

# Albion Evanston

1500 SHERMAN AVENUE | EVANSTON, IL 60201

# For Lease

RETAIL SPACE



- ▶ 2 available retail spaces  
South Retail: ±5,102 SF  
North Retail: ±1,988 SF - 2<sup>nd</sup> generation coffee shop
- ▶ Excellent location in downtown Evanston along Sherman Avenue
- ▶ Located on the ground floor of a new 15-story, 268 unit apartment building with 98% occupancy
- ▶ Great visibility to the street with strong population
- ▶ Outdoor seating is available

## LEASE RATE:

\$45/SF Gross

## DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	35,091	185,618	439,747
Adj. Daytime Demographics	45,961	186,361	417,182
Estimated Households	15,509	75,320	178,996
Estimated Average Household Income	\$142,344	\$131,217	\$123,910

### MARK FREDERICKS

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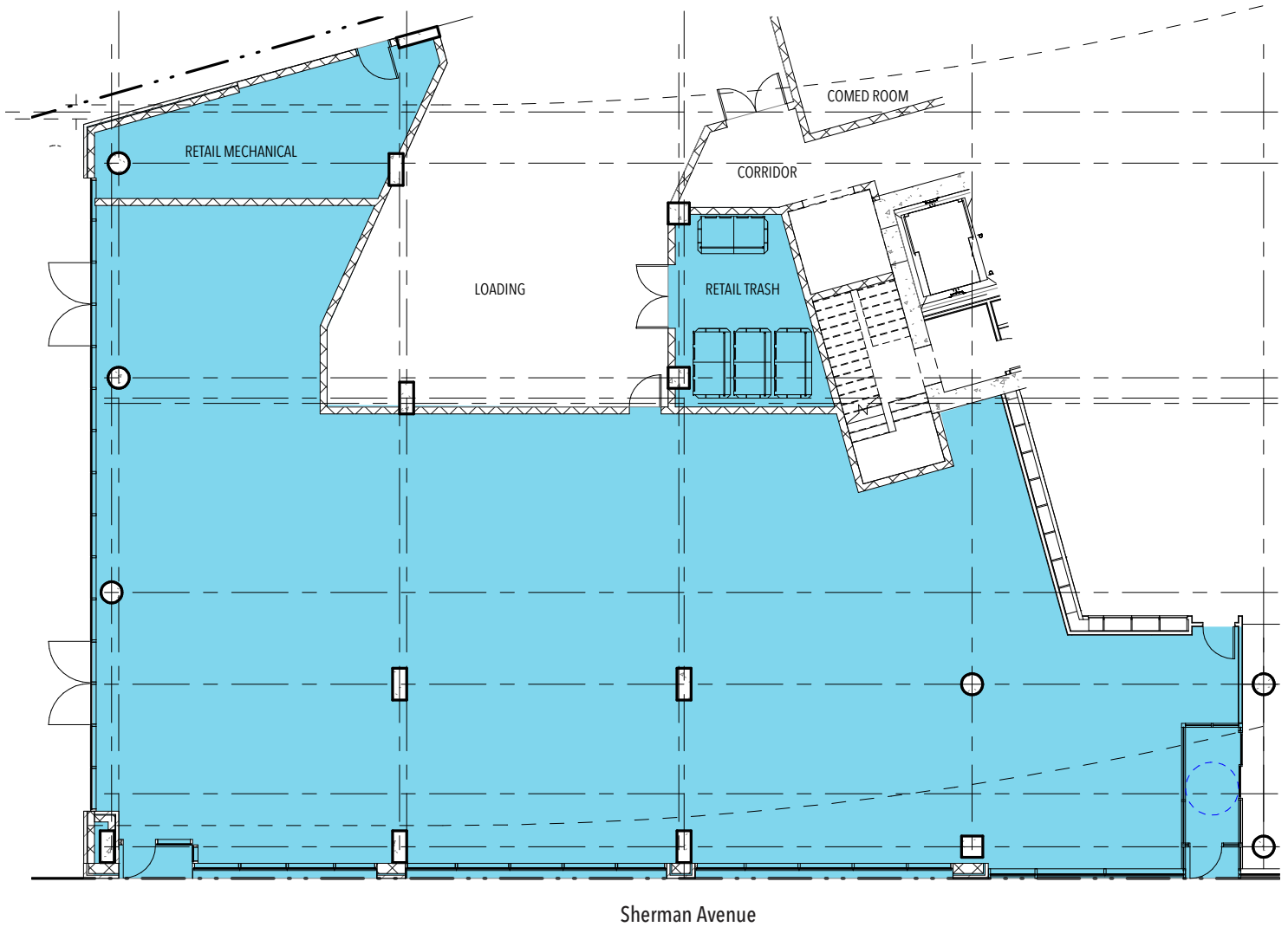
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## SITE PLAN - SOUTH RETAIL



