

FOR LEASE

# 617-625 GROVE ST

PRIME DOWNTOWN  
EVANSTON RETAIL SPACES

Evanston, IL 60201

PRESENTED BY:

SCOTT REINISH

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## PROPERTY DESCRIPTION

Beautiful former salon available as well as a unique retail/restaurant space in the alley around the corner. Surrounded by a vast residential population, numerous retail stores, restaurants, and businesses providing a substantial daytime and evening population. Ideal space to re-concept for any retail and/or restaurant use.

## LOCATION DESCRIPTION

Located in the heart of downtown Evanston, which is home to numerous retail stores, restaurants, high rise office buildings, residential buildings and an 18 screen movie theater. The area consists of an affluent residential population, over 10,000 businesses and approximately 21,000 students attending one of the most prestigious universities in the country - Northwestern University. Two blocks from the CTA Purple Line Davis Station and the Metra Davis Street / Evanston Station.

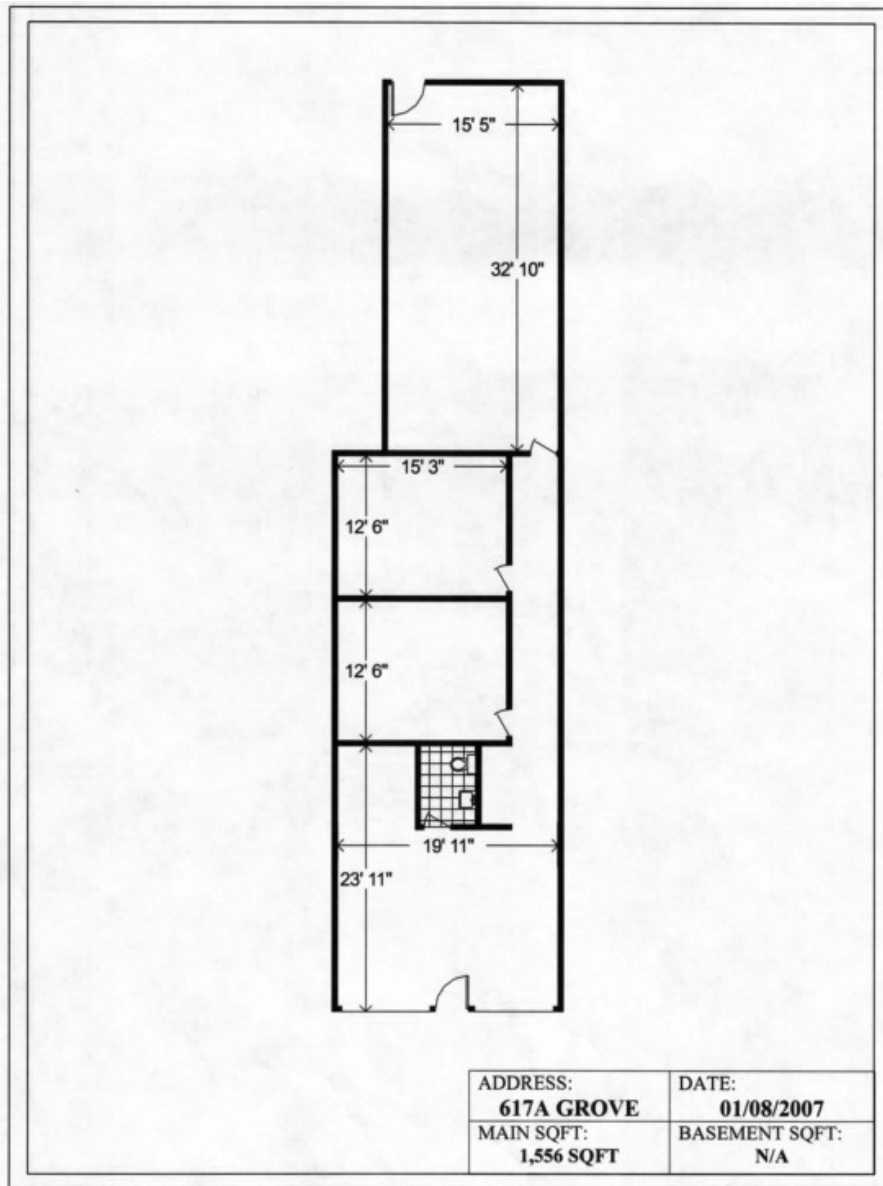
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## PROPERTY HIGHLIGHTS

