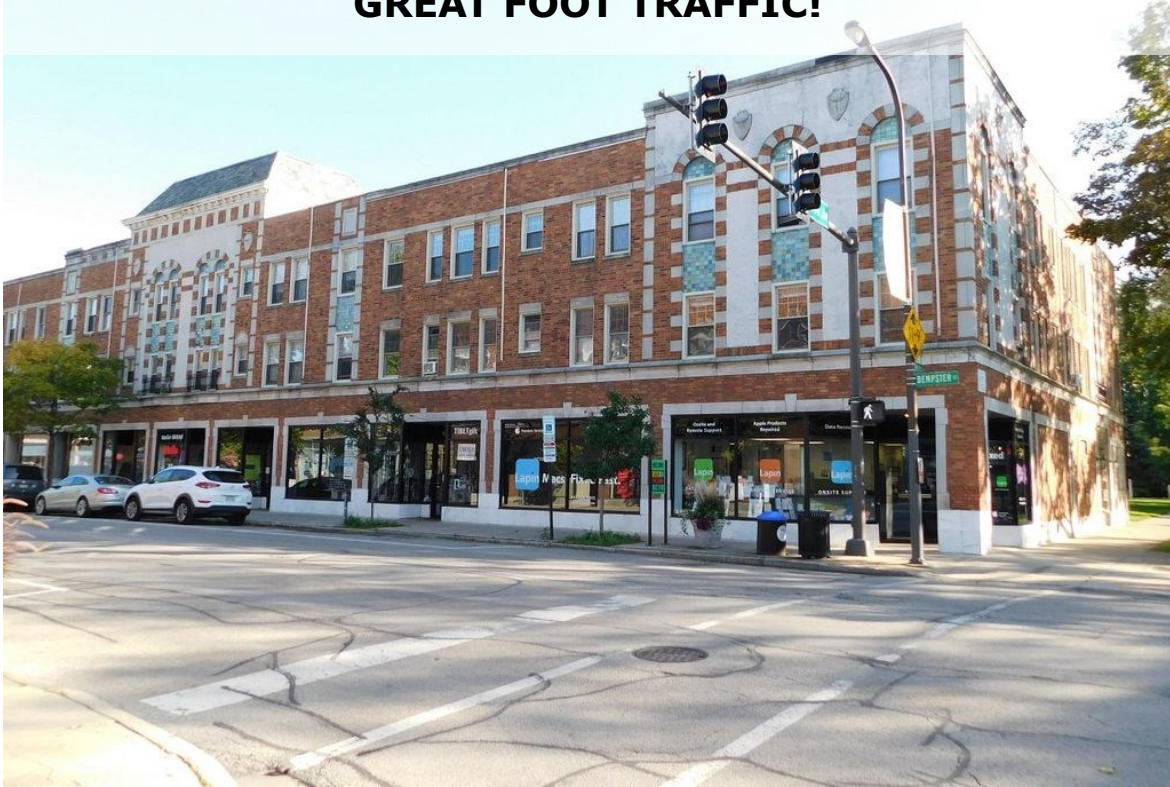


STRAUSS

REALTY, LTD.

810-818 DEMPSTER ST.
EVANSTON, IL 60202

PRIME STORES FOR LEASE ON DEMPSTER STREET GREAT FOOT TRAFFIC!



Retail spaces for lease on busy Dempster Street in affluent Evanston. Some spaces are divisible. Located just south of downtown Evanston. Great foot traffic; walking distance to the Purple Line CTA station, and in close proximity of the beach, Northwestern University, grocery stores and retail. Area retailers include Yasotorn Thai Cuisine, TIBETgift, Ken's Cleaners, Space 900, Tulip Tree Gardens, and Exotic Rug.

Unit	Size	Rental Rate
810 Dempster	1,150 SF	\$2,500 Monthly Modified Gross
818 Dempster	Approx. 900 SF	\$1,575 / Monthly Modified Gross



MJ WEINBERGER

847-334-2587

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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

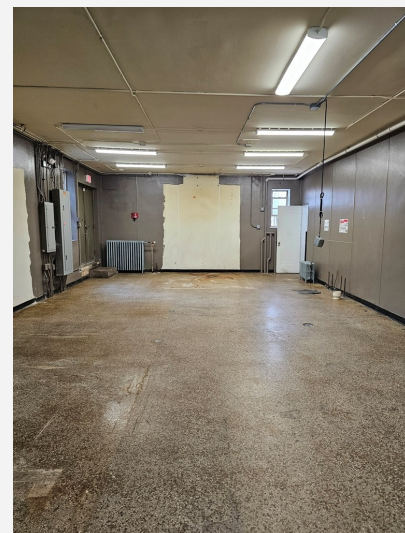
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1,150 SF STORE FOR LEASE ON DEMPSTER GREAT FOOT TRAFFIC!



Retail space for lease on Dempster Street in affluent Evanston. Located just south of downtown Evanston with great foot traffic. Walking distance to the Purple Line CTA station (1 block away), and in close proximity of the beach, Northwestern University, grocery stores and retail. Area retailers include Yasotorn Thai Cuisine, TIBETgift, Ken's Cleaners, Space 900, Tulip Tree Gardens, and Exotic Rug.

Size:	1,150 SF
Rental Rate:	\$2,500 / Month
Rental Type:	Modified Gross



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900 SF STORE FOR LEASE ON DEMPSTER GREAT FOOT TRAFFIC!



Retail space for lease on Dempster Street in affluent Evanston. Located just south of downtown Evanston with great foot traffic. Walking distance to the Purple Line CTA station (1 block away), and in close proximity of the beach, Northwestern University, grocery stores and retail. Area retailers include Yasotorn Thai Cuisine, TIBETgift, Ken's Cleaners, Space 900, Tulip Tree Gardens, and Exotic Rug.



Size:	900 SF
Rental Rate:	\$1,575 / Month
Rental Type:	Modified Gross



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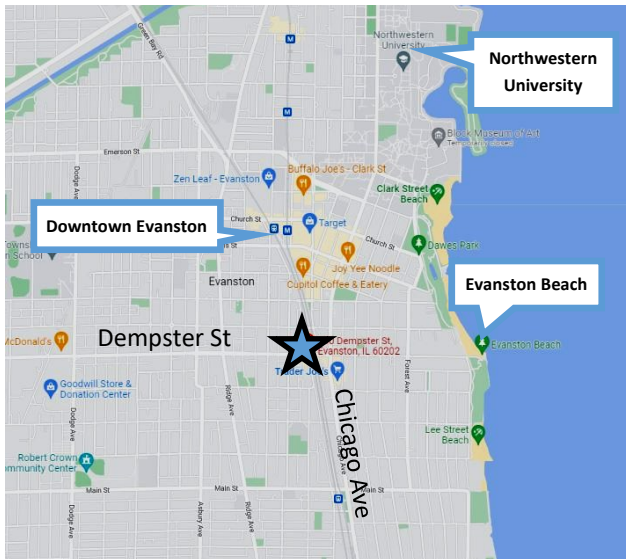
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810-818 DEMPSTER ST.
EVANSTON, IL 60202

LOCATION



Public Transit:

Dempster Purple Line Station is a 3 Minute Walk Away

Evanston Metra Station is 0.5 Miles Away (11 Minute Walk)

WALK SCORE

812 Dempster Street
Walker's Paradise



DEMOGRAPHICS

2023 Estimates by Costar Research

	1 mile	3 miles	5 miles
Population	38,499	205,184	466,000
Households	16,675	79,829	185,776
Median Age	37.1	38.7	39.9
Average Household Income	\$116,071	\$104,967	\$102,773



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