



### Offering Summary

Lease Rate:	Negotiable
Lease Type:	Modified Gross
Available SF:	3,470 SF
Lot Size:	0.28 Acres
Year Built:	1907
Zoning:	D2
Submarket:	Evanston

### Property Overview

3,470 SF storefront for lease along Clark Street in downtown Evanston. Well located, just south of Northwestern University's main campus, and just steps from Evanston's premier retail corridor. The storefront is located at the base of a 18-unit apartment building and adjacent to a new construction, 120,000 SF office building. Neighboring retailers include Whole Foods, Trader Joe's, Starbucks, AMC Evanston, Collectivo, Buffalo Joe's, Cold Stone Creamery, Giordano's, Lou Malnati's, The UPS Store, Bennison's Bakery, and Chase Bank, among many others.

### Property Highlights

- 3,000+ SF storefront, well located in downtown Evanston, just south of Northwestern University's main campus
- Located at the base of a 18-unit apartment building and adjacent to a 120,000 SF office building in Evanston
- Up to two (2) surface level parking spaces available with the space
- Walking distance to both the Davis Metra Station and the "L" Purple Line
- Nearby retailers include Whole Foods, Trader Joe's, Starbucks, AMC Evanston, Buffalo Joe's, and Cold Stone

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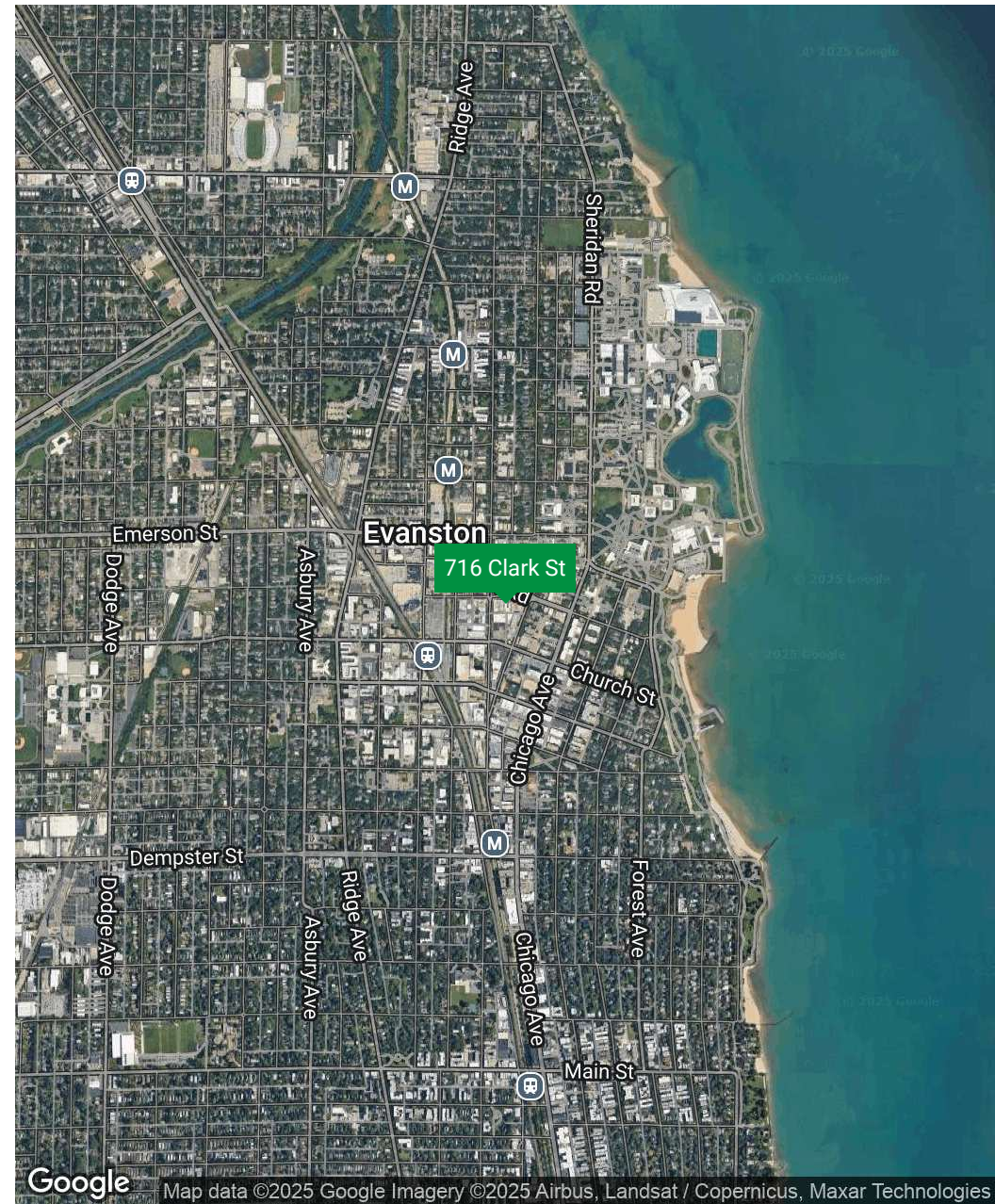
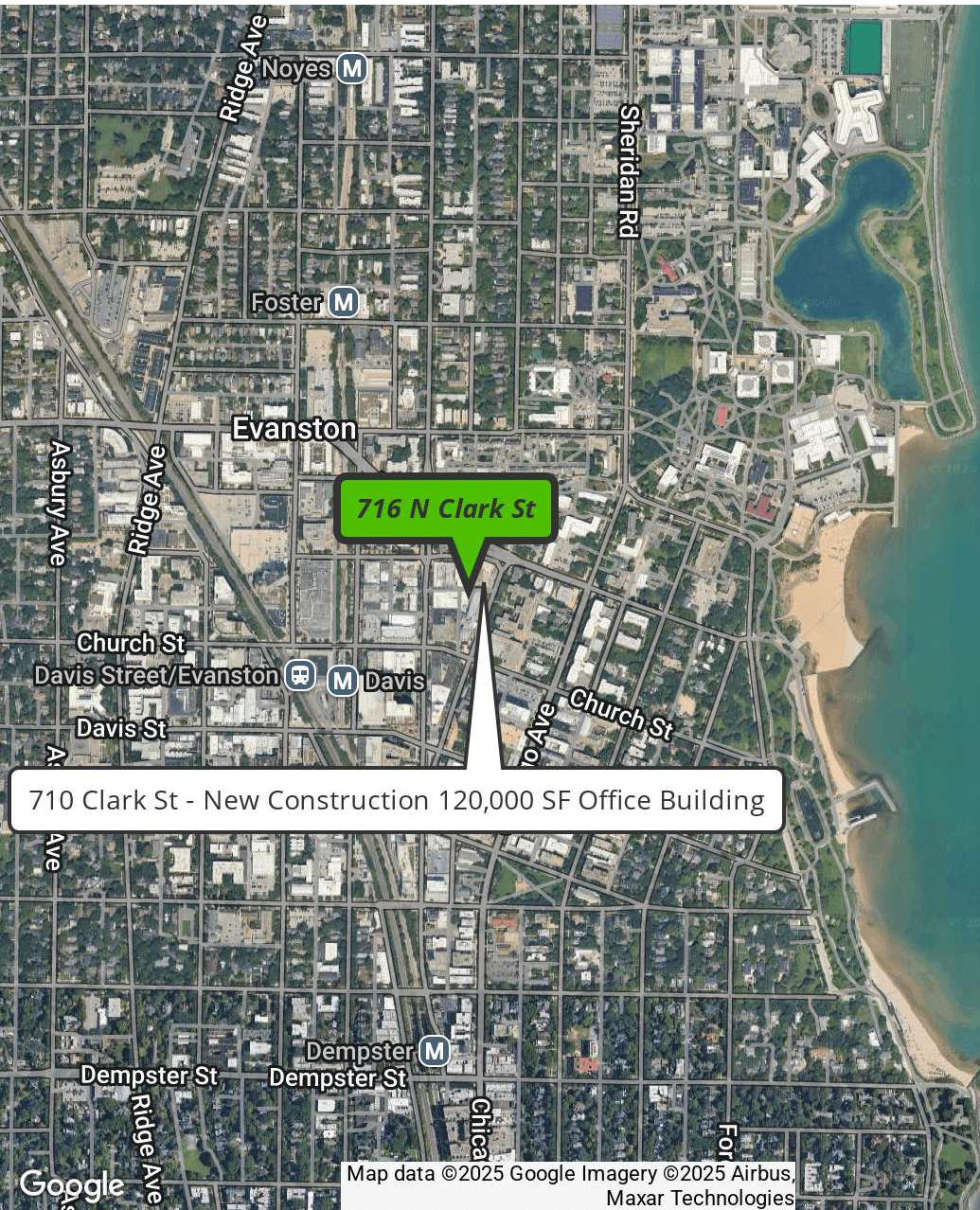
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# FOR LEASE | 716 CLARK ST

