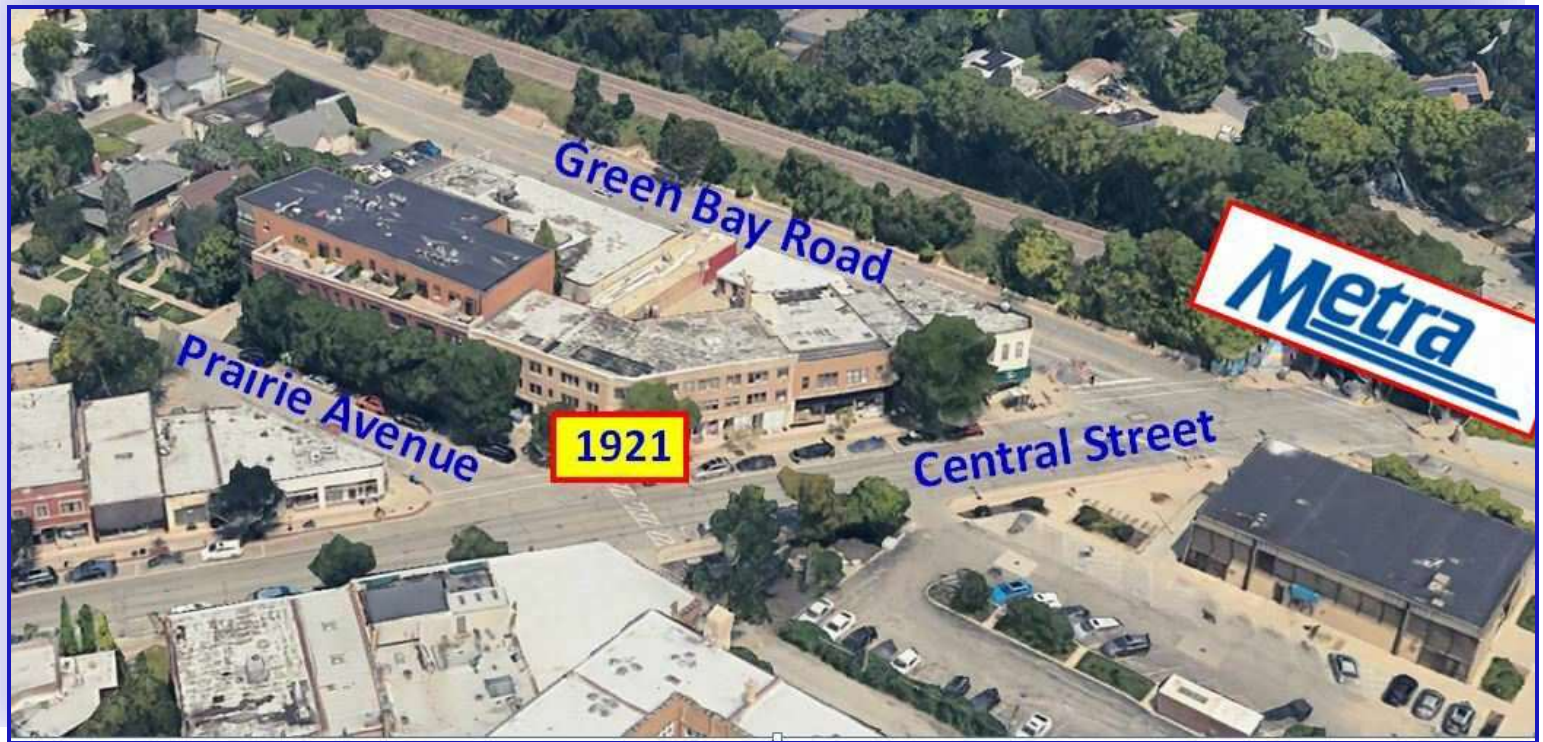




FOR LEASE: 1,480 sf Corner Retail Space
in Evanston's premier retail corridor
1 Block to METRA Station
1921 CENTRAL STREET, EVANSTON, IL