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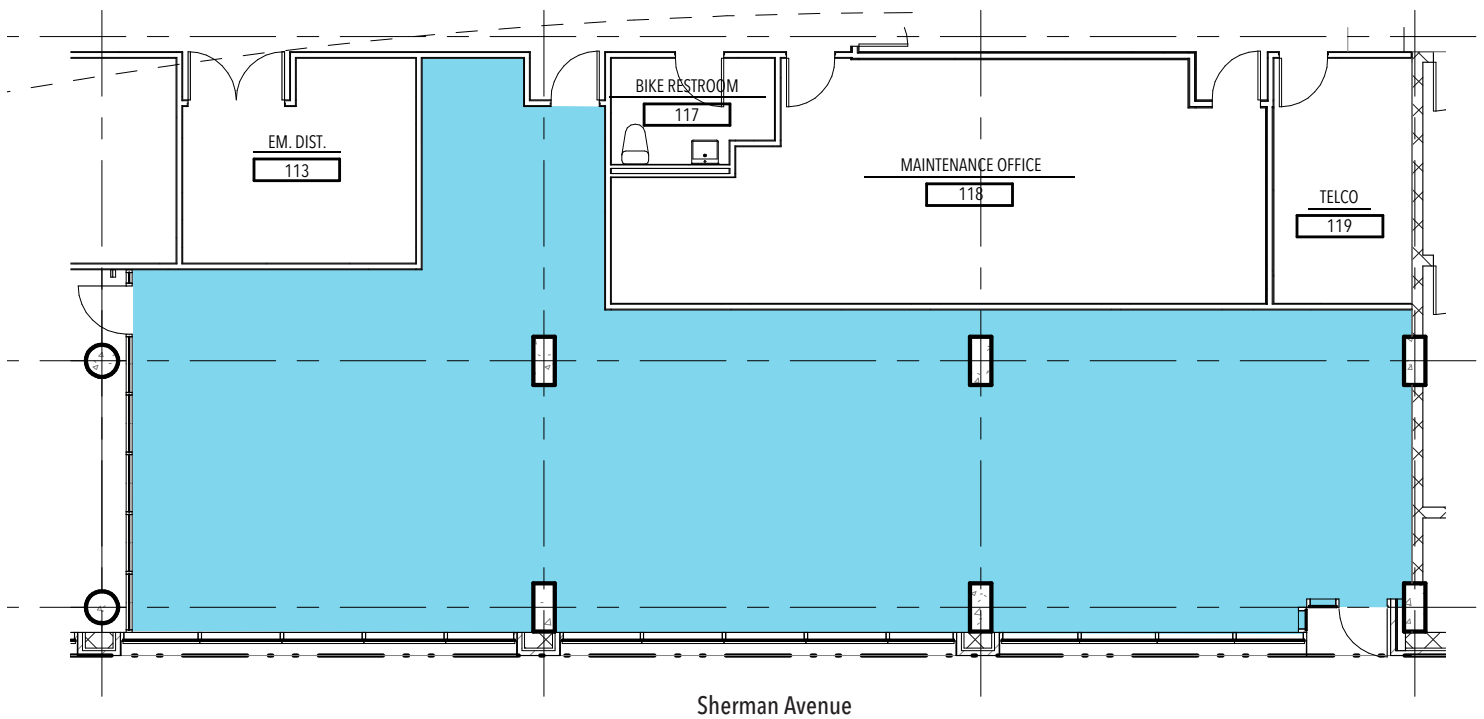
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## SITE PLAN - NORTH RETAIL



