

FOR LEASE

CENTRAL ST & GREEN BAY RD

PRIME RETAIL SPACES
AVAILABLE ON THE
EVANSTON / WILMETTE
BORDER

Evanston, IL 60201

PRESENTED BY:

SCOTT REINISH

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PROPERTY DESCRIPTION

Highly sought after retail spaces available. Multiple space sizes and floor plans are ideal for various retail or quick-serve restaurant uses. Uniquely located on the main east-west and north-south arteries in the area, which provides both substantial vehicular and pedestrian traffic. Surrounded by numerous businesses, a vast residential population, and close to public transportation [Metra trains as well as CTA and Pace buses].

LOCATION DESCRIPTION

These spaces are located on the Evanston / Wilmette border and are within walking distance to the Central Street Metra train station. The city of Evanston offers numerous cultural outlets, a thriving business economy, and public lakefront recreational activities. The area consists of an affluent and diverse residential population, over 10,000 businesses, and approximately 21,000 students attending one of the most prestigious universities in the country - Northwestern University.

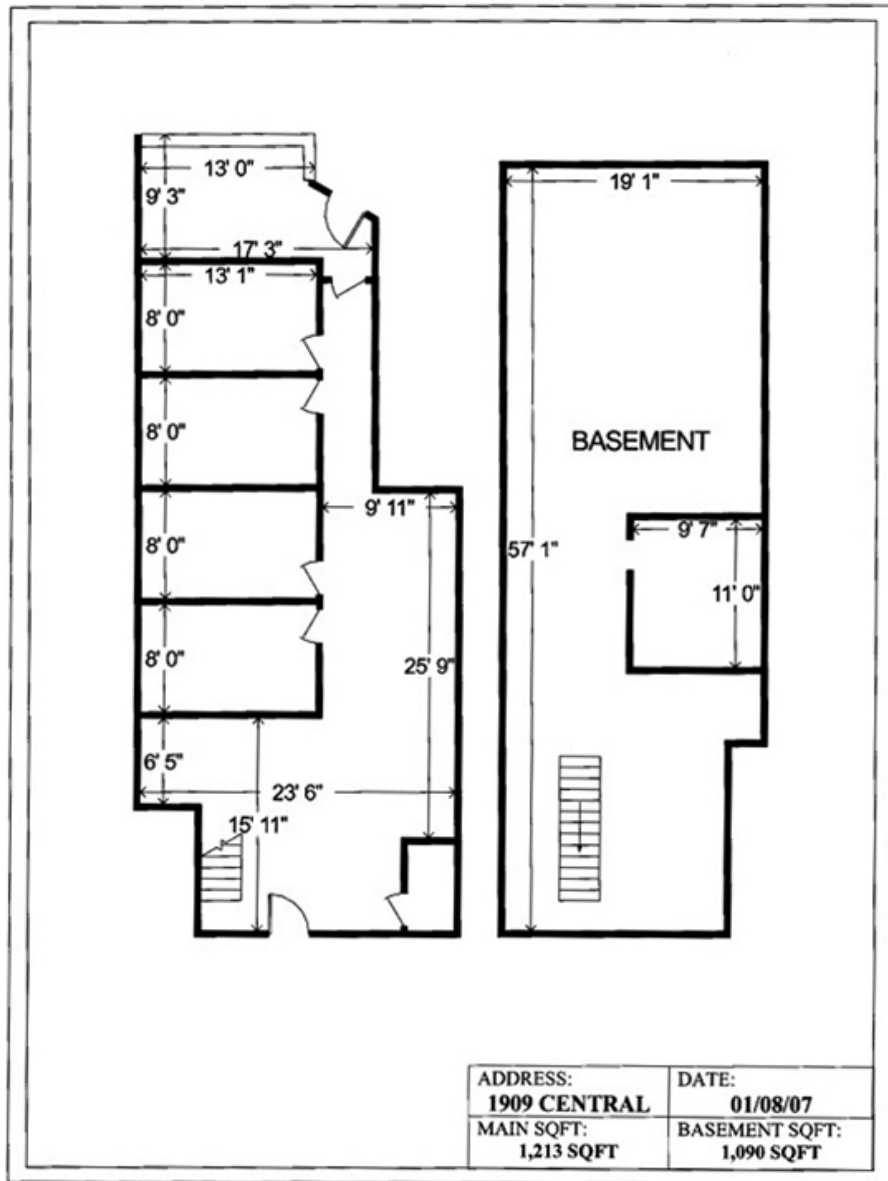
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PROPERTY HIGHLIGHTS