SPACE & LOCATION HIGHLIGHTS

- **High-visibility, light-filled corner space** fronting Central Street and Prairie Avenue, offering retail and service providers superior visibility on Evanston's premier retail street. 2 new bathrooms, upgraded lighting, mop sink, gas & plumbing stubs for cooking, plentiful power outlets. 11-foot ceiling heights.
- **1 block to METRA station**, only 4 blocks to the new Ryan Stadium. Take advantage of the synergy available from foot traffic of established retailers and service providers (see Business Directory on p. 5). 8,500 VPD on Central.
- **Abundant parking options** on both Central Street and Prairie Avenue, as well as a 59-space surface parking lot one block west. Near to Independence Park, currently undergoing renovations and upgrades.
- **Strong and active Central Street Special Service Area** supports local business owners with marketing, special events and placemaking efforts.
- **Superior Demographics** with high discretionary income: Average Age: mid-40's, Average HH Income: \$200k
- **Pricing:** \$42.10/sf Base + \$3.85/sf Taxes (\$5,671/month)

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

ross@insitecommercialrealty.com



View: SWC Central & Prairie



1921 Central Street Evanston, IL 60201



Ross Goldstein
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Front ("South") Space - entrance on Central Street



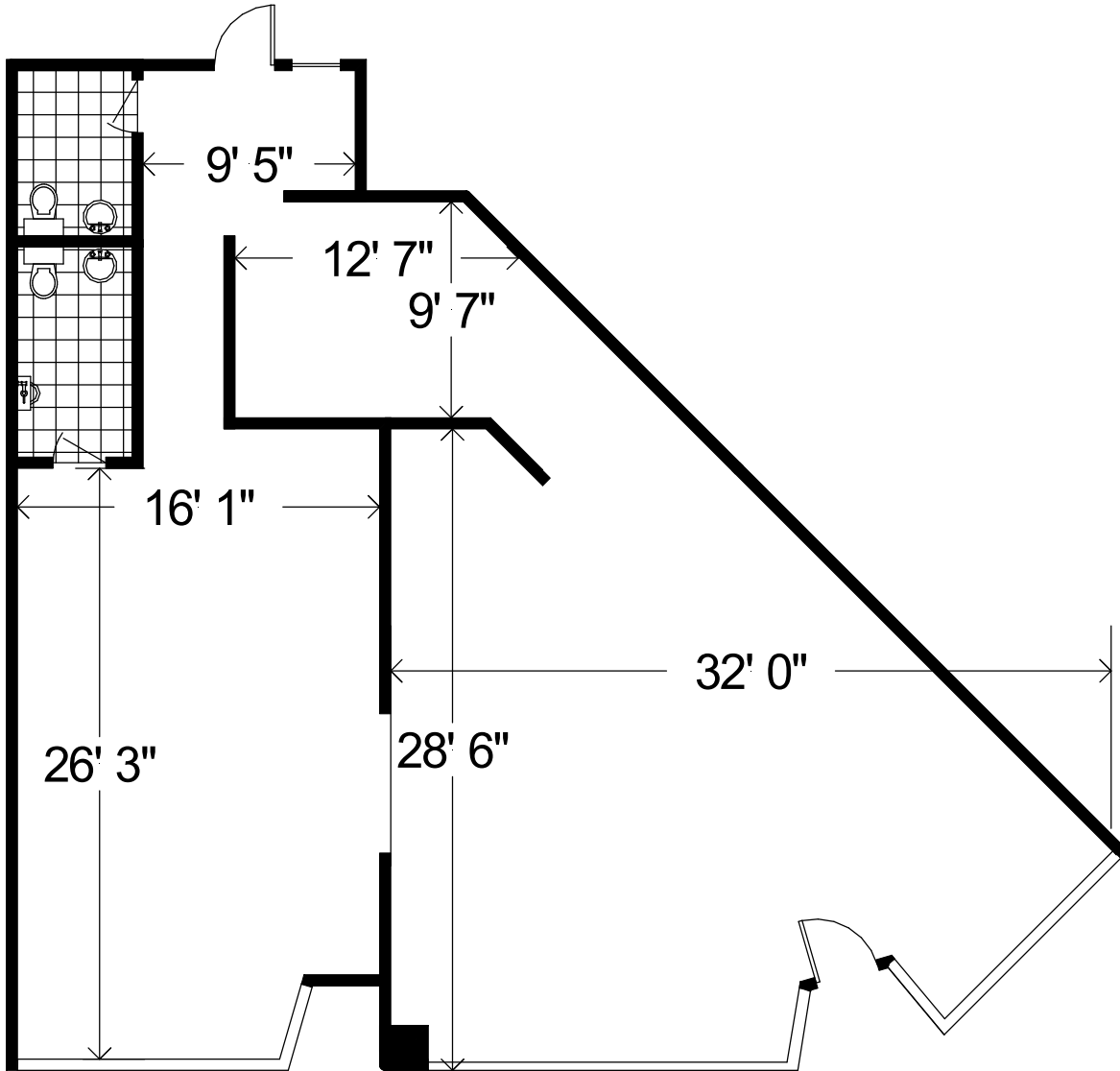
"North" Space - entrance on Prairie Avenue

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Floor Plan



ADDRESS: 1921 CENTRAL	DATE: 01/08/07
MAIN SQFT: 1,481 SQFT	BASEMENT SQFT: N/A

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rdss@insitecommercialrealty.com

Central Street Evanston SSA



Welcome to Central Street! Stroll along this charming street with family and friends to visit a friendly community of unique, independent businesses. Find hand-ground spices, toys and games, books, plants, stylish clothing, gifts and more. Visit a local art museum, learn yoga or how to sew, and take a fitness or dance class. Stop in a local eatery to enjoy a fresh-baked pastry and coffee, grab a sandwich or salad to-go, or dine at one of our many restaurants, offering Mexican, Thai, French, Mediterranean or American food and drinks. Central Street truly is close to home but far from ordinary.

About the Organization

Central Street Evanston is a 501(c)(6) non-profit corporation that manages the Special Service Areas (SSA) #7 and #8 along the Central Street and Green Bay Road corridors. Funded by the owners and businesses in the SSAs, the organization provides marketing, events, beautification, placemaking and other services to support businesses and create a vibrant sense of place for residents and visitors.

About the Neighborhood

Central Street is the commercial heart of northern Evanston, serving the city's diverse residents, and visitors from Chicago, its nearby suburbs and out-of-town. The 2.6 miles of unique and eclectic businesses along Central Street are part of a walkable and bike-friendly community that is served by the Chicago Transit Authority and Metra rapid transit systems.

Central Street extends from Evanston's waterfront and is surrounded by parks and nature, including Independence Park, Ackerman Park, Perkins Woods and the Canal Shores Golf Course. It is home to Northwestern University's athletic facilities, including Ryan Field and Welsh-Ryan Arena, where the school's football and basketball teams play, and to the top-rated NorthShore Evanston Hospital.