- Attractive Window Line Exposure
- Black Iron Accessible
- Great Downtown Evanston Location
- Close to Public Transportation [Metra and CTA]
- Nearly 22,700 People With an Average Household Income of \$104,000 Within 1 Mile

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	1,238 - 2,794 SF
<b>BUILDING SIZE:</b>	77,000 SF



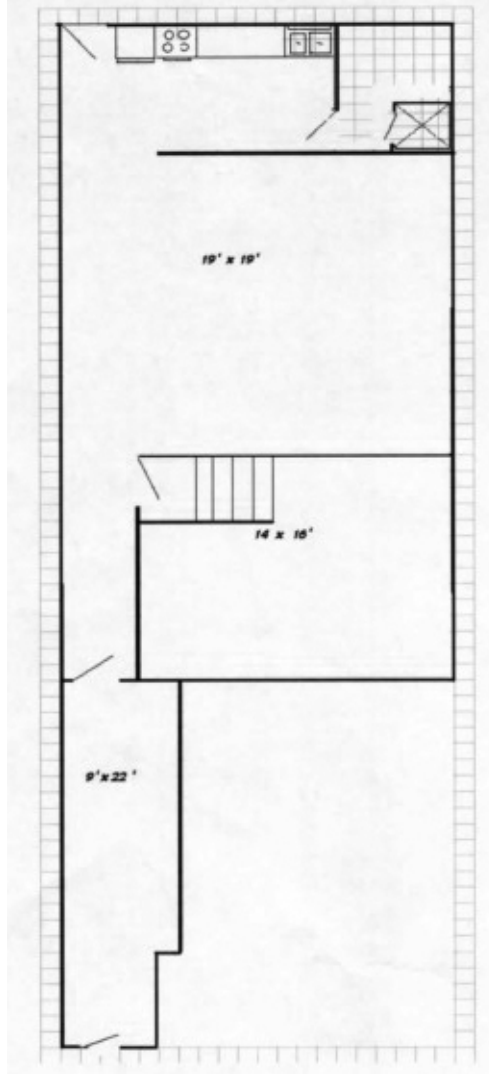
## 617-A GROVE ST

- 1,556 SF
- Can Be Combined With 617-C for a Total of 2,794 SF
- Situated on the Alley East of the Building and North of Grove Street
- Adaptable to a Wide Variety of Creative Uses Including Restaurants With Black Iron



