

Albion Evanston

1500 SHERMAN AVENUE | EVANSTON, IL 60201

For Lease

RETAIL SPACE



- ▶ ±5,102 SF available
- ▶ 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 PSF Gross**

DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	4,488	14,083	34,261
Adj. Daytime Population	12,251	22,940	47,376
Estimated Households	2,827	6,893	15,581
Estimated Average Household Income	\$123,090	\$131,753	\$138,671

MARK FREDERICKS

mark@baumrealty.com
312.275.3109

DOUG RENNER

doug.renner@baumrealty.com
312.275.3137



BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

© 2026 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

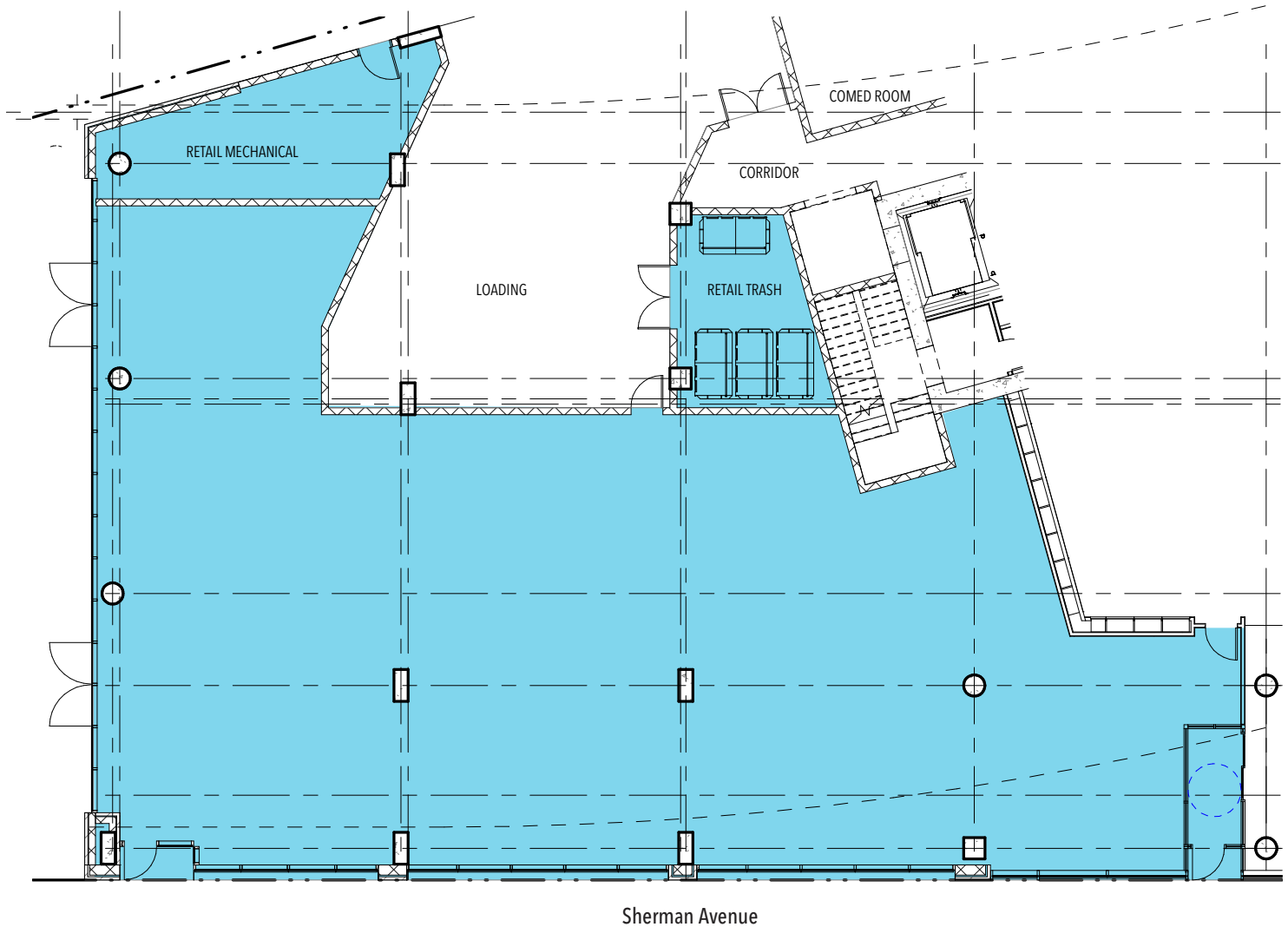
Albion Evanston

1500 SHERMAN AVENUE | EVANSTON, IL 60201

For Lease

RETAIL SPACE

FLOOR PLAN



MARK FREDERICKS

mark@baumrealty.com
312.275.3109

DOUG RENNER

doug.renner@baumrealty.com
312.275.3137



BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

© 2026 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