LOCATION MAP

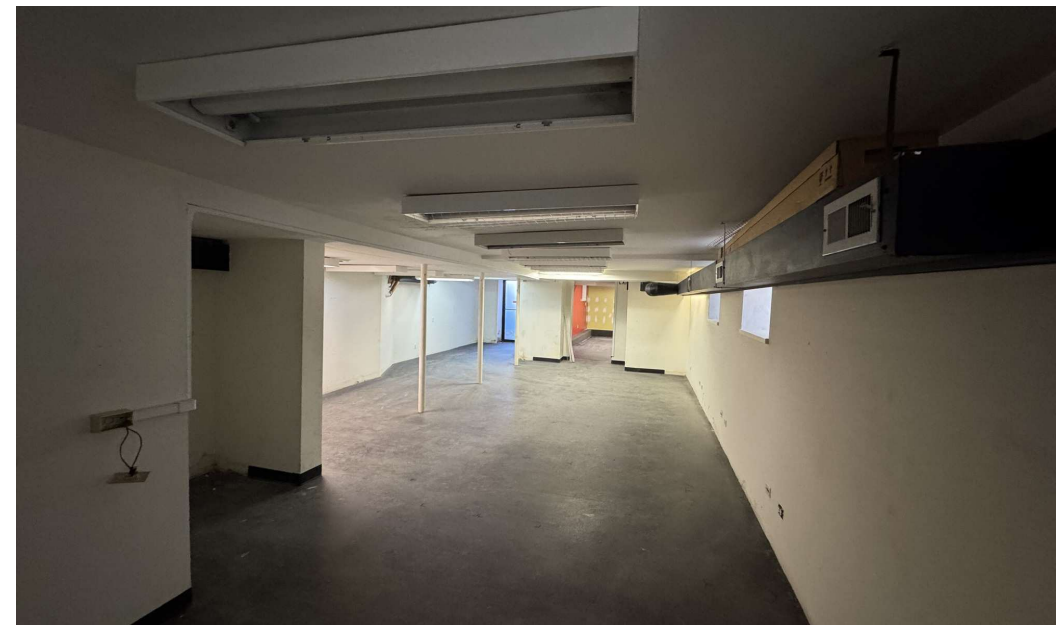


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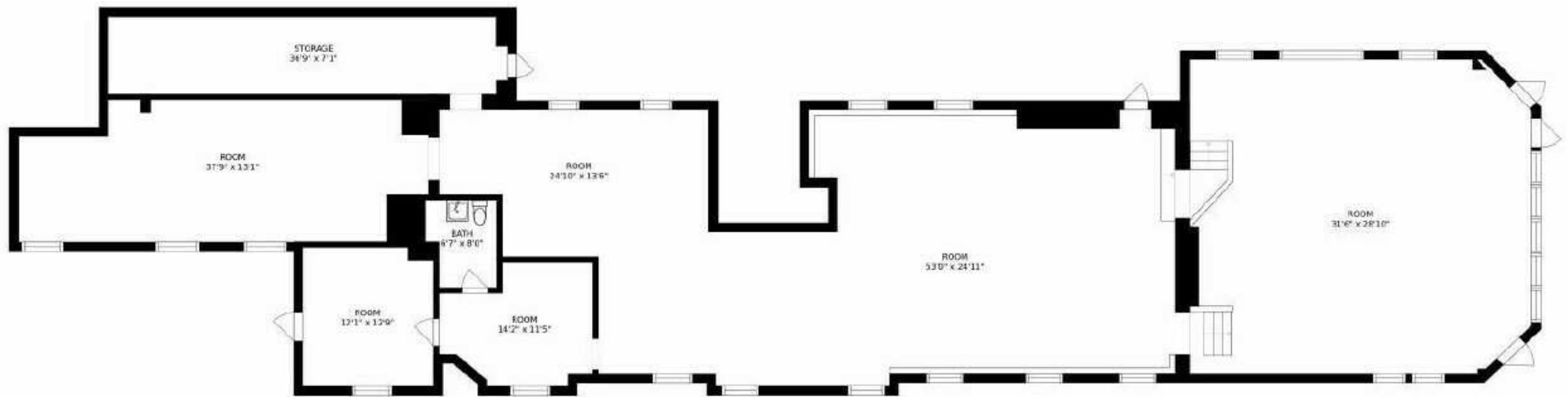
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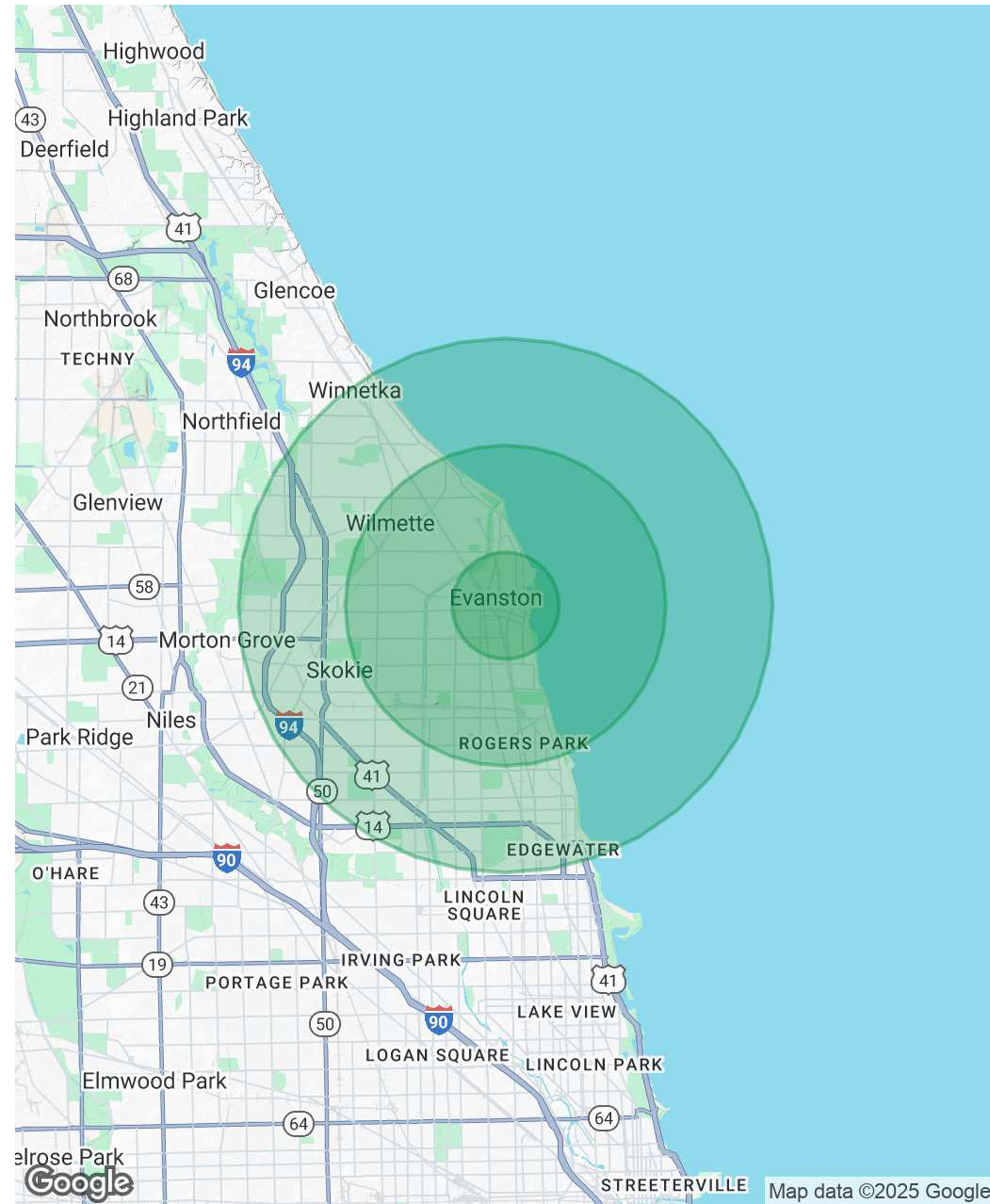
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Population	1 Mile	3 Miles	5 Miles
Total Population	30,857	153,164	419,283
Average Age	37	41	41
Average Age (Male)	36	39	40
Average Age (Female)	38	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	12,329	61,223	169,915
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$134,808	\$141,708	\$127,150
Average House Value	\$648,155	\$565,999	\$523,147

Demographics data derived from AlphaMap



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