

**LEASE**

# Downtown Evanston Restaurant & Bar/Retail Opportunity

**1557-63 SHERMAN AVENUE**

Evanston, IL 60201

**PRESENTED BY:**

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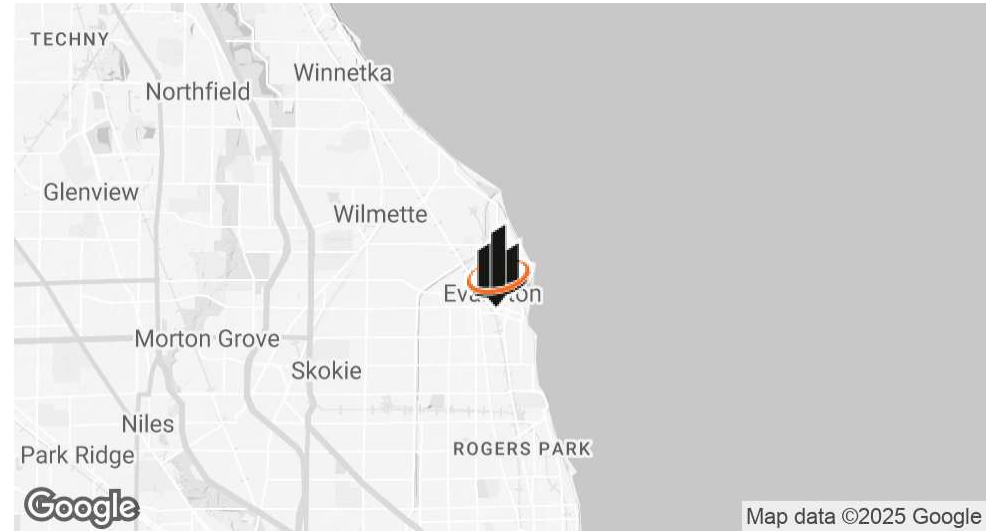
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	2,500 - 10,000 SF
<b>LOT SIZE:</b>	0.34 Acres
<b>CURRENT USE:</b>	Restaurant/Bar

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present an amazing second-generation restaurant/retail opportunity in downtown Evanston, IL - steps to the Northwestern University campus. This  $\pm 10,000$  SF space has served Chicago's North Shore community as a restaurant space for many years. The space is both a fully functional  $\pm 7,500$  SF restaurant space along a connected  $\pm 2,500$  SF bar/taproom. The spaces can be leased separately. Substantial existing infrastructure is included in the lease including a hood with black-iron venting, walk-in coolers and freezer, prep tables, cooking appliances, tables, chairs, etc. The main restaurant space has a large center bar and the smaller bar space is set up as a tap room. There is also a full basement under the space for storage, back of the house, etc. This opportunity also comes with a parking lot adjacent to the property that can be used for valet on nights and weekends. The property could also be suitable for other uses including daycare, fitness, medical office and other retail and service uses. The property boasts long-term, stable ownership. Available immediately.  
DO NOT DISTURB TENANT OR THEIR EMPLOYEES. ALL INQUIRIES NEED TO BE VIA THE LISTING BROKERS.

