



COMMERCIAL STOREFRONT IN DOWNTOWN EVANSTON

Space Highlights

- 1,900 +/- SF storefront commercial space
- Expansive windows, open floor plan, high ceilings, exposed brick, tin ceiling
- Move-in ready with private office, kitchenette, extra basement storage
- Ideal for retail, office, professional service
- D2 Zoning Downtown Retail Core District
- Responsive, local building management and ownership

Location Highlights

- Located within a thriving shopping and dining commercial district
- Excellent visibility and exposure to high foot and vehicle traffic on busy Davis St.
- Quick 3 block walk to CTA, Metra and public parking garage
- Join neighboring businesses: Five & Dime, Cozy Noodles, Title Boxing Club, Bennison's Bakery, Wheel & Sprocket, Aligned Modern Health, Taco Diablo

\$28 PSF
MODIFIED GROSS



1016 Davis Street is a ground floor commercial storefront located in Evanston, Illinois. This 1,900 +/- square foot space is an ideally located in the Downtown Evanston Commercial District and is a great location for retail, office or professional service business. Expansive windows provide abundant natural light; exposed brick walls, high tin ceilings, and an open floor plan, provide unique charm. The space offers one private office, kitchenette with two sinks and one mop sink, two ADA bathrooms. Building signage is available. Large basement storage. 220 AMPs. D2 Zoning. Parking for one vehicle in rear. Local, responsive building management and ownership.

Located on the west end downtown Evanston, this building offers excellent visibility and exposure on a highly-travelled east/west thoroughfare. Surrounded by new and long-established businesses: Cozy Noodles, Lemoi Hardware, Taco Diablo, Five & Dime, Bennison's Bakery, Wheel & Sprocket, Title Boxing Club, Aligned Modern Health. A quick 3 block walk to both CTA, Metra trains at Davis and public parking garage. Convenient to Northwestern University and Lake Michigan.

| | |
|------------------------|---|
| BUILT | 1925 |
| AVAILABLE SPACE | 1,900 +/- SF |
| ZONING | D2 Downtown Retail Core district |
| PERMITTED USES | Retail, Office, Professional Service, Financial & Governmental Institution, Artist Studio, etc. See zoning. |
| PROPERTY ID # | 11-18-309-028-0000 |
| ELECTRICAL | 200 AMPs |
| HVAC | Individually controlled cooling, central building heat |
| INTERIOR | Large open plan One private office Kitchenette with two sinks and one mop sink |
| WASHROOMS | Two, ADA Compliant |
| STORAGE | Large basement storage area |
| PARKING | 1-off street tenant parking spot |



