

Evanston - Chicago North Shore NEW RESTAURANT/RETAIL SPACE IN DOWNTOWN EVANSTON AVAILABLE FOR LEASE

810 W. Grove St. - Formerly The Keg



Evanston

Evanston is a suburban municipality in Cook County, Illinois 12 miles north of downtown Chicago, bordering Chicago to the south, Skokie to the west, and Wilmette to the north. It is one of the North Shore communities that adjoin Lake Michigan. Evanston is the home of North-western University. Once the home of one of the first Marshall Field's and Sears stores in suburbia, Evanston remains an important shopping destination for the north suburbs and North Side of Chicago, with numerous commercial centers throughout the city. Downtown Evanston is centered around the Davis St. Metra and "L" stops, Evanston's downtown adjoins Northwestern University. Over 300 businesses, several high-rise office and residential buildings, 3 traditional low-rise shopping areas, an 18-screen movie theatre, and over 99 restaurants. Central Street has several shopping districts linked along the northernmost of the city's principal east-west arteries, with the most active clustered around the Central Street Metra station and characterized by specialty shops and restaurants in a walkable environment with an eclectic, vintage "small-town feel" strongly protected by the community. Chicago Avenue connects the Main Street, Dempster Street, and Downtown shopping districts.

810 W. Grove St. - Formerly the Keg Restaurant

Size	3,820 SF
Lot Size	74 x 105
Rental Rate	\$35/SF NNN
Zoning	D2



For additional information or to schedule a showing contact:

Smart Phone (QR Code)

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	16,777	7,989	207,367
2012 Female Population	17,301	92,909	216,306
2012 Total Population	34,078	180,898	423,673
2012 Total Households	13,529	70,343	166,2445
Housing			
2000 Total Housing Units	13,743	75,134	179,423
Income			
2012 Median Household Income	\$59,524	\$62,287	\$59,041
2012 Per Capita Income	\$93,629	\$93,480	\$87,467
2012 Average Household Income	\$93,629	\$93,480	\$87,467

Nearby Businesses

Pete Miller's Seafood & Prime Steak
Tommy Nevins
Bar Louie
Rotary International Headquarters

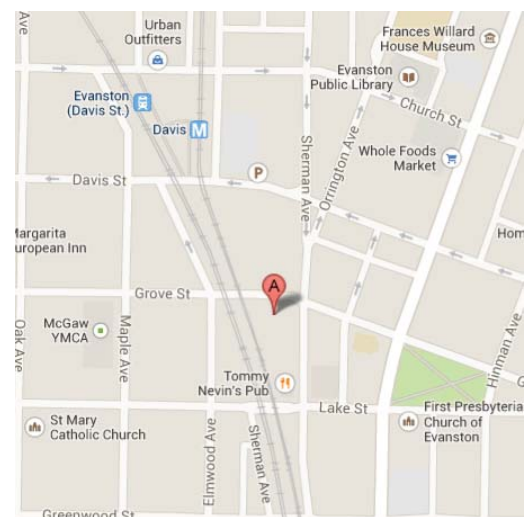
Highlights

A two tenant commercial redevelopment of the former Keg Restaurant in downtown Evanston. Owner delivering building in vanilla box condition. Great opportunity for co-tenancy with Bangers & Lace. Across from the Rotary International Headquarters with close proximity to street parking and public accessible lots. This lease will not last long.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1.24.14

Map

Grove St. and Sherman Ave.



LISTING INFO

Agent(s) Responsible	Juan Carlos Gomez 312.575.0480 Ext. 19 juancarlos@kudangroup.com
Transaction Type	Straight Lease
Type of Property	Retail/Restaurant - New Construction
Real Estate included in price?	No
Property Data	
Property Name	The Keg
Address	810 W. Grove Street
City, Zip Code	Evanston, IