

FOR LEASE

1016 Davis Street / Evanston, IL 60201

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COMMERCIAL



COMMERCIAL STOREFRONT IN DOWNTOWN EVANSTON

SPACE HIGHLIGHTS

- 1,900 +/- SF storefront commercial space
- Expansive windows, open floor plan, high ceilings, exposed brick, tin ceiling
- Move-in ready with private office, kitchenette, extra basement storage
- Ideal for retail, office, professional service
- D2 Zoning Downtown Retail Core District
- Responsive, local building management and ownership

NICK PATINKIN

847.204.9653

nickpatinkin@atproperties.com

[atpropertiescommercial.com](https://www.atpropertiescommercial.com)

SPACE HIGHLIGHTS

- Located within a thriving shopping and dining commercial district
- Excellent visibility and exposure to high foot and vehicle traffic on busy Davis St.
- Quick 3 block walk to CTA, Metra and public parking garage
- Join neighboring businesses: Five & Dime, Cozy Noodles, Title Boxing Club, Bennison's Bakery, Wheel & Sprocket, Aligned Modern Health, Taco Diablo

\$28 PSF

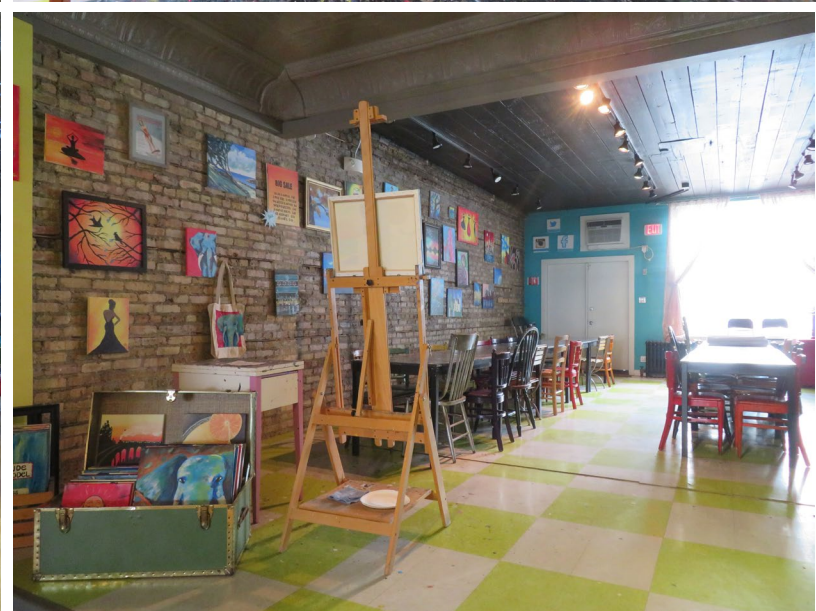
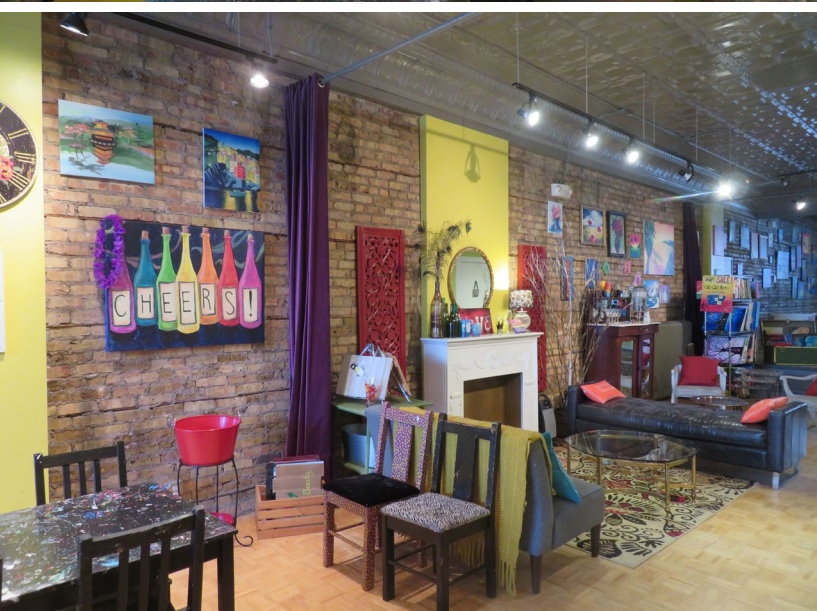
MODIFIED GROSS

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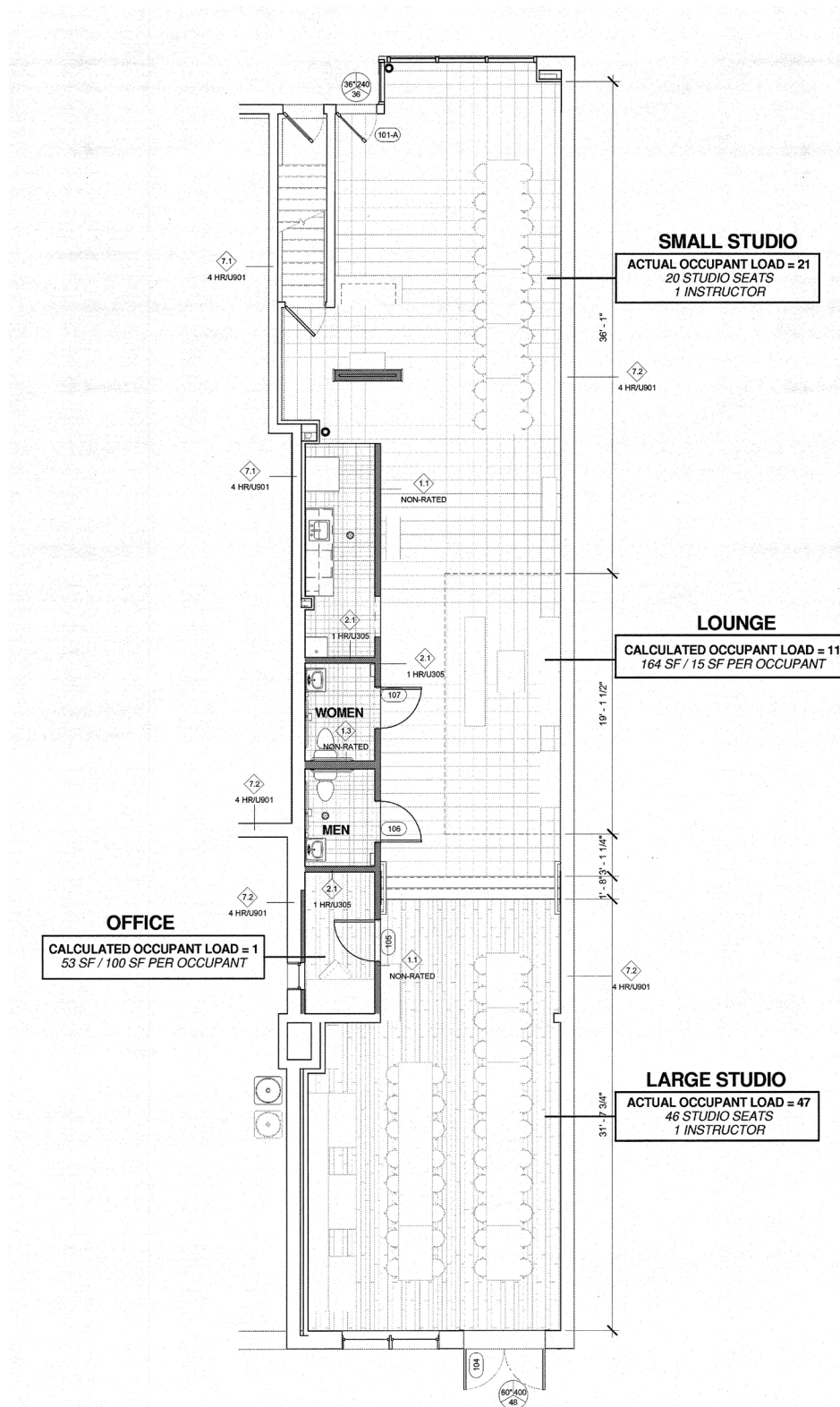
facts and features