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## 617 Grove - C

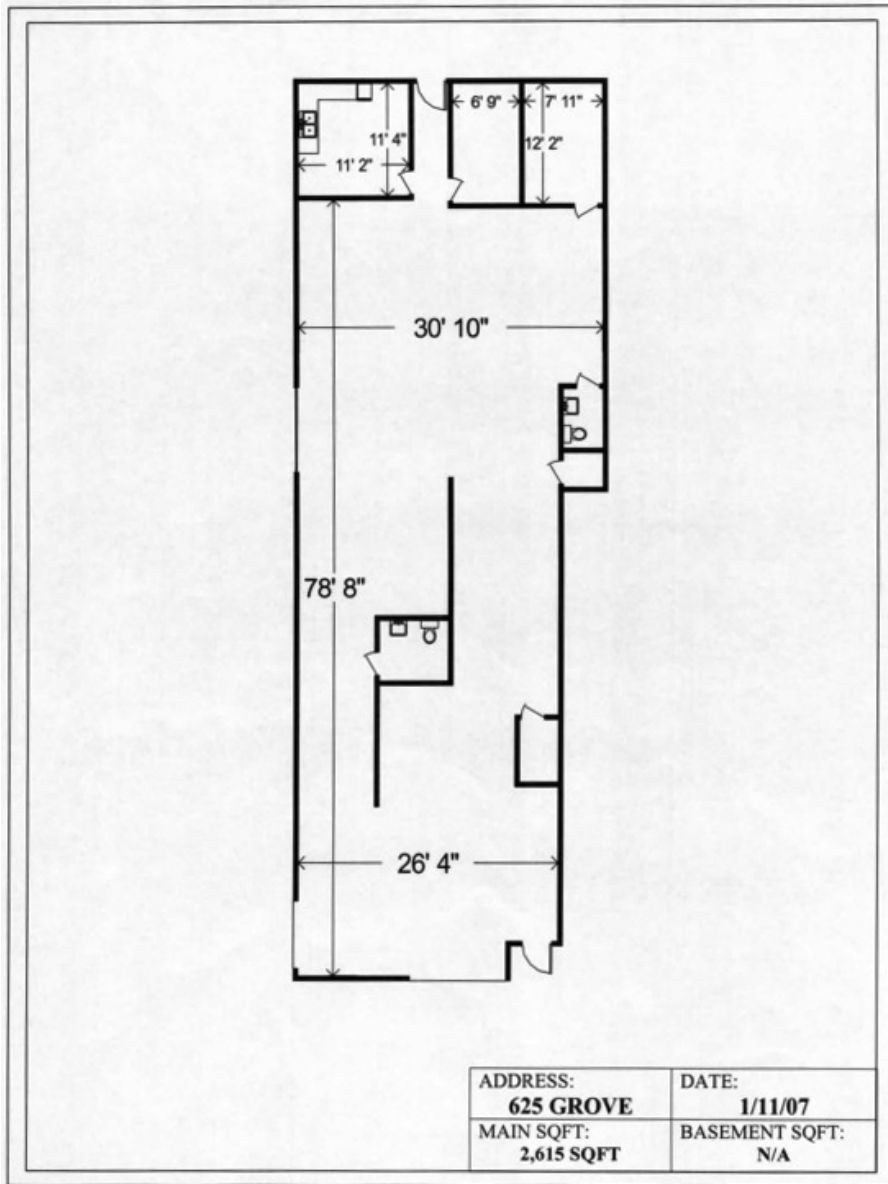


## 617-C GROVE ST

- 1,238 SF
- Can Be Combined With 617-A for a Total of 2,794 SF
- Situated on the Alley East of the Building and North of Grove Street
- Adaptable to a Wide Variety of Creative Uses Including Restaurants With Black Iron