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## PROPERTY HIGHLIGHTS



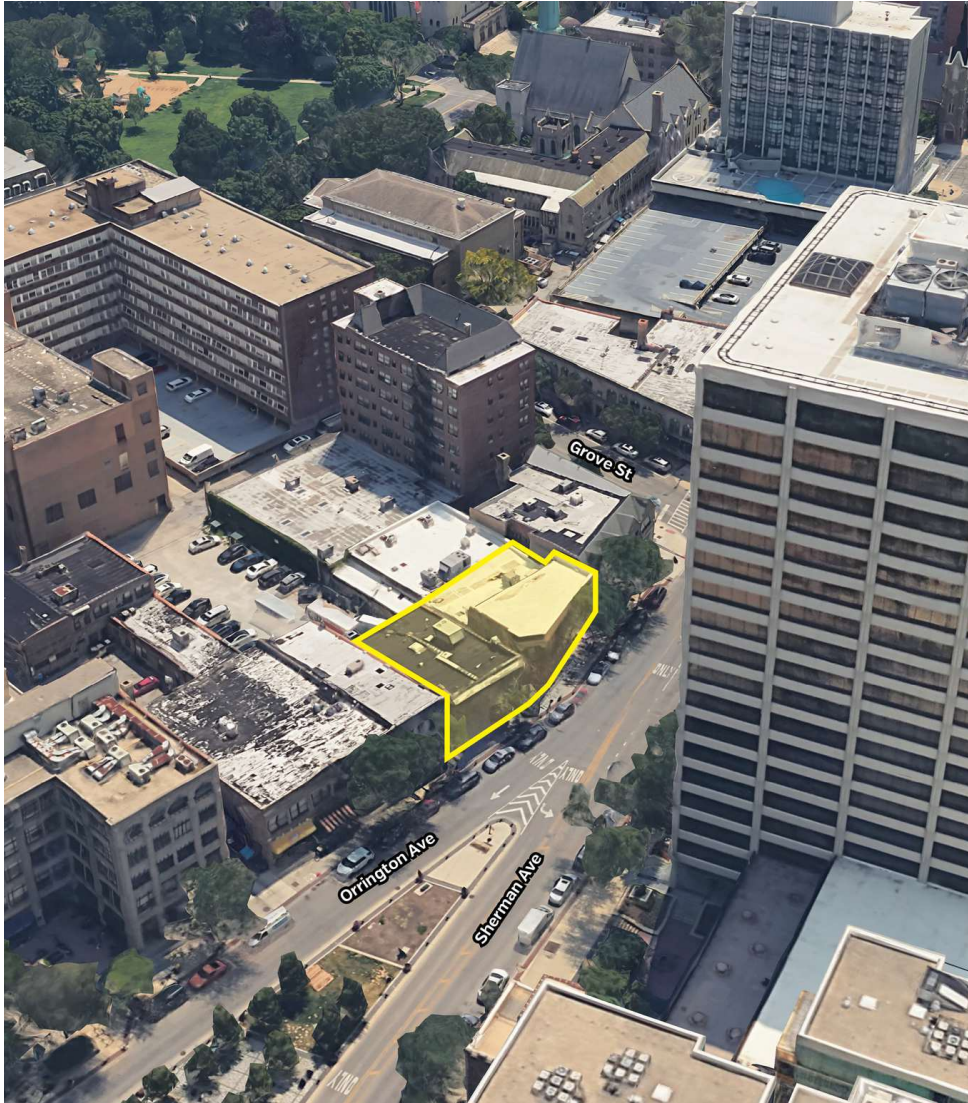
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## PROPERTY HIGHLIGHTS

- ±10,000 SF Restaurant/Retail space in Downtown Evanston
- 2nd Generation space with a fully functional kitchen
- Divisible to ±2,500 & 7,500 SF spaces
- Substantial restaurant, bar and tap room infrastructure and FF&E included
- On-site parking lot for valet and daytime parking
- Full basement for storage and back-of-the-house operations included
- Seating for approx. 250 with multiple areas for standard service, banquets, parties, etc.
- High traffic, high visibility location
- Steps to Northwestern University campus, many shops, restaurants, office buildings and thousands of area residents
- Close to both Metra and CTA Purple Line stations
- Great demographics with approx. \$130k Avg HH income and \$624k home value within 1 mile
- Many possible uses
- Immediate availability
- Do not disturb tenants

## LOCATION INFORMATION



## LOCATION DESCRIPTION

This high-profile location is in downtown Evanston, IL on Sherman Ave between Davis St. and Grove St. Downtown Evanston is always a coveted destination for retail and restaurant tenants, offering prospective retail tenants a dynamic mix of local shops, cutting-edge dining experiences, entertainment hotspots, hotels, office buildings and thousands of area residents with disposable income. Its immediate proximity to the massive Northwestern University campus, only steps away, provides a non-stop, diverse and affluent customer base. Evanston draws retail and restaurant traffic from both the north side of the city of Chicago and all of the adjacent north shore suburban communities. With its proximity to Lake Michigan and easy access to public transportation, tenants in this area are in a prime position to captivate local residents, students, and visitors alike. Join the thriving community of entrepreneurs and culinary innovators in this dynamic and sought-after market.

