



FOR LEASE: 1,250-2,045sf Retail/Office on  
signalized intersection, next to CTA and METRA  
Stations  
**900 CHICAGO AVE., EVANSTON, IL**



### PROPERTY HIGHLIGHTS

- Commercial Condo for Lease in a 68-unit Mixed-Use development constructed in 2006. Space includes 1,250sf Storefront and a 795sf Mezzanine Level. Landlord will consider leasing only the Storefront
- Located on the signalized intersection, Northwest Corner of Main Street and Chicago Avenue, next to the CTA and METRA stations.
- High street visibility (14,600 VPD on Chicago, 10,800 VPD on Main) with tall 9' windows
- Secure, heated indoor parking with direct access to the spaces is available
- Zoned C1a - Commercial Mixed-Use District
- Nearby Approved Redevelopments (40 Town Homes, 120-unit Mixed-Use) adding attractive Density & Demographics
- Lease Rate: \$25/sf Modified Gross (Taxes with Base Year)

Presented by  
**ROSS GOLDSTEIN**  
Managing Broker  
312.203.3199

[ross@insitecommercialrealty.com](mailto:ross@insitecommercialrealty.com)



### DEMOGRAPHICS

#### 0.5 Miles

#### 1 Mile

#### 2 Miles

<b>Total Households:</b>	3,686	13,238	48,037
<b>Total Population:</b>	8,209	29,534	118,815
<b>Average HH Income:</b>	\$122,326	\$98,463	\$75,499

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 Price subject to change and this listing may be withdrawn without notice.

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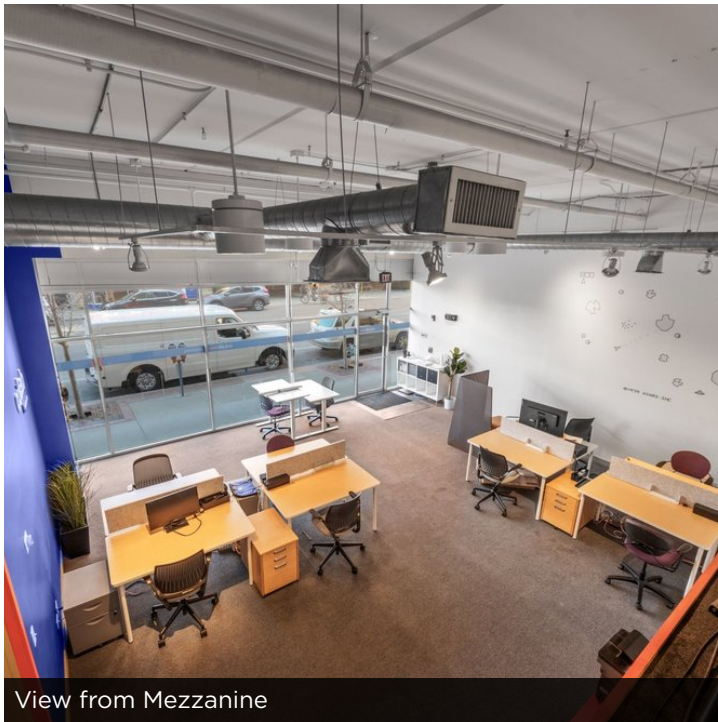
1238 OAK AVENUE, EVANSTON, IL 60202