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## 625 GROVE ST

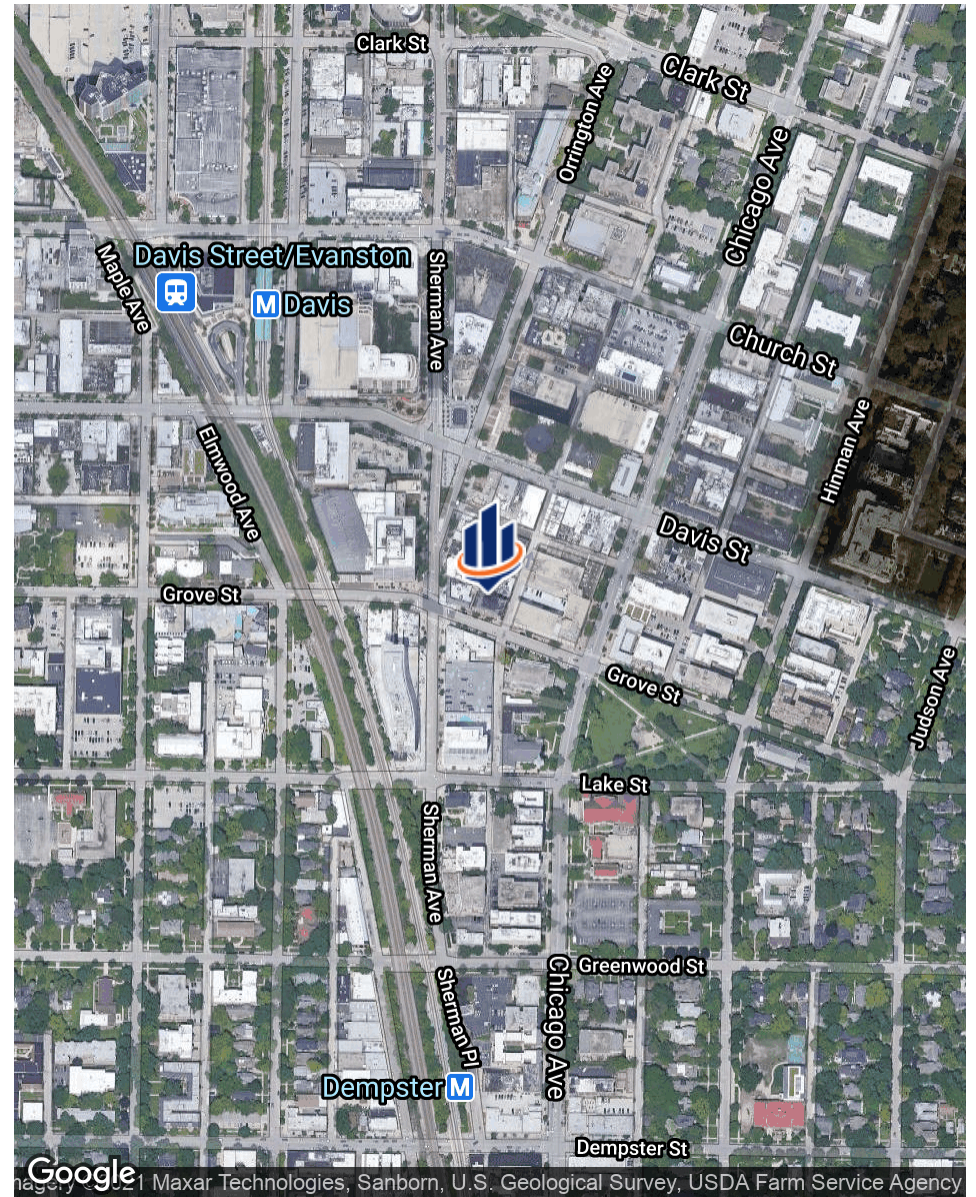
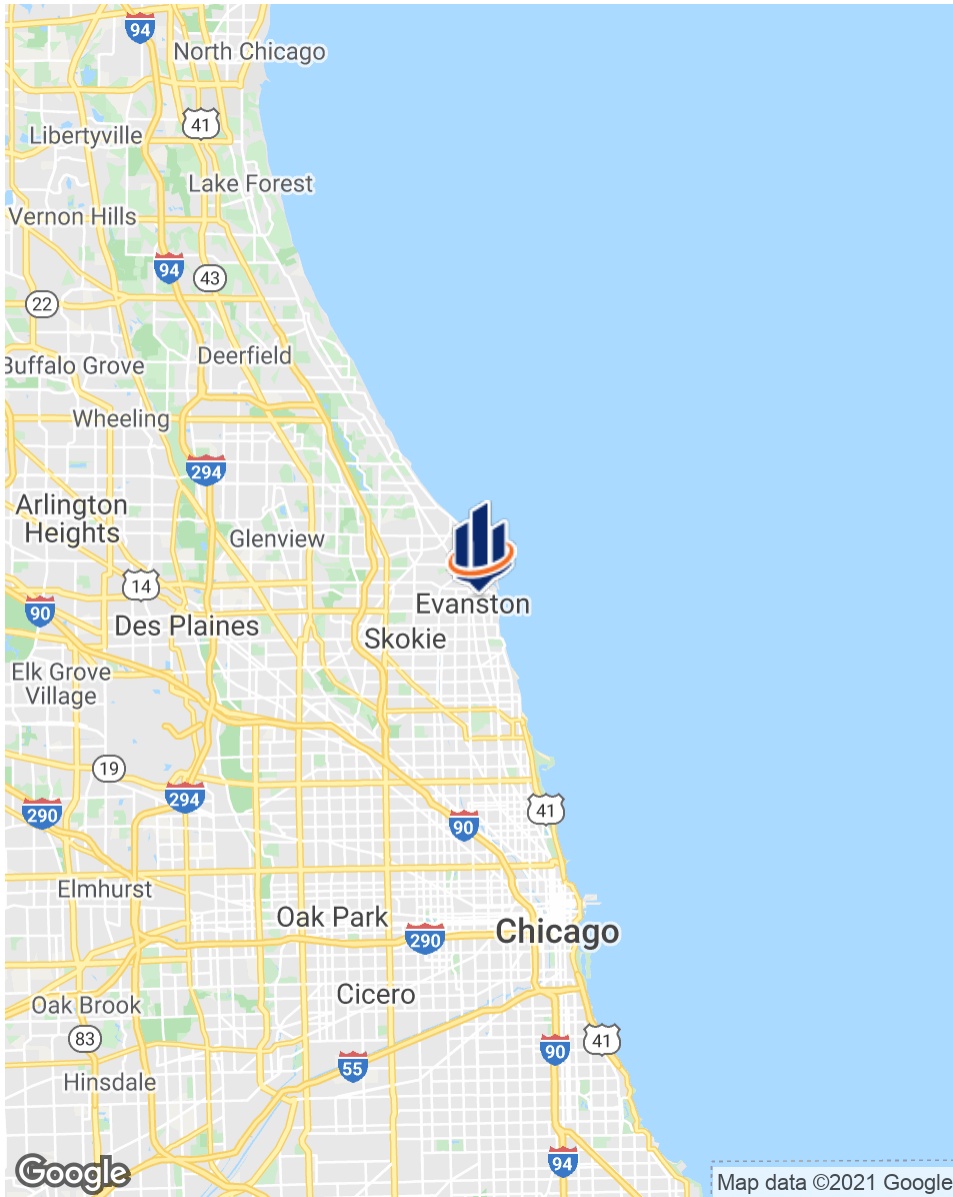
- 2,615 SF
- Former Salon Space
- Can Be Adapted to a Wide Variety of Uses
- Highly Visible Storefront
- Located on Busy Grove Street



