



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$11.47 PSF
Available SF:	4,222 SF
Building SF:	8,250 SF
Year Built:	1940
Renovated:	2014
Zoning:	D-2

Property Overview

Second generation restaurant available for lease at 810 Grove Street, just west of Sherman Avenue in downtown Evanston. The available unit offers an opportunity to join co-tenant Cupitol Coffee and is a built out restaurant. The available unit features an existing hood, two (2) walk-in coolers and freezers, a commercial dishwasher vent and a built-out bar. The space benefits from heavy foot traffic along Grove Street and provides an excellent downtown location within walking distance to both the Davis/Dempster "L" Station, as well as the Davis Street Metra Station, all of which provide direct access to Chicago. Additionally, the building is less than one (1) mile southwest of Northwestern University's campus and is submerged in a retail corridor, surrounded by national retailers including: Target, Jewel-Osco, Trader Joe's, Whole Foods, Walgreens, CVS/Pharmacy, Binny's Beverage Depot, Starbucks, Peet's Coffee, Giordano's, McDonald's, Buffalo Joe's, Burger King, Chili's, and Chase Bank among several others.

Property Highlights

- Second generation restaurant for lease in the heart of downtown Evanston
- Available unit is walking distance to the Davis & Dempster Purple Line "L" Station and the Davis/Evanston Metra Station, providing direct access to Chicago
- Located in the heart of downtown Evanston surrounded by national retailers and under one (1) mile from Northwestern University's main campus

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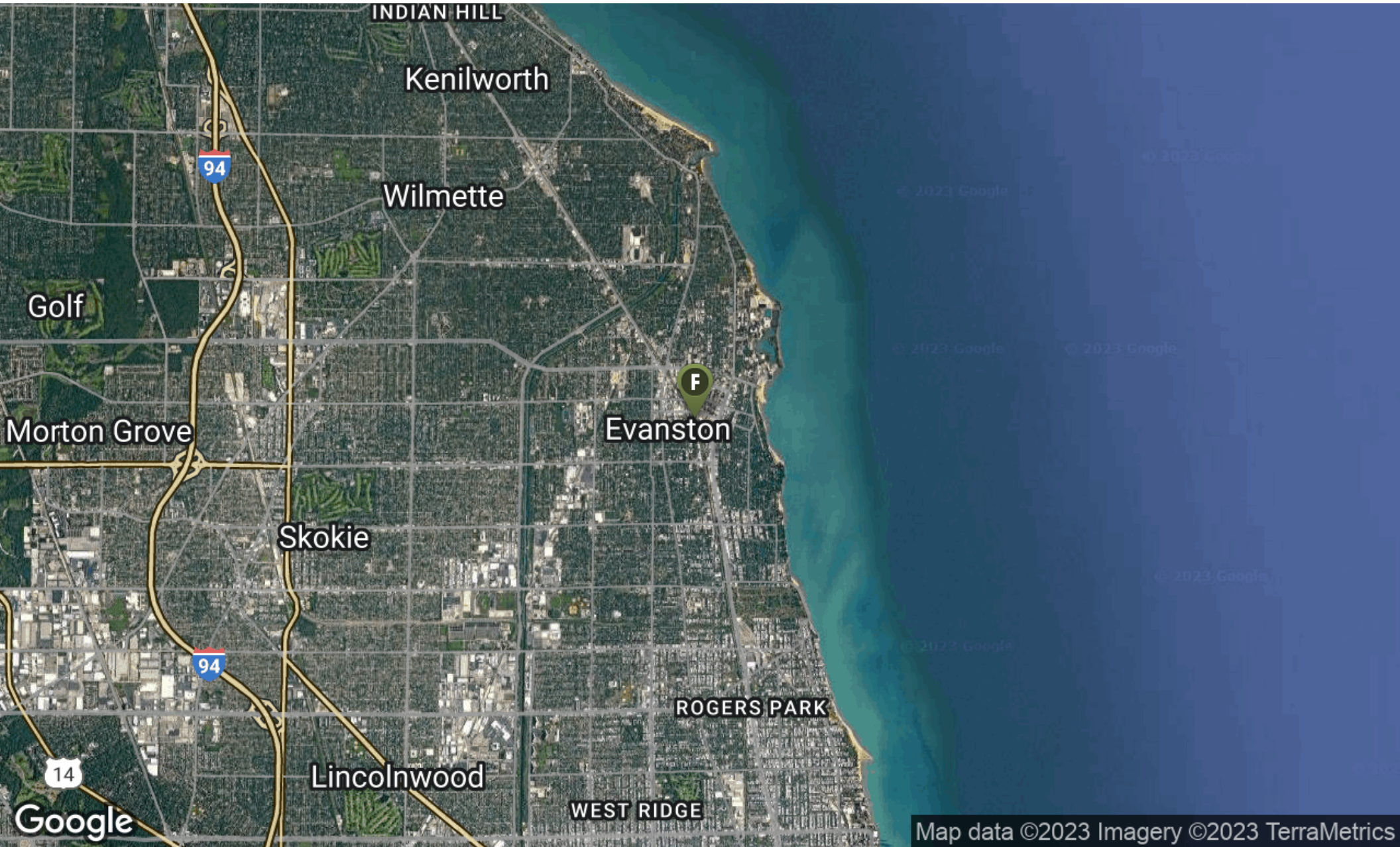


