

JAMESON.

# 2600 GROSS POINT RD. EVANSTON, IL

*OWNER/USER DEVELOPMENT OPPORTUNITY*  
*\$850,000*

STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
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# EXECUTIVE SUMMARY

**SALE PRICE**

\$850,000

**LOT SIZE**

6,431 SF

**BUILDING SIZE**

4,888 SF

**YEAR BUILT / RENOVATED**

1956 / 2002

**ZONING**

B1A

**RE TAXES (2021)**

\$26,537.86

**PIN NUMBER**

05-33-318-032-0000

## PROPERTY HIGHLIGHTS:

FANTASTIC OWNER/USER OPPORTUNITY ON A HIGH-TRAFFIC, HIGH-VISIBILITY CORNER LOCATION WITHIN A FULLY RENOVATED BUILDING. THE PROPERTY OFFERS A MIX OF PRIVATE OFFICES, CONFERENCE ROOMS, AN EXERCISE ROOM, AND OPEN WORK AREAS. ORIGINALLY BUILT IN 1956 AND EXTENSIVELY RENOVATED IN 2002, IT PROVIDES 4,888 RSF OF SPACE ACROSS TWO LEVELS, WITH A 2-CAR GARAGE, IT FEATURES GAS FORCED AIR, HVAC, A DURABLE ROOF, 120/240 VOLT ELECTRICAL SUPPLY, AND FOUR PRIVATE WASHROOMS (INCLUDING TWO WITH SHOWERS). THIS VERSATILE PROPERTY OFFERS MODERN AMENITIES AND A PRIME LOCATION FOR VARIOUS BUSINESSES. CONTACT STEVE FOR MORE INFORMATION ABOUT THIS PROPERTY!

## AREA & TRANSPORTATION HIGHLIGHTS:

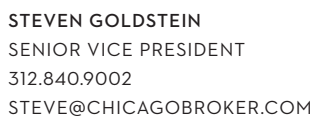
EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