- Flexible Lease Terms Available
- Large Storefront Windows With an Abundance of Light
- Excellent Street Visibility
- Adjacent to the Metra Central Street Train Station
- Over 22,000 People With an Average Household Income of Nearly \$131,000 Within 1 Mile

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	500 - 1,840 SF
BUILDING SIZE:	5,955 SF

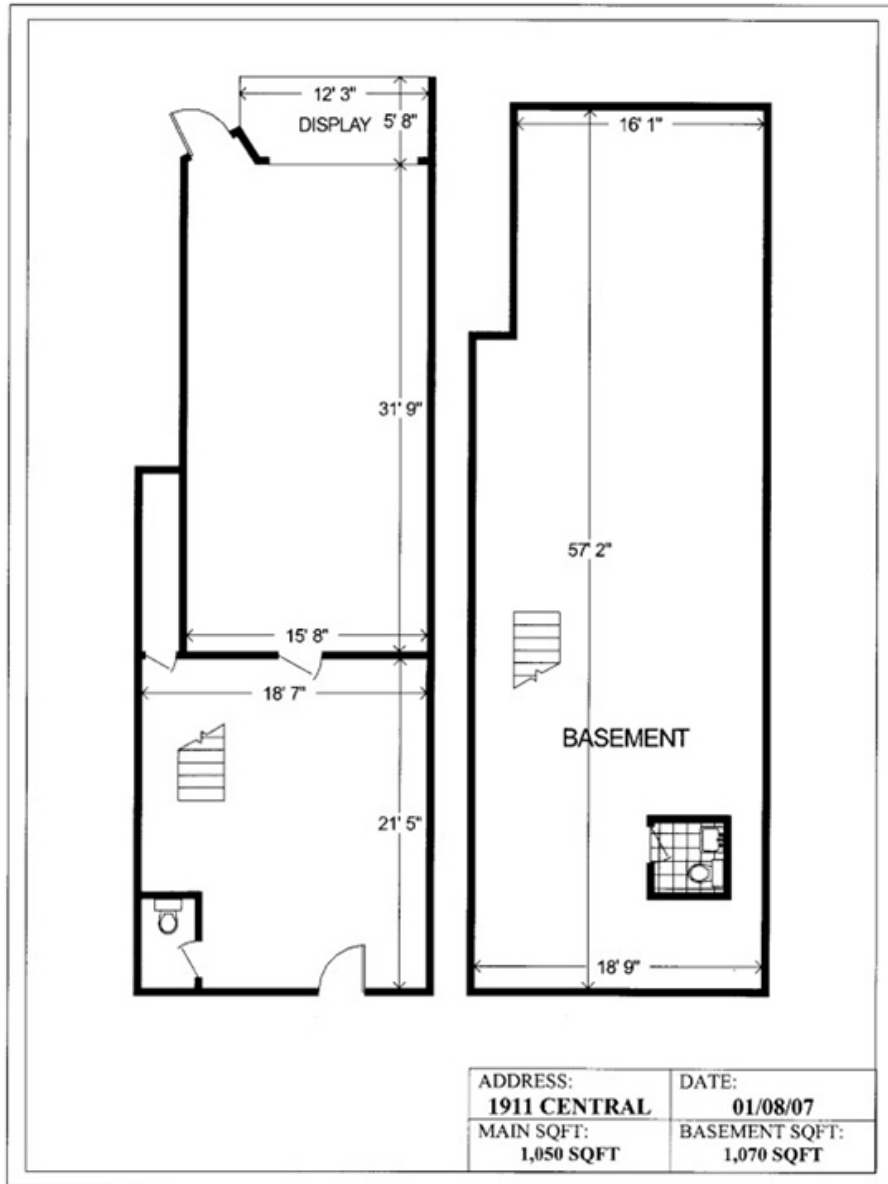


1909 CENTRAL ST

- 1,213 SF + 1,090 SF Basement
- Excellent Street Visibility
- Large Storefront Windows With an Abundance of Light
- Can Accommodate a Variety of Uses



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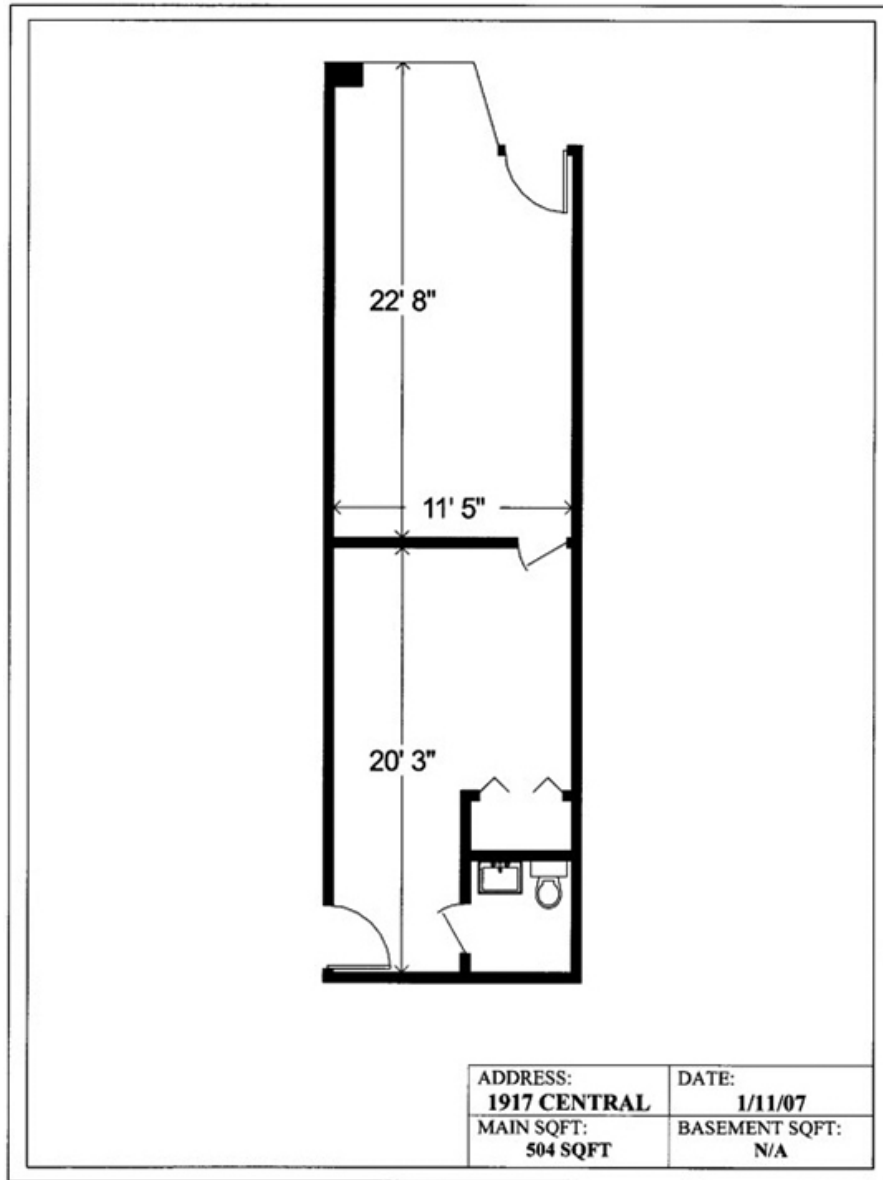


1911 CENTRAL ST

- 1,050 SF + 1,070 SF Basement
- Excellent Street Visibility
- Large Storefront Windows With an Abundance of Light
- Can Accommodate a Variety of Uses



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1917 CENTRAL ST

- 504 SF
- Excellent Street Visibility
- Large Storefront Window With an Abundance of Light
- Can Accommodate a Variety of Uses



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2608 GREEN BAY RD

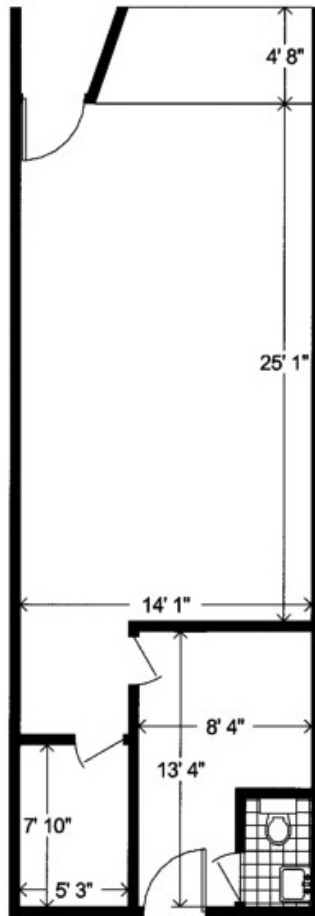
- 1,352 SF
- Excellent Street Visibility
- Large Storefront Windows With an Abundance of Light
- Can Accommodate a Variety of Uses



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2601 PRAIRIE AVE

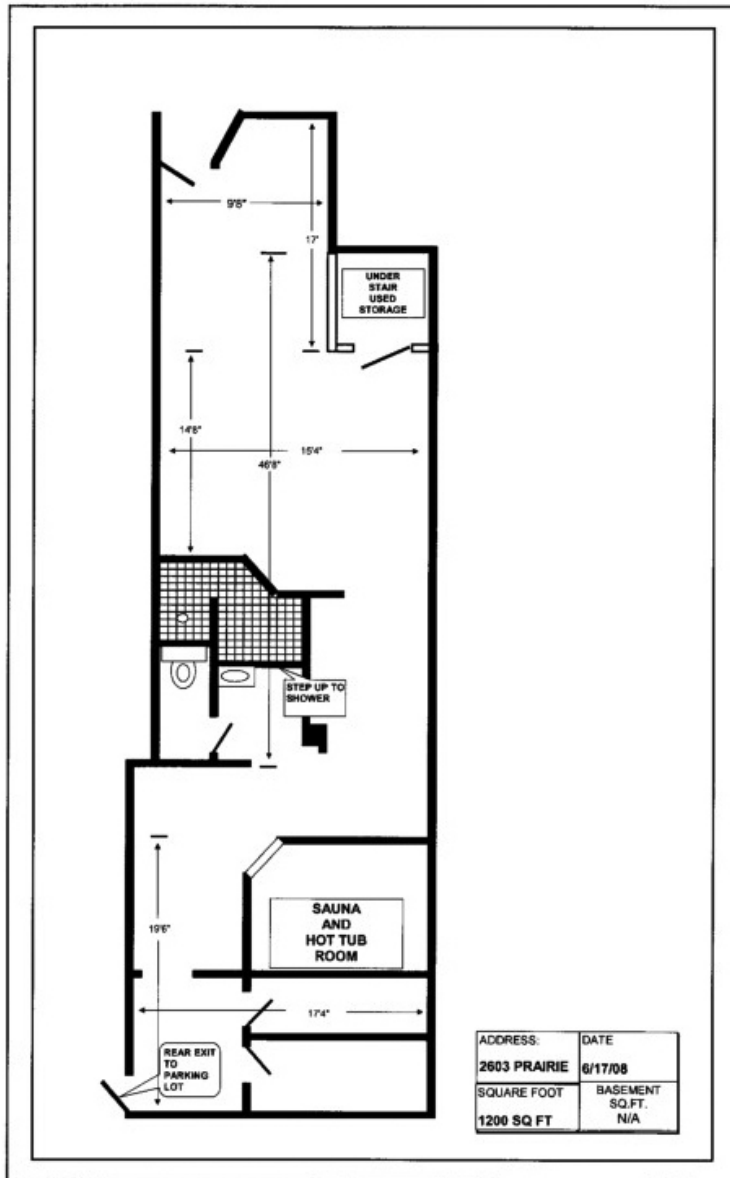
- 640 SF
- Can Be Combined With 2603 Prairie Ave for a Total of 1,840 SF
- Excellent Street Visibility
- Large Storefront Window With an Abundance of Light
- Can Accommodate a Variety of Uses



