

CHICAGO + MAIN

TRANSIT ORIENTED
MIXED-USE
DEVELOPMENT

PRIME RETAIL
& RESTAURANT
OPPORTUNITIES

CHICAGO AVE & MAIN ST
EVANSTON, IL



SIERRA U.S.
COMMERCIAL REAL ESTATE

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THE OPPORTUNITY

**CHICAGO + MAIN
SEC CHICAGO AVE & MAIN ST
EVANSTON, IL 60202**

STATUS: FOR LEASE

PROJECT TYPE: MIXED-USE DEVELOPMENT

- Residential: 112 luxury rental units
- Office: 12,000 SF boutique space
- Retail: 11,287 SF total
- Parking: 30 retail spaces

SPACE AVAILABLE: UP TO 3,030 SF

HIGHLIGHTS:

- Next to Metra & CTA Main Street stations, & Northwestern University shuttle stop
- Close proximity to numerous national & local retailers
- Conveniently located on Chicago Ave, the main roadway to Evanston from Chicago
- 1.25 Miles away from Northwestern University's Evanston Campus
- The Evanston Campus includes: 19,000 students, 3,800 faculty, & 6,000 staff members

RIDERSHIP (ANNUAL BOARDINGS):

- CTA Main St Station (Purple): 366,392
- Metra Main St Station: 341,016

TRAFFIC COUNTS:

- Chicago Ave: 17,360 (VPD)
- Main St: 11,431 (VPD)



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SITE PLAN



METRA UNION PACIFIC/
NORTH LINE
MAIN STREET STATION



CTA PURPLE LINE
MAIN STREET STATION



CHICAGO AVENUE



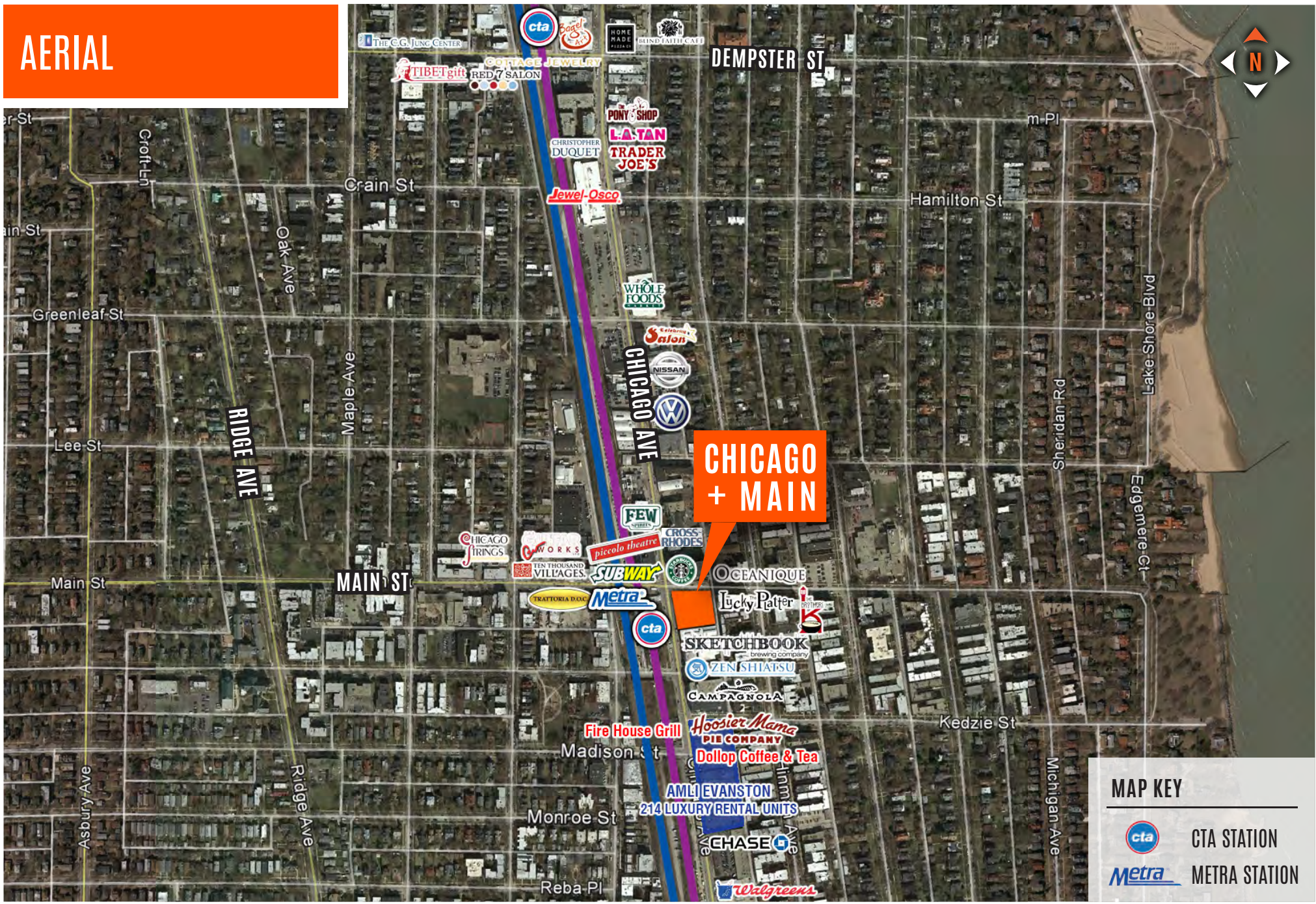
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AERIAL