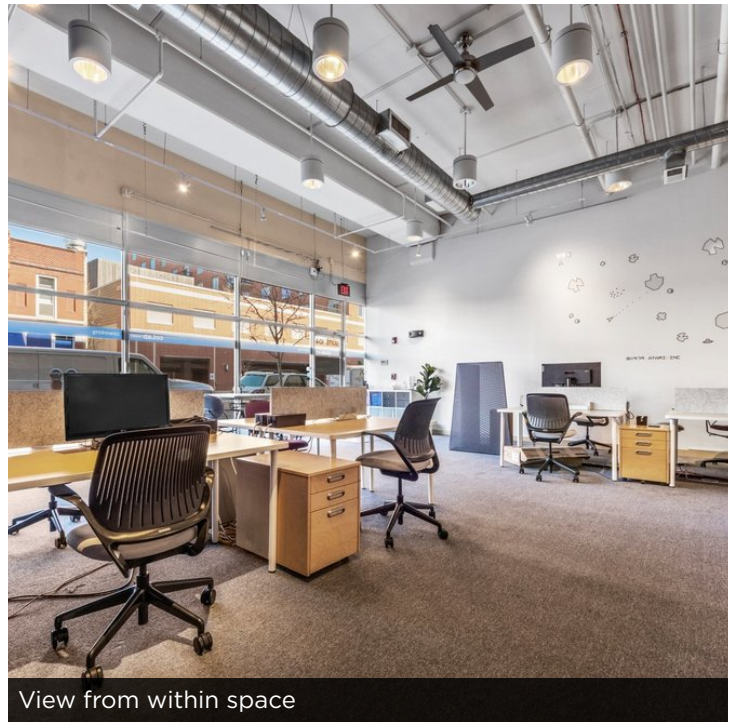
# Suite 109 - Photos



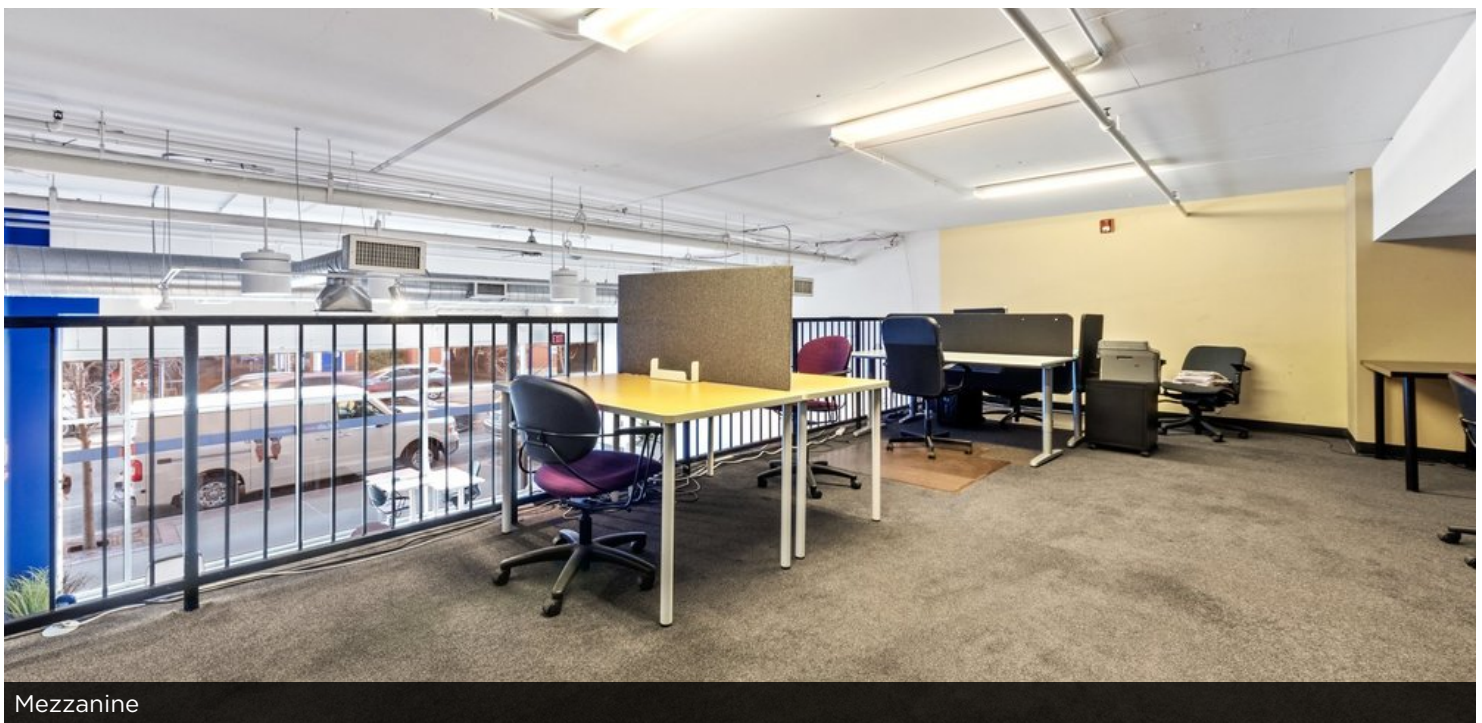
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View from Mezzanine