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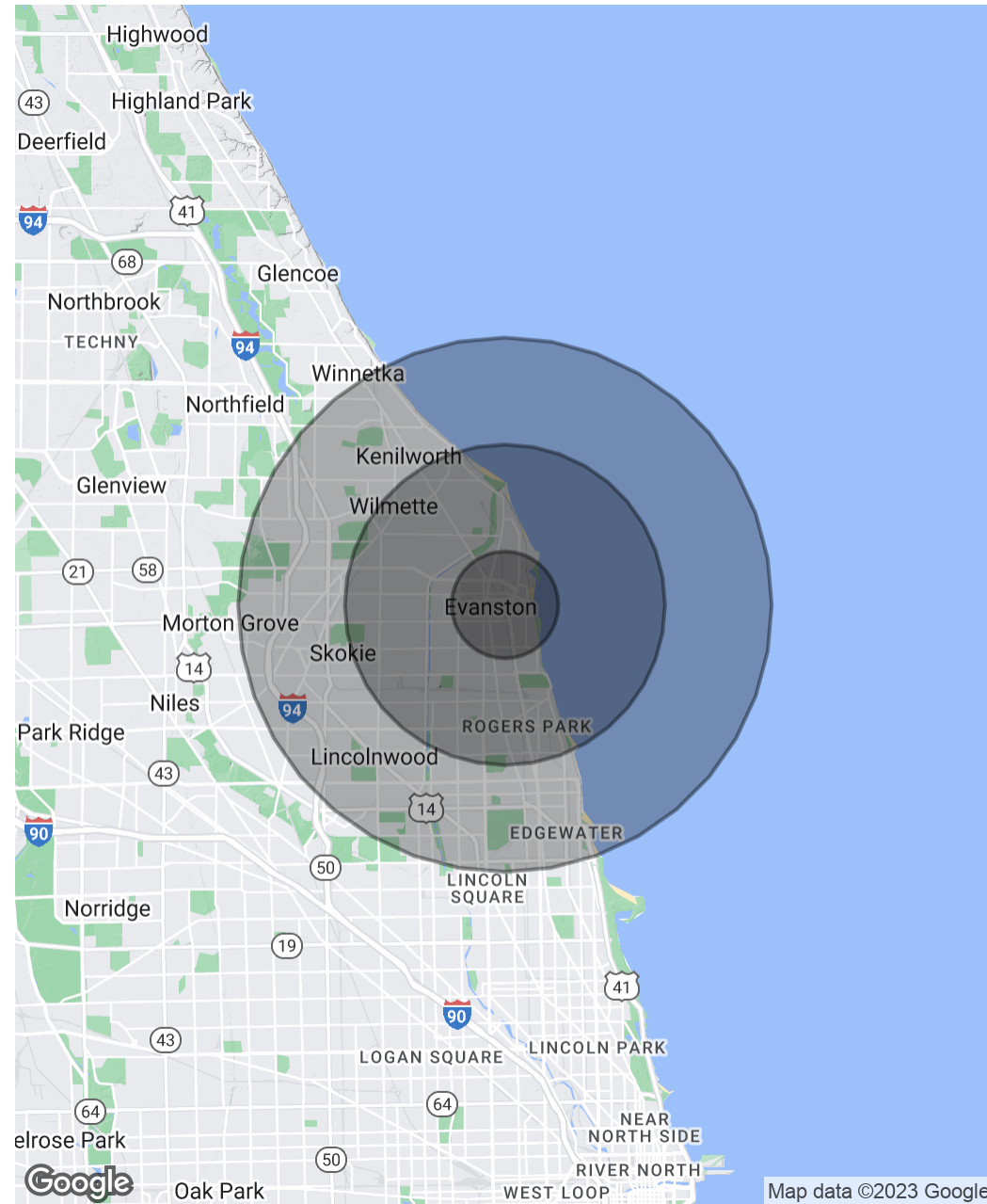
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Population	1 Mile	3 Miles	5 Miles
Total Population	24,096	185,868	448,792
Average Age	35.4	36.9	37.7
Average Age (Male)	34.1	36.1	36.9
Average Age (Female)	37.2	37.7	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,563	72,761	175,533
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$102,267	\$88,228	\$84,431
Average House Value	\$518,867	\$438,007	\$435,992

* Demographic data derived from 2020 ACS - US Census



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