



10,061 SF AND 5,312 SF AVAILABLE

DOWNTOWN EVANSTON
1700 SHERMAN AVE, EVANSTON
FOR LEASE



CONTACT: CHELSEA HENDERSON chenderson@metrocre.com 847.337.5287

PROPERTY HIGHLIGHTS

- 10,061 sf and 5,312 sf available
- Located at the base of a 48,351 SF building whose anchor tenant is the Music Institute of Chicago.
- Situated just blocks from Northwestern University with nearly 23,000 students in attendance
- 1 block from the Davis Purple Line CTA stop which sees over 450,000 riders annually
- 1 block from the Davis Street/Evanston Metra stop which sees over 1,800 riders per day
- Ample street parking

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 34,387 | 171,314 | 414,873 |
| DAYTIME POPULATION | 32,911 | 101,196 | 258,282 |
| HOUSEHOLDS | 13,630 | 68,996 | 169,290 |
| AVG HH INCOME | \$136,067 | \$162,893 | \$147,226 |

TRAFFIC COUNTS

| | |
|-------------|-----------|
| SHERMAN AVE | 2,733 VPD |
| CHURCH ST | 2,957 VPD |

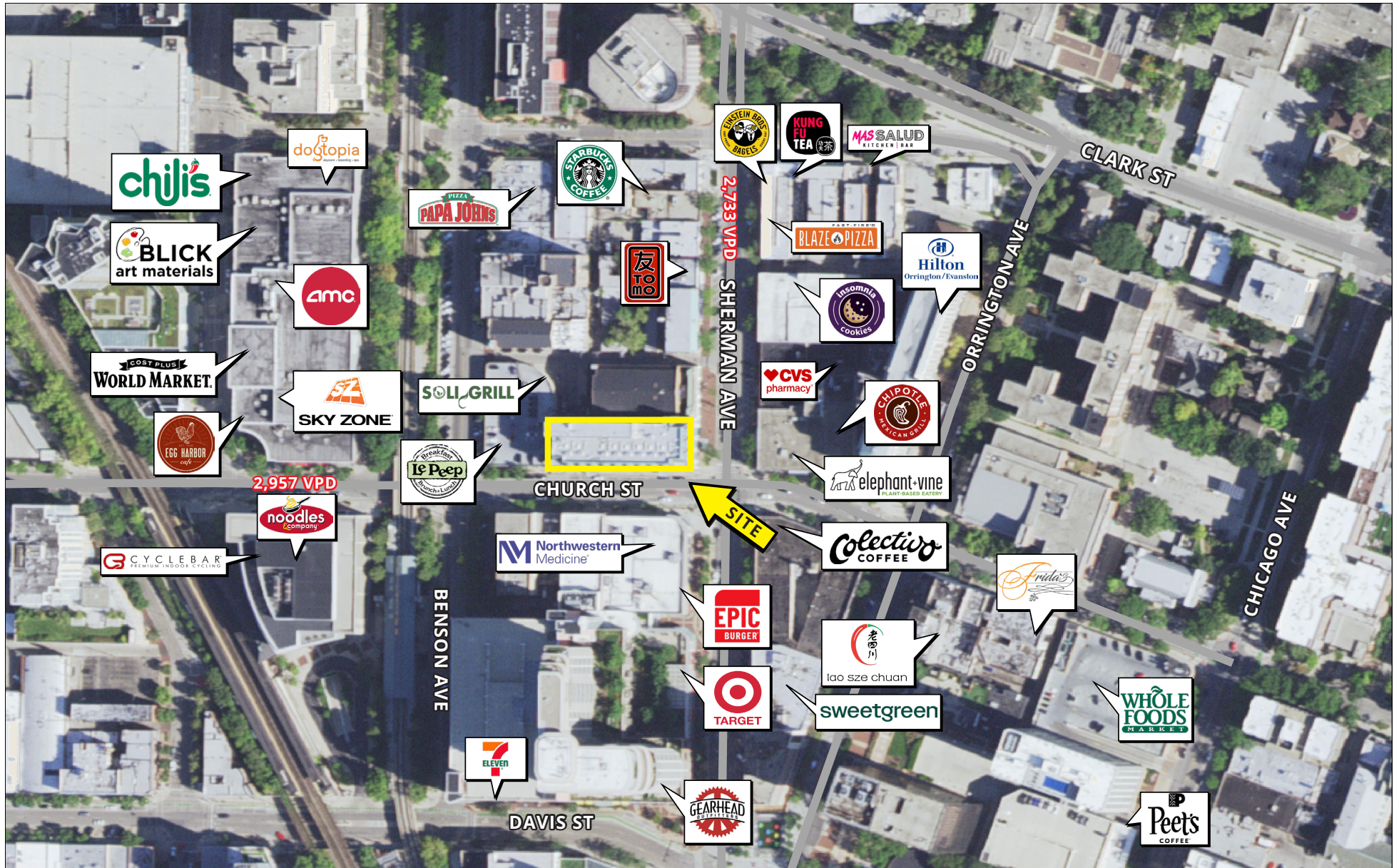
AREA TENANTS INCLUDE



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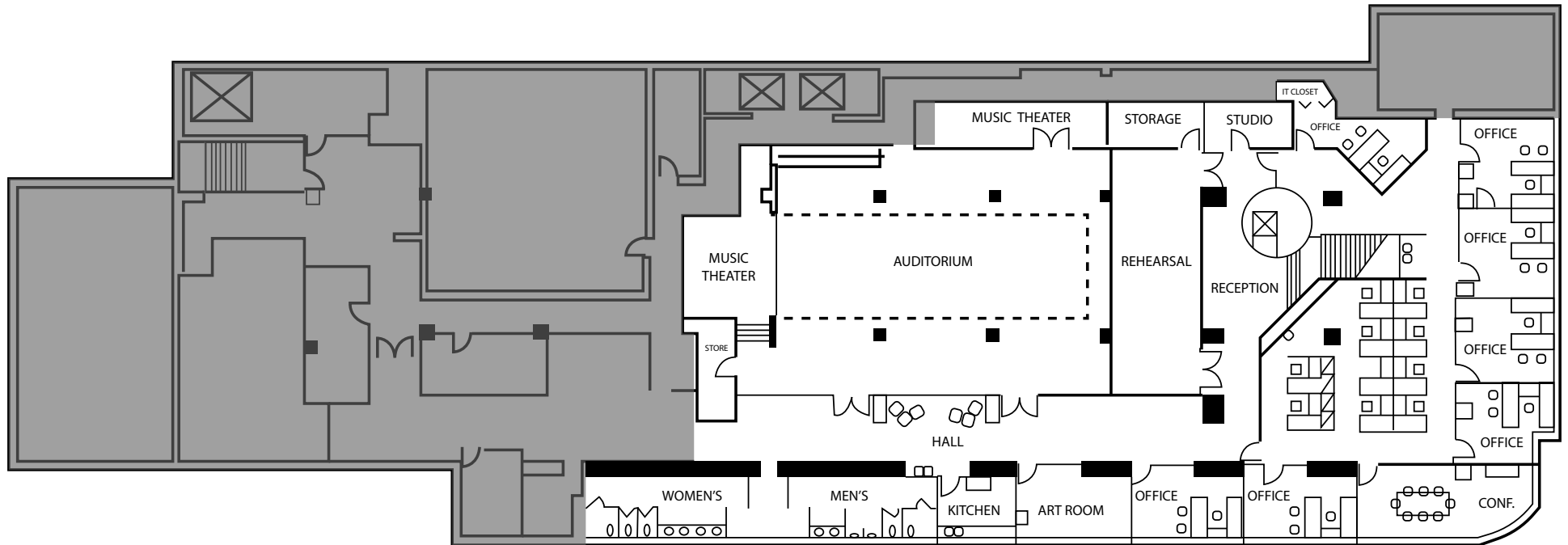
56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com

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LOWER-LEVEL OFFICE OR MEDICAL SPACE