View from within space



Mezzanine

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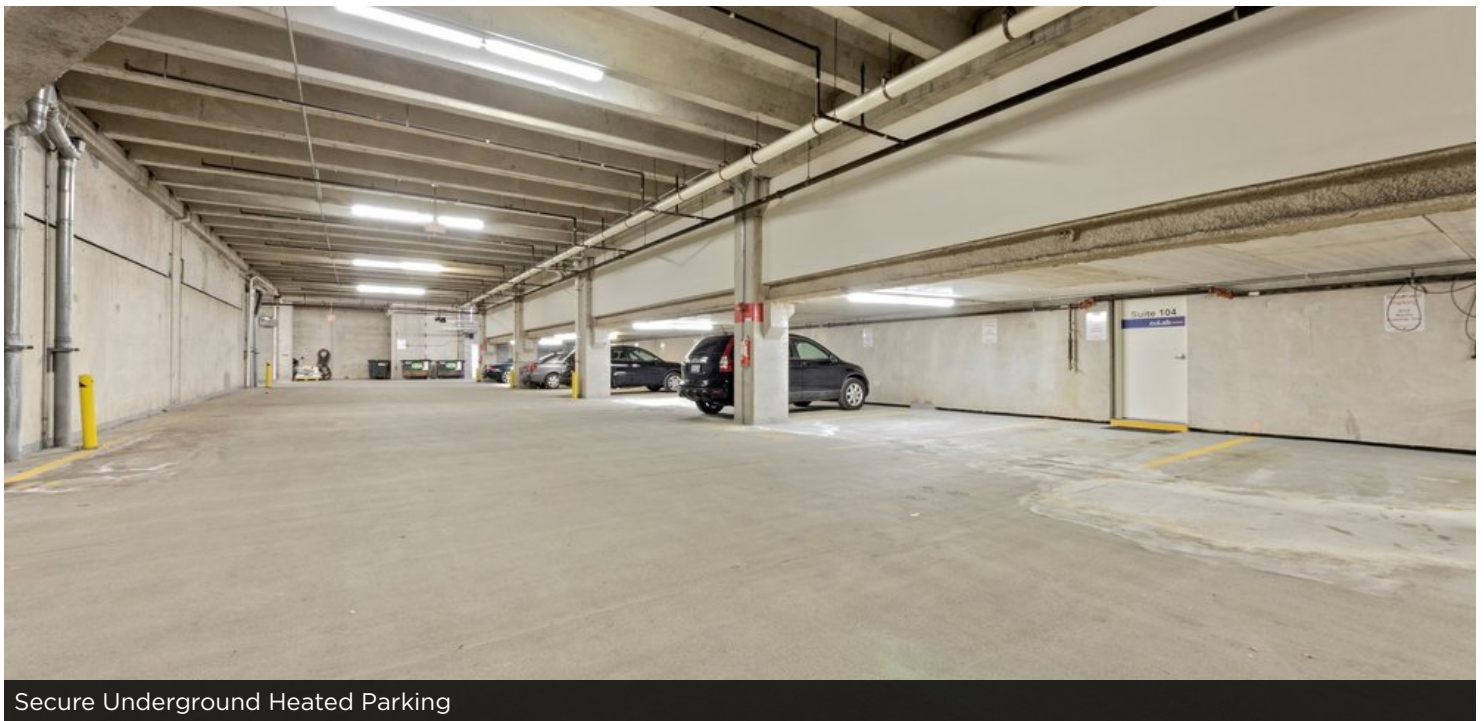
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Kitchen



