



For Lease on Evanston's Premier Commercial Corridor,
near METRA and Green Bay-Central signalized
intersection, abundant street Parking

1807 CENTRAL STREET, EVANSTON, IL 60201



PROPERTY HIGHLIGHTS

- **High street visibility, light-filled space** with attractive window lines, two front entrances and a marquee for branding and identification on the north side of Central Street
- **STRONG Demographics:** > \$200k Average Household Income within a 1-mile radius
- On the sunny side of Central, **across from the METRA station, 1 block east of the signalized Green Bay Road-Central Street intersection** and 2 blocks west of the newly-constructed Ryan Field
- Current layout offers a 2,000sf retail/office space, a 400sf storage space behind the retail floor, and a 1,000sf (20' by 50') lower-level storage area with 6-foot ceilings (**NOT included as Rentable area for lease calculations**). 11'5" ceiling height, 10' to ductwork. See Floor Plan on p. 3
- B1a Zoning allows for a variety of retail and office uses (see Use Matrix on page 6)
- **Asking Lease Rate:** \$35/sf Modified Gross
- Call Ross with questions and to schedule a tour

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

ross@insitecommercialrealty.com



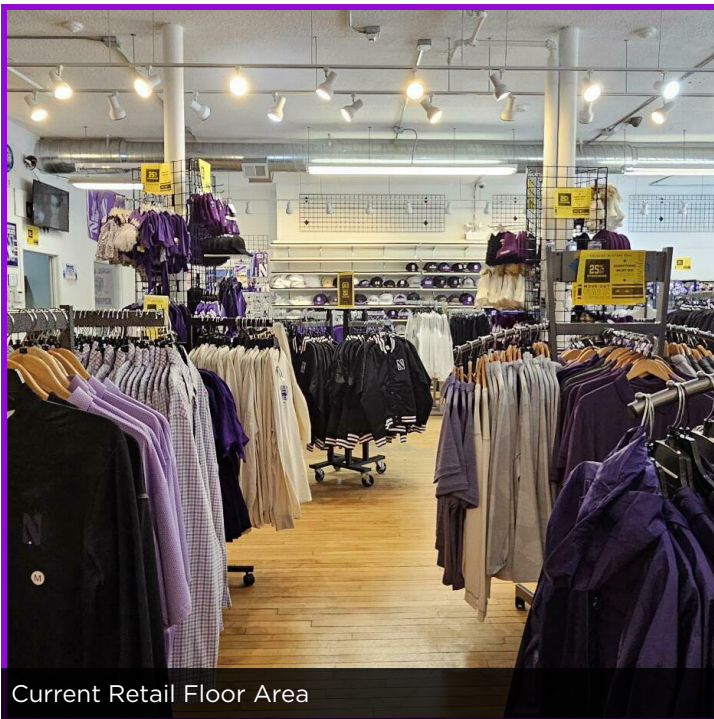
Additional Photos



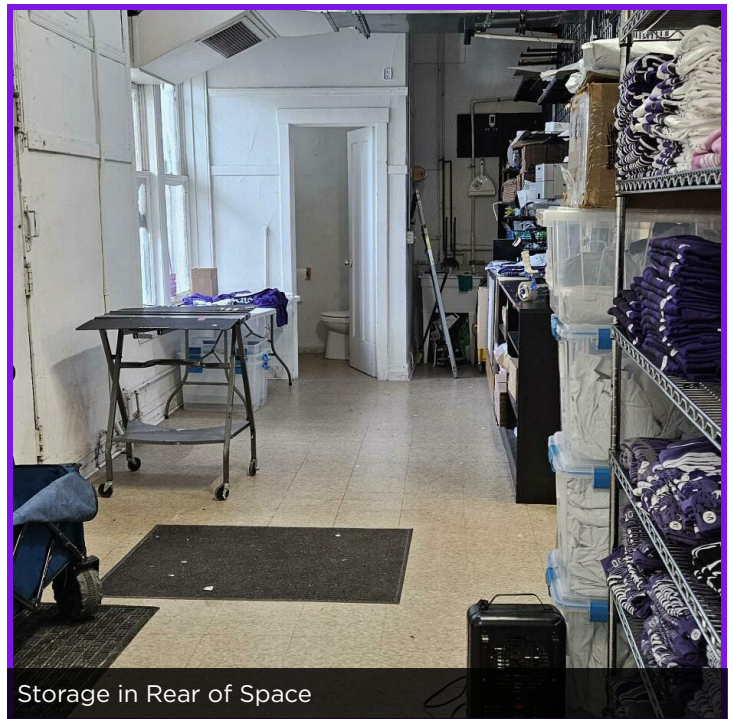
1807 Central Street Evanston, IL 60201



Aerial of Green Bay Road - Central Street Signalized Intersection



Current Retail Floor Area



Storage in Rear of Space

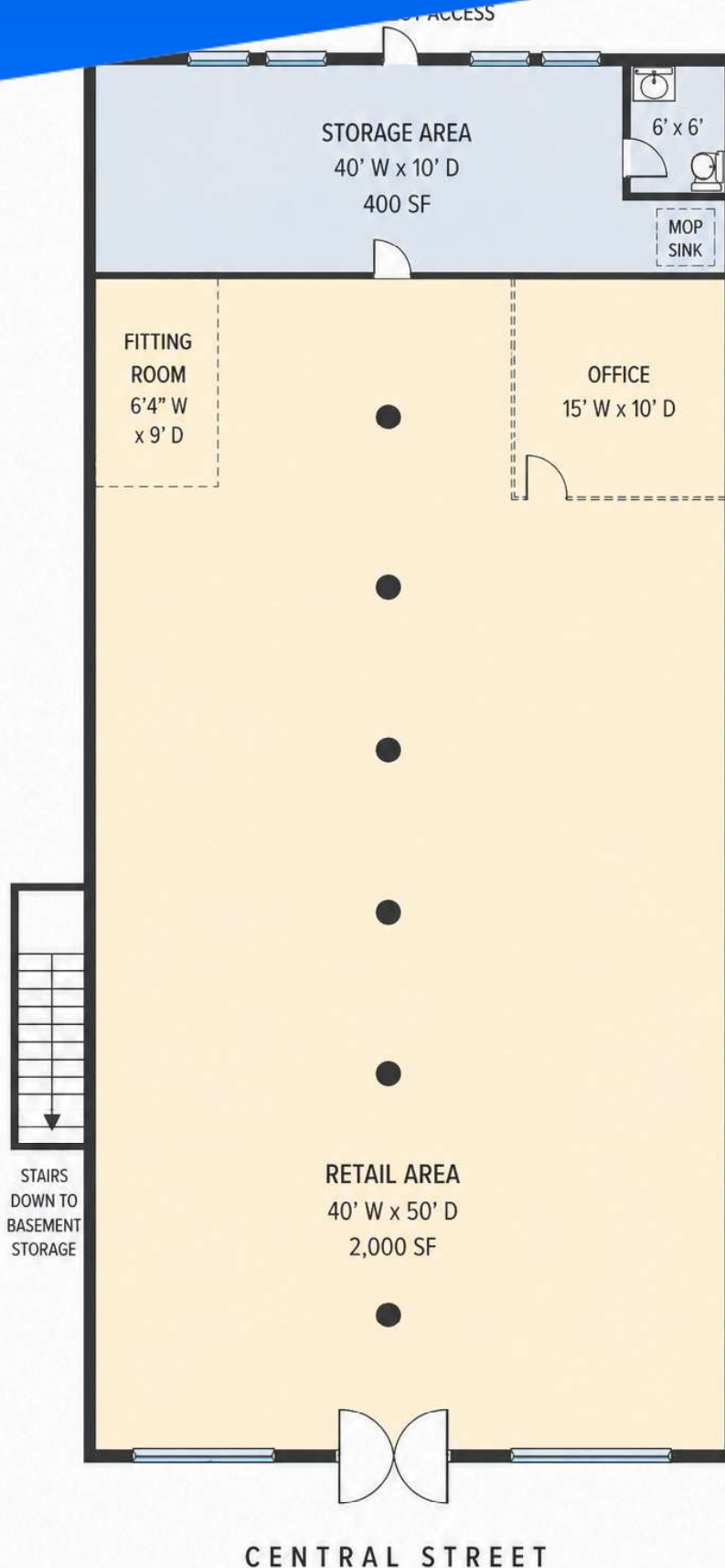
Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty

312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Current Floor Plan



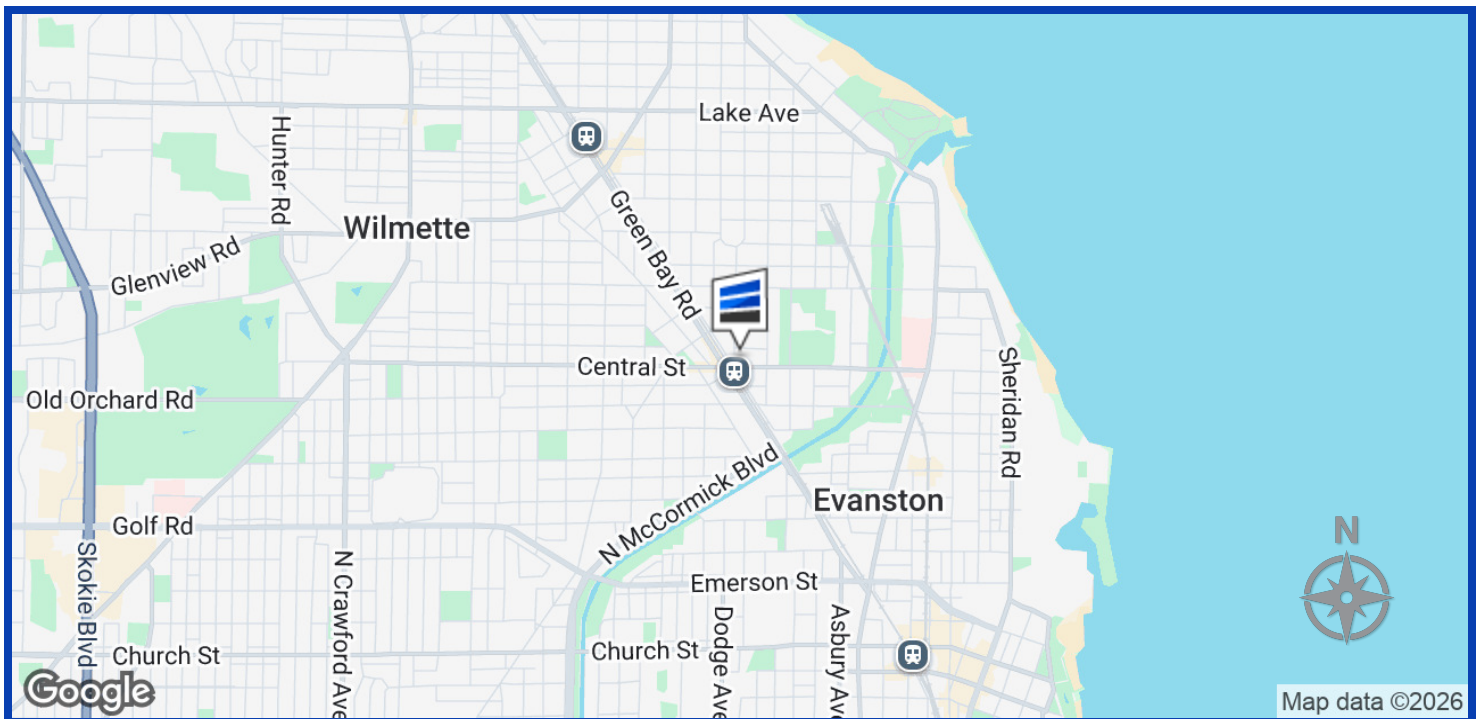
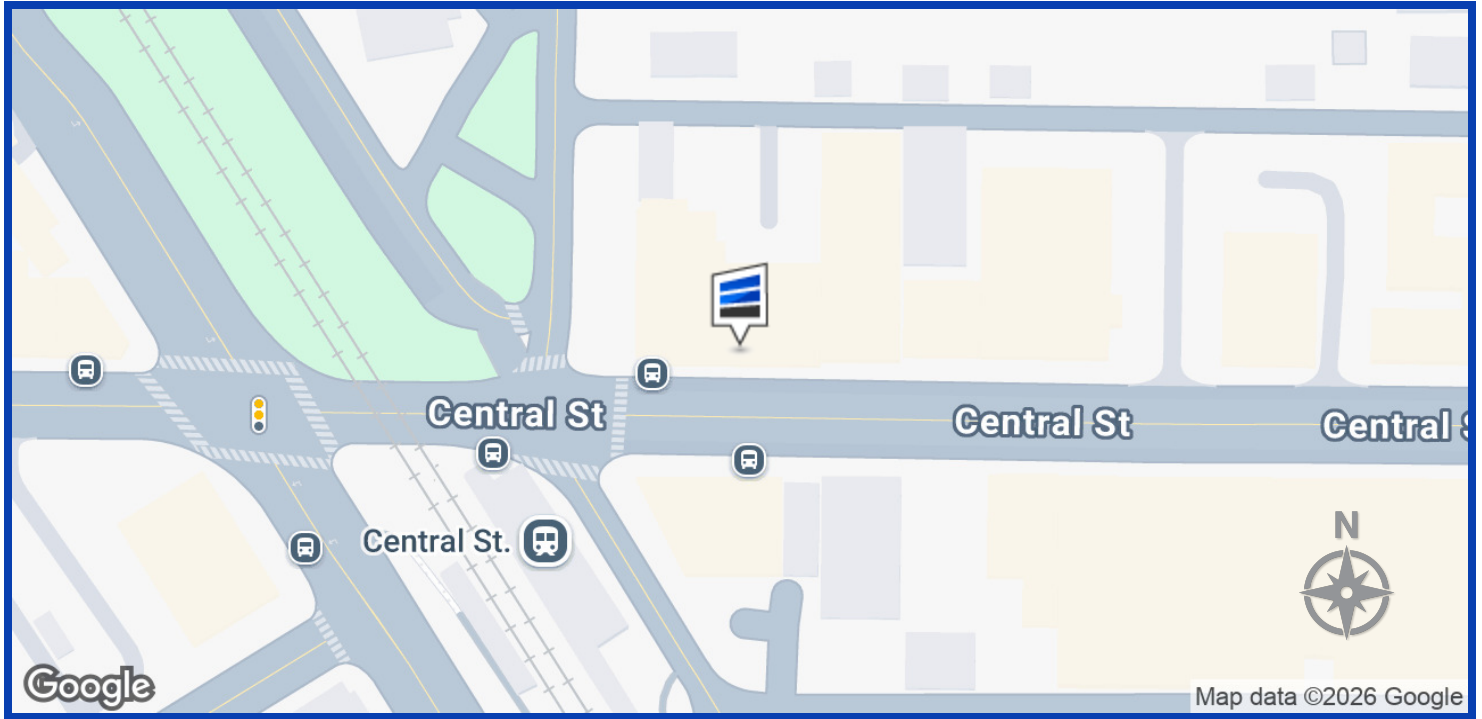
Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Location Maps