Sherman Avenue

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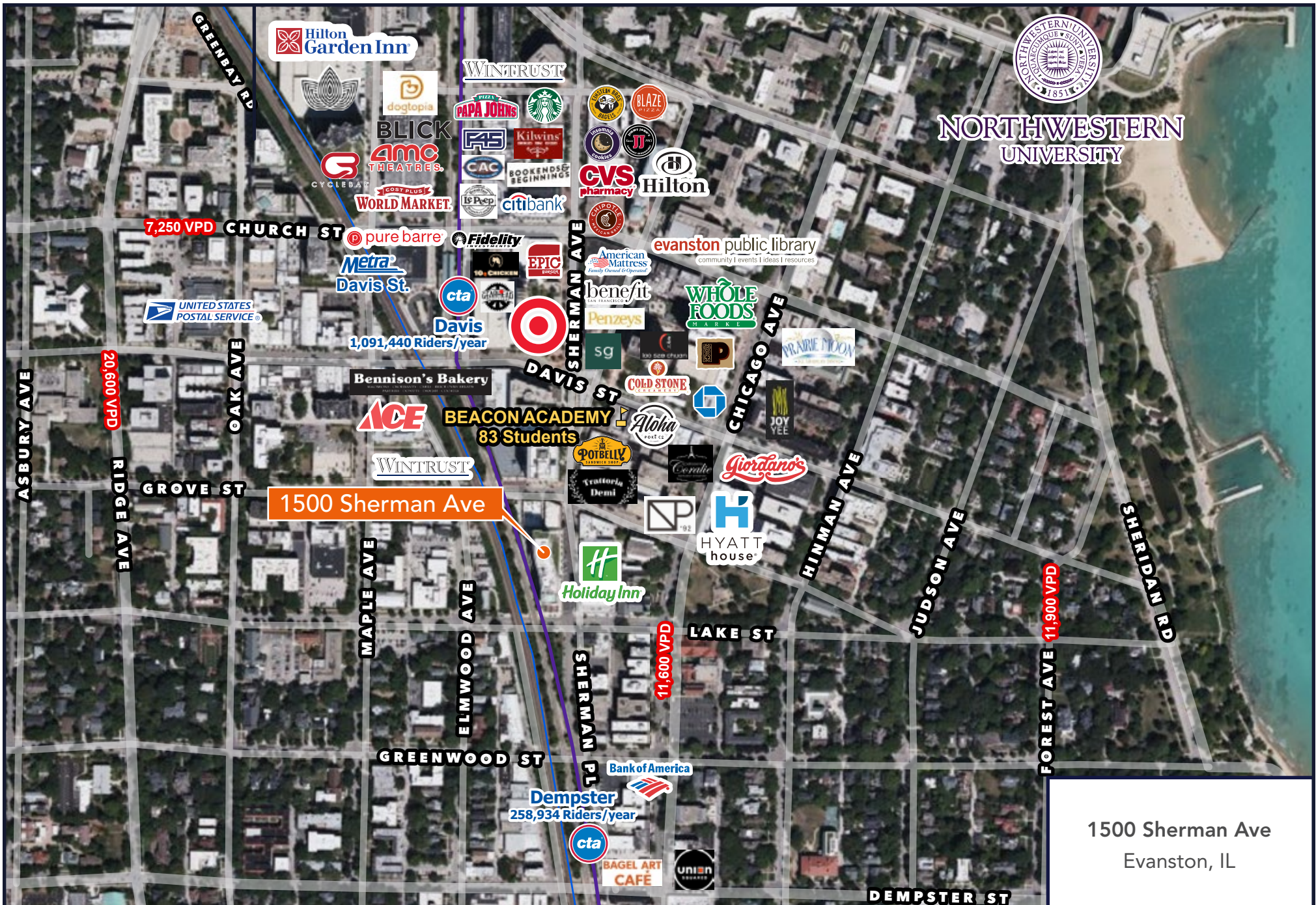
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