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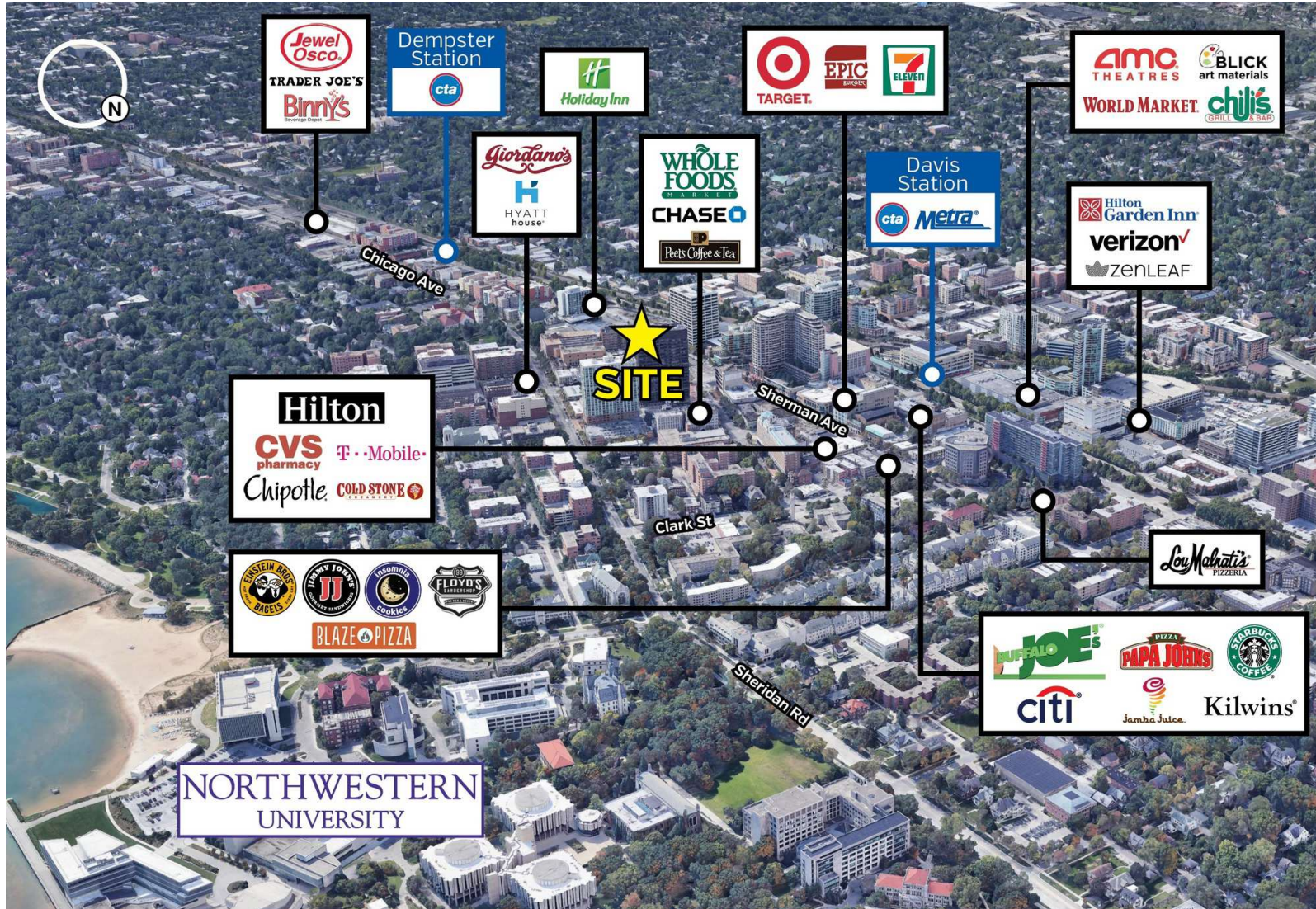
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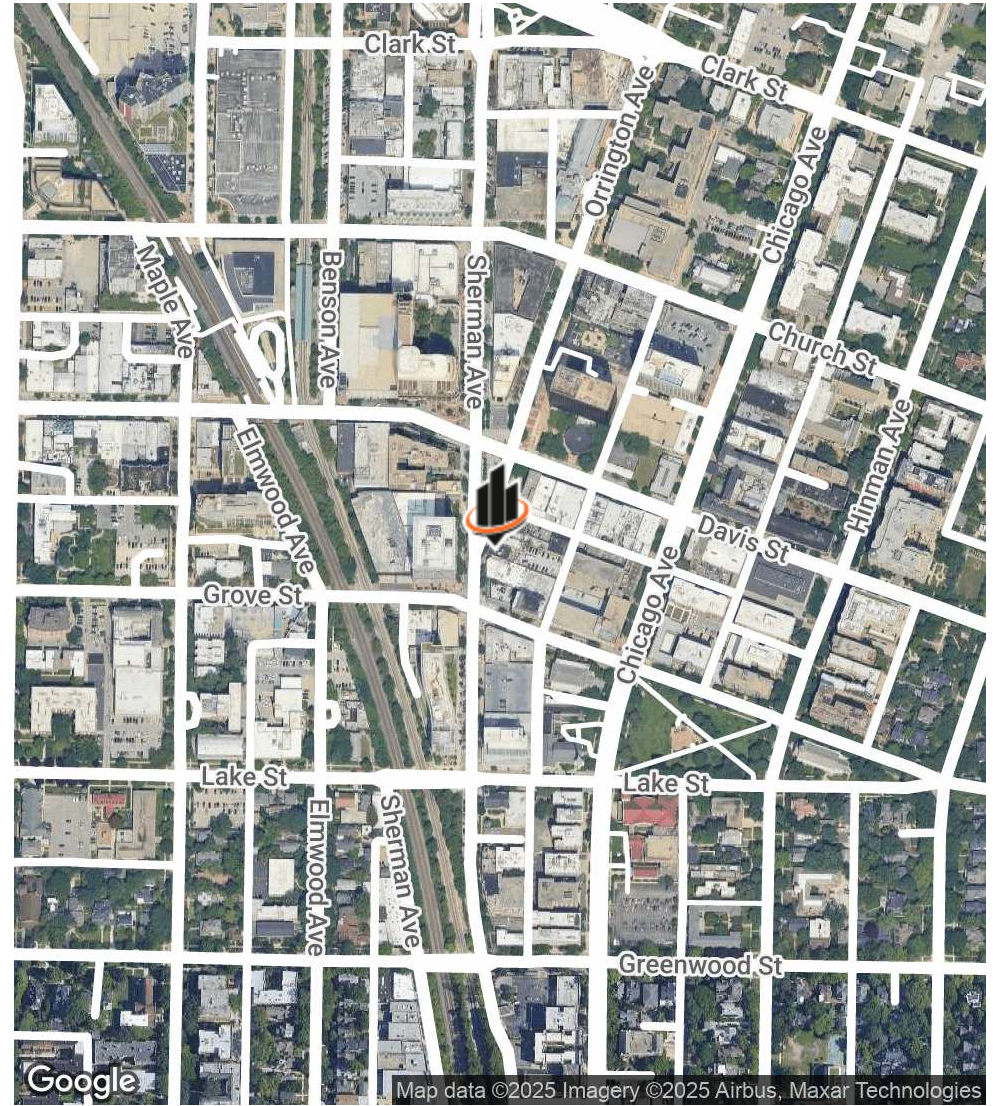