1807 Central Street Evanston, IL 60201



Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

B1 Business District - Use Matrix



6-9-2-1. PURPOSE STATEMENT.

The B1 business district is intended to promote and preserve small scale, limited shopping and business uses that service the needs of the people who live and work in the neighborhoods in which the business uses are located.

Evanston's business districts developed many years ago and have become integral parts of the community. Because they are such an important part of the community's character, preservation of their scale, their range of services, and their pedestrian orientation are prime objectives. The B1 district is structured to accomplish the retention of these small neighborhood business districts and provide for their continued existence.

Uses within this district share common characteristics such as relatively small storefronts built to the front lot line, and provide limited services that cater to neighborhood residents such as drugstores, cleaners, shoe repair, corner grocery stores, and restaurants. No individual use in this district should exceed seven thousand five hundred (7,500) square feet in size.

6-9-2-2. PERMITTED USES.

The following uses, provided they are seven thousand five hundred (7,500) square feet or less in size, are permitted in the B1 district:

- Artist studios
- Brew pub.
- Caterer.
- Cultural facility.
- Educational institution—Private.
- Educational institution—Public.
- Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).
- Neighborhood garden.
- Restaurant—Type 1.
- Retail goods establishment.
- Retail services establishment.

6-9-2-2.5. ADMINISTRATIVE REVIEW USES.

The following uses may be allowed in the B1 district, subject to the provisions set forth in Section 6-3-5-16, "Administrative Review Uses," of this Title:

- Mixed-use market (provided the use does not exceed seven thousand five hundred (7,500) square feet).
- Office (at the ground floor).
- Restaurant—Type 2.

6-9-2-3. SPECIAL USES.

- Animal hospital.

B1 Business District - Use Matrix



Banquet hall.
Bed and breakfast establishments.
Boarding house.
Business or vocational school.
Convenience store.
Craft alcohol production facility.
Daycare center—Adult.
Daycare center—Child.
Daycare center—Domestic animal.
Dwelling—Multiple-family.
Dwelling—Single-family detached.
Food store establishment.
Funeral services excluding on-site cremation.
Government institutions.
Kennel.
Membership organization.
Micro-Distillery.
Mixed-use market (over seven thousand five hundred (7,500) square feet in size).
Open sales lot.
Planned development.
Performance entertainment venue.
Public utility.
Religious institution.
Resale establishment.

ROSS GOLDSTEIN

Managing Broker



1238 Oak Avenue
Evanston, IL 60202

BRE: #471.017886

T 312.203.3199

E ross@insitecommercialrealty.com



Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics

Study Abroad - Florence, Italy: Language and International Business

St. Marks School of Texas - Dallas, Texas

Ross Goldstein

312.203.3199

ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty

312.203.3199 / insitecommercialrealty.com

1238 Oak Avenue, Evanston, IL 60202

Evanston Transactions



Sold And Leased Transaction Summary

Address	Property Type	Size (sf)	Sale or Lease	Represented
641 Howard Street	Retail	10,850	Lease	Landlord
625 Grove Street	Retail	2,600	Lease	Landlord
1909 Howard Street	Retail	2,100	Lease	Landlord & Tenant
2341 Howard Street	Retail	2,000	Lease	Landlord
941 Chicago Avenue	Retail	1,500	Lease	Tenant
710 Main Street	Retail	1,200	Lease	Landlord
716 Main Street	Retail	1,200	Lease	Landlord
801-809 Main Street	Retail	7,000	Sale	Seller
1805 Central Street	Retail	1,400	Lease	Landlord & Tenant
2114 Central Street	Retail	1,400	Lease	Landlord
1590 Sherman Avenue	Retail	925	Sale	Buyer
1310 Chicago Avenue	Retail	800	Lease	Landlord
619 Grove Street	Retail	800	Lease	Landlord & Tenant
1005 Davis Street	Retail	850	Lease	Landlord & Tenant
1610 Maple Avenue	Retail	1,950	Lease	Landlord & Tenant
355 Howard Street	Retail	1,200	Lease	Tenant
1917 Central Street	Retail	500	Lease	Landlord & Tenant
1921 Central Street	Restaurant	1,480	Lease	Landlord & Tenant
1315 Sherman	Office	3,000	Lease	Landlord & Tenant
1840 Oak Avenue	Office	54,000	Sale	Seller
1615 Oak Street	Office	8,400	Sale	Seller
1840 Oak Avenue	Office	6,300	Lease	Landlord
1030 Davis Street	Office	3,500	Lease	Tenant
622 Davis Street	Office	3,200	Lease	Tenant
1840 Oak Avenue	Office	2,900	Lease	Landlord
1601 Sherman Avenue	Office	2,000	Lease	Tenant
1840 Oak Avenue	Office	1,900	Lease	Landlord
1601 Sherman Avenue	Office	1,750	Lease	Tenant
900 Chicago Avenue	Office	1,050	Lease	Landlord & Tenant
1006 Garnett Place	Multi-Family	4 units	Sale	Seller
1001 Davis Street	Mixed Use	17,000	Sale	Buyer & Seller
710-716 Main Street	Mixed Use	13,500	Sale	Buyer & Seller
1610 Maple Avenue	Mixed Use	9,000	Sale	Buyer & Seller
802 Dempster Street	Mixed Use	3,800	Sale	Seller
832 Dempster Street	Mixed Use	2,250	Lease	Tenant
820 Garnett Place	Land	34,250	Sale	Advisory - Seller
718 Main Street	Land	28,000	Sale	Seller
912 Custer Street	Industrial	50,600	Sale	Buyer
1625 Payne Street	Industrial	3,500	Lease	Landlord & Tenant
1625 Payne Street	Industrial	3,500	Lease	Tenant

Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202