WILMETTE STATION COMMUTER RAIL (UNION PACIFIC NORTH LINE) - 4 MINUTE DRIVE

EVANSTON CENTRAL STREET STATION COMMUTER RAIL (UNION PACIFIC NORTH LINE) - 4 MINUTE DRIVE



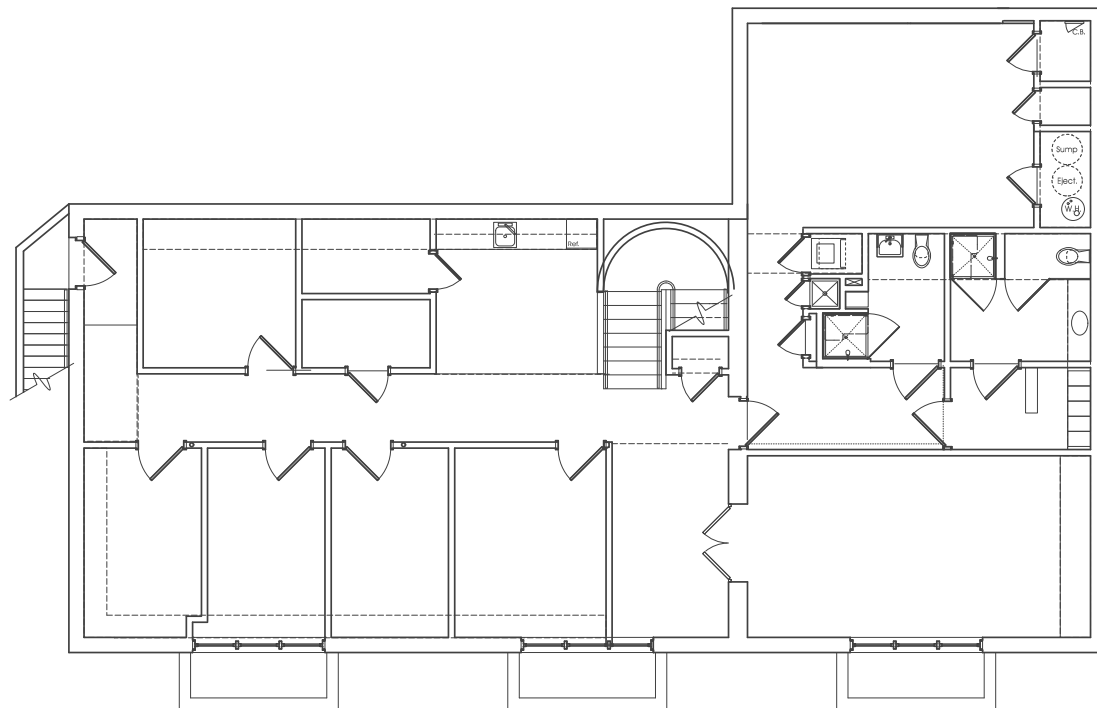
## EVANSTON, IL



**LEVEL ONE FLOOR PLAN - APPROX. 2,511 SF**

2600 GROSS POINT RD.

EVANSTON, IL

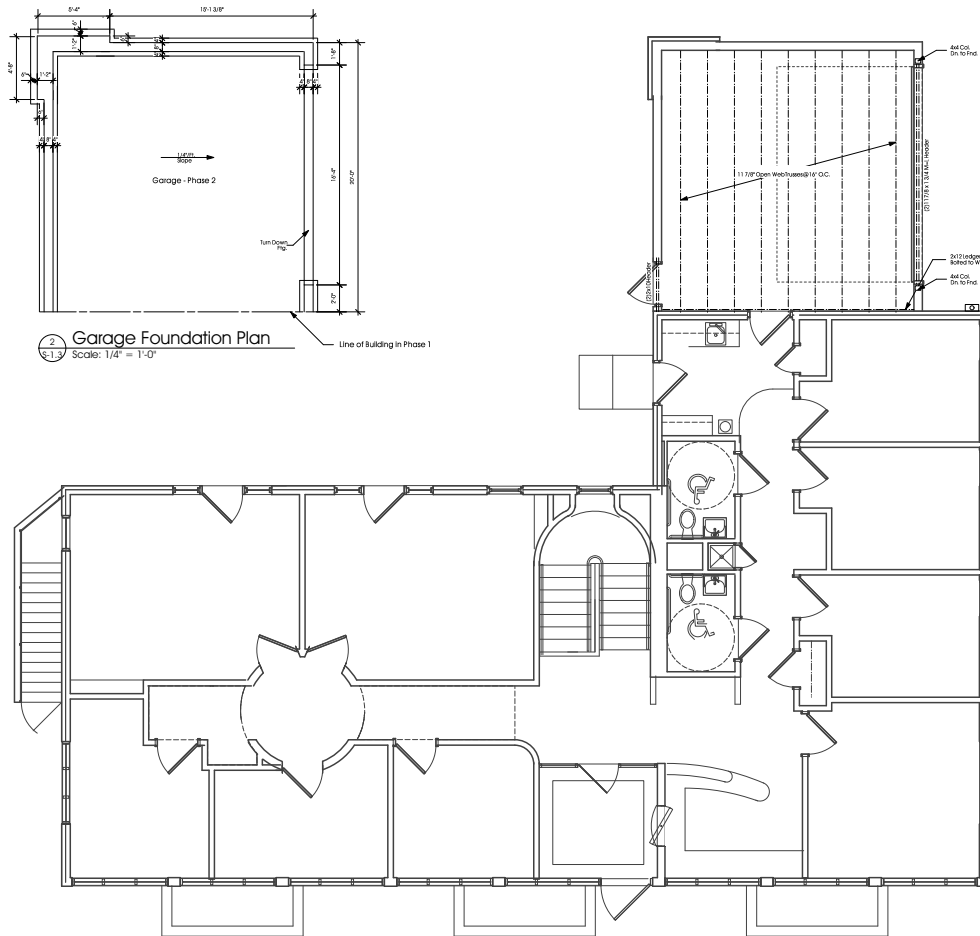


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# LOWER LEVEL FLOOR PLAN - APPROX. 2,377 SF

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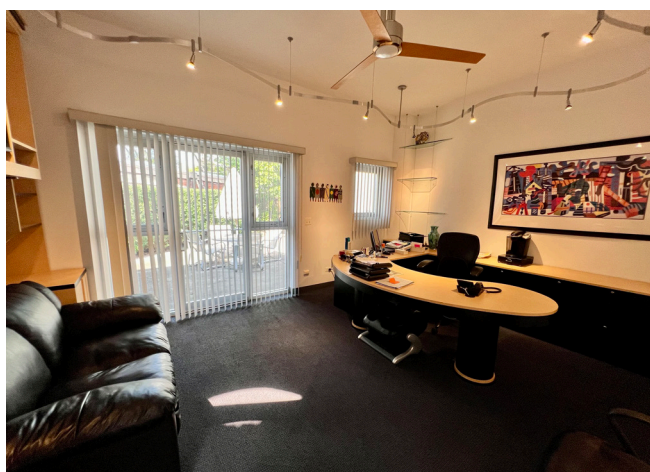
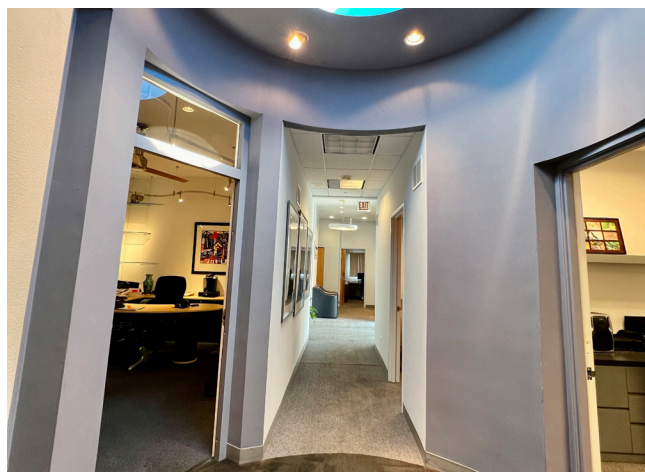




## PROPERTY PHOTOS

2600 GROSS POINT RD.

EVANSTON, IL



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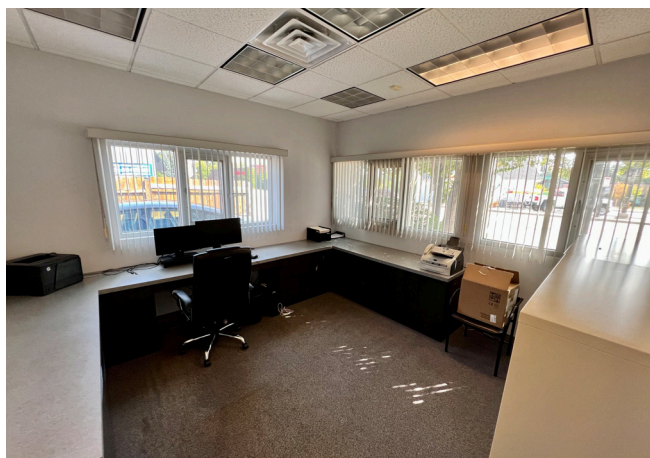
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## MARKET & LOCATION INFORMATION

