

FOR LEASE

1332 Sherman Avenue, Evanston, IL 60201

FARA
COMMERCIAL GROUP



BEST CREATIVE BLOCK IN EVANSTON

SPACE HIGHLIGHTS

- 1,224 +/- SF commercial space
- Ideal for retail, office, tech, counseling, medical service
- New tenant-controlled HVAC, state-of-the-art security system
- C2 Commercial District Zoning
- Ready for your ideas with natural light, two separate entrances

SPACE HIGHLIGHTS

- Join creative block of designers, architects, tech professionals
- Pleasant mix of commercial and residential properties
- Within the Main-Dempster Mile Commercial District
- Easy walk to many cafes, eateries and shopping
- Steps to CTA Purple trains at Dempster Station
- Short walk to Downtown Evanston and lakefront

For Lease

\$30 PSF

Modified Gross



ED SCHWARTZ

847.570.9653

ed@farabrokerage.com

NICK PATINKIN

847.204.9653

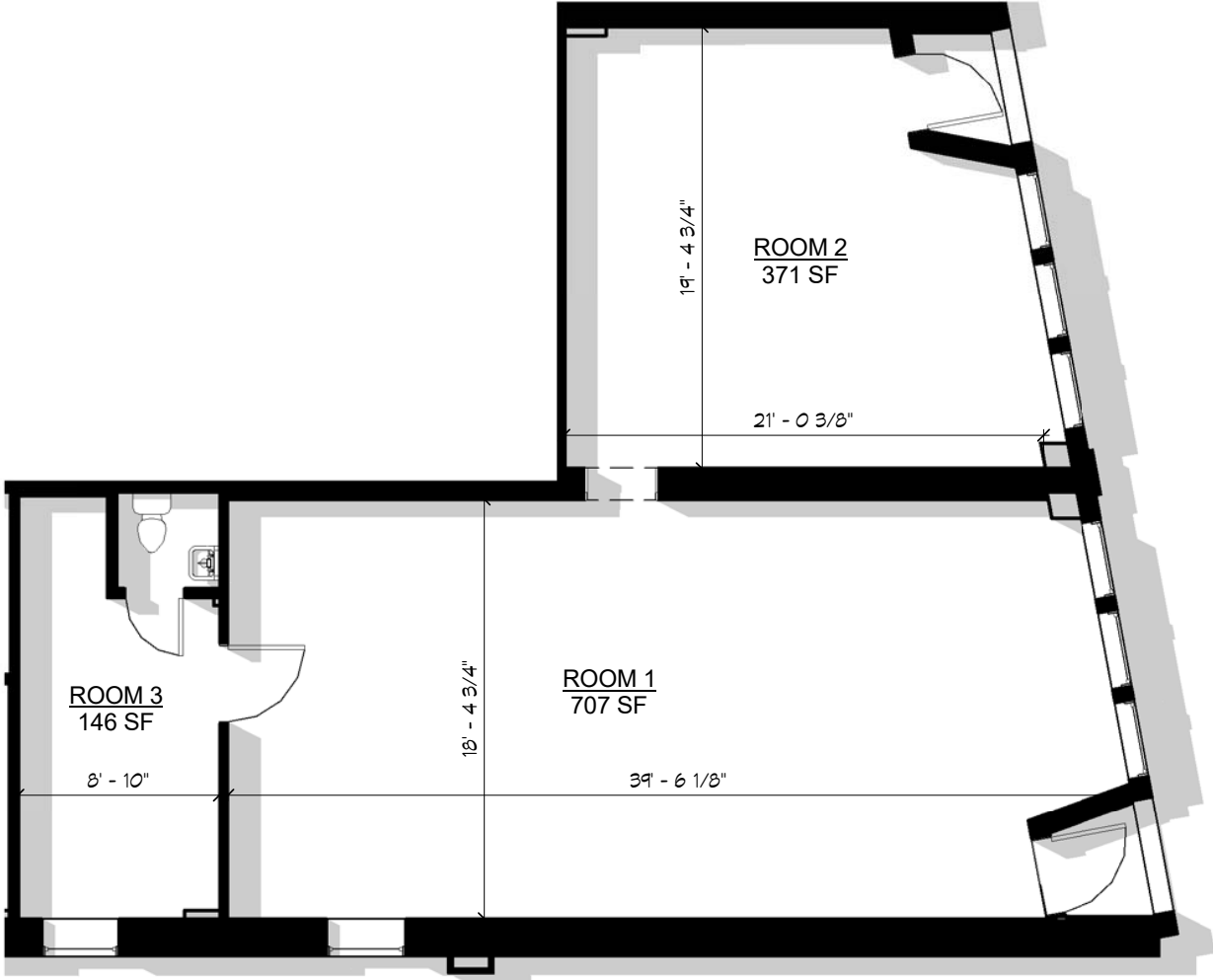
nickpatinkin@atproperties.com

 atpropertiescommercial.com

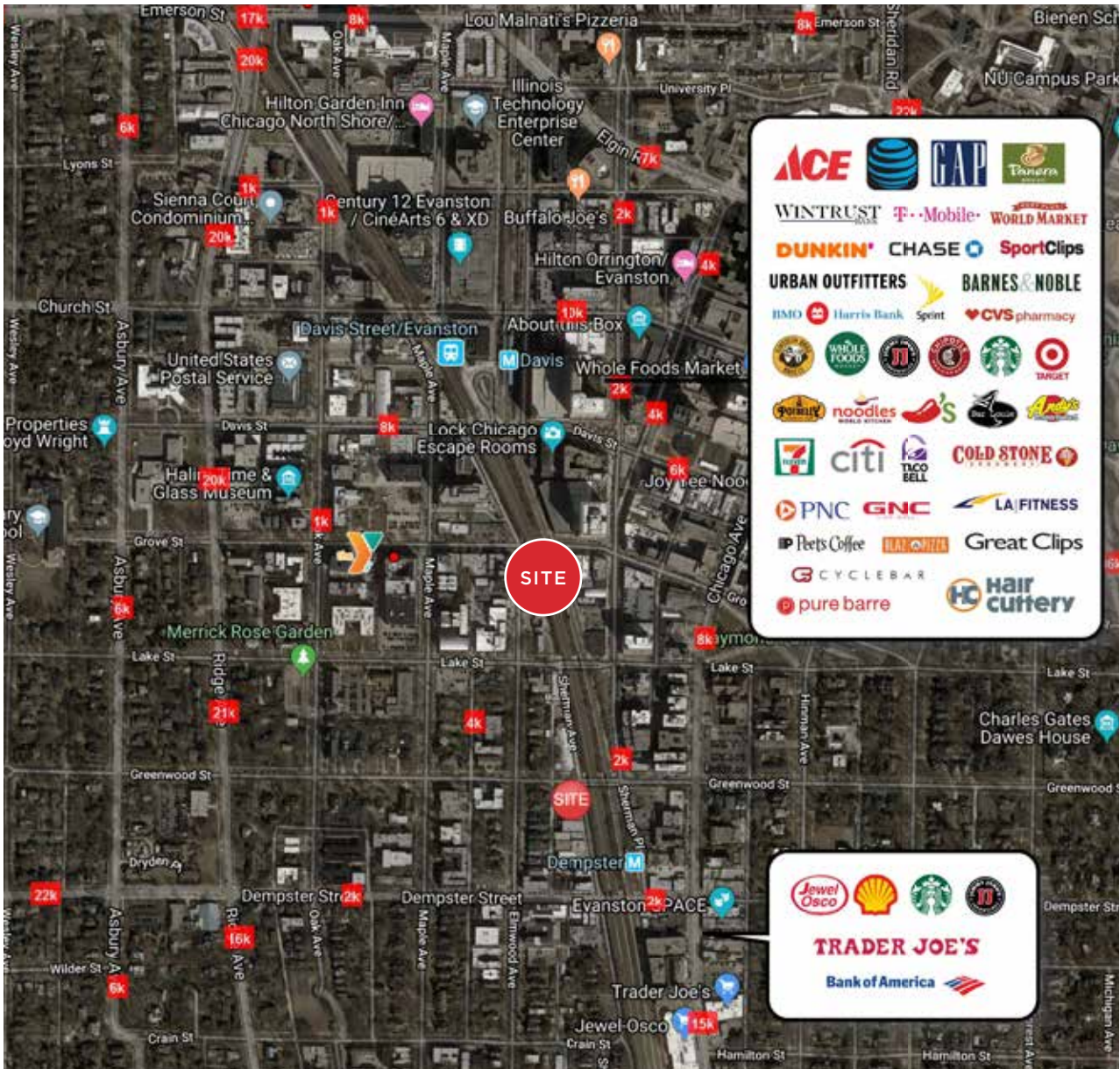
All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

 **properties**
COMMERCIAL

floor plan

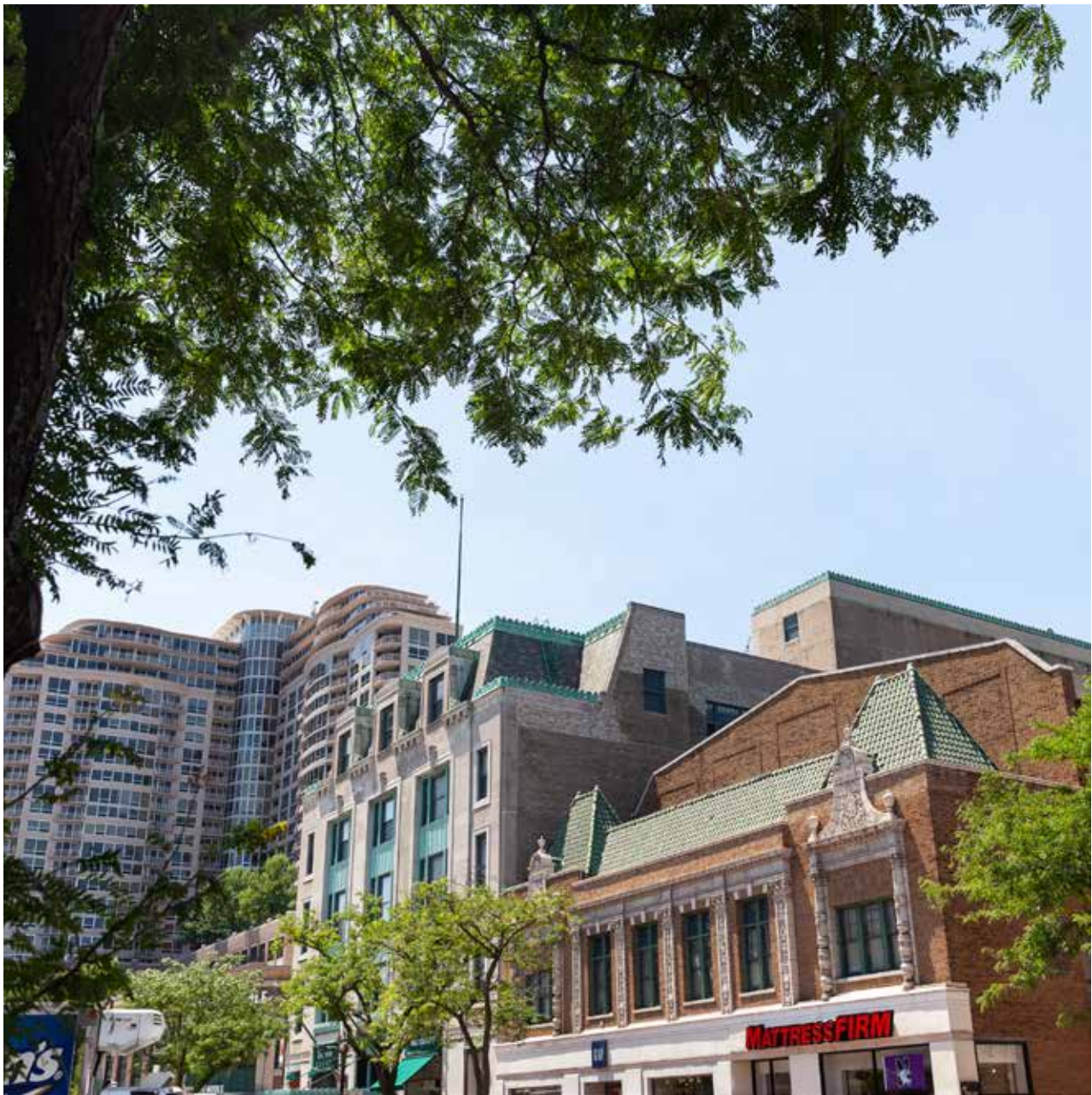


***ALL DIMENSIONS ARE APPROXIMATE



retail and traffic information

Located just north of Chicago, Evanston offers a beautiful natural setting on the shores of Lake Michigan. Its historic homes, tree-lined streets and sprawling beaches may be the first things that catch your eye, but there's a lot more to love here. Home to world-class Northwestern University, Evanston residents have plenty to cheer about - from watching Big Ten sports and enjoying cultural events to exploring academic pursuits. The thriving downtown district includes bookstores, boutiques, galleries, theaters and restaurants that attract city dwellers and suburbanites alike, while outdoor enthusiasts enjoy the many jogging trails, bicycle paths, parks and public beaches the community offers. Residents have several convenient options to commute to downtown Chicago including the CTA's Purple Line and bus routes, as well as Pace bus routes and three Metra stations.



demographics

	1 mile	3 mile	5 mile
2019 Estimated Population	35,597	191,760	439,438
2019 Estimated Households	16,164	79,561	185,940
2019 Estimated Average Household Income	\$112,786	\$108,747	\$104,981

atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.





C1-C2*

Commercial Districts

(Zoning Ordinance §6-10-2; 6-10-3; 6-10-4) updated January 27, 2017

***See Title 6, Chapter 10 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

PURPOSE STATEMENTS

C1 Commercial District

Provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants are encouraged. The C1 district will allow front yard parking, but only with appropriate boundary landscaping.