MAP KEY

-  CTA STATION
-  METRA STATION



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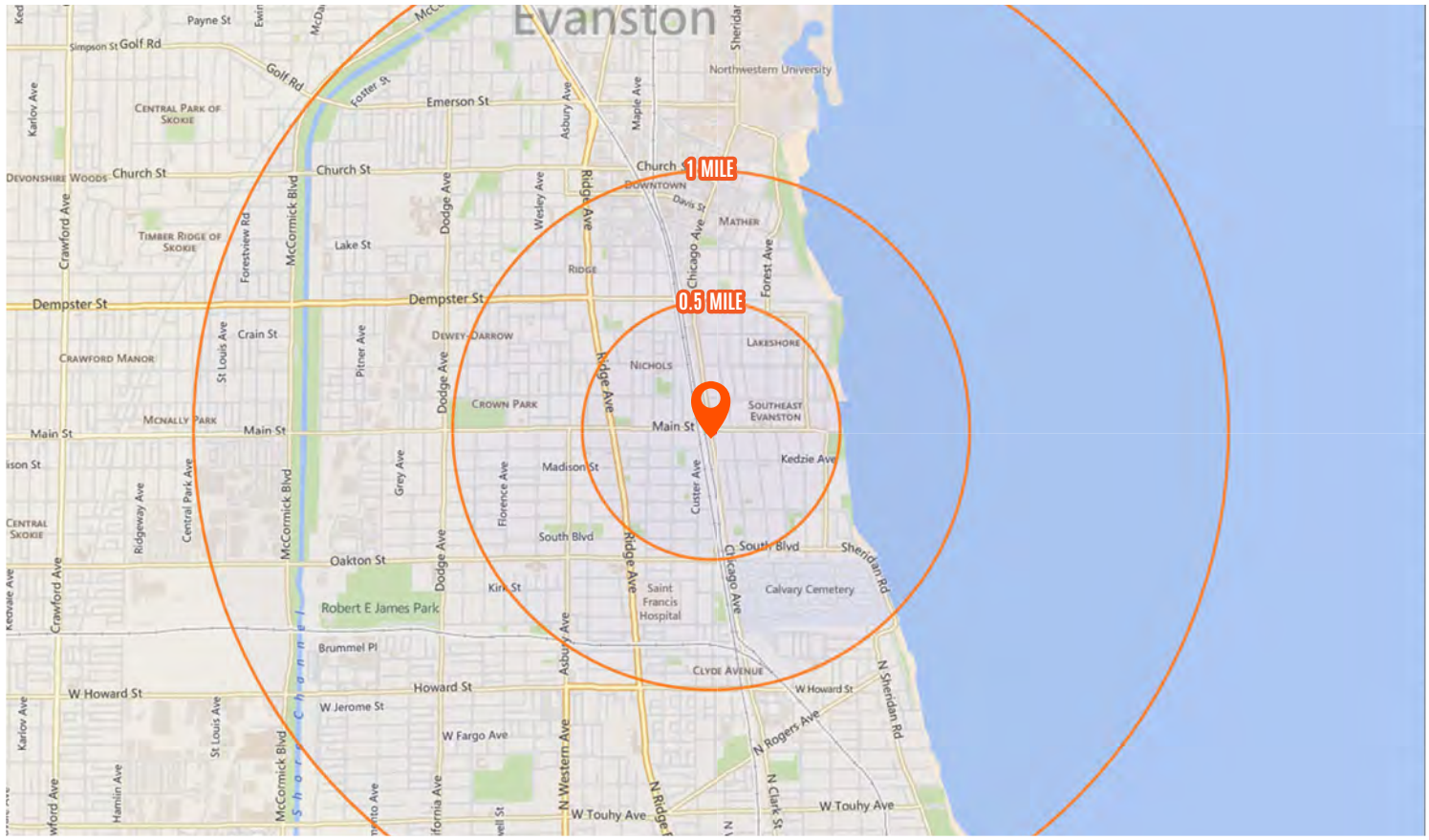
THE MARKET

CHICAGO AVE & MAIN ST CORRIDOR is located just 1 mile south of downtown Evanston. This corridor is filled with local restaurants and stores that you won't find anywhere else. Just steps from CTA and Metra Main Street stations, the area is easily accessible by transit or roadways. Area developments include the AMLI (214 luxury rental units) and Chicago+Main.



TRANSIT	Station	Line	Annual Boardings
	Main St	UP-N	398,945
	Davis	UP-N	755,550
	Central St	UP-N	436,905
	Davis	●	1,236,187
	Dempster	●	284,377
	Main St	●	366,392
	South Blvd	●	249,884

SNAPSHOT	0.5 MILE	1 MILE	2 MILE
	10,967	33,264	119,651
POPULATION			
	5,317	15,746	48,048
HOUSEHOLDS			
	\$109,168	\$93,767	\$75,285
AVERAGE HOUSEHOLD INCOME			
	3,049	16,021	47,475
DAYTIME POPULATION			



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