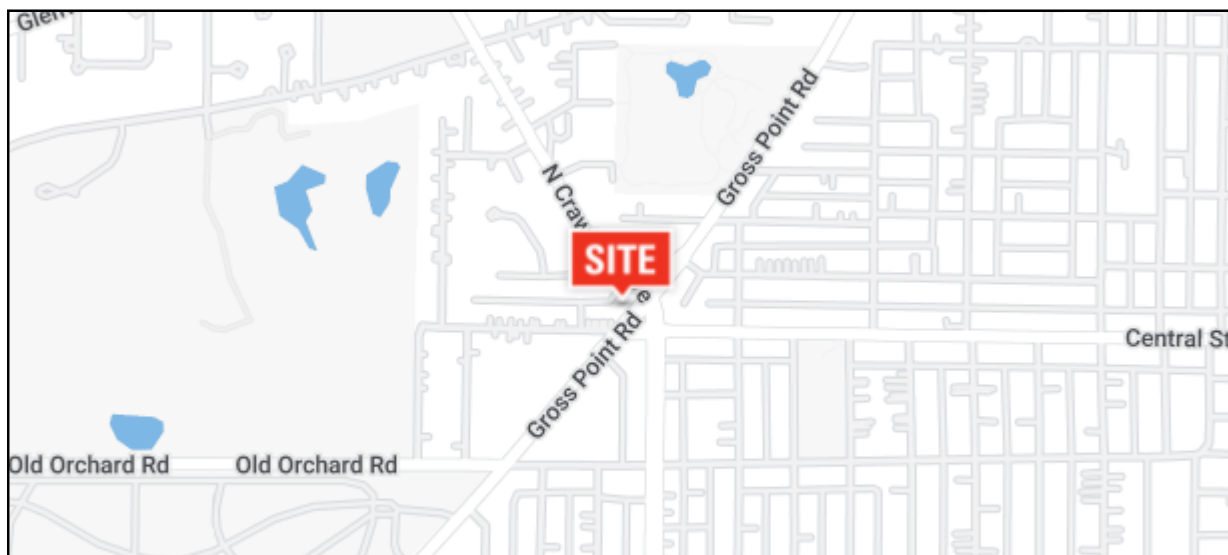
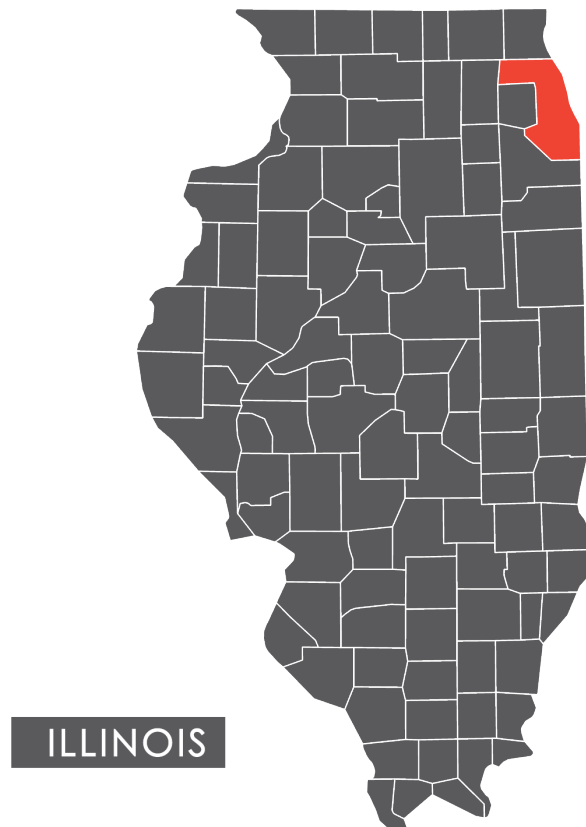
2600 GROSS POINT RD.

EVANSTON, IL

## EVANSTON

Evanston, Illinois, is a diverse and vibrant city just north of Chicago. Home to Northwestern University, it boasts a rich educational and cultural landscape, attracting individuals from various backgrounds. The city embraces its multicultural identity and has a thriving arts and culinary scene. Evanston's picturesque lakefront, extensive green spaces, and commitment to community engagement contribute to its high quality of life. Its historical significance, including ties to the abolitionist movement and the Women's Christian Temperance Union, adds depth to its character. With excellent public transportation links, Evanston offers a compelling mix of modernity and tradition within the Chicago metropolitan area.

This welcoming and progressive community values diversity, sustainability, and active civic participation. Its dynamic arts and educational institutions, along with its beautiful lakeside setting, make Evanston an attractive destination for both residents and visitors seeking a rich and vibrant urban experience with a strong connection to nature and history.

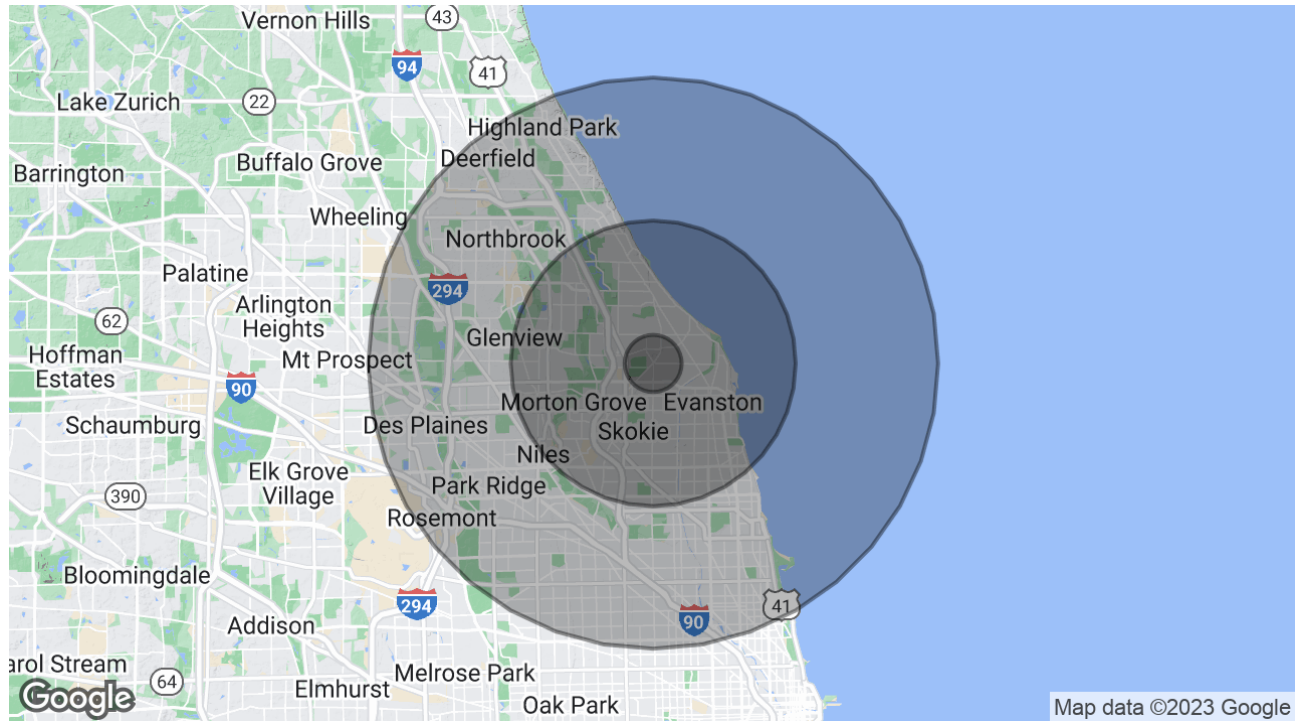




# DEMOGRAPHICS MAP

## 2600 GROSS POINT RD.

### EVANSTON, IL



#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,702	349,392	1,465,800
Average Age	47.0	42.0	39.6
Average Age (Male)	43.7	40.8	38.8
Average Age (Female)	49.6	43.2	40.4

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,681	140,428	626,953
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$183,134	\$131,627	\$109,327
Average House Value	\$556,224	\$465,090	\$388,131

\* Demographic data derived from 2020 ACS - US Census

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