



High Profile Space for Lease

Street Front Retail

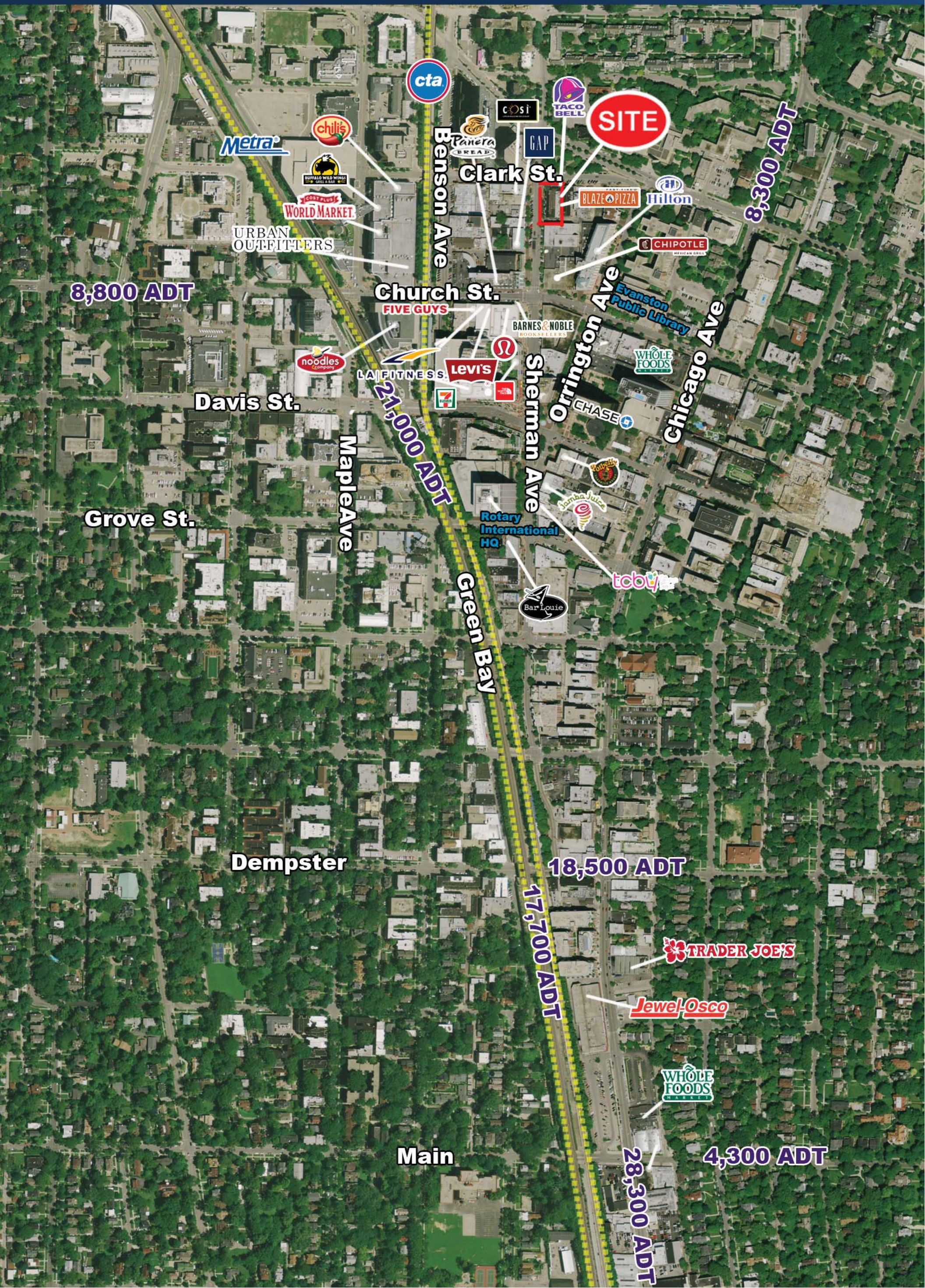
1741 Sherman Avenue

Evanston, IL

Street Front Retail

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Property Highlights

Location:

This property is strategically located on Sherman Avenue in Evanston. This highly sought after retail corridor has retailers such as Cosi, Starbucks, Gap and Panera Bread. This site is adjacent to Northwestern University which has an enrollment of 19,000 Students.

Space Available:	1,600 Square Feet
Strong Population Density:	161,649 people (3 mile radius) 399,470 people (5 mile radius)
Affluent Population Base:	\$104,741 Avg HHI (3 Mile Radius) \$90,975 Avg HHI (5 Mile Radius)

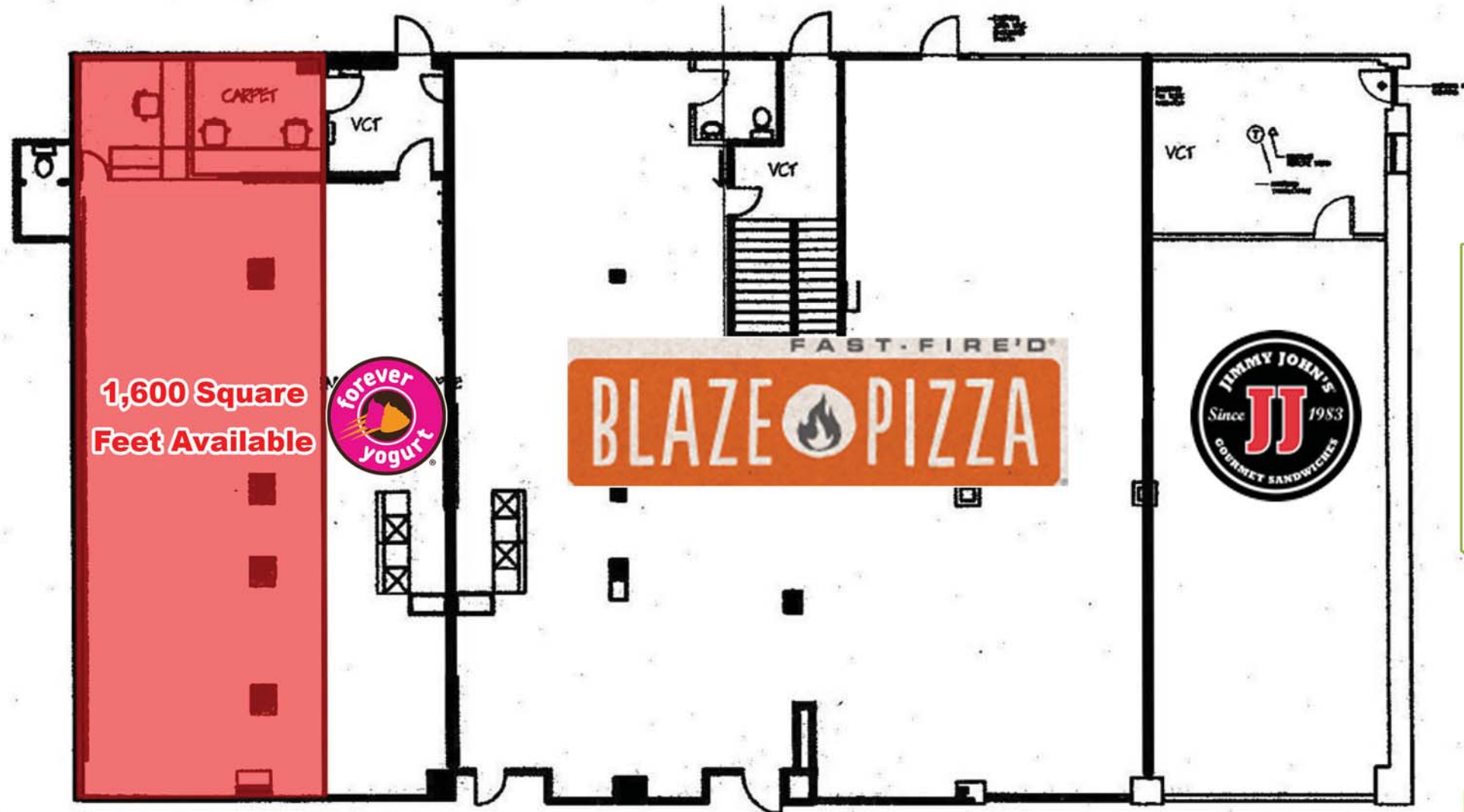
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Street Front Retail

1741 Sherman Avenue

Evanston, IL

SUMMARY PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections
Calculated using Proportional Block Groups