Business Directory - Central Street West



Business	Category
Alicia Mohr	Clothing
Backlot Coffee	Food - Coffee Shop
Beer on Central	Food - Craft Beers, Spirits & Wine
Bluestone	Food - Fish & Meat
Celtic Knot	Food - Irish Pub
Chase Bank	Service
Comida Cantina	Food - Mexican & Latin American
Custom Eyes	Eyeglasses
Dance Allegro	Dance Apparel & Shoes
DeSalvo's Pizza	Food - Italian
Evanston School of Ballet	Dance School
Follow Your Nose	Pet Store
Foodstuffs	Food - Specialty Foods
Gallery 1925	Art & Home Décor
Gordon Salon	Hair Salon
Gracie's Boutique	Clothing - Women's
Great Harvest Bread Co.	Food - Breads
Heroes & Heroines	Tabletop Games & Comics
Hogeye Music	Music
Leonida's Café	Food - Chocolate Café
Maya Papaya & Tony Macarony	Clothing - Children's
Mille Fiore	Flowers and Home Décor
My Eye Doctor	Eyewear
Myrtle & Bowie	Home Décor
Notice	Clothing
Old Town Olive Oil	Food - Oils & Vinegars
Paper Source	Crafts, Cards, Papers
Parlor on Central	Food - Ice Cream & Desserts
Pinto Thai	Food - Thai Food
Sew on Central	Fabric & Sewing Boutique
Shower Blooms	Skin Care Products
Stella Boutique	Clothing
Tag's Bakery	Food
The Spice House	Food
Trip Salon	Hair Salon
US Post Office	Mailing Services
Vinissimo Wine Shop	Food
Walsh Natural Health	Supplements & Nutrition
YWCA Resale	Clothing, etc.