ADDRESS: 2601 PRAIRIE	DATE: 01/08/07
MAIN SQFT: 640 SQFT	BASEMENT SQFT: N/A



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2603 PRAIRIE AVE

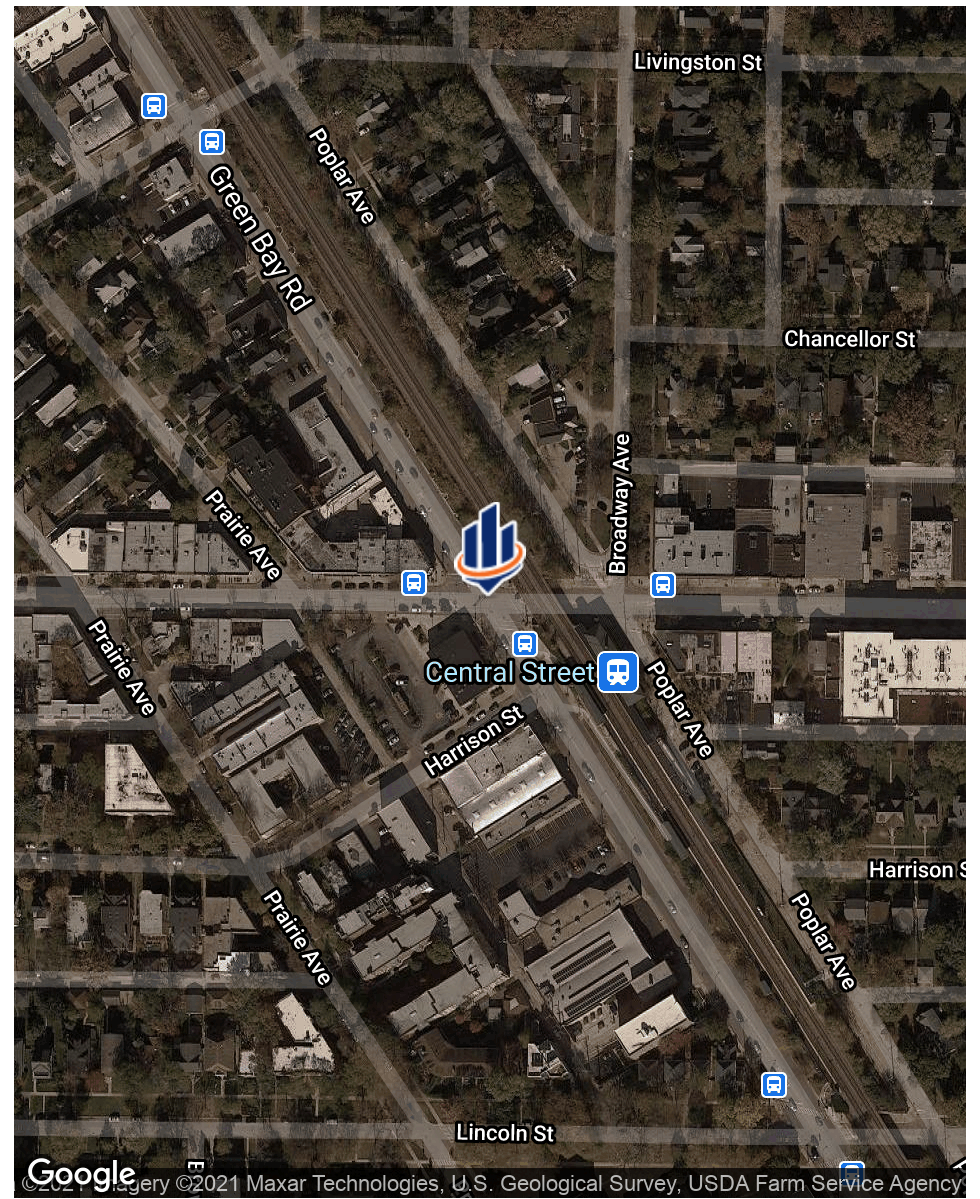
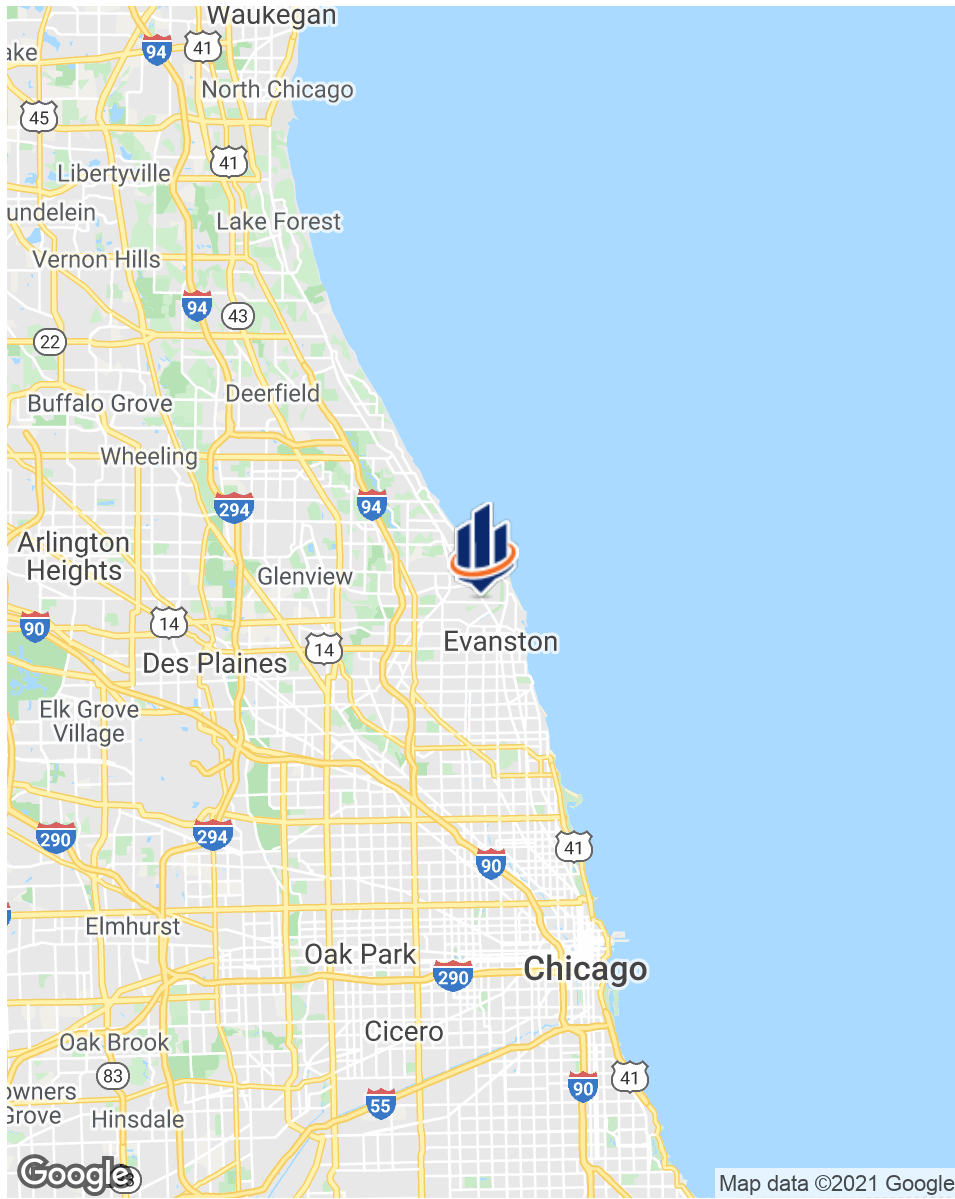
- 1,200 SF
- Can Be Combined With 2601 Prairie Ave for a Total of 1,840 SF
- Excellent Street Visibility
- Large Storefront Window With an Abundance of Light
- Can Accommodate a Variety of Uses



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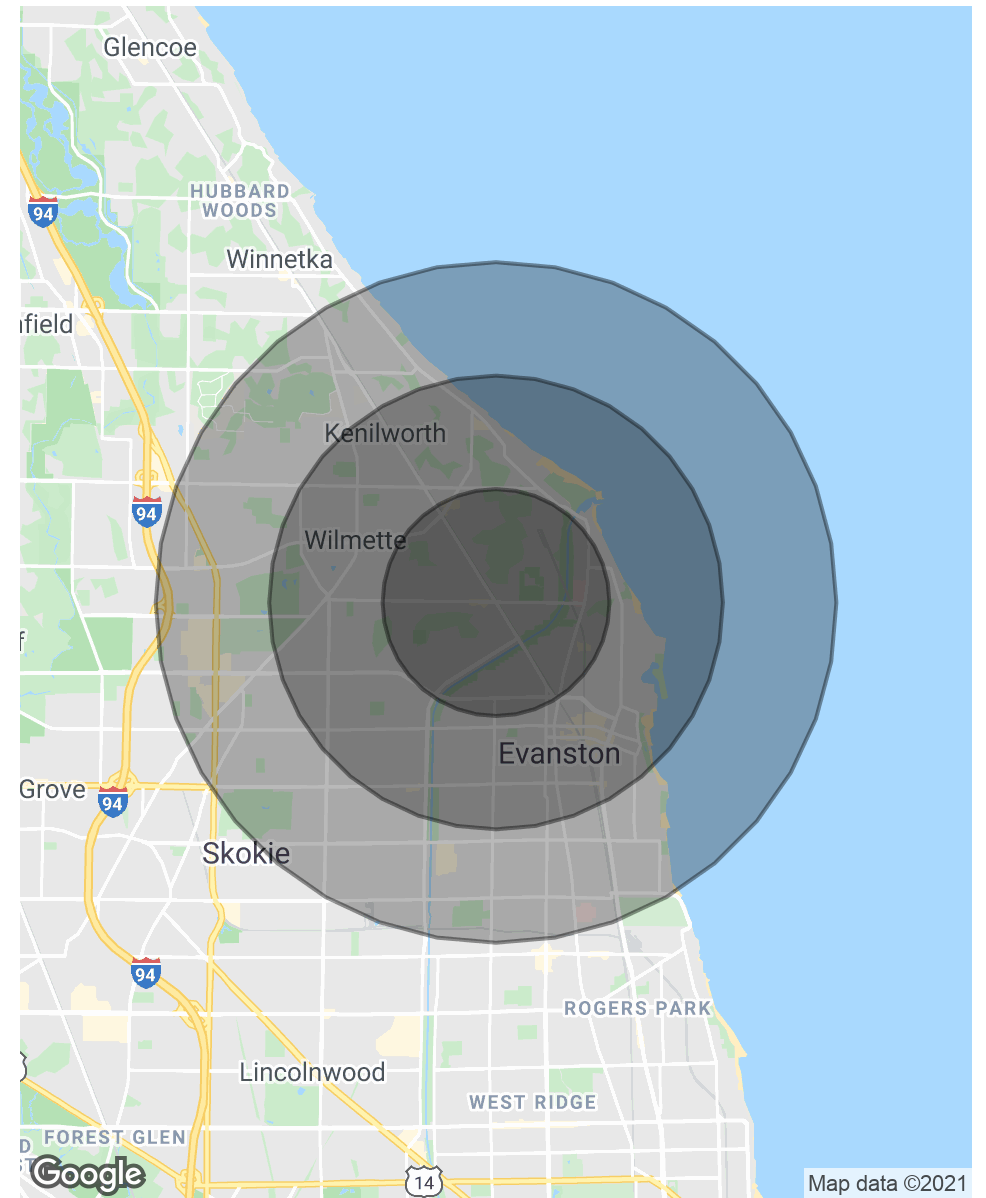
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	22,073	68,404	124,534
AVERAGE AGE	38.0	38.6	39.6
AVERAGE AGE (MALE)	36.6	37.6	38.4
AVERAGE AGE (FEMALE)	39.7	39.7	40.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,380	25,816	47,238
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$130,645	\$133,379	\$131,355
AVERAGE HOUSE VALUE	\$584,570	\$571,021	\$535,730

* Demographic data derived from 2010 US Census



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