ARCORE Real Estate Group
Lat/Lon: 42.0500/-87.6818

RS1

Sherman Ave & Clark St Evanston, IL		1 Mile	3 Miles	5 Miles
POPULATION	2012 Estimated Population	30,197	161,649	399,470
	2017 Projected Population	30,060	162,340	401,631
	2010 Census Population	30,261	161,333	398,472
	2000 Census Population	29,266	165,622	412,756
	Projected Annual Growth 2012 to 2017	-0.1%	0.1%	0.1%
	Historical Annual Growth 2000 to 2012	0.3%	-0.2%	-0.3%
	2012 Median Age	31.2	37.4	37.9
HOUSEHOLDS	2012 Estimated Households	11,889	64,265	160,827
	2017 Projected Households	12,336	66,676	166,861
	2010 Census Households	11,670	63,081	157,868
	2000 Census Households	11,088	63,672	160,890
	Projected Annual Growth 2012 to 2017	0.8%	0.8%	0.8%
RACE AND ETHNICITY	2012 Estimated White	65.6%	62.3%	61.1%
	2012 Estimated Black or African American	13.8%	17.9%	12.8%
	2012 Estimated Asian or Pacific Islander	14.5%	10.2%	16.0%
	2012 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
	2012 Estimated Other Races	5.9%	9.1%	9.5%
	2012 Estimated Hispanic	8.5%	13.7%	14.8%
INCOME	2012 Estimated Average Household Income	\$98,796	\$104,741	\$90,975
	2012 Estimated Median Household Income	\$59,857	\$74,755	\$70,013
	2012 Estimated Per Capita Income	\$42,977	\$43,243	\$37,733
EDUCATION (AGE 25+)	2012 Estimated Elementary (Grade Level 0 to 8)	2.6%	5.2%	6.7%
	2012 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.0%	6.0%
	2012 Estimated High School Graduate	11.4%	14.7%	16.9%
	2012 Estimated Some College	11.8%	15.5%	16.4%
	2012 Estimated Associates Degree Only	3.5%	4.3%	4.7%
	2012 Estimated Bachelors Degree Only	29.0%	28.7%	27.7%
	2012 Estimated Graduate Degree	37.6%	26.6%	21.6%
BUSINESS	2012 Estimated Total Businesses	2,214	7,623	17,429
	2012 Estimated Total Employees	23,034	68,081	157,970
	2012 Estimated Employee Population per Business	10.4	8.9	9.1
	2012 Estimated Residential Population per Business	13.6	21.2	22.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CONSUMER EXPENDITURE SUMMARY

2000-2010 Census, 2012 Estimates with 2017 Projections
Calculated using Proportional Block Groups



ARCORE Real Estate Group
Lat/Lon: 42.0500/-87.6818

RFULL9

Sherman Ave & Clark St Evanston, IL		1 Mile	3 Miles	5 Miles
Total Annual Consumer Expenditure (2012)				
Total Household Expenditure	\$825 M	\$4.63 B	\$10.4 B	
Total Non-Retail Expenditure	\$475 M	\$2.67 B	\$6.02 B	
Total Retail Expenditure	\$350 M	\$1.96 B	\$4.43 B	
Apparel	\$40.3 M	\$225 M	\$507 M	
Contributions	\$35.6 M	\$201 M	\$441 M	
Education	\$23.8 M	\$131 M	\$288 M	
Entertainment	\$46.1 M	\$261 M	\$587 M	
Food and Beverages	\$123 M	\$685 M	\$1.56 B	
Furnishings and Equipment	\$36.9 M	\$210 M	\$471 M	
Gifts	\$24.3 M	\$137 M	\$303 M	
Health Care	\$48.4 M	\$267 M	\$611 M	
Household Operations	\$31.6 M	\$181 M	\$402 M	
Miscellaneous Expenses	\$13.5 M	\$75.0 M	\$170 M	
Personal Care	\$11.9 M	\$66.4 M	\$151 M	
Personal Insurance	\$9.26 M	\$52.5 M	\$116 M	
Reading	\$2.75 M	\$15.3 M	\$34.6 M	
Shelter	\$161 M	\$903 M	\$2.04 B	
Tobacco	\$4.80 M	\$26.0 M	\$60.7 M	
Transportation	\$156 M	\$884 M	\$2.01 B	
Utilities	\$55.6 M	\$305 M	\$699 M	
Monthly Household Consumer Expenditure (2012)				
Total Household Expenditure	\$5,783	\$5,999	\$5,413	
Total Non-Retail Expenditure	\$3,326	\$3,462	\$3,120	57.5% 57.7% 57.6%
Total Retail Expenditures	\$2,457	\$2,537	\$2,293	42.5% 42.3% 42.4%
Apparel	\$282	\$292	\$263	4.9% 4.9% 4.9%
Contributions	\$249	\$261	\$229	4.3% 4.3% 4.2%
Education	\$167	\$170	\$149	2.9% 2.8% 2.8%
Entertainment	\$323	\$338	\$304	5.6% 5.6% 5.6%
Food and Beverages	\$864	\$888	\$808	14.9% 14.8% 14.9%
Furnishings and Equipment	\$259	\$272	\$244	4.5% 4.5% 4.5%
Gifts	\$170	\$177	\$157	2.9% 3.0% 2.9%
Health Care	\$339	\$346	\$317	5.9% 5.8% 5.9%
Household Operations	\$222	\$234	\$208	3.8% 3.9% 3.8%
Miscellaneous Expenses	\$95	\$97	\$88	1.6% 1.6% 1.6%
Personal Care	\$84	\$86	\$78	1.4% 1.4% 1.4%
Personal Insurance	\$65	\$68	\$60	1.1% 1.1% 1.1%
Reading	\$19	\$20	\$18	0.3% 0.3% 0.3%
Shelter	\$1,129	\$1,172	\$1,056	19.5% 19.5% 19.5%
Tobacco	\$34	\$34	\$31	0.6% 0.6% 0.6%
Transportation	\$1,093	\$1,147	\$1,041	18.9% 19.1% 19.2%
Utilities	\$390	\$396	\$362	6.7% 6.6% 6.7%

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