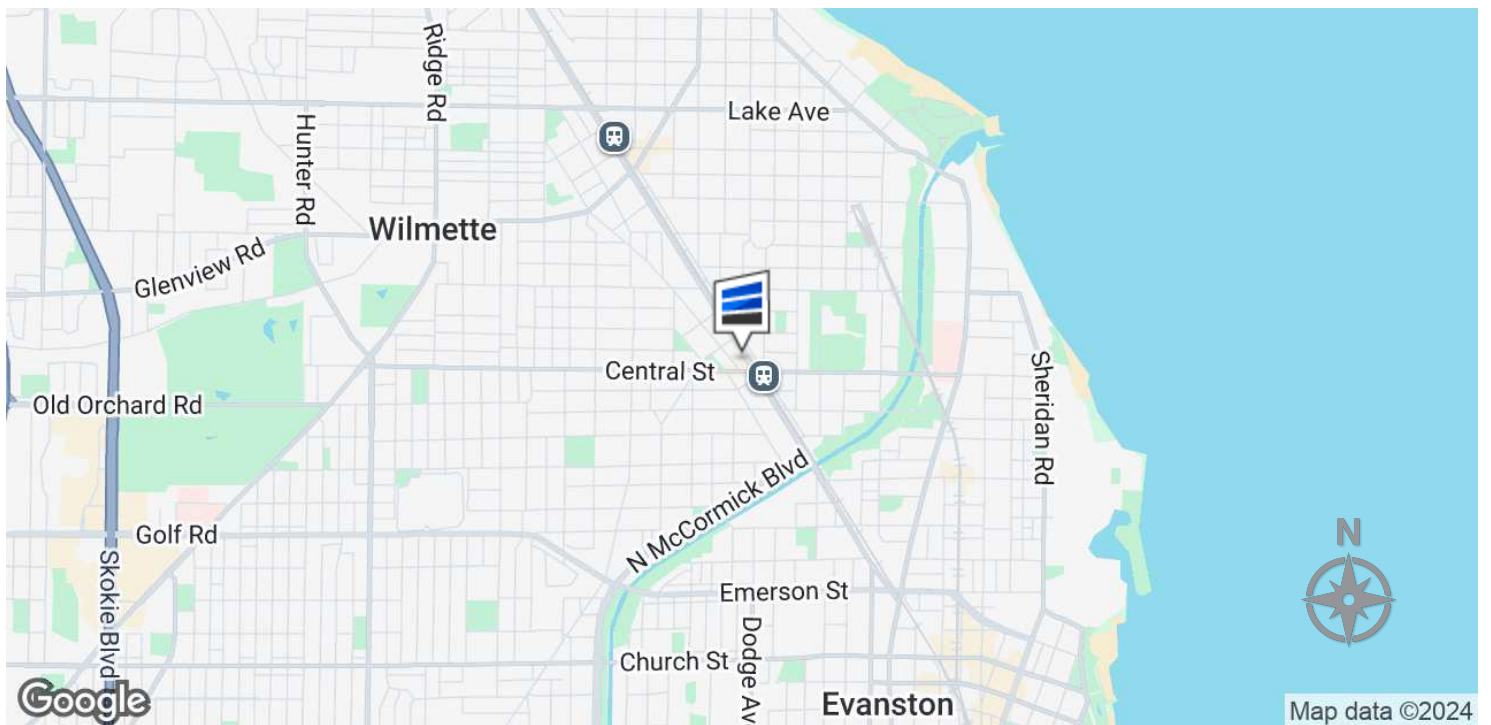
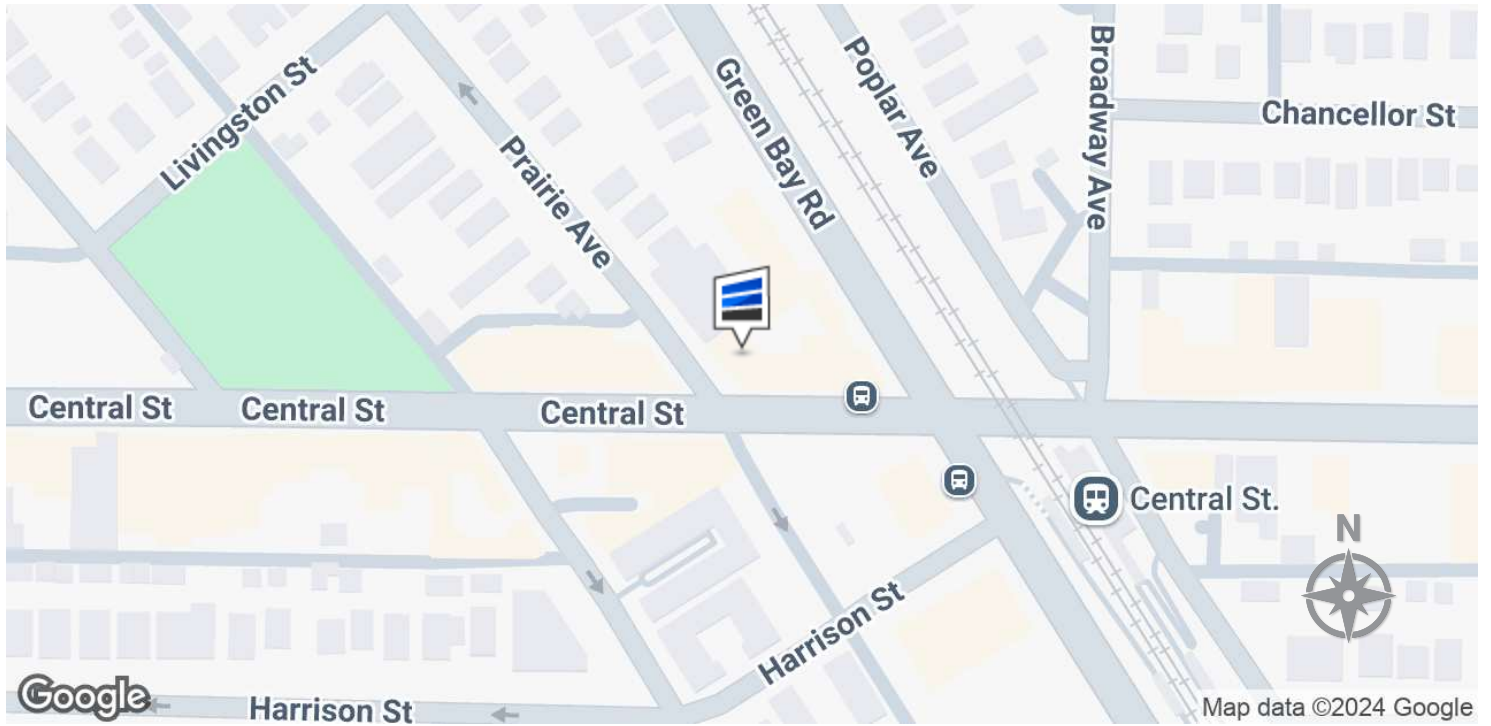
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Location Map

