



SPACE HIGHLIGHTS

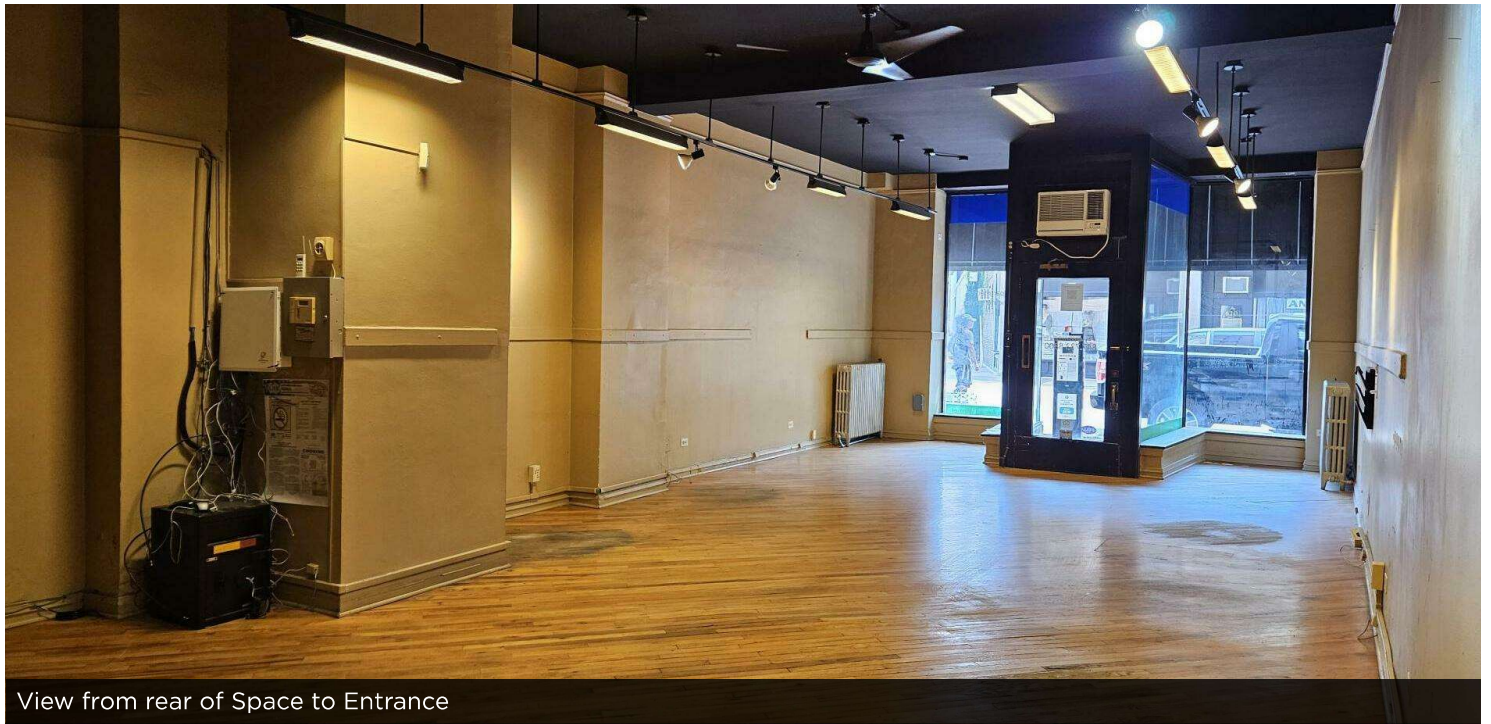
- **Highly desirable location** on the south edge of Downtown Evanston, only 1 block to a variety of restaurants, retailers and service providers. 2 blocks to Davis St. METRA, CTA and Pace bus stations. Half-mile to lakefront
- **Street presence and available parking** make this ideal for retailers, service providers and/or office uses. Hardwood floors and light-filled space faces south
- **732sf of light-filled floor area** (approximately 18' wide by 42' deep) with an in-unit washroom and 11-foot ceilings
- **Strong demographics:** Average HH income within one mile > \$131,000
- **Marketing and placemaking support** provided to local merchants via an active Downtown Special Service Area and the Downtown Evanston organization
- **D2 Downtown Retail Core District** zoning allows a variety of Permitted and Special uses (see Use matrix on page 7)
- **Lease Rate:** \$2,950/month (Base Rent plus Taxes)
- **Garage Parking available** for \$120/month

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

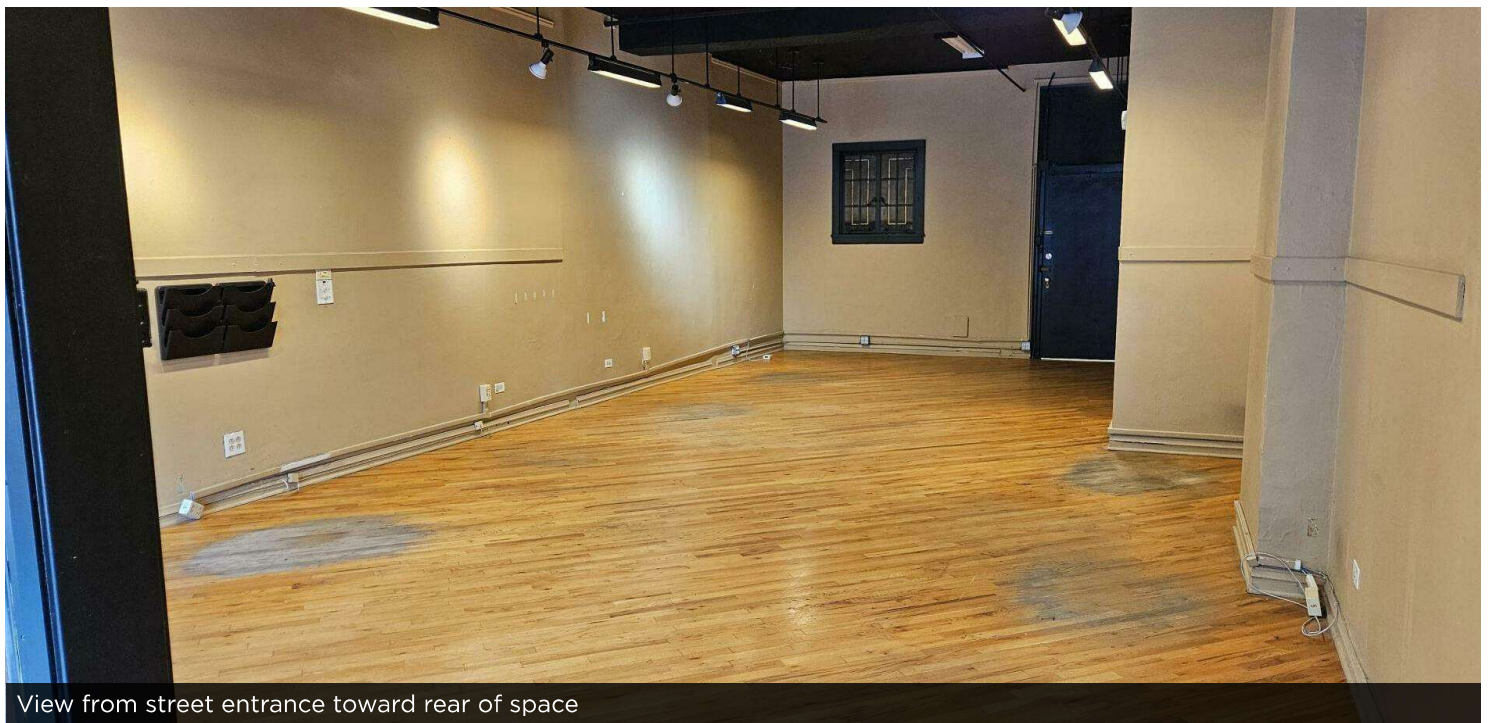