@properties
COMMERCIAL

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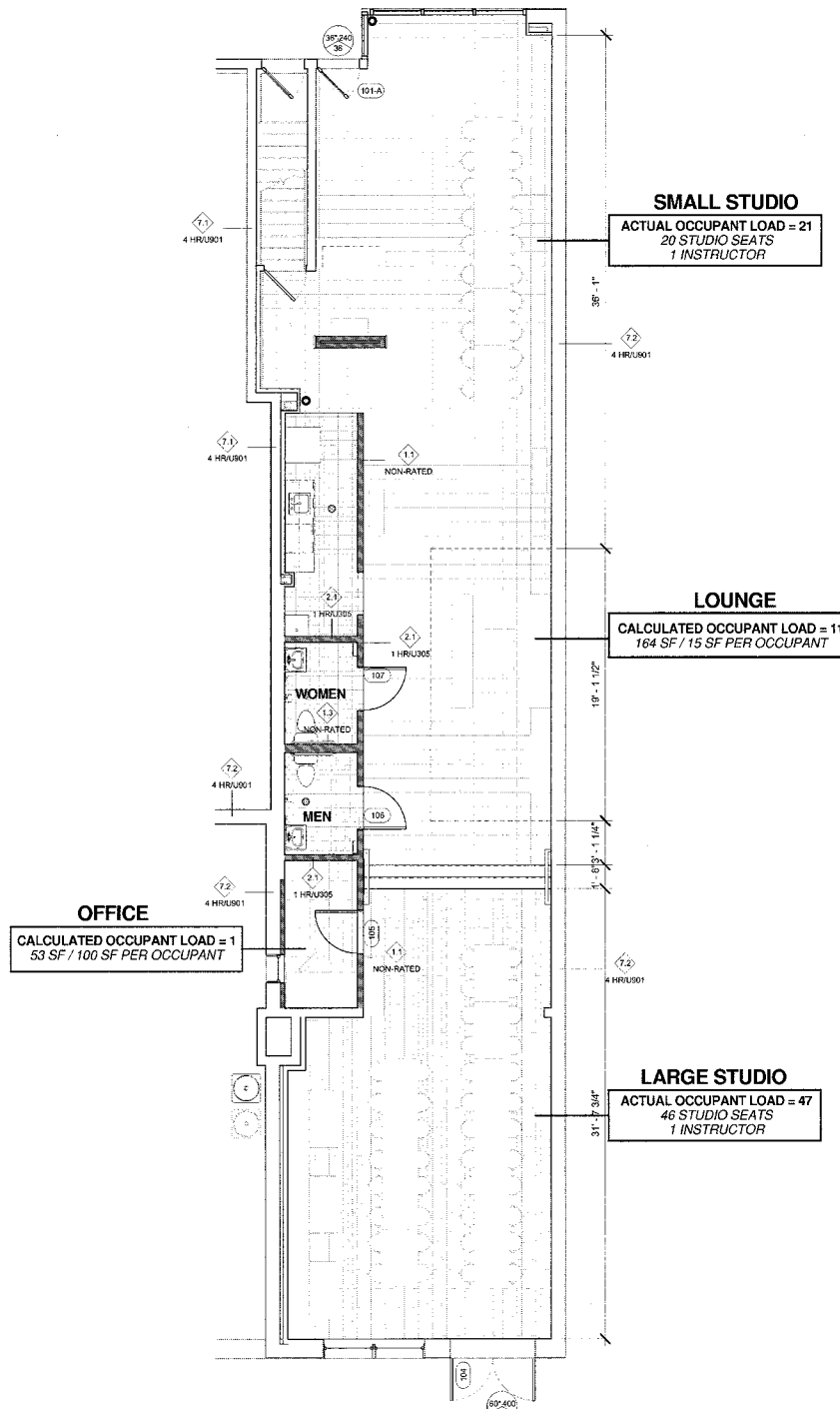
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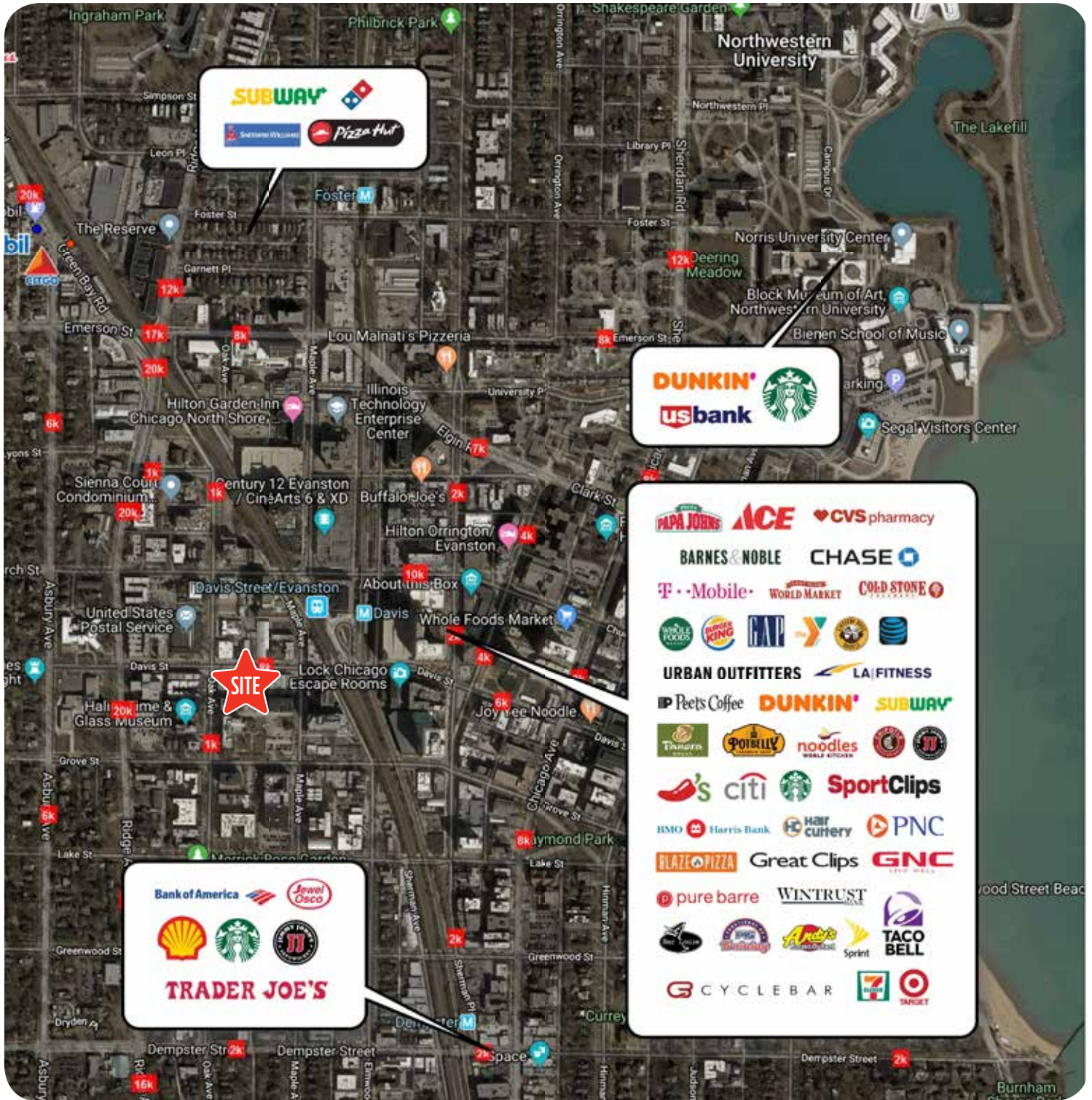
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| 1016 Davis St Evanston, IL 60201 | | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------------------|---|-------------|-------------|-------------|
| POPULATION | 2018 Estimated Population | 35,919 | 179,182 | 420,103 |
| | 2023 Projected Population | 35,111 | 173,813 | 406,454 |
| | 2010 Census Population | 35,263 | 179,438 | 422,729 |
| | 2000 Census Population | 34,518 | 185,490 | 437,892 |
| | Projected Annual Growth 2018 to 2023 | -0.5% | -0.6% | -0.6% |
| | Historical Annual Growth 2000 to 2018 | 0.2% | -0.2% | -0.2% |
| | 2018 Median Age | 33.5 | 37.7 | 38.1 |
| HOUSEHOLDS | 2018 Estimated Households | 14,656 | 73,761 | 175,400 |
| | 2023 Projected Households | 14,659 | 73,953 | 175,532 |
| | 2010 Census Households | 13,567 | 70,288 | 168,277 |
| | 2000 Census Households | 13,068 | 71,250 | 171,126 |
| | Projected Annual Growth 2018 to 2023 | - | 0.1% | - |
| | Historical Annual Growth 2000 to 2018 | 0.7% | 0.2% | 0.1% |
| RACE AND ETHNICITY | 2018 Estimated White | 58.6% | 59.7% | 58.7% |