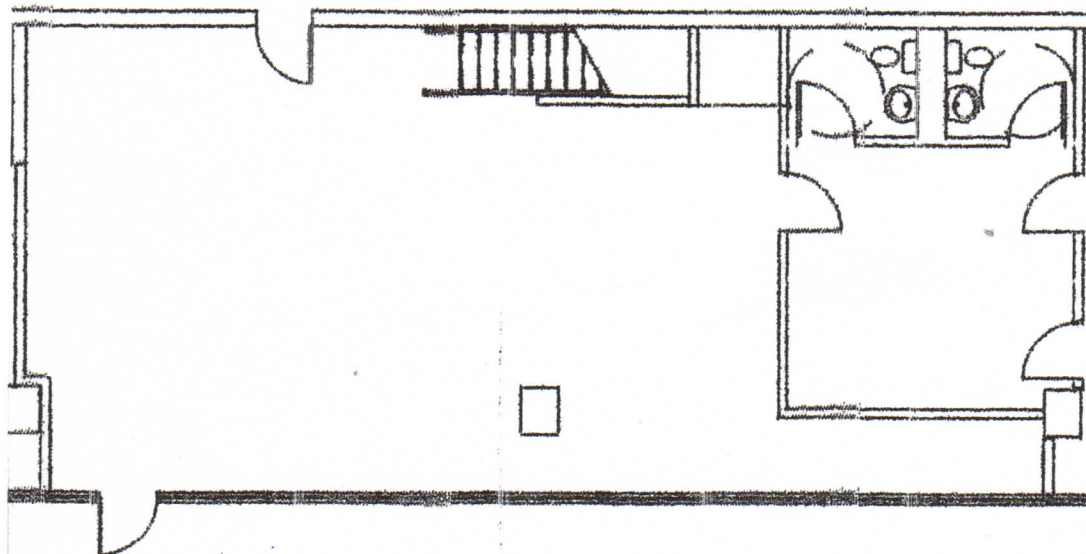
Secure Underground Heated Parking

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# Suite 104 - Floor Plan



## SUITE 104

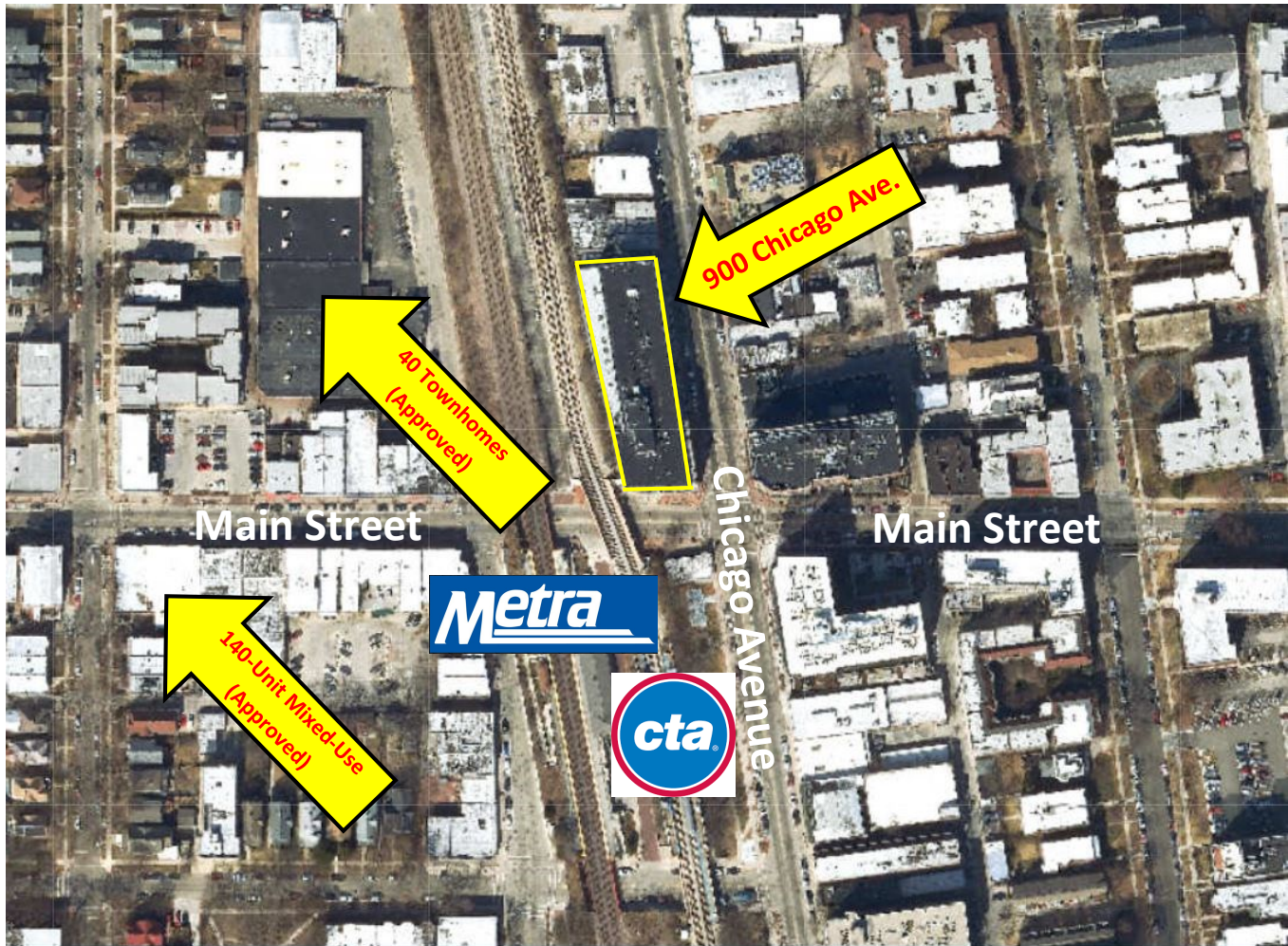
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# Aerial Map Of Immediate Vicinity



