

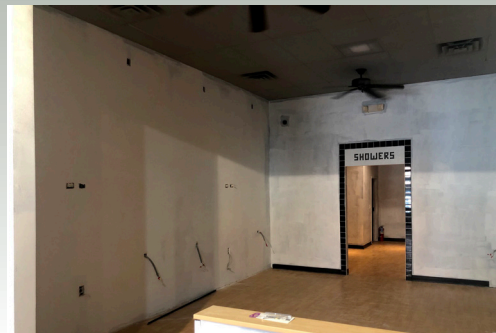
# North Shore - Evanston

## Retail space for lease in downtown business district.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

### 822 Clark St., Evanston IL



#### Demographics

Population	2 mile	5 mile
2010 Population	76,352	400,596
2020 Population	74,970	405,960
2025 Population Projection	73,920	402,732
Annual Growth 2010-2020	-0.20%	0.10%
Annual Growth 2020-2025	-0.30%	-0.20%

#### Households

2010 Households	30,424	158,372
2020 Households	29,921	158,429
2025 Household Projection	29,511	156,772

#### Income

Avg. Household Income	\$121,483	\$97,357
Median Household Income	\$86,450	\$65,213

Source: Costar

#### Nearby Businesses

Buffalo Joe's	Wintrust Bank
Evanston Athletic Club	Northshore University Health System
Papa John's Pizza	—
Underground Printing	—

#### Location Description: North Shore - Evanston

The community is on the shores of beautiful Lake Michigan and a short trip by car or transit from the City of Chicago. With a vision to create the most livable city in America, Evanston celebrates the diversity of the City's opportunities and residents. Explore the Northwestern University campus, downtown Evanston, unique commercial districts and neighborhoods, delicious and exciting culinary options, and more!

-cityofevanston.org

#### Property Description

Retail space available for lease in the business district of downtown Evanston. Located just steps from Northwestern University and the Evanston Athletic Club. Ideal for all retail uses, or take advantage of its former salon infrastructure.

Size (Approx.):	1156 SF
Lease Rate:	\$25/SF Modified Gross
Purchase Price:	—

For additional information or to schedule a showing, contact:

Adam Salamon	312-575-0480 Ext. 16	—	—
	773-531-4806	—	—
	adam@kudangroup.com	—	—

No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.

#### Map

On Clark Street, between Benson Avenue and Sherman Avenue.

