



For Lease

Retail Available: 1,282 SF
1706 Maple Ave, Evanston, IL 60201

\$34 NNN

Retail Space Available in Historic Downtown Evanston. Church Street Plaza is located at the corner of Church St & Maple Ave. The building consists of 21,185 SF. NorthWestern Medicine occupies all but one retail space with frontage on Maple Ave. The small shop space consists of 1,282 SF. Recently occupied and in excellent condition, the space is ready for your next retail concept. Church Street Plaza sees almost 92k visitors monthly with a dwell time of 85 minutes! Foot traffic is generated from several national and local retailers; SkyZone, AMC Evanston 12, Chili's, World Market, Blick Art, Egg Harbor Cafe, ZenLeaf, and more.

Contact us:

Brad Belden
Senior Vice President
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Executive Summary



Offering Summary

Lease Rate:	\$34 SF/yr
Available SF:	1,282 SF
OPEX:	\$14.25 SF/yr
Year Built:	2003
Zoning:	RP Evanston
Market:	Evanston
Traffic Count:	36,800

Property Overview

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Property Highlights

- Located at Church St & Maple Ave
- Excellent visibility
- Surrounded by national and local traffic drivers
- Over 17K VPD
- 1,282 sf retail available
- Excellent condition
- Recently occupied by Cell Phone Carrier
- Ample street parking

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Area Retailers



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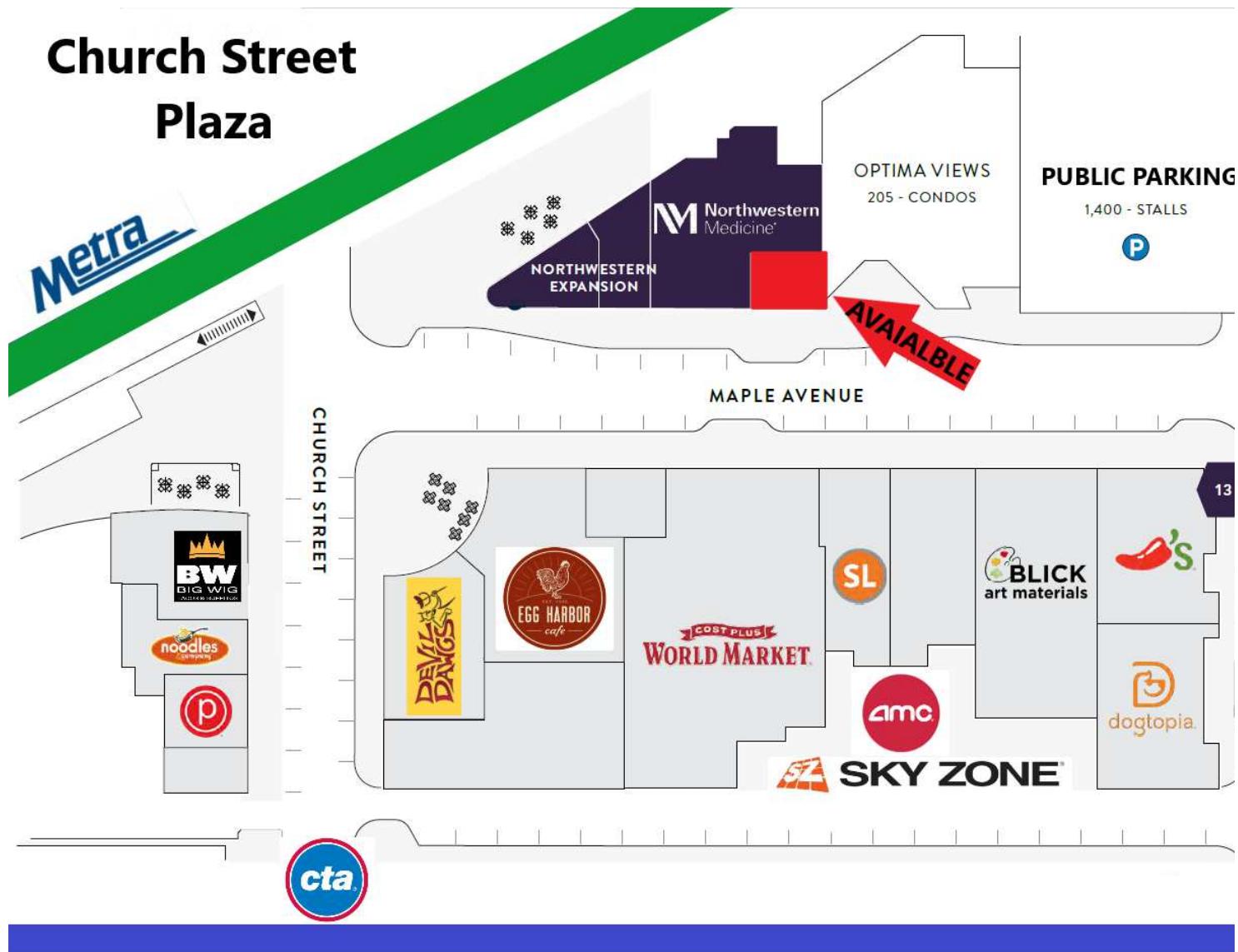
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Site Plan

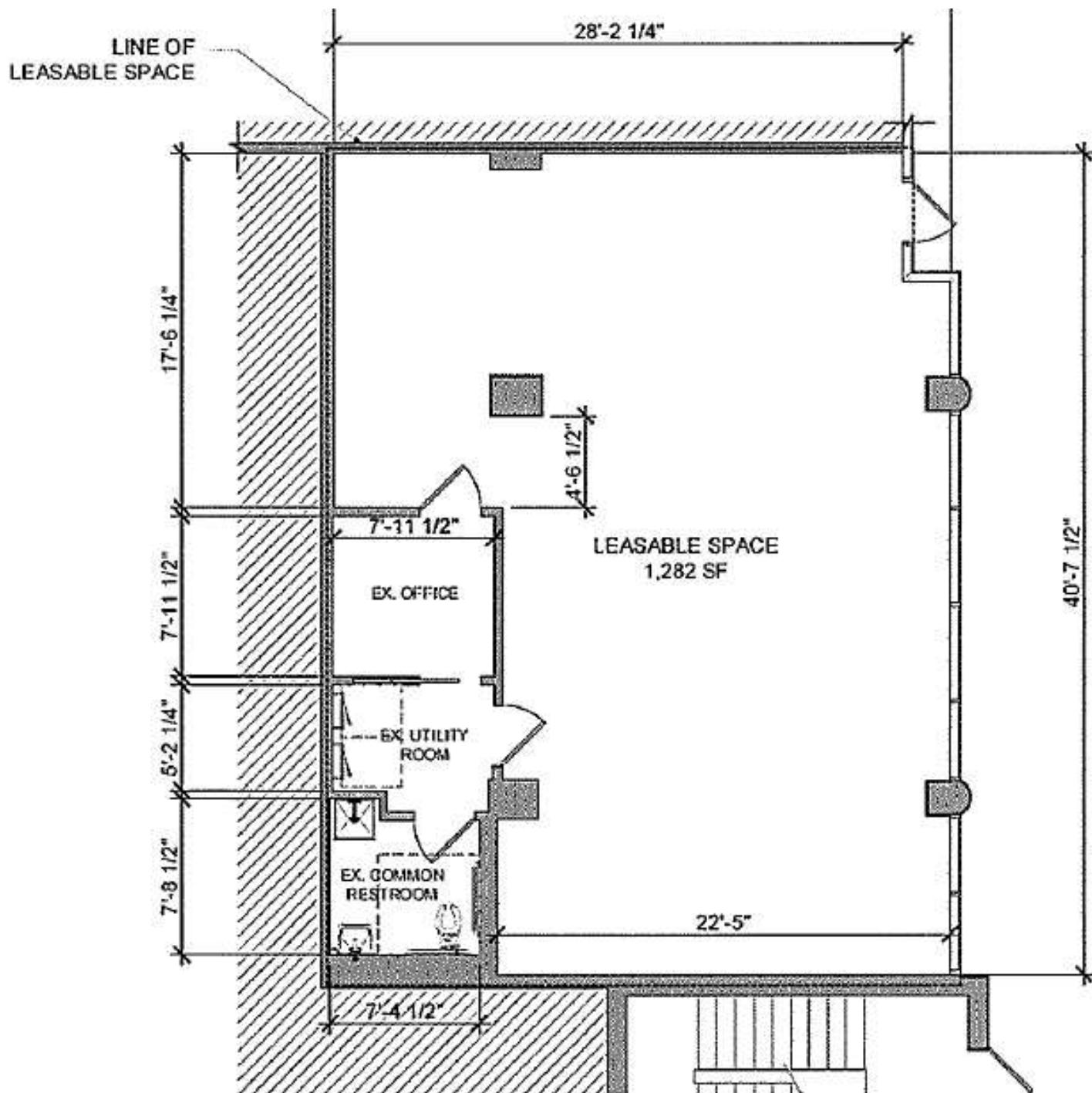


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Space Plan



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Additional Photos



Brad Belden