GLA = 10,061 SF

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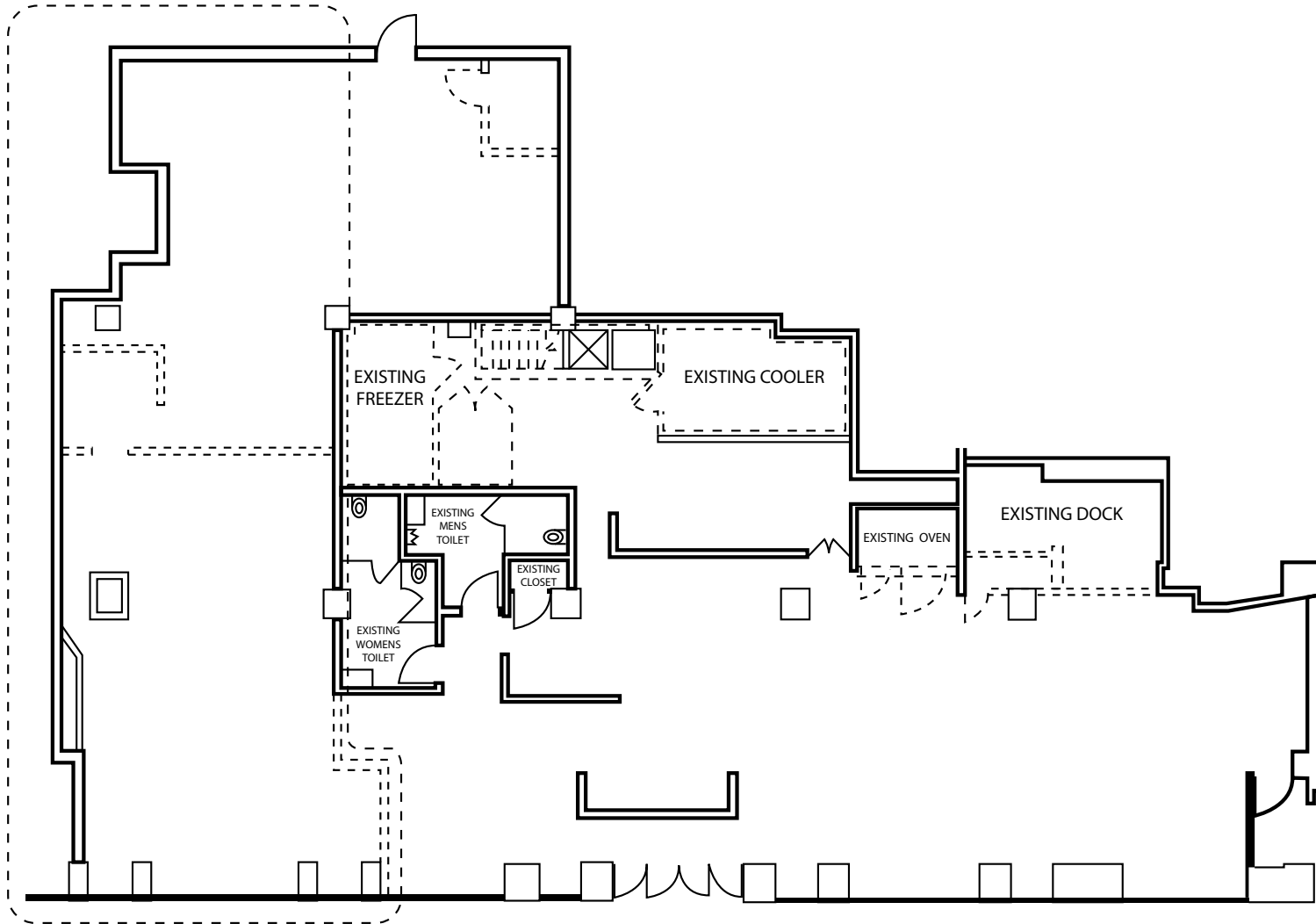


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FORMER CAFE' SPACE

GLA = 5,312 SF

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