVANSTON, IL



SPACE HIGHLIGHTS

- **1,950sf of move-in ready retail/office space** located on the ground floor of a mixed-use property, one building north of the Davis-Maple signalized intersection
- **Abundant stores, restaurants and personal service businesses** within 2 blocks
- **Street parking in front of building** and on Davis and Church Streets at either end of the block. Indoor parking accessible from rear of space available for \$250/month
- **D3 Zoning** allows a variety of uses (see Use Matrix on p. 5)
- Previously used as a gaming center with a retail sales floor
- Ideally located **across the street from the Davis Street METRA and CTA Train Stations**
- **Lease rate:** \$22/sf, plus taxes (estimated at \$5/sf)
- **Available** 9/1/24

DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
Total Households:	1,975	5,815	13,245
Total Population:	3,289	11,996	32,274
Average HH Income:	\$82,375	\$86,077	\$100,665

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

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Interior Photos



1610 Maple Avenue Evanston, IL 60201



Entryway looking towards rear of space



Storefront looking towards rear of space

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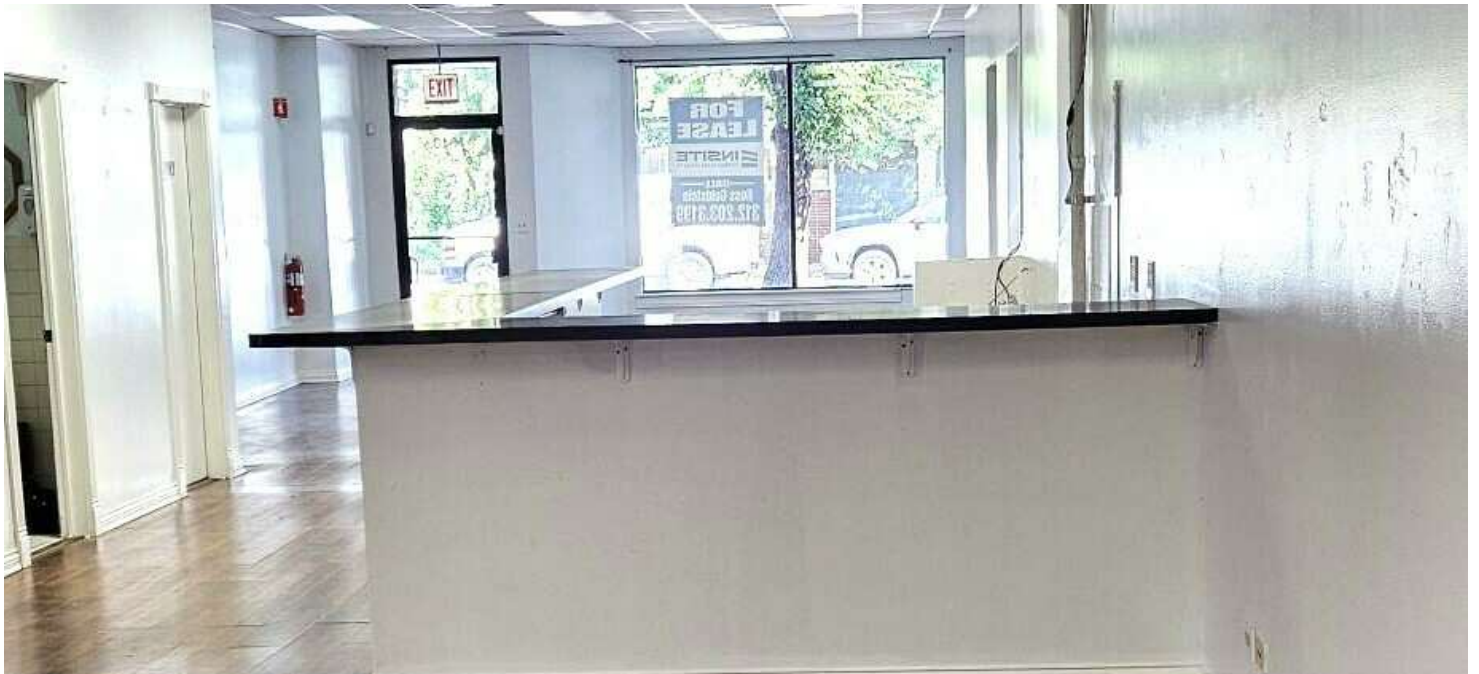
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Looking toward Street Entrance



