

625 Grove Street

Evanston, IL | 60201

For Lease

Retail Property



- ▶ ±2,600 SF available
- ▶ Former salon storefront
- ▶ Ability to add black iron in back of space with single story roof
- ▶ Excellent downtown Evanston location
- ▶ One block from Albion at Evanston, a new 273 unit luxury apartment building being delivered next year
- ▶ Two blocks from CTA Purple Line Davis Station and Metra Davis Street / Evanston Station
- ▶ Neighboring tenants include Bar Louie, Bangers & Lace, Sushi Burrito, Edzo's Burger Shop, Peter Miller's Steak & Seafood, Freshii, Aloha Poke, GNC, Uncle Dan's and more

LEASE RATE:

\$25.00 SF/yr (NNN)

DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Estimated Population	1,666	5,546	19,866
Adj. Daytime Demographics	1,130	3,867	16,726
Estimated Households	628	2,056	7,284
Estimated Average Household Income	\$235,362	\$198,023	\$206,484

CHUCK WHITLOCK

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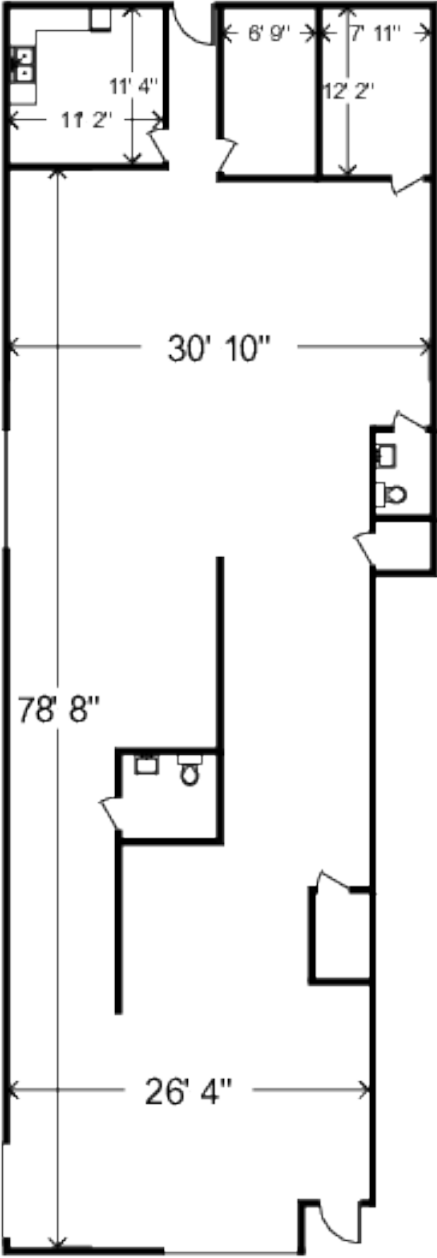
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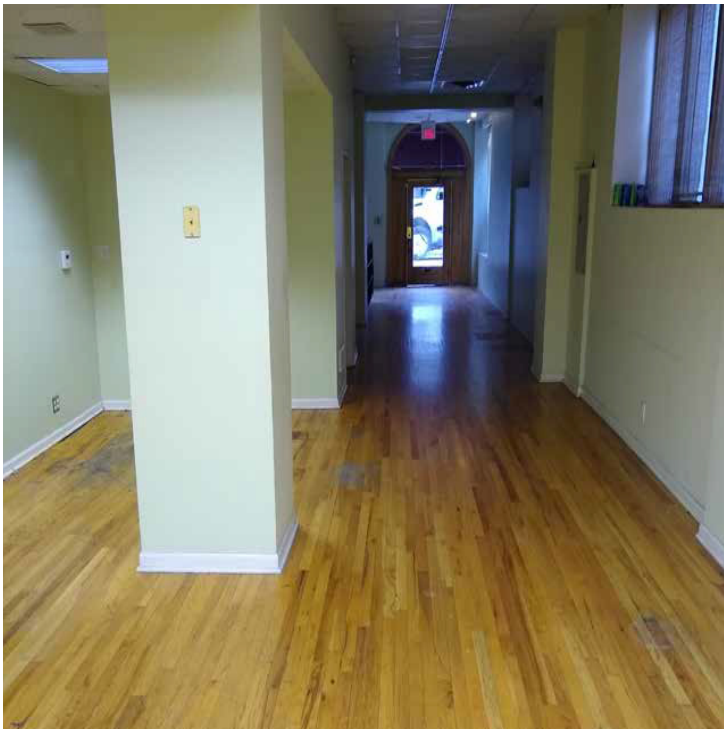
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Google

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