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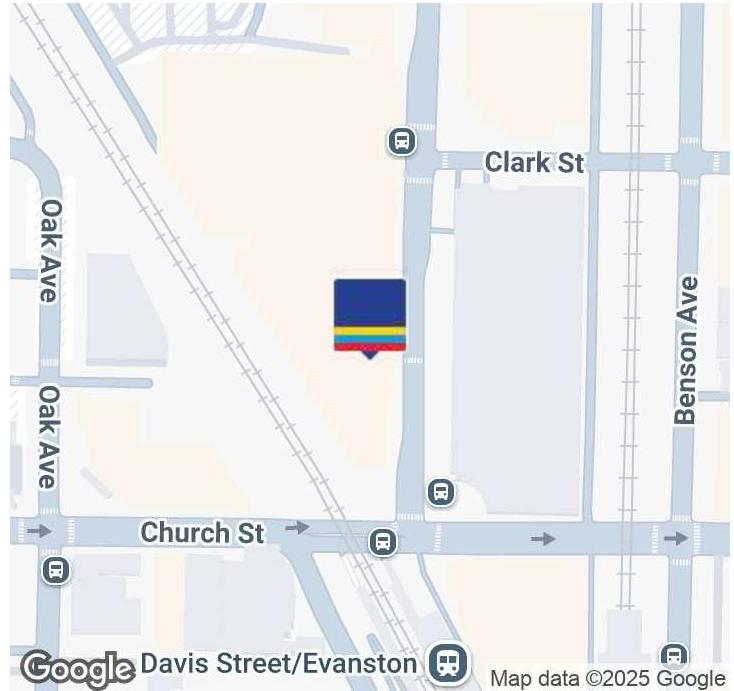
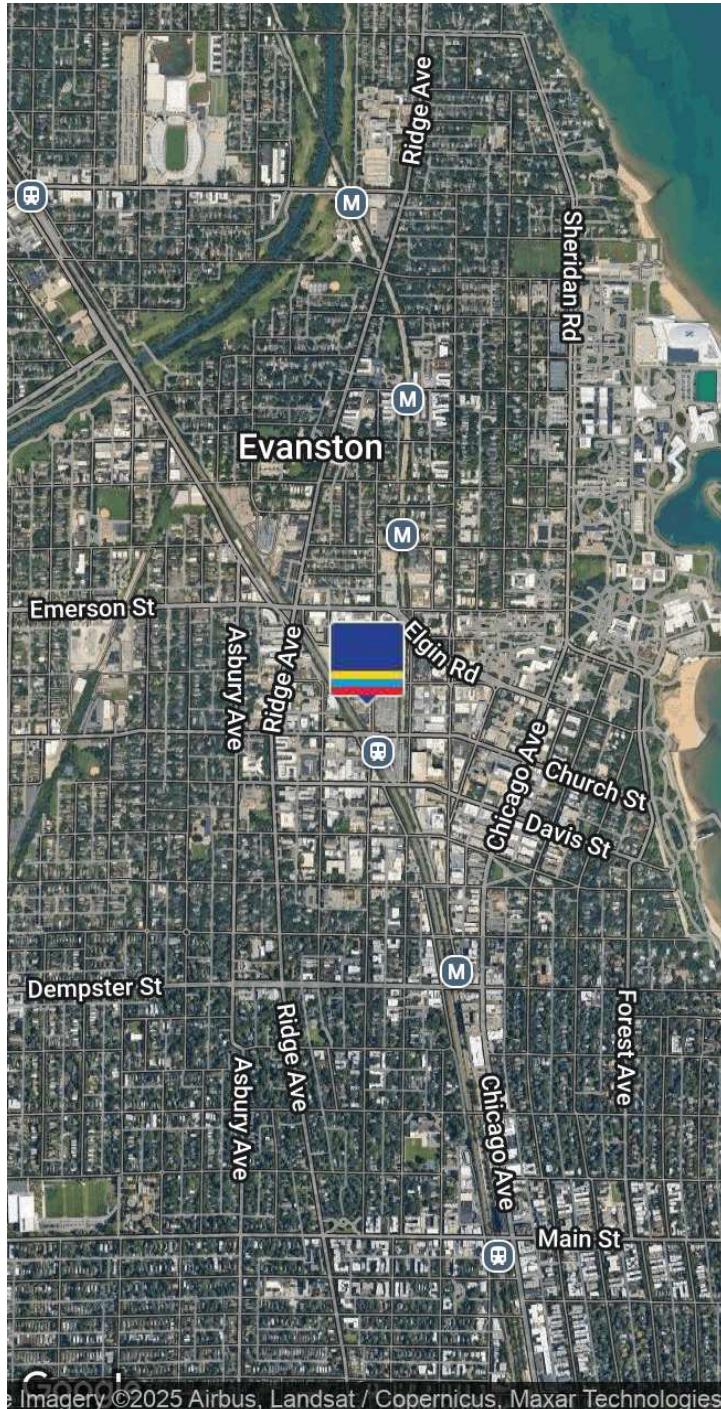
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Location Map



Location Overview

Evanston is a town in Illinois with a population of 74,587. Evanston is in Cook County and is one of the best places to live in Illinois. Living in Evanston offers residents an urban feel and most residents own their homes. In Evanston, there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Evanston. The public schools in Evanston are highly rated.

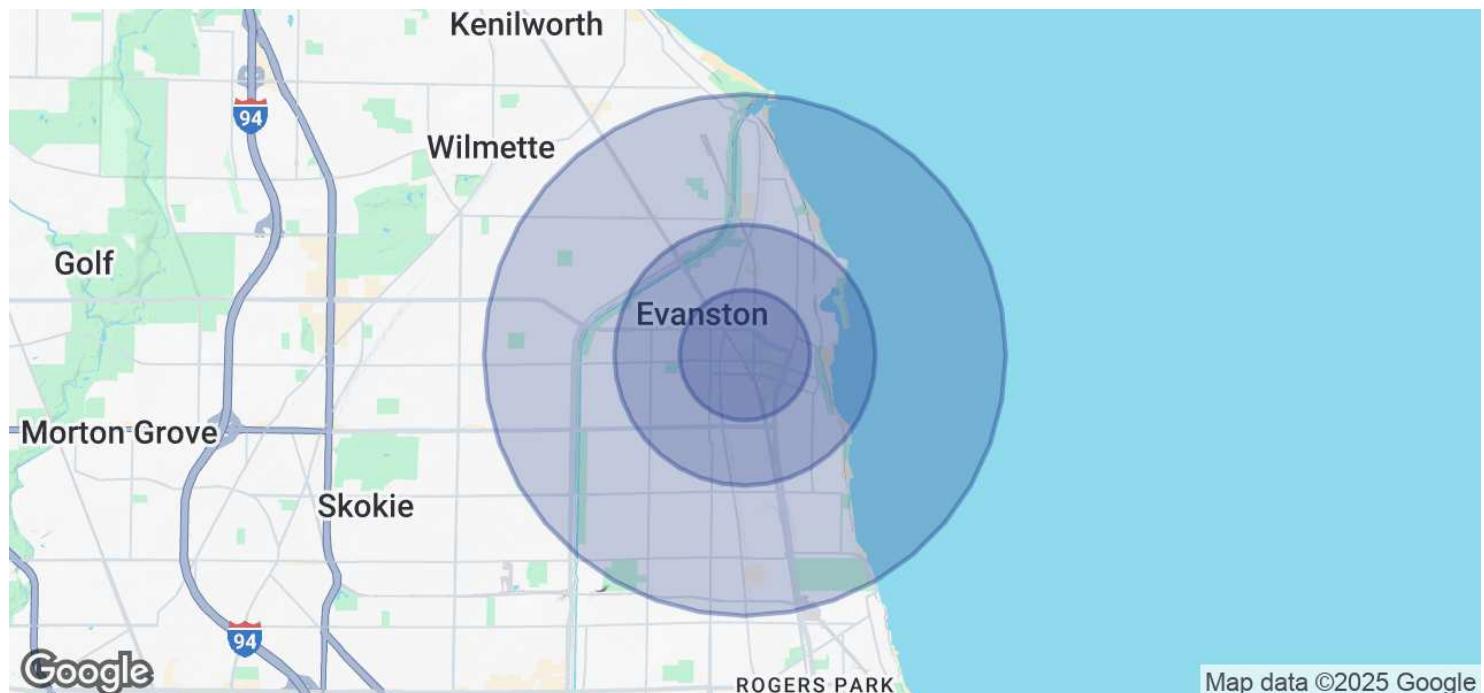
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Demographics Map & Report



Population	0.5 Miles	1 Mile	2 Miles
Total Population	15,172	32,638	88,424
Average Age	37	37	40
Average Age (Male)	36	36	39
Average Age (Female)	38	38	41

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	6,861	12,774	35,172
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$111,464	\$134,155	\$151,186
Average House Value	\$580,034	\$633,347	\$612,806

Demographics data derived from AlphaMap

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