

# 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	1-Mile	5-Mile
2022 Population	32,524	412,097
2027 Population	32,966	414,959
Annual Growth 2022-2027	1.36%	0.7%

### Households

2022 Households	12,632	160,929
Annual Growth 2022-2027	1.8%	0.5%

### Income

Avg. Household Income	\$63,953	\$71,629
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Source: Costar

### Nearby Businesses

Buffalo Joe's	Wintrust Bank
Evanston Athletic Club	Fonda Cantina
Papa John's Pizza	Soli Grill
Underground Printing	Bat 17
Northshore University Health System	Northwestern University Info Tech

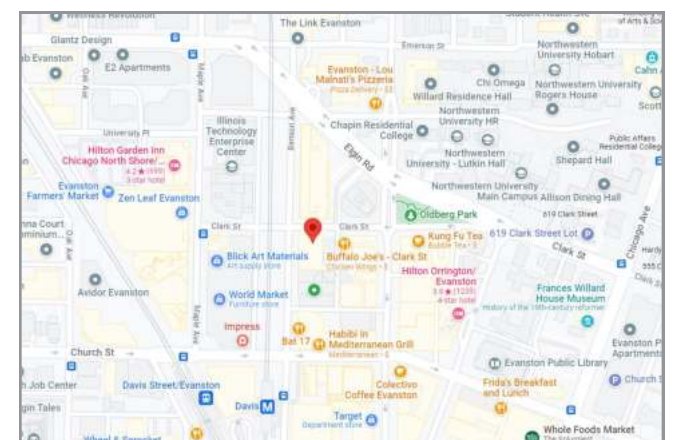
### Location: Evanston

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

### Map

On Clark Street, between Benson Avenue and Sherman Avenue.



### Business Description

Retail or office space available for lease in the business district of downtown Evanston. Located just steps from Northwestern University and the Evanston Athletic Club. Currently a fully furnished office space that includes one private office, a kitchenette, and a washer/dryer. Can be easily converted to retail.

<b>Lease Rate:</b>	\$30/SF MG	<b>OpEx:</b>	N/A
<b>Size (Approx.):</b>	1,156 SF	<b>Zone:</b>	B1a
<b>Property Taxes:</b>	N/A		

### For additional information or to schedule a showing, contact:

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