

1 Hahn Building



1609-1619 Sherman Ave, Evanston, IL 60201

Rental Rate	\$29.58 - \$31.41 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	33,935 SF
Year Built	1946
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	58 (Good Transit)
Rental Rate Mo	\$2.50 USD/SF/Mo

- Heavy Foot Traffic
- Located Near Target, LA Fitness, Theory, Urban Outfitters

This 38,000 SF multi-tenant, three-story historical landmark building is located in the heart of Downtown Evanston, just a short walk from the Davis Street Metra/Purple Line station, Northwestern University, across the street from Target, and near numerous parking facilities. Large daytime population with many office buildings within two blocks. Major area retailers include national, regional and local merchants.

Ground floor commercial space with tall ceilings, covered entry, large display windows, heat and central air, all new electrical and heating system, ADA bathroom, and free basement storage. Second and third floor executive offices built to suit.

Population (2010 Census): 74,486
Area: 7.8 sq. mi.
Distance to Downtown Chicago: 13 miles
Households (2010 Census): 29,651
Per Capita Income (2005-09 ACS): \$42,394
Median Household Income (2005-09 ACS): \$69,544
Average single-family home (2005-09 ACS): \$394,800



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