| | 2018 Estimated Black or African American | 20.1% | 17.9% | 13.0% |
| | 2018 Estimated Asian or Pacific Islander | 13.6% | 12.4% | 18.1% |
| | 2018 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.4% |
| | 2018 Estimated Other Races | 7.4% | 9.7% | 9.8% |
| | 2018 Estimated Hispanic | 11.7% | 15.5% | 15.8% |
| INCOME | 2018 Estimated Average Household Income | \$108,481 | \$118,069 | \$106,939 |
| | 2018 Estimated Median Household Income | \$72,787 | \$82,483 | \$77,455 |
| | 2018 Estimated Per Capita Income | \$44,998 | \$48,874 | \$44,839 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 3.1% | 4.5% | 5.3% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 2.9% | 4.0% | 4.3% |
| | 2018 Estimated High School Graduate | 11.7% | 14.4% | 16.2% |
| | 2018 Estimated Some College | 12.9% | 14.7% | 14.7% |
| | 2018 Estimated Associates Degree Only | 2.7% | 4.1% | 4.9% |
| | 2018 Estimated Bachelors Degree Only | 27.4% | 28.8% | 29.8% |
| | 2018 Estimated Graduate Degree | 39.3% | 29.5% | 24.7% |
| BUSINESS | 2018 Estimated Total Businesses | 2,358 | 7,752 | 17,861 |
| | 2018 Estimated Total Employees | 29,964 | 88,347 | 193,035 |
| | 2018 Estimated Employee Population per Business | 12.7 | 11.4 | 10.8 |
| | 2018 Estimated Residential Population per Business | 15.2 | 23.1 | 23.5 |



