

LEASE

Church Street Station

1010 CHURCH STREET

Evanston, IL 60201

PRESENTED BY:

LORILE HERLIHY

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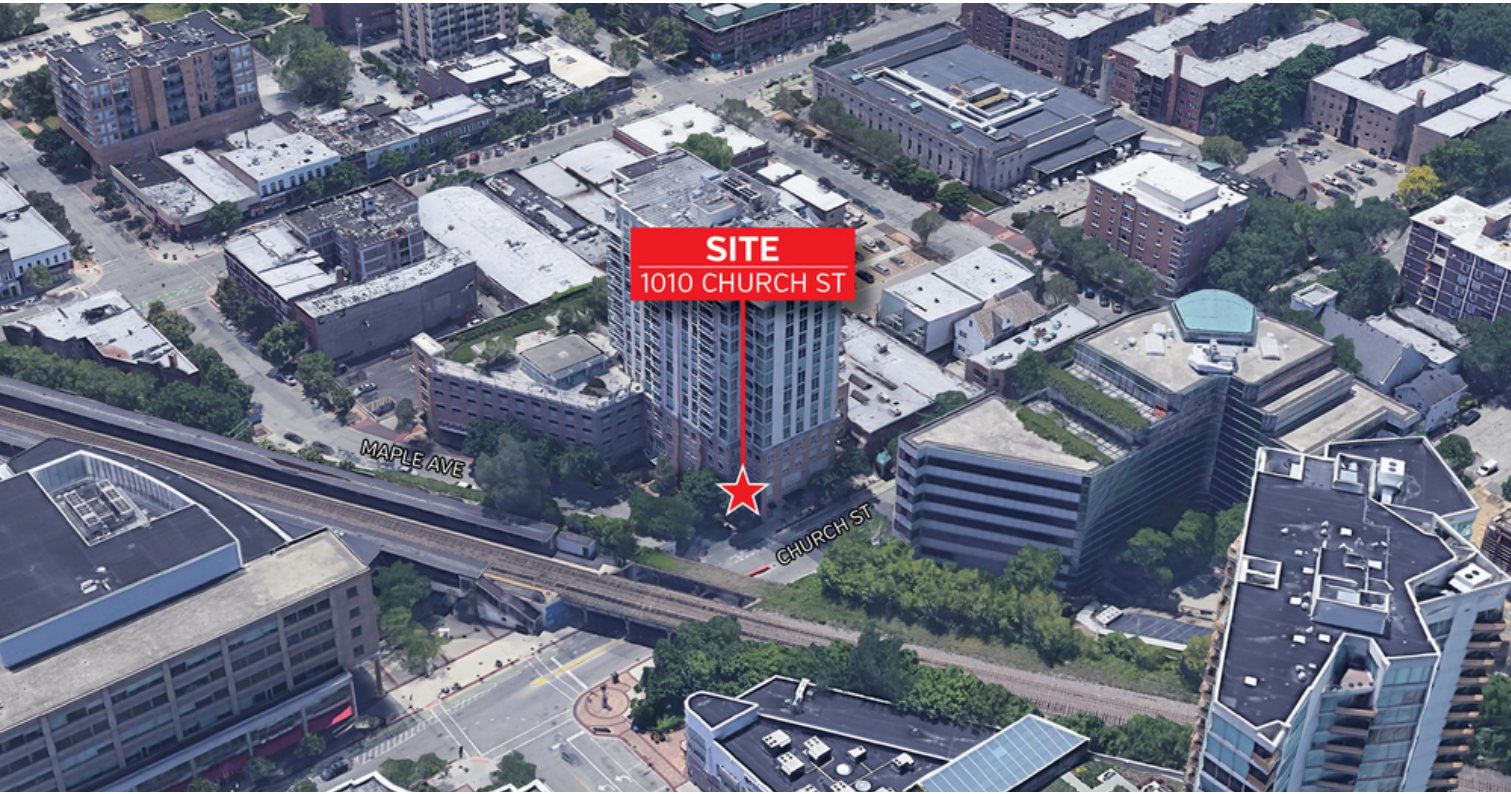
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 - 30.00 SF/yr (NNN)
BUILDING SIZE:	16,780 SF
AVAILABLE SF:	1,508 - 4,829 SF
LOT SIZE:	16,870 SF
YEAR BUILT:	2002
MARKET:	Chicago
SUBMARKET:	Near North

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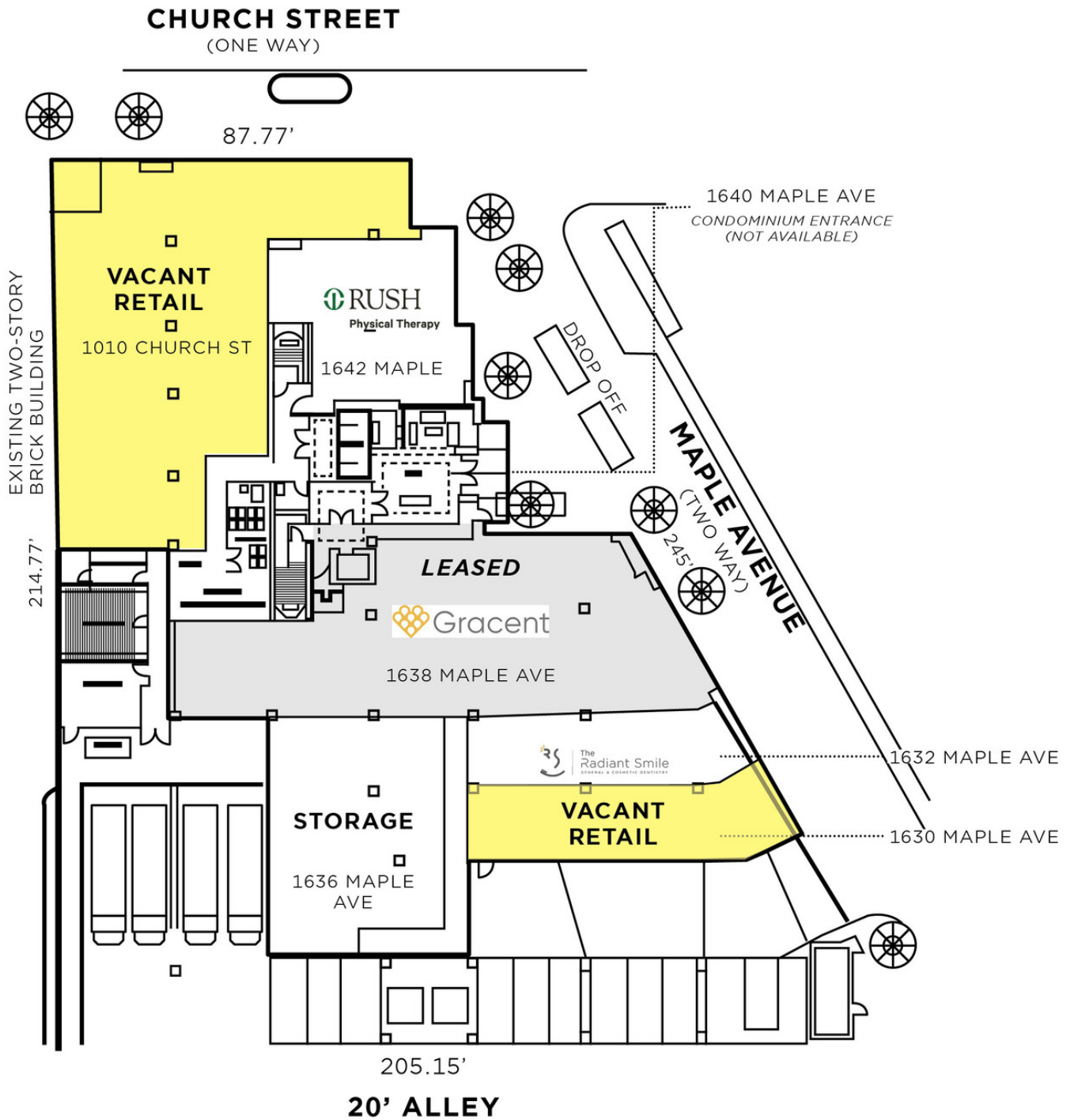
PROPERTY OVERVIEW

Church Street Station has suites for restaurant, banking, medical, fitness, office and other unique retail uses ideally situated close to the center of Evanston. With 103 units of luxury condos above, there are many opportunities for success for the right operator. Each unit will be offered two in-building parking spaces and there is a public parking lot next door for customers with plenty of spaces available.

PROPERTY HIGHLIGHTS

- Close to Metra and CTA Purple Line
- Steps from heart of Downtown Evanston
- Spaces available for variety of uses
- Parking not an issue

SITE PLAN



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FULLY BUILT OUT RESTAURANT SPACE | 4,829 SF DIVISIBLE OR
EXPANDABLE TO 6,800 | \$30/SF NNN



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SPACE 1638 | 4,383 SF | \$30/SF NNN

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SPACE 1630 | 1,508 SF | \$25/SF NNN



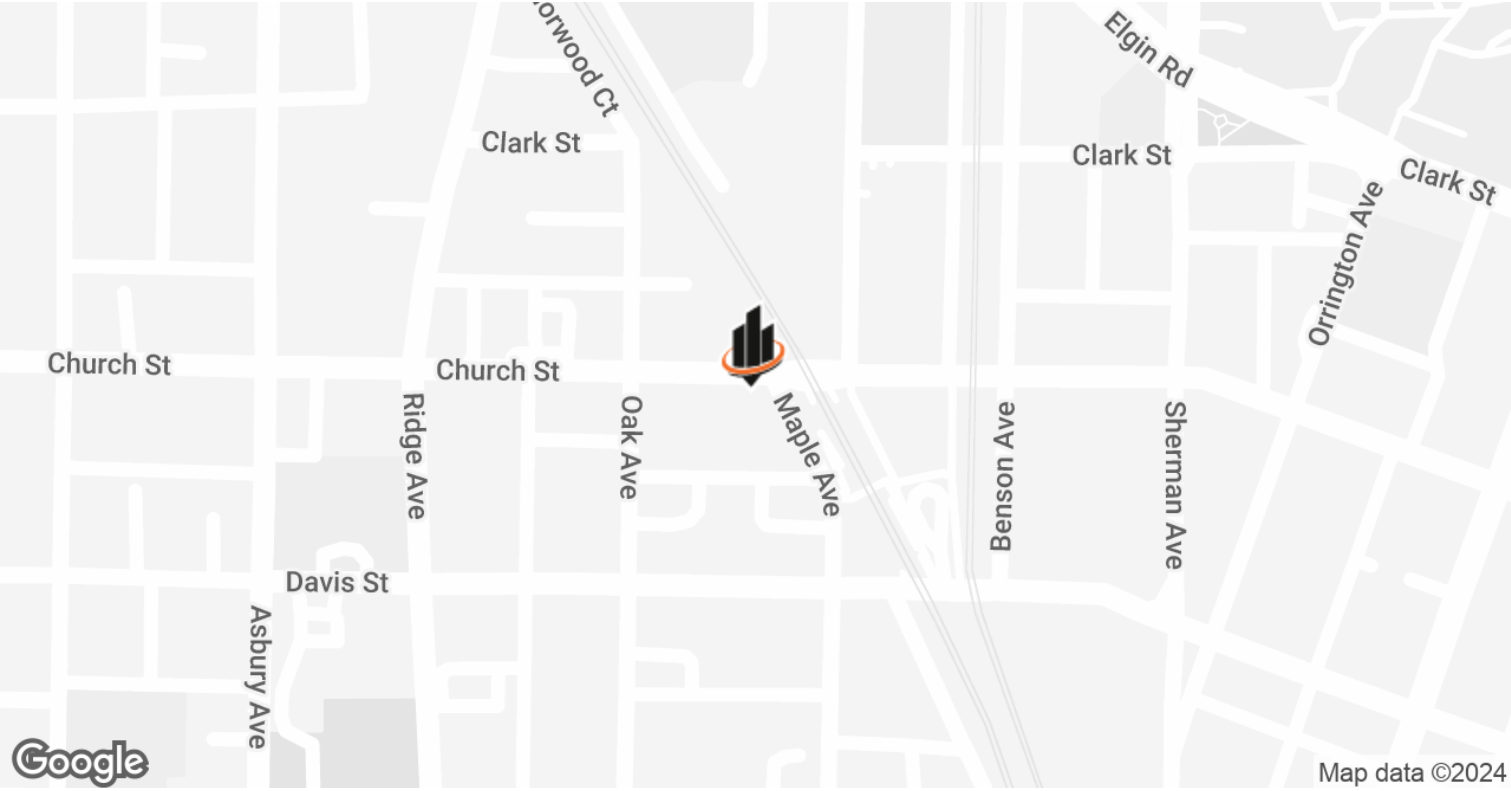
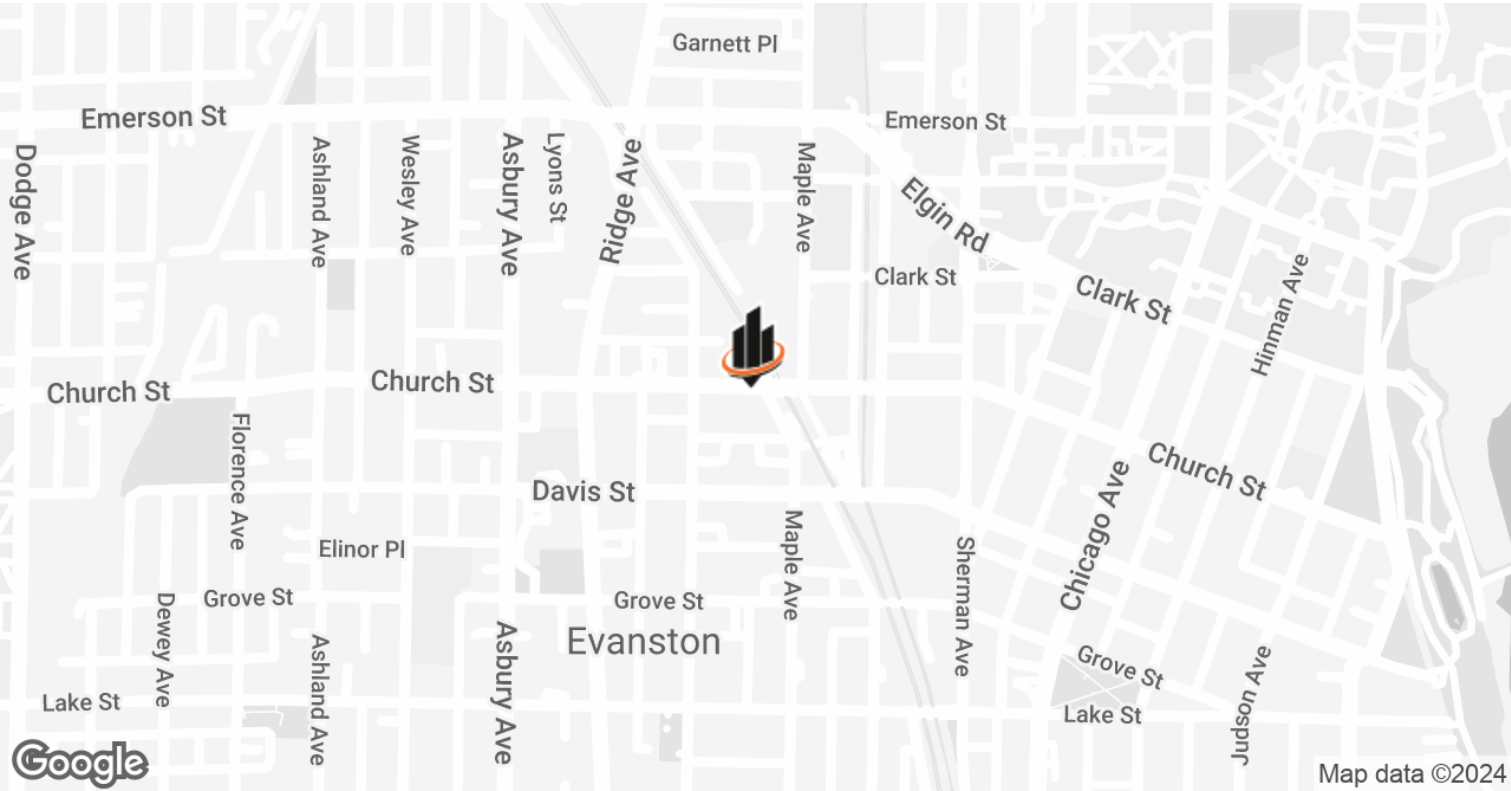
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NORTHLIGHT THEATER (COMING SOON) | RETAILER MAP