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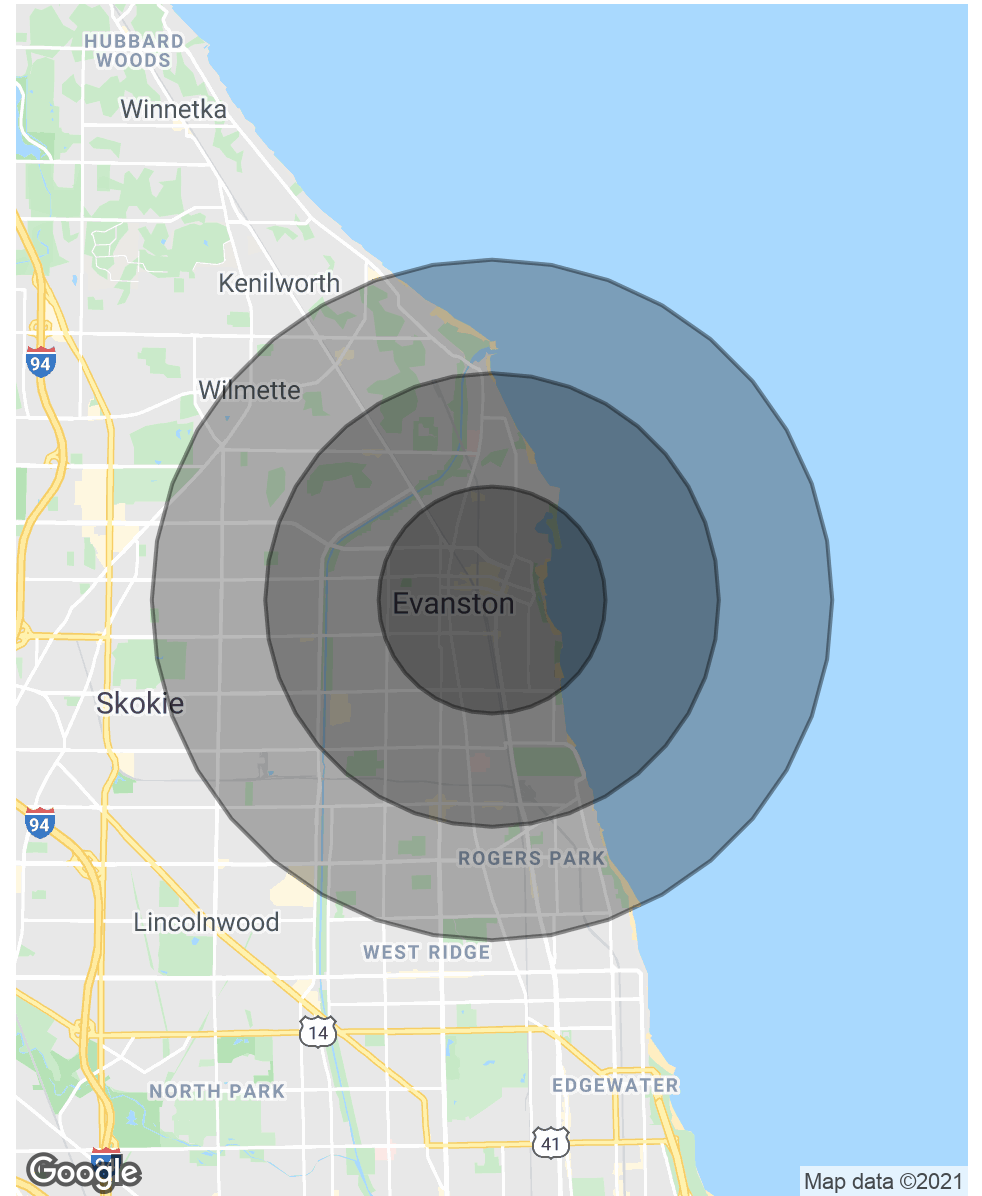
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	22,679	80,460	181,467
AVERAGE AGE	35.5	35.6	36.7
AVERAGE AGE (MALE)	34.3	34.4	36.0
AVERAGE AGE (FEMALE)	37.4	36.9	37.5

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,094	32,669	71,243
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$103,789	\$93,599	\$87,600
AVERAGE HOUSE VALUE	\$526,678	\$451,405	\$435,229

\* Demographic data derived from 2010 US Census



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