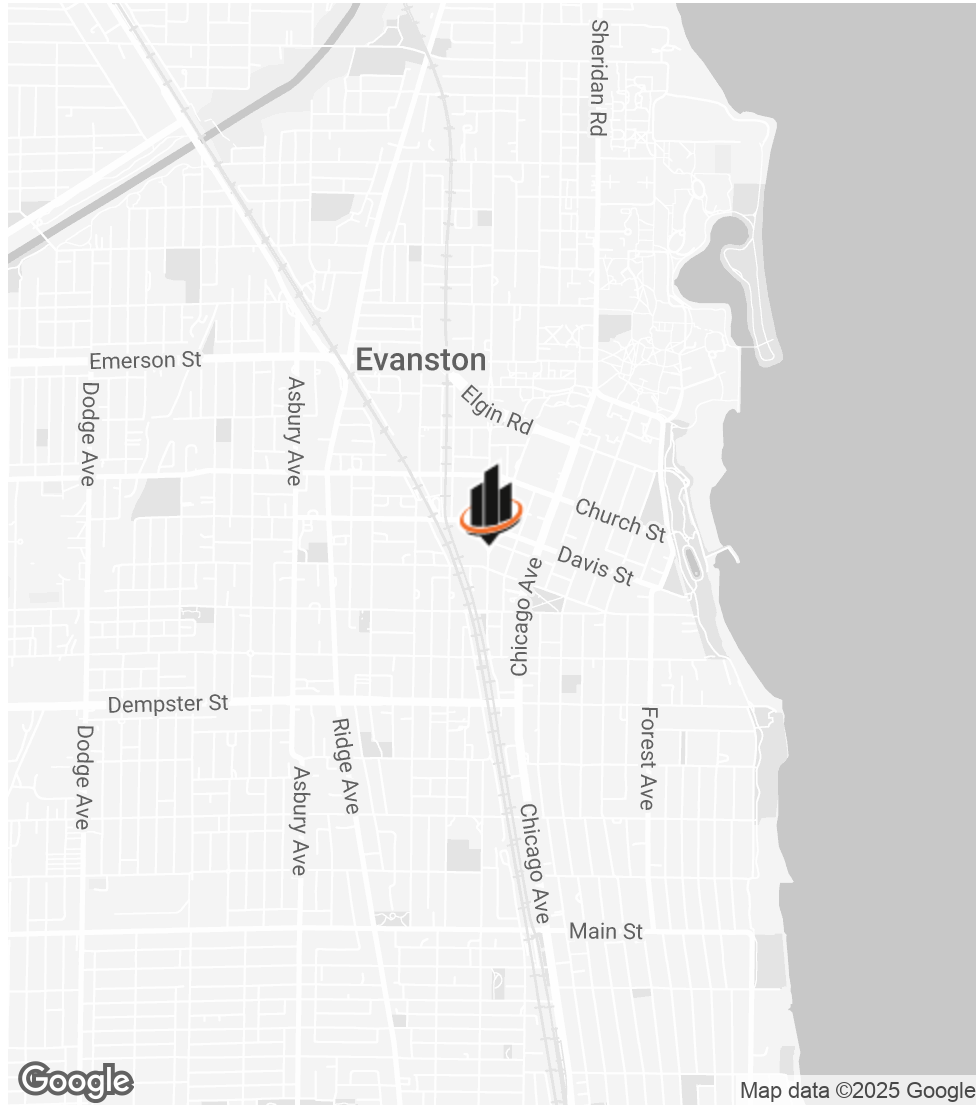
# AREA RETAILER/ATTRACTION AERIAL