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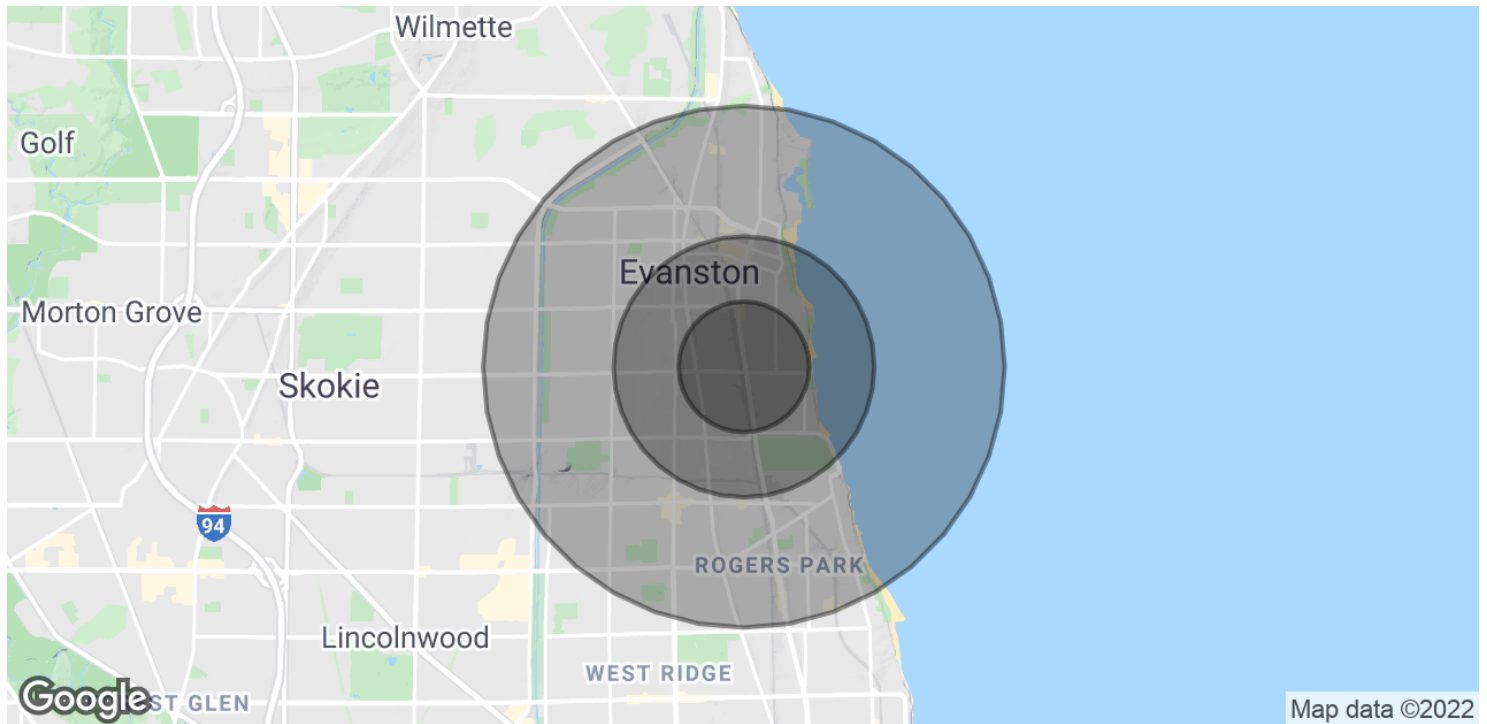
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FOR LEASE: 1,035sf to 5,900sf

# Demographics Map & Report



900 Chicago Avenue Evanston, IL 60202



Map data ©2022

## POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	8,209	29,534	118,815
Average age	38.2	36.6	35.4
Average age (Male)	36.0	35.0	34.8
Average age (Female)	39.8	38.1	36.3