D1-D4*

Downtown Districts

(Zoning Ordinance §6-11-2; 6-11-3; 6-11-4; 6-11-5) updated July 31, 2018

PURPOSE STATEMENTS

***See Title 6, Chapter 11 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

D1 Downtown Fringe District

To provide for business and office development in compact locations. Massing and scale of structures should be reflective of established uses and provide suitable transition between the adjacent residential districts and the more intense downtown districts. Mixed use development is encouraged through the use of planned developments.

D2 Downtown Retail Core District

To support traditional downtown shopping in Evanston. The district is characterized by street level storefronts and structures that accent pedestrian use. 75% of the total sidewalk exterior shall be dedicated to retail trade activity, including Type I Restaurants. Mixed use developments and reuse of structures shall be encouraged to create and maintain the pedestrian retail character as identified in the adopted "Plan for Downtown Evanston." Lots zoned D2 located in the oRD Redevelopment Overlay District must be developed through planned development.

D3 Downtown Core Development District

To provide the highest density of business infill development and large scale redevelopment in downtown Evanston. This district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D3 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston."

D4 Downtown Transition District

To provide business infill development and redevelopment in downtown Evanston. Massing and scale of structures should reflect established uses and provide suitable transitions between downtown and neighboring areas. The district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D4 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston."

BUILDING HEIGHTS

The maximum mean building heights permitted in D1-D4 districts are:

| | D1 | D2 | D3 | D4 |
|----------------------------|--------------------|----------------------|--------------------|---------------------|
| Containing Residential | | | | 105 ft ² |
| Not Containing Residential | 42 ft ¹ | 42 ft ^{1,2} | 85 ft ² | 85 ft ² |

MAXIMUM FLOOR AREA RATIOS

| | D1 | D2 | D3 | D4 |
|----------------------------|----------------|------|-----|-----|
| Containing Residential | No requirement | | | 5.4 |
| Not containing Residential | | 2.75 | 4.5 | 4.5 |

MINIMUM YARD REQUIREMENTS

| Principle Structures | | D1 | D2 | D3 | D4 |
|-------------------------|-------------------------|----------------|---------------------|-------|-----|
| Front | All | 15 ft | 0 feet ³ | | |
| Street Side | All | 15 ft | 0 feet ³ | | |
| Interior Side, Abutting | Residential district | 15 ft | 5 ft | 15 ft | N/R |
| | Nonresidential district | No requirement | | | |
| Rear, Abutting | Residential district | 5 ft | 10 ft | | |
| | Nonresidential district | 10 ft | (No requirement) | | |

| Parking Setbacks | | D1 | D2 | D3 | D4 |
|-------------------------|-------------------------|-------------------------------------|-----------|------|----|
| Front | All | Open, unenclosed parking prohibited | | | |
| Street Side | All | Open, unenclosed parking prohibited | | | |
| Interior Side, Abutting | Residential | 10 feet | | 5 ft | |
| | Nonresidential | 5 feet | | | |
| Rear, Abutting | Residential district | 5 ft | 10 feet | | |
| | Nonresidential district | 5 feet | Zero feet | 5 ft | |