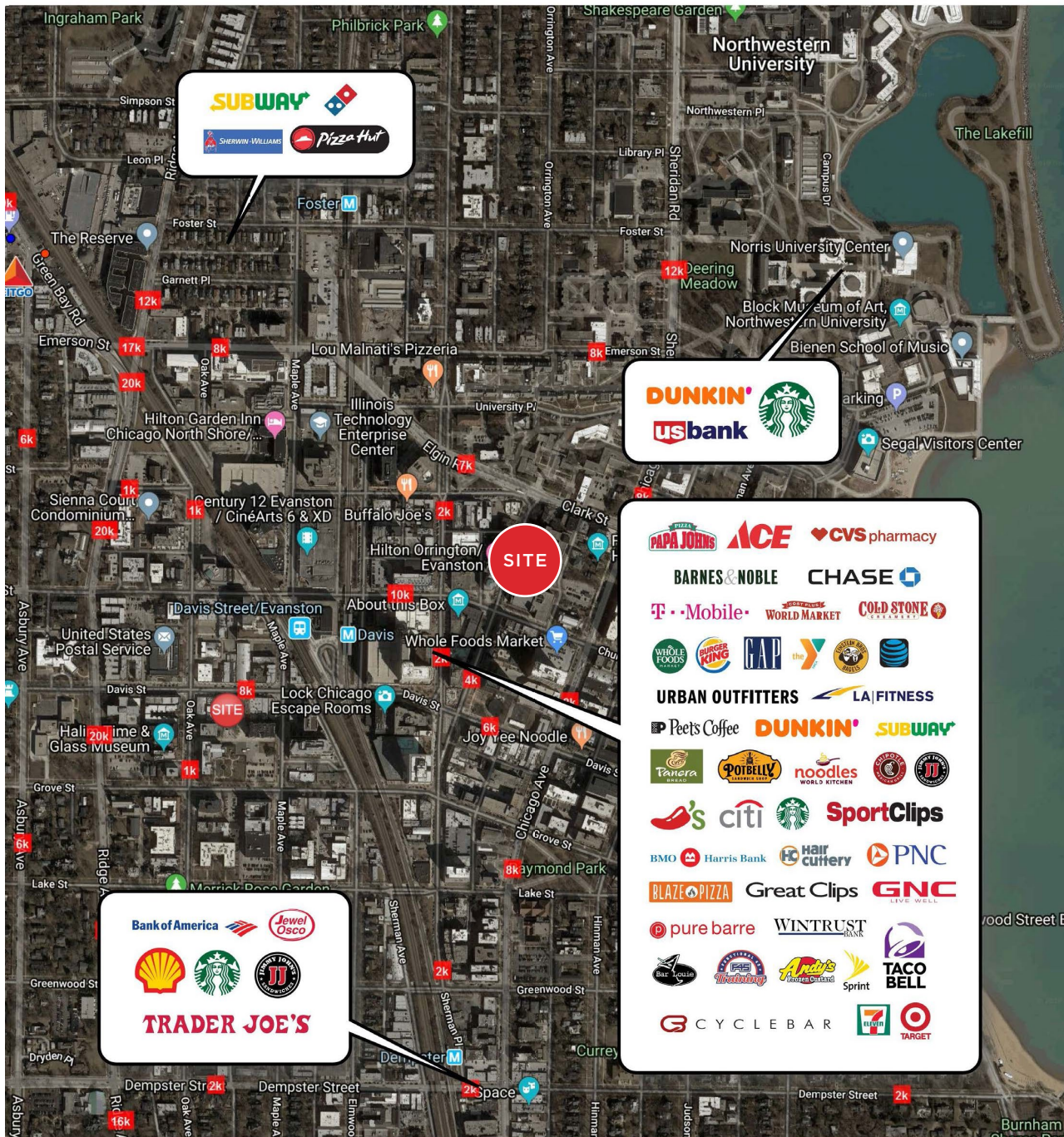
1016 Davis Street is a ground floor commercial storefront located in Evanston, Illinois. This 1,900 +/- square foot space is an ideally located in the Downtown Evanston Commercial District and is a great location for retail, office or professional service business. Expansive windows provide abundant natural light; exposed brick walls, high tin ceilings, and an open floor plan, provide unique charm. The space offers one private office, kitchenette with two sinks and one mop sink, two ADA bathrooms. Building signage is available. Large basement storage. 220 AMPs. D2 Zoning. Parking for one vehicle in rear. Local, responsive building management and ownership. Located on the west end downtown Evanston, this building offers excellent visibility and exposure on a highly travelled east/west thoroughfare. Surrounded by new and long established businesses: Cozy Noodles, Lemoi Hardware, Taco Diablo, Five & Dime, Bennison's Bakery, Wheel & Sprocket, Title Boxing Club, Aligned Modern Health. A quick 3 block walk to both CTA, Metra trains at Davis and public parking garage. Convenient to Northwestern University and Lake Michigan.

BUILT	1925
AVAILABLE SPACE	1,900 +/- SF
ZONING	D2 Downtown Retail Core district
PERMITTED USES	Retail, Office, Professional Service, Financial & Governmental Institution, Artist Studio, etc. See zoning.
PROPERTY ID #	11-18-309-028-0000
ELECTRICAL	200 AMPs
HVAC	Individually controlled cooling, central building heat
INTERIOR	Large open plan One private office Kitchenette with two sinks and one mop sink
WASHROOMS	Two, ADA Compliant
STORAGE	Large basement storage area
PARKING	1-off street tenant parking spot



floor plans





retail and traffic information

Located just north of Chicago, Evanston offers a beautiful natural setting on the shores of Lake Michigan. Its historic homes, tree-lined streets and sprawling beaches may be the first things that catch your eye, but there's a lot more to love here. The thriving downtown district includes bookstores, boutiques, galleries, theaters and restaurants that attract city dwellers and suburbanites alike, while outdoor enthusiasts enjoy the many jogging trails, bicycle paths, parks and public beaches the community offers.



demographics

	1 mile	3 mile	5 mile
2020 Estimated Population	35,187	177,242	415,390
2020 Estimated Households	14,424	73,373	174,532
2020 Estimated Average Household Income	\$113,929	\$125,411	\$114,596



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