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# LOCATION MAP



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# LEASE SPACES

## LEASE INFORMATION

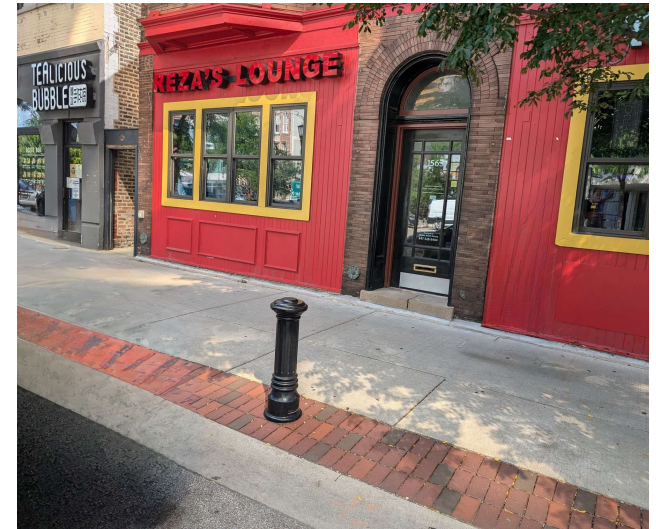
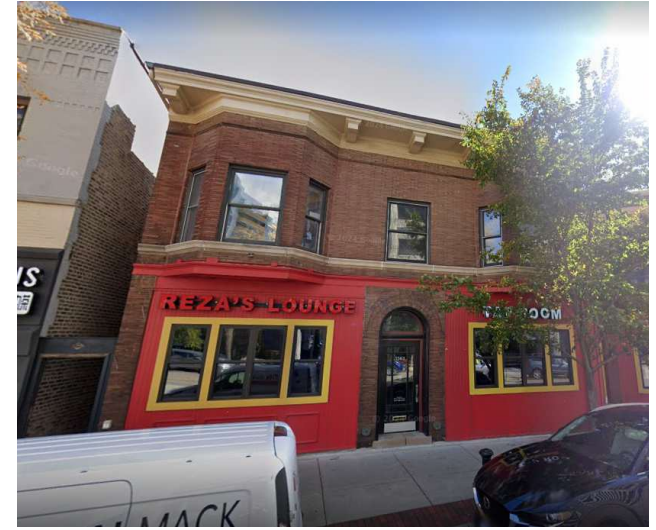
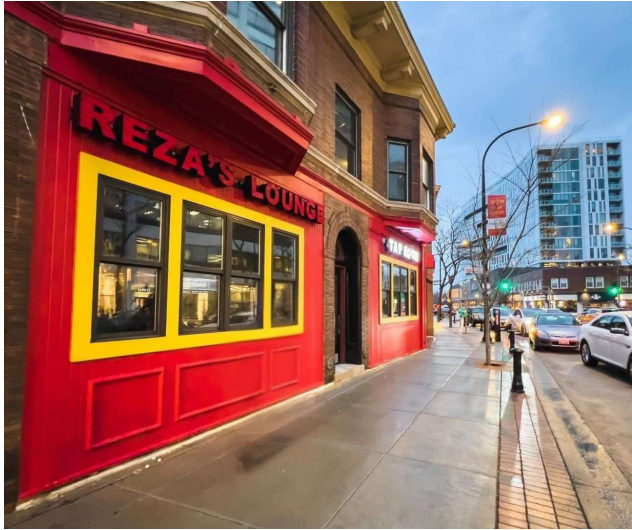
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,500 - 10,000 SF	<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Restaurant & Bar	Available	2,500 - 10,000 SF	NNN	Negotiable	±10,000 SF total space including one ±7,500 SF 2nd Generation restaurant space and an ±2,500 SF bar space, currently outfitted as a tap room.

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# EXTERIOR PROPERTY PHOTOS

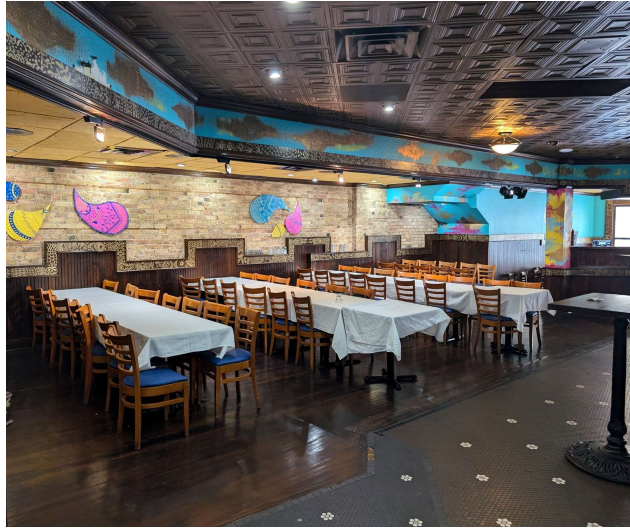


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## INTERIOR PHOTOS



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## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT

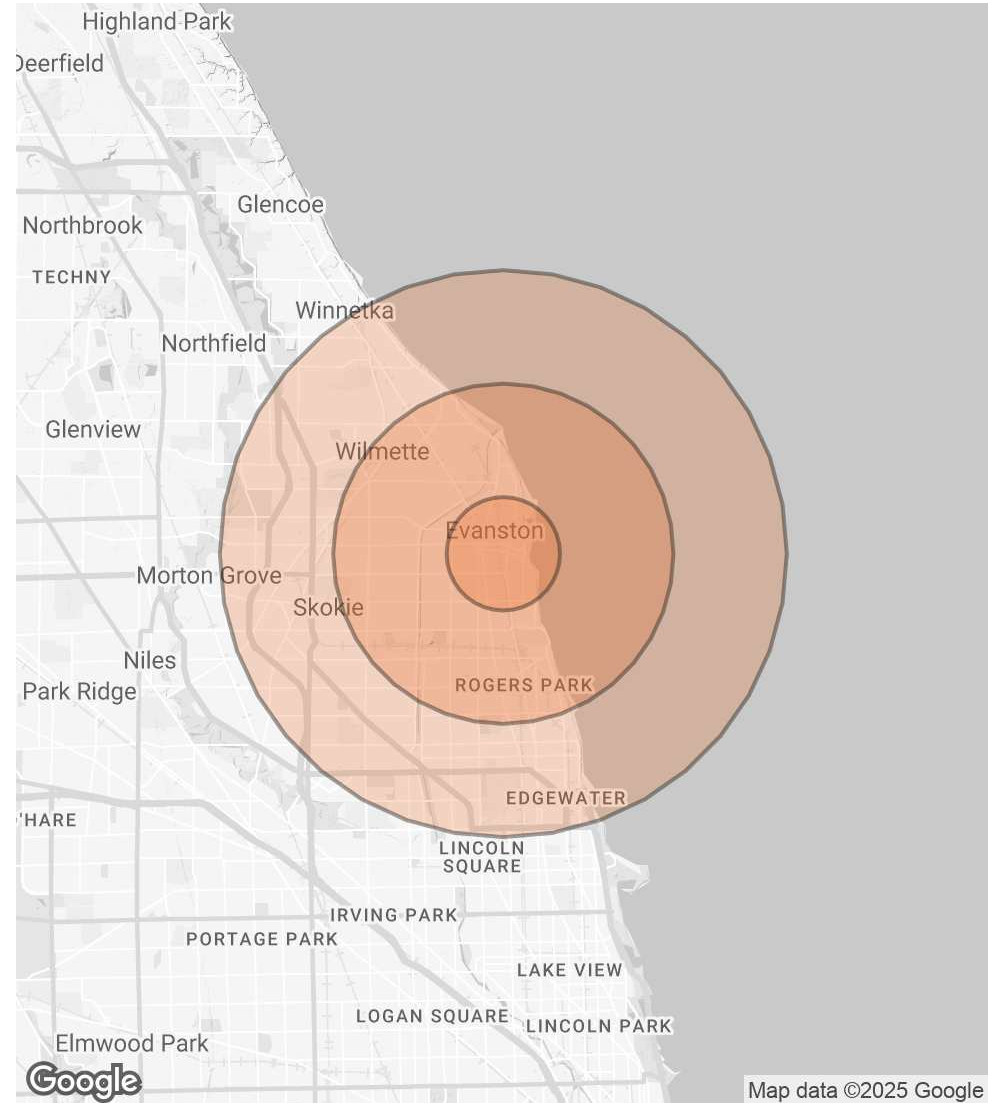
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	34,614	183,463	413,980
<b>AVERAGE AGE</b>	39	40	41
<b>AVERAGE AGE (MALE)</b>	38	39	40
<b>AVERAGE AGE (FEMALE)</b>	40	41	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	15,013	74,375	168,131
<b># OF PERSONS PER HH</b>	2.3	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$129,895	\$133,657	\$124,817
<b>AVERAGE HOUSE VALUE</b>	\$624,006	\$530,495	\$512,747

Demographics data derived from AlphaMap



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## DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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