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total households	3,686	13,238	48,037
# of persons per HH	2.2	2.2	2.5
Average HH income	\$122,326	\$98,463	\$75,499
Average house value	\$522,579	\$434,058	\$390,282

\* Demographic data derived from 2010 US Census

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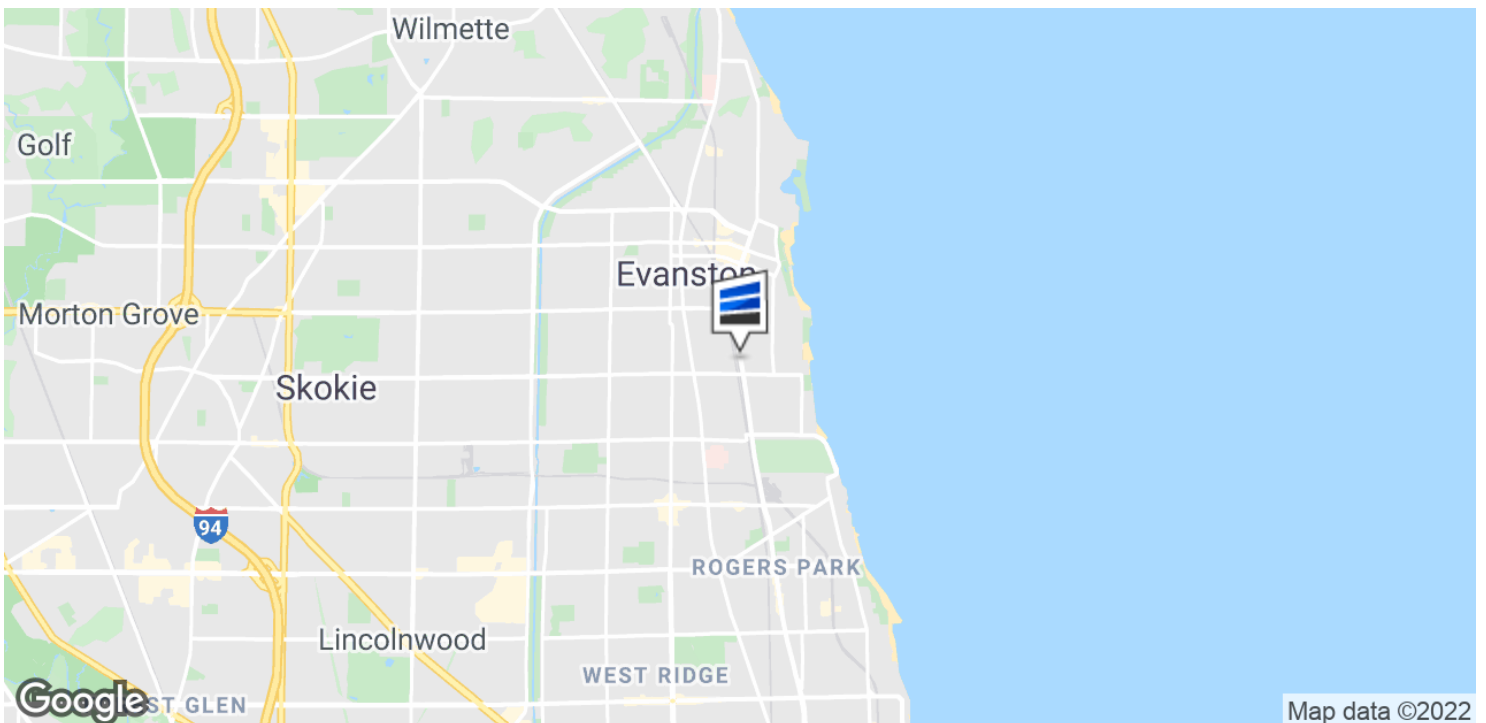
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# Location Map



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### 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 his entrepreneurial path by starting, managing and growing The International Gourmet Company and gifter.com. These companies offered gifting and business premium 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 as a broker, he was awarded Salesman of the Year at Hallmark & Johnson Properties. 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 (<http://www.evanstonfoodexchange.com/>). He also serves as a facilitator and active participant in The Mankind Project, a worldwide organization seeking to improve the world one man at a time (<http://mankindproject.org/>).

Goldstein was born and raised in Dallas, Texas, earned his degree in Economics from the University of California at Los Angeles and currently enjoys living in Evanston, IL with his wife Anya.

### Memberships & Affiliations

Chicago Association of Realtors  
Licensed Illinois Business Broker

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