

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

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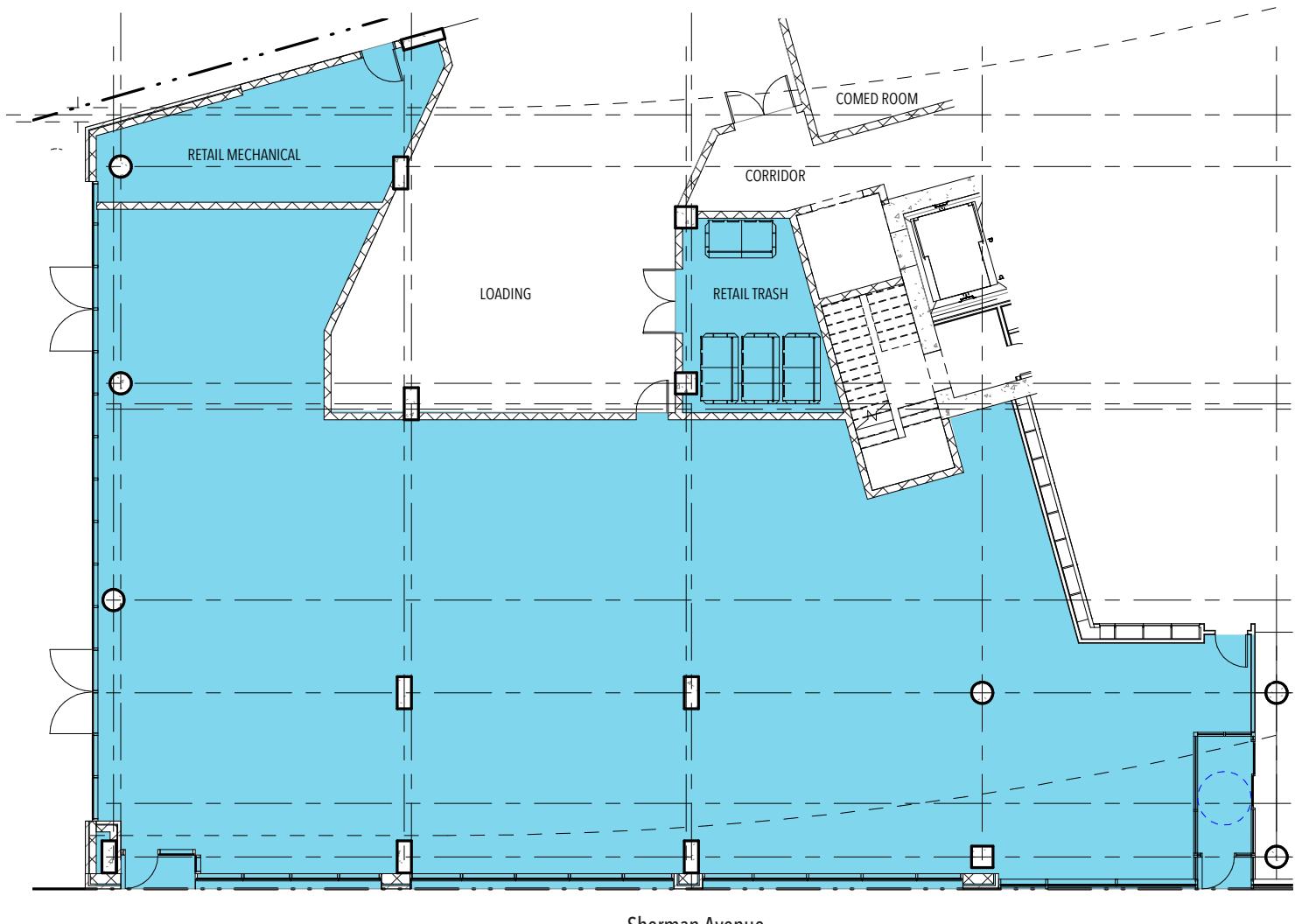
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FLOOR PLAN



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