ross@insitecommercialrealty.com



Interior Photos



View from rear of Space to Entrance



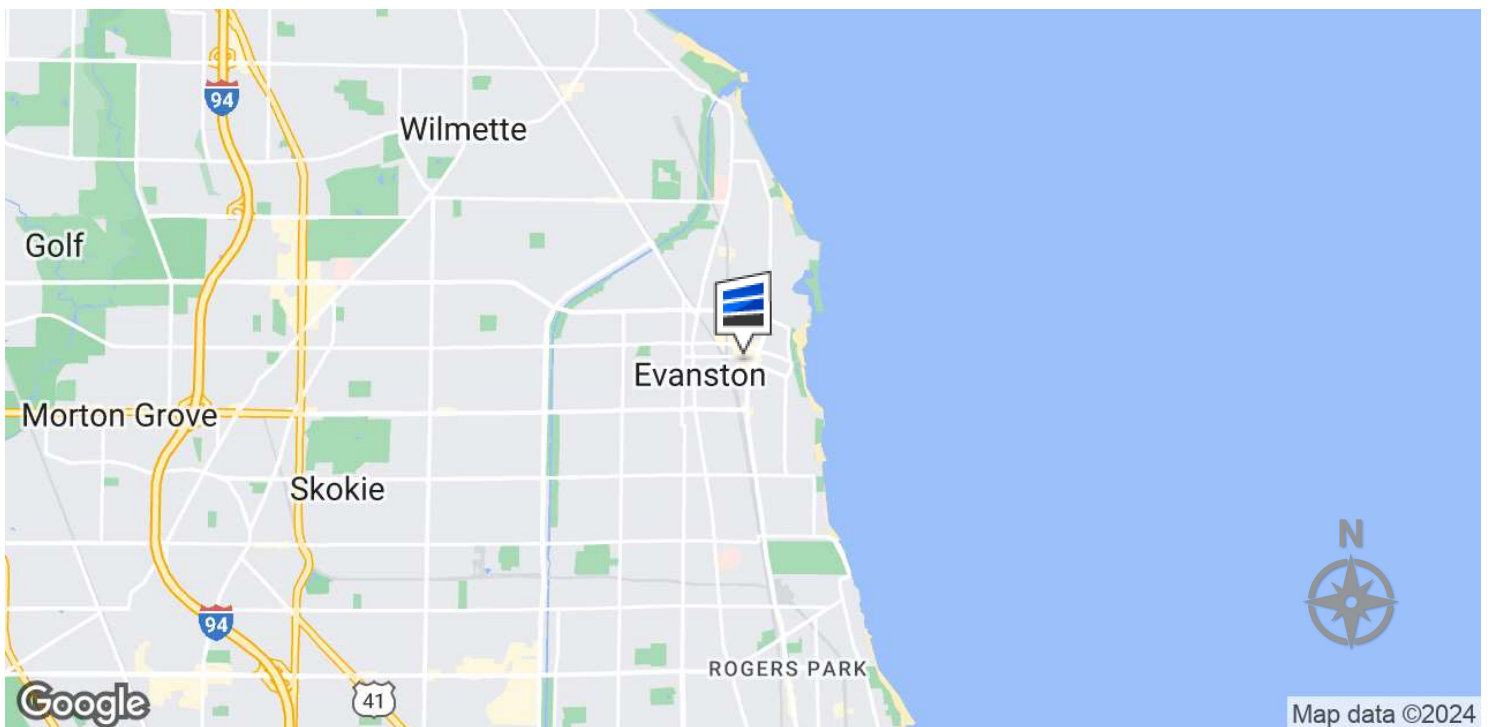
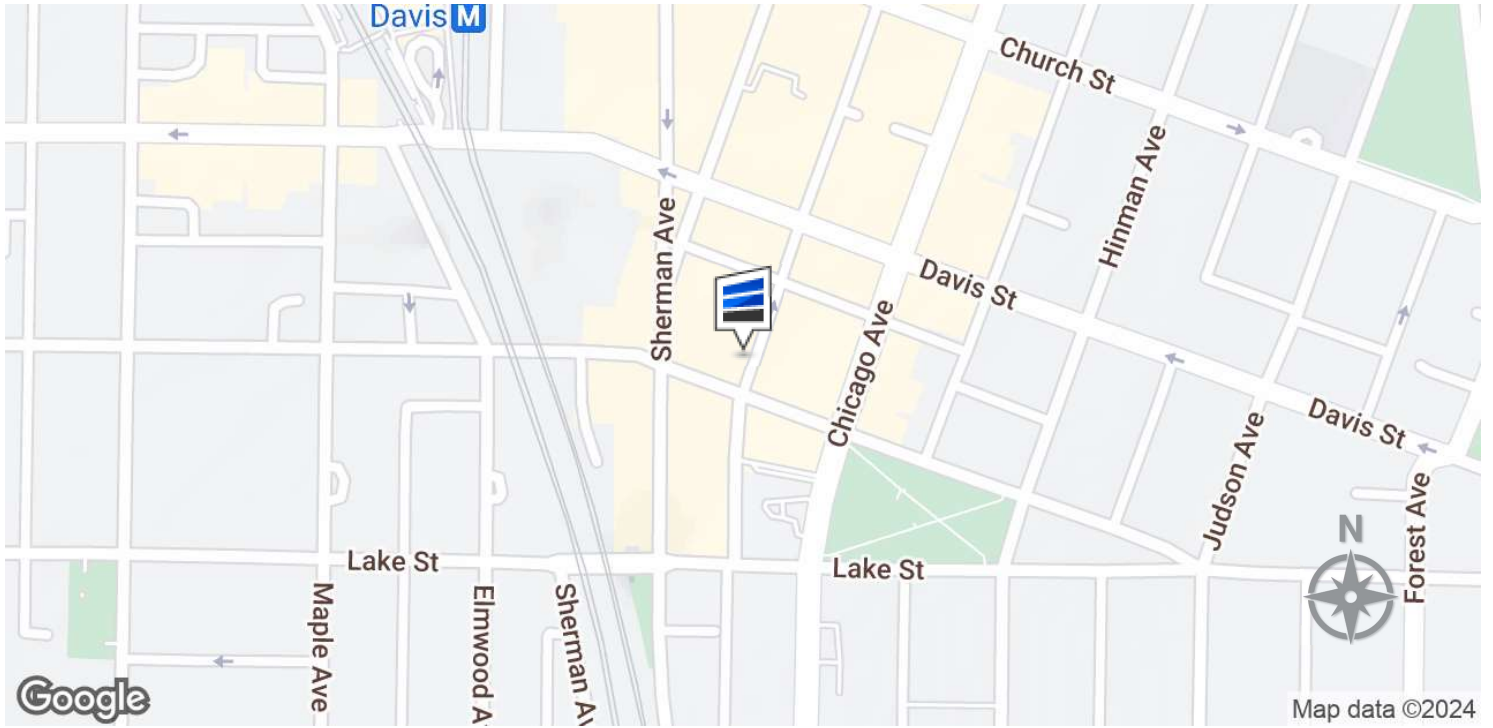
View from street entrance toward rear of space

Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Location Maps



Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

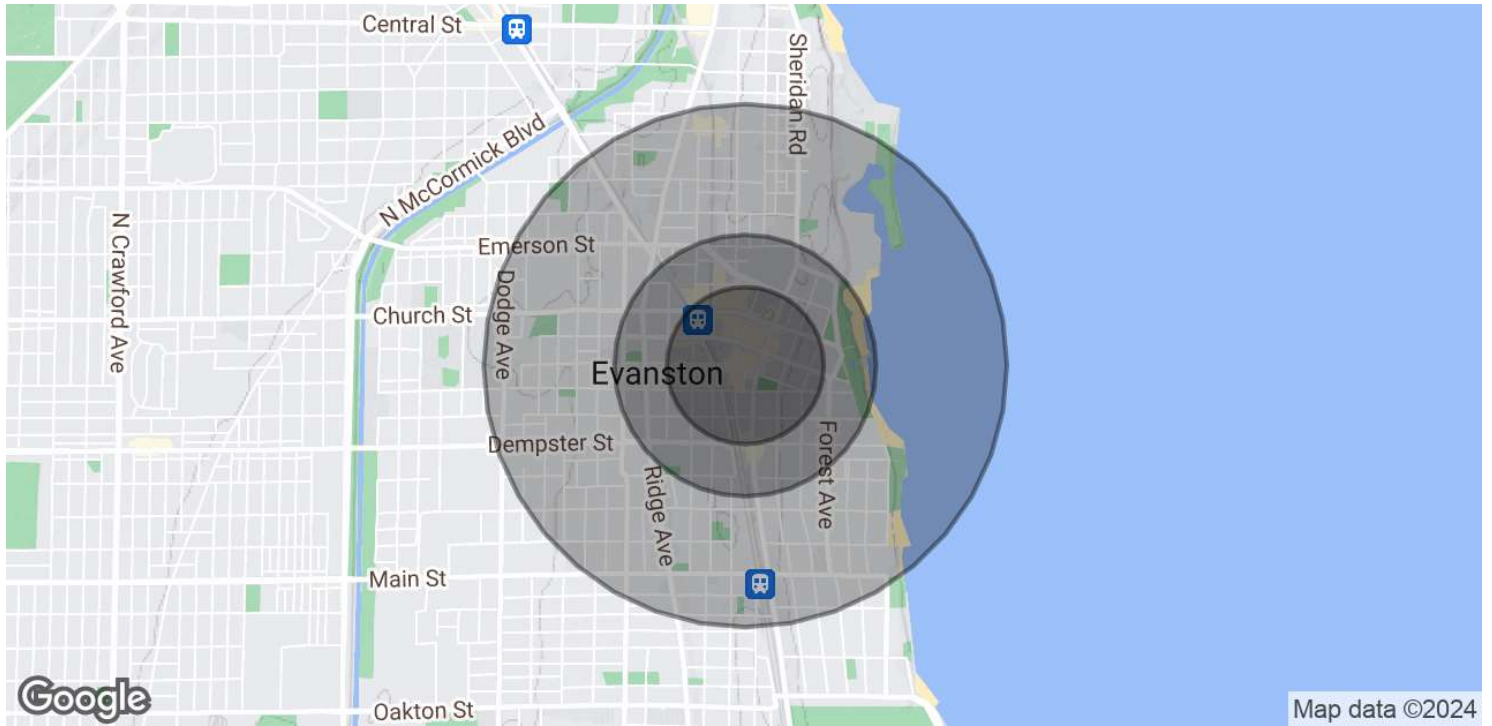
The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Demographics Map & Report



619 Grove Street Evanston, IL 60202



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,653	13,805	33,361
Average Age	44	40	39
Average Age (Male)	43	39	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,283	6,527	14,646
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$111,152	\$118,522	\$131,258
Average House Value	\$540,107	\$576,021	\$630,091

Demographics data derived from AlphaMap

Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty

312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202



ABOUT DOWNTOWN EVANSTON

Downtown Evanston is a 501(c) (6) corporation established in 1987 that works with commercial and residential property owners, businesses, nonprofits and the City of Evanston to enhance and promote the downtown district. The organization is the sole service provider to Special Service Area (SSA) #9 and is funded through an additional levy on commercial properties within the SSA district boundaries. Additional funds come from the City of Evanston for waste management and from Northwestern University. In recent years, Downtown Evanston has raised money for the organization through special event and marketing sponsorships.

SERVICES

- Marketing: Advertising, Promotions & Events
- Business Retention & Attraction
- Placemaking: Street Pole Banners, Public Art, Activations
- Maintenance: Landscaping, Trash Removal, Seasonal Plantings
- Holiday Decor: Tree Lights and Decor at Fountain Square

Whether you're looking for brand new, historic, or flexible office space, Downtown Evanston's got it all.

Downtown Evanston is the commercial center for Chicago's North Shore, including:

- » 60 plus restaurants offering a range of cuisines and styles
- » National retailers and one-of-a-kind shops
- » Health and wellness studios
- » A variety of cultural activities and nighttime entertainment.
- » Five outstanding hotels, two offering large-scale conference and event spaces.
- » A variety of childcare facilities and doggy daycares.

The area has experienced unprecedented development and redevelopment within the last decade including 5 mixed-use residential buildings totaling 940 residential units, a new public plaza in the heart of downtown, and office building renovations. Downtown remains a workforce center, employing over 24,000 people and serving as home to the World Headquarters of Rotary International, Magnetar Capital, ZS Associates, Aqirent, and Ornuva Foods North America, among others.

Downtown Evanston is accessible via Metra North Line and CTA Purple line stations—it is just a 23-minute ride from Ogilvie Station in downtown Chicago. Car commuters will find ample and affordable parking in three downtown parking decks. Evanston is located just 30 minutes from O'Hare International Airport and 45 minutes from Midway International Airport, making Evanston attractive to regional and international travelers.



EVANSTON FACTS

- » *Borders Chicago on the South*
- » *Population: 78,110*
- » *10-minute Metra commute from Ravenswood to Davis*
- » *25-minute CTA express train from Belmont to Davis*
- » *Over 24,000 downtown employees*
- » *Home to Northwestern University, purchasing more than \$13.5 million of goods and services annually*

6-11-3. - D2 DOWNTOWN RETAIL CORE DISTRICT.

6-11-3-3. - PERMITTED USES.

The following uses are permitted in the D2 district:

Artist studio.

Brew pub.

Commercial indoor recreation (when located above the ground floor).

Cultural facility.

Dwellings (when located above the ground floor).

Financial institution (above the ground floor).

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).

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).

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, § 1, 3-14-2016; Ord. No. 105-O-18, § 19, 10-8-2018; Ord. No. 35-O-20, § 2, 11-23-2020; Ord. No. 48-O-21, § 23, 5-10-2021; Ord. No. 82-O-21, § 9, 9-13-2021; Ord. No. 69-O-23, § 24, 7-24-2023)

6-11-3-3.5. - ADMINISTRATIVE REVIEW USES.

The following uses may be allowed in the D2 district, subject to the provisions set forth in Section 6-3-5-16, "Administrative Review Uses," of this Title:

Commercial indoor recreation (at the ground floor).

Financial institution (at the ground floor).

Office (at the ground floor).

Restaurant—Type 2.

(Ord. No. 48-O-21, § 24, 5-10-2021)

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

The following uses may be allowed in the D2 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".

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—Child (subject to the general requirements of Section 6-4-2 of this Title).

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, § 11, 1-14-2013; Ord. No. 3-O-14, § 11, 2-10-2014; Ord. No. 57-O-14, § 11, 6-9-2014; Ord. No. 81-O-14, §§ 12, 38, 8-11-2014; Ord. No. 8-O-17, § 9, 4-24-2017; Ord. No. 105-O-18, § 20, 10-8-2018; Ord. No. 126-O-19, § 5, 10-28-2019; Ord. No. 31-O-20, § 17, 2-24-2020; Ord. No. 35-O-20, § 3, 11-23-2020; Ord. No. 3-O-21, § 6, 1-25-2021; Ord. No. 48-O-21, § 25, 5-10-2021; Ord. No. 69-O-23, § 25, 7-24-2023)

ROSS GOLDSTEIN

Managing Broker



1238 Oak Avenue
Evanston, IL 60202

BRE: #471.017886

T 312.203.3199

E ross@insitecommercialrealty.com



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.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics

Study Abroad - Florence, Italy: Language and International Business

St. Marks School of Texas - Dallas, Texas

Ross Goldstein

312.203.3199

ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty

312.203.3199 / insitecommercialrealty.com

1238 Oak Avenue, Evanston, IL 60202