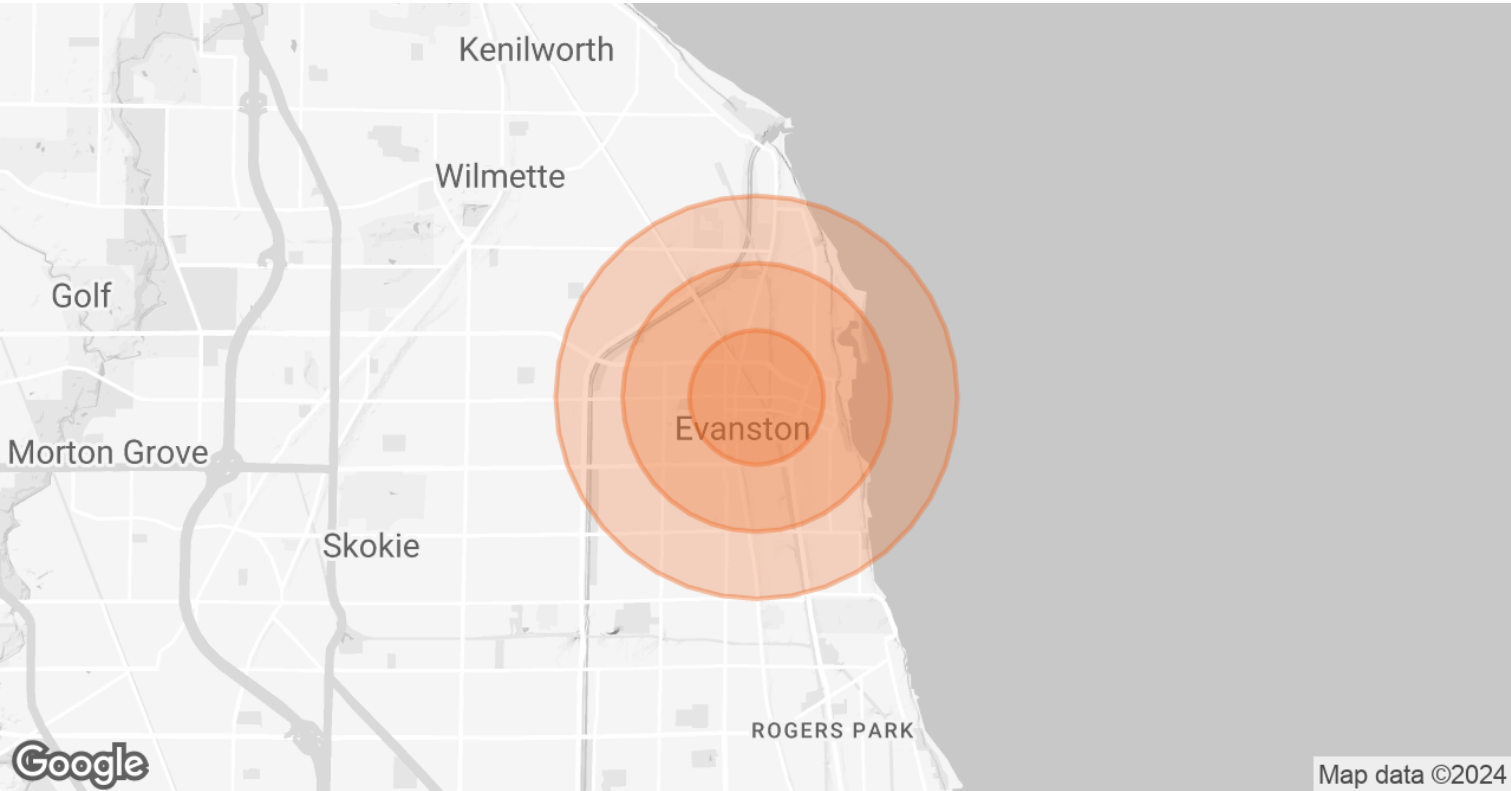
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	7,127	25,437	49,139
AVERAGE AGE	33.3	34.2	35.6
AVERAGE AGE (MALE)	32.9	33.0	34.2
AVERAGE AGE (FEMALE)	34.6	35.9	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,401	10,648	19,942
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$84,623	\$91,252	\$102,926
AVERAGE HOUSE VALUE	\$490,182	\$496,909	\$497,811

2020 American Community Survey (ACS)

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