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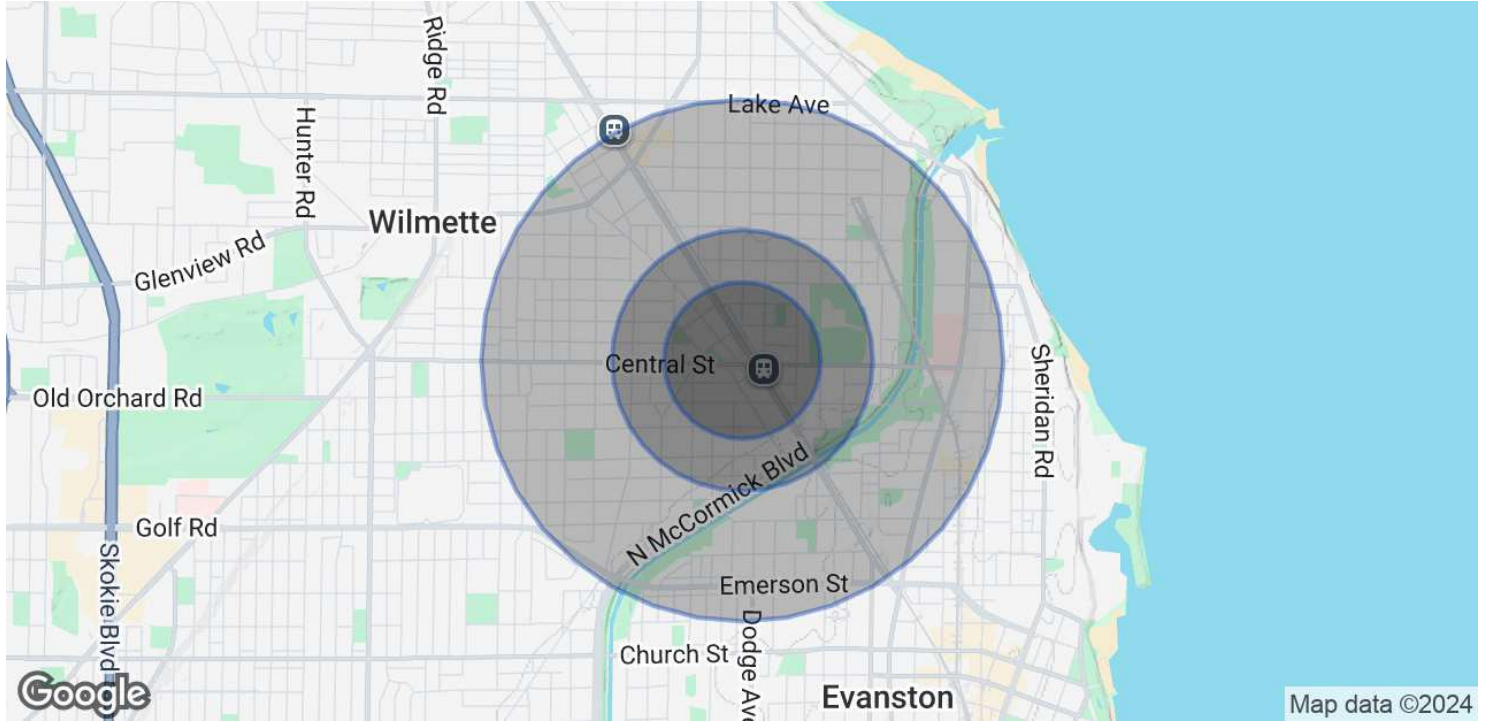
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Demographics Map & Report



1921 Central Street Evanston, IL 60201



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,783	4,886	22,391
Average Age	43	44	41
Average Age (Male)	41	41	39
Average Age (Female)	46	46	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	813	2,120	8,725
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$183,209	\$200,789	\$193,586
Average House Value	\$707,520	\$765,220	\$794,056

Demographics data derived from AlphaMap

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B1 BUSINESS DISTRICT

PERMITTED USES.