C1a Commercial Mixed Use District

Provide locations for the development of mixed use buildings consisting of retail oriented and offices uses on the ground level and office uses and/or residential buildings located above, as well as multi-family residential. Higher floor area ratios and building heights are permitted in the C1a district to encourage this type of development.

C2 Commercial District

Provide suitable locations for general business and commercial activities including automobile/recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas.

PERMITTED AND SPECIAL USES

	C1	C1a	C2
Animal Hospital	S	S	S
Aquaponics	S	S	S
Assisted living facility		S	
Automobile body repair establishment			S
Automobile and recreational vehicle sales			P
Automobile repair service establishment	S		P
Automobile service station	S		P
Banquet hall	S	S	S
Business or vacation school	P	P	P
Car wash	S		S
Caterer	P	P	P
Commercial indoor recreation	P	P	P
Commercial outdoor recreation	S	S	P
Commercial parking garage			S
Commercial parking lot			S

	C1	C1a	C2
Commercial shopping center	P	P	P
Convenience store	S	S	S
Craft brewery	S	S	S
Cultural facility	P	P	P
Daycare center- adult or child	S	S	S
Daycare center- domestic animal	S		S
Drive-thru facility ³	S		S
Drive-thru facility ⁸		S	
Dwelling-Multiple-family		S	
Dwellings ⁴		P	
Education inst.- private or public	P	P	P
Financial institution	P	P	P
Food store establishment ⁵		P	
Food store establishment	P	S	P
Funeral services w/o cremation	S	S	P
Government institutions	P	P	P
Hotel	S	P	S
Independent living facility		S	
Kennel	S		S
Long term care facility		S	
Media broadcasting station	S	S	S
Membership organizations	S	S	S
Micro-Distillery	S	S	S
Neighborhood garden	P	P	P
Office	P	P	P
Open sales lot	S	S	S
Pawnbroker			
Payday loan or consumer loan establishment			S
Planned development	S	S	S
Public utility	P	P	P
Recording studio	P	S	P
Religious institution	P	P	P
Resale establishment	S	S	S
Residential care home-Category I ⁶ and Category II		S	
Restaurant- Type I	P	P	P
Restaurant- Type II	S	S	S
Retail goods establishment	P	P	P
Retail services establishment	P	P	P
Retirement hotel		S	
Sheltered care home		S	S

zoning

	C1	C1a	C2
Trade contractor ⁷	S		P
Transitional shelter		S	
Urban farm, rooftop	S	S	S
Wholesale goods establishment	S	S	P

P=Permitted Use; S=Special Use; = Not Permitted

MINIMUM LOT SIZES

	C1	C1a	C2
Residential (Square feet/DU)	No requirement	350	No requirement
Nonresidential	No requirement		

DU = dwelling unit

MINIMUM LOT WIDTHS

	C1	C1a	C2
Uses within shopping center	100 ft	150 ft	No requirement
Uses not incorporated within shopping center	No requirement		

MAXIMUM BUILDING HEIGHTS

	C1	C1a	C2
Feet	45	67	45

FLOOR AREA RATIOS

	C1	C1a	C2
Maximum FAR	1.0	4.0	1.0

YARD SETBACK REQUIREMENTS

Principle Structures		C1	C1a	C2
Front	All	None		5 ft
Street Side	All	5 ft	N/R	5 ft
Interior Side, Abutting	Residential district	15 feet		
	Nonresidential district	5 ft	See end Note ¹	5 ft
Rear, abutting	Residential district	15 ft	10 ft	15 ft
	Nonresidential district	None		

Parking Setbacks		C1	C1a	C2
Front	All	See end note ²		5 ft
Street Side	All	5 feet		
Interior Side, abutting	Residential	10 feet		
	Nonresidential	5 feet		
Rear, abutting	Residential district	10 feet		
	Nonresidential district	Zero feet (no requirement) ⁰		

SPECIAL PARKING REGULATIONS

Enclosed parking and appurtenant areas must be set 20 feet back from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for vehicle ventilation may be visible from abutting streets.

¹ No setback requirement for buildings less than 25 feet in height above grade; 5-foot setback required for building taller than 25 feet above grade.

² Parking and landscape setbacks subject to site plan review.

³ Accessory or principle.

⁴ Except that between Lee Street and Kedzie Street, dwellings are permitted above the ground floor only.

⁵ With hours of operation between 6:00 am and 12 midnight

⁶ When located above the ground floor.

⁷ Provided there is no outdoor storage.

⁸ Accessory only.



NICK PATINKIN

847.204.9653

nickpatinkin@atproperties.com

ED SCHWARTZ

847.570.0668

ed@farabrokerage.com