PERMITTED AND SPECIAL USES

| | D1 | D2 | D3 | D4 |
|--|----------------|----------------|----------------|----------------|
| Apartment hotel | | | S | |
| Artist Studio | P | P | P | P |
| Assisted living facility | S | S ⁴ | S ⁴ | S ⁴ |
| Banquet Hall | S | S | S | S |
| Boarding house | S | | | |
| Business or vocational school | S | S | S | S |
| Commercial indoor recreation | P | P ⁵ | P | P |
| Commercial parking garage | | | P | S |
| Convenience store | S | S | S | S |
| Craft brewery | S | S | S | S |
| Craft distillery or micro distillery | S | S | S | S |
| Cultural facility | P | P | P | P |
| Daycare center-adult | S | | S | S |
| Daycare center-child | S | S | S | S |
| Drive-thru facility ⁶ | S | | S | S |
| Dwelling-Multiple-family | P | | | |
| Dwellings (above ground floor) | | P | P | P |
| Education inst.-public or private | S | S | S | S |
| Financial institution | P | P ⁷ | P | P |
| Food store establishment | P ⁸ | P | P | P |
| Funeral services excluding on-site cremation | S | P | P | S |
| Government institutions | P | P | P | P |
| Hotel | P | P | P | P |
| Independent living facility | S | S ⁴ | S ⁴ | S ⁴ |
| Long term care facility | S | | | |
| Media broadcasting station | | | P | |
| Membership organizations | P | P | P | P |
| Neighborhood garden | S | S | S | S |
| Office | P | P | P | P |
| Open sales lot | S | S | S | S |
| Performance entertainment venue | | S | S | S |
| Planned development | S | S | S | S |
| Public utility | P | | P | P |
| Religious institution | P | S | S | S |
| Resale establishment | S | S | S | S |
| Residential care home-Category I | P | P | P | P |

| | D1 | D2 | D3 | D4 |
|------------------------------------|----|----|----|----------------|
| Residential care home-Category II | P | S | S | S ⁴ |
| Restaurant- Type I | P | P | P | P |
| Restaurant- Type II | | S | S | S |
| Retail goods/service establishment | P | P | P | P |
| Retirement hotel or home | S | | | |
| Sheltered care home | S | | | |
| Transitional shelters | S | | | |
| Urban farm, rooftop | S | S | S | S |
| Wholesale goods establishment | S | | | |

P=Permitted Use; S=Special Use; = Not Permitted

MINIMUM LOT SIZES

| | D1 | D2 | D3 | D4 |
|--|-------------------|-------------------|-------------------|-------------------|
| Residential (square feet per DU) | 5,000 (400/DU) | 5,000 (300/DU) | 5,000 (400/DU) | 5,000 (400/DU) |
| Stories | No requirement | | | |

DU = dwelling unit

¹ Notwithstanding the foregoing, buildings existing in this district as of the effective date hereof, shall, for the purpose of the district and the requirements, be deemed complying with the building district height requirements.

² Building height (floors or stories) when 75% or more of the gross floor area is devoted to accessory parking decks, up to a maximum of 4 stories or 40 feet, whichever is less, shall be excluded from the calculation of the building height.

³ Zero setback is permitted if setbacks of any existing buildings on the same street form a substantially continuous setback along the public right of way; and if the proposed setback allows for a minimum 5 feet clear width for pedestrian passage between the building's outermost projection and any object lawfully occupying the public right of way including, but not limited to, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters.

⁴ When located above the ground floor.

⁵ When located above the ground floor. Special Use permit required for ground level location.

⁶ Accessory or principle.

⁷ Excluding drive-thru facilities.

⁸ Only those with hours of operation from 6 am to 12 midnight.