Artist studios and accessory dwelling units (provided the accessory dwelling unit shall not front upon any street).

Brew pub.

Caterer.

Cultural facility.

Dwellings (when located above the ground floor).

Educational institution—Private.

Educational institution—Public.

Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).

Neighborhood garden.

Office (when located above the ground floor).

Residential care home—Category I (when located above the ground floor and subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Restaurant—Type 1.

Retail goods establishment.

Retail services establishment.

ADMINISTRATIVE REVIEW USES.

The following uses may be allowed in the B1 district, subject to the provisions set forth in Section 6-3-5-16, "Administrative Review Uses," of this Title:

Mixed-use market (provided the use does not exceed seven thousand five hundred (7,500) square feet).

Office (at the ground floor).

Restaurant—Type 2.

SPECIAL USES.

Administrative review uses, pursuant to Section 6-3-5-16(B) "Applicable Uses."

Animal hospital.

Aquaponics.

B1a Zoning - Use Matrix



Banquet hall.
Bed and breakfast establishments.
Boarding house.
Business or vocational school.
Convenience store.
Craft alcohol production facility.
Daycare center—Adult.
Daycare center—Child.
Daycare center—Domestic animal.
Dwelling—Multiple-family.
Dwelling—Single-family detached.
Food store establishment.
Funeral services excluding on-site cremation.
Government institutions.
Kennel.
Membership organization.
Micro-Distillery.
Mixed-use market (over seven thousand five hundred (7,500) square feet in size).
Open sales lot.
Planned development.
Performance entertainment venue.
Public utility.
Religious institution.
Resale establishment.
Residential care home—Category II.

ROSS GOLDSTEIN

Managing Broker



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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

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Specialists In Evanston Transactions



Address	Property Type	Size (sf)	Represented
641 Howard Street	Retail	10,850	Landlord
625 Grove Street	Retail	2,600	Landlord
1909 Howard Street	Retail	2,100	Landlord & Tenant
2341 Howard Street	Retail	2,000	Landlord
941 Chicago Avenue	Retail	1,500	Tenant
710 Main Street	Retail	1,200	Landlord
716 Main Street	Retail	1,200	Landlord
1590 Sherman Avenue	Retail	925	Buyer
1310 Chicago Avenue	Retail	800	Landlord
1840 Oak Avenue	Office	54,000	Seller
1615 Oak Street	Office	8,400	Seller
1840 Oak Avenue	Office	6,300	Landlord
1030 Davis Street	Office	3,500	Tenant
622 Davis Street	Office	3,200	Tenant
1840 Oak Avenue	Office	2,900	Landlord
1601 Sherman Avenue	Office	2,000	Tenant
1840 Oak Avenue	Office	1,900	Landlord
1601 Sherman Avenue	Office	1,750	Tenant
900 Chicago Avenue	Office	1,050	Landlord & Tenant
1006 Garnett Place	Multi-Family	4 units	Seller
1001 Davis Street	Mixed Use	17,000	Buyer & Seller
710-716 Main Street	Mixed Use	13,500	Buyer & Seller
1610 Maple Avenue	Mixed Use	9,000	Buyer & Seller
802 Dempster Street	Mixed Use	3,800	Seller
832 Dempster Street	Mixed Use	2,250	Tenant
820 Garnett Place	Land	34,250	Advisory - Seller
718 Main Street	Land	28,000	Seller
912 Custer Street	Industrial	50,600	Buyer
1625 Payne Street	Industrial	3,500	Landlord & Tenant
1625 Payne Street	Industrial	3,500	Tenant

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