Triple Basin, Mop Sink and Grease Trap

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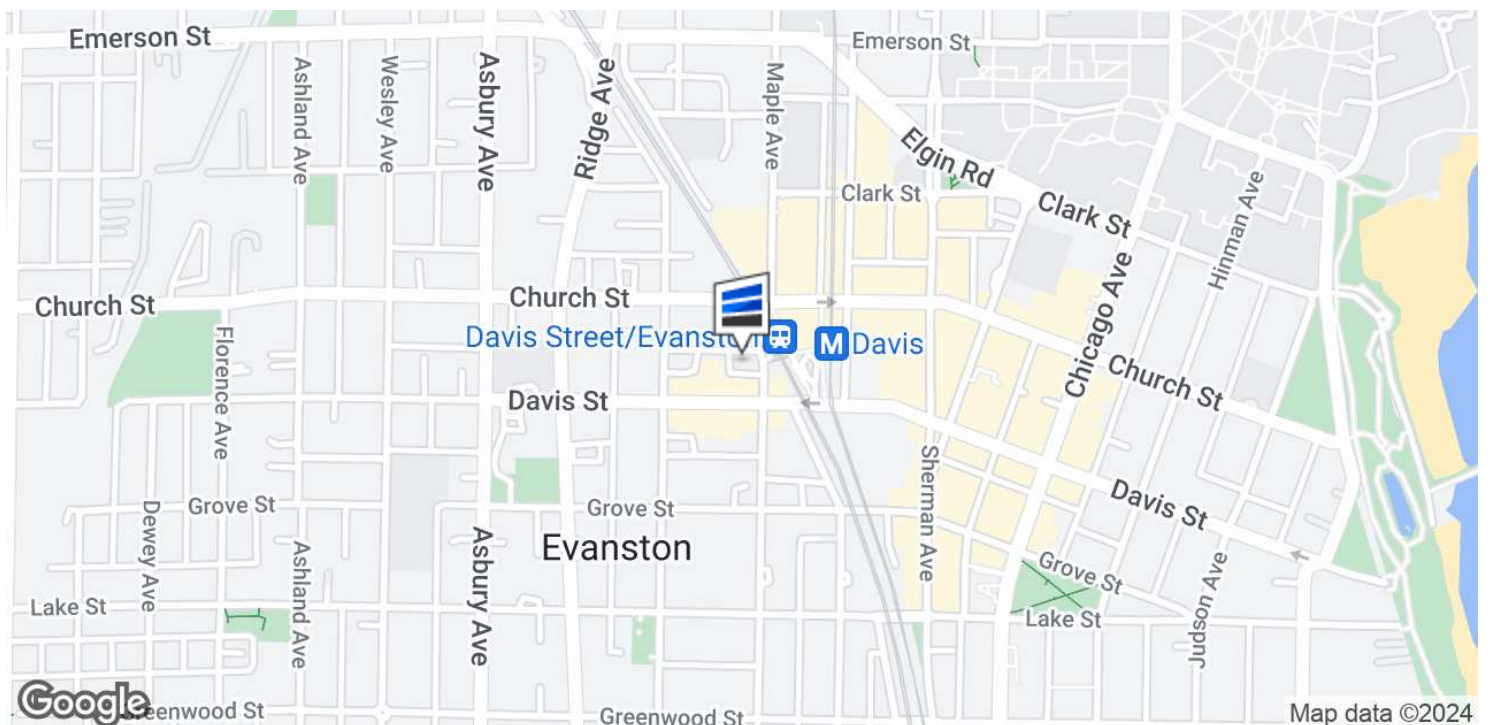
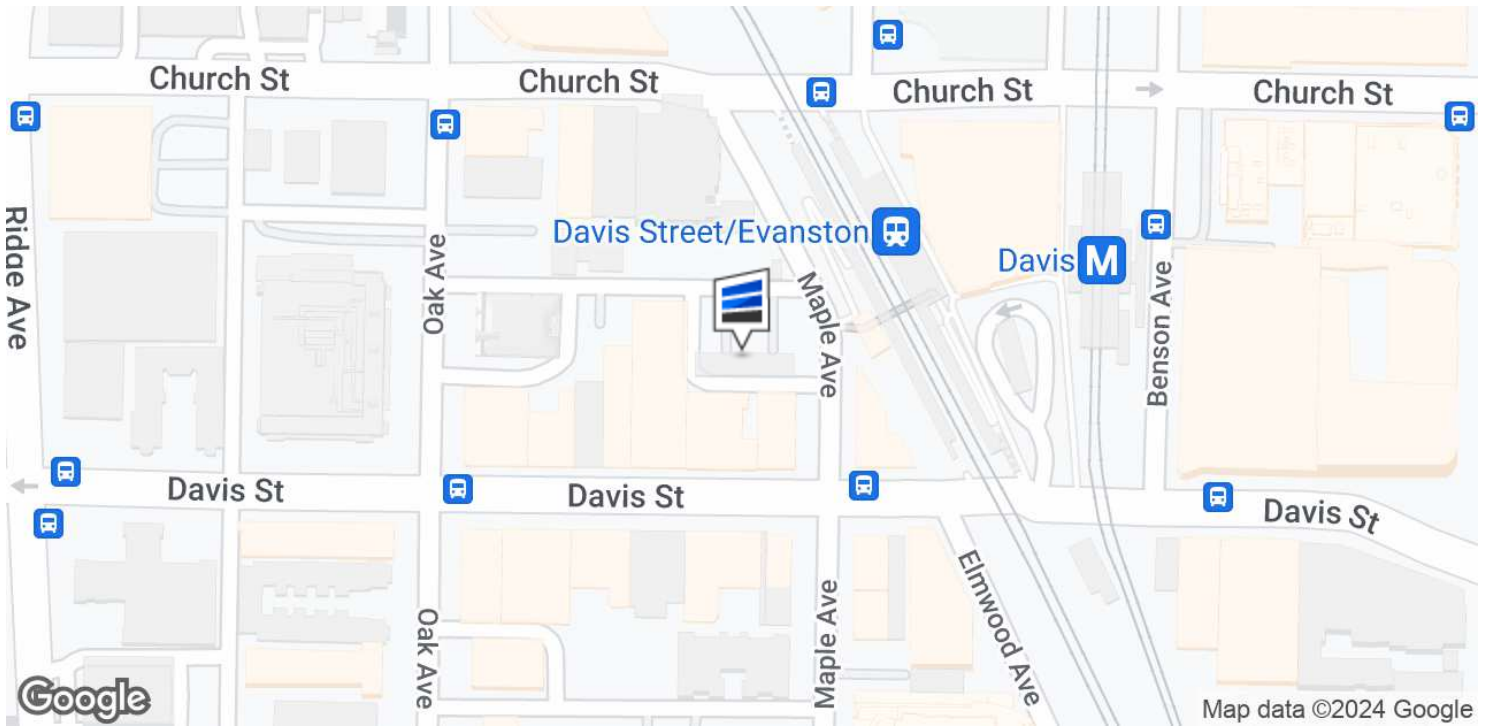
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Location Maps



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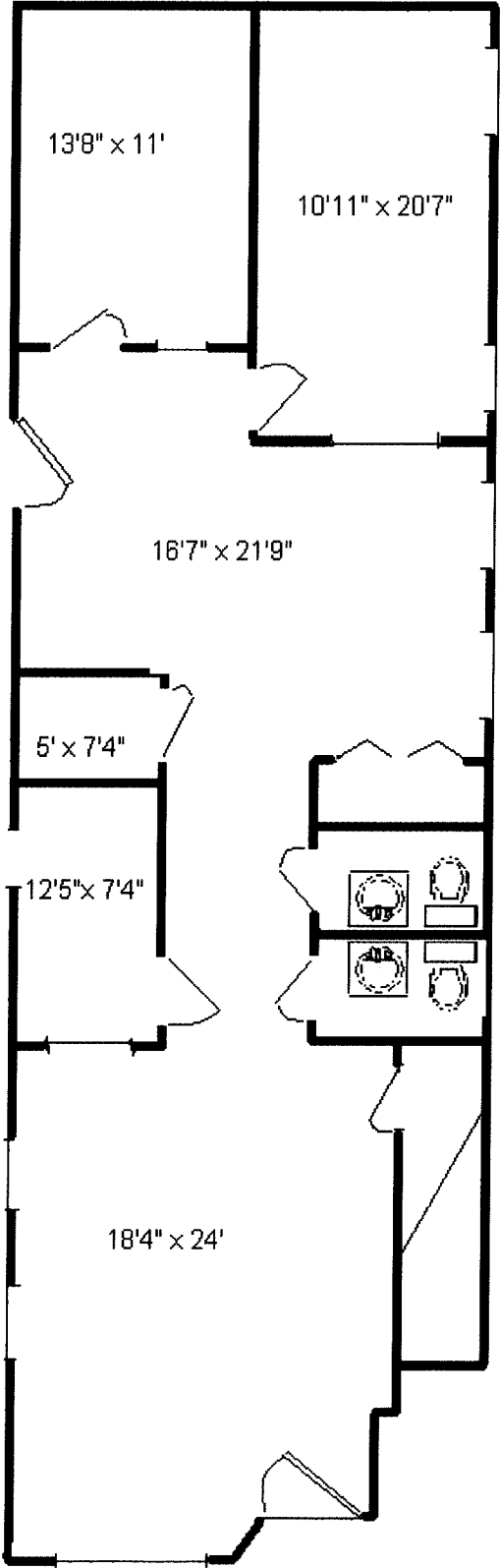
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Floor Plan



1238 Maple - Office



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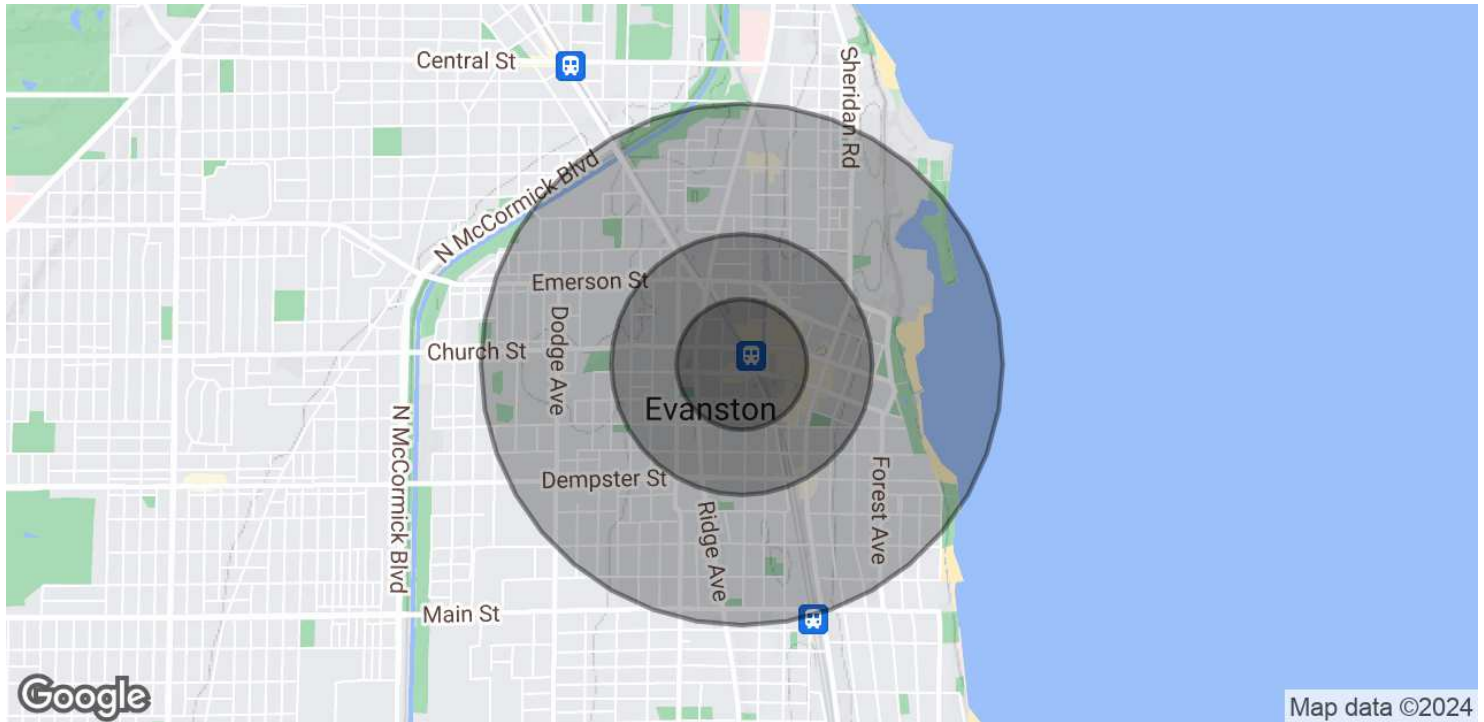
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Demographics Map & Report



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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,289	11,996	32,274
Average Age	31.6	30.1	33.8
Average Age (Male)	31.9	30.0	33.4
Average Age (Female)	31.6	31.5	34.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,975	5,815	13,245
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$82,375	\$86,077	\$100,665
Average House Value	\$400,689	\$422,275	\$455,977

2020 American Community Survey (ACS)

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6-11-4-2. - PERMITTED USES.

The following uses are permitted in the D3 district:

Artist studio.

Brew pub.

Commercial indoor recreation.

Commercial parking garage.

Cultural facility.

Dwellings (when located above the ground floor).

Financial institution.

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).

Medical broadcasting station.

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).

Public utility.

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, § 2, 3-14-2016; Ord. No. 105-O-18, § 21, 10-8-2018; Ord. No. 82-O-21, § 10, 9-13-2021; Ord. No. 17-O-22, § 14, 3-28-2022; Ord. No. 69-O-23, § 26, 7-24-2023)

6-11-4-2.5. - ADMINISTRATIVE REVIEW USES.

The following uses may be allowed in the D3 district, subject to the provisions set forth in Section 6-3-5-16, "Administrative Review Uses," of this Title:

Office (at the ground floor).

Restaurant—Type 2.

(Ord. No. 48-O-21, § 26, 5-10-2021; Ord. No. 17-O-22, § 15, 3-28-2022)

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

The following uses may be allowed in the D3 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".

Apartment hotel.

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—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).

Drive-through facility (accessory or principal).

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, § 12, 1-14-2013; Ord. No. 3-O-14, § 12, 2-10-2014; Ord. No. 57-O-14, § 12, 6-9-2014; Ord. No. 81-O-14, §§ 13, 39, 8-11-2014; Ord. No. 8-O-17, § 10, 4-24-2017; Ord. No. 105-O-18, § 22, 10-8-2018; Ord. No. 126-O-19, § 6, 10-28-2019; Ord. No. 31-O-20, § 18, 2-24-2020; Ord. No. 3-O-21, § 7, 1-25-2021; Ord. No. 48-O-21, § 27, 5-10-2021; Ord. No. 69-O-23, § 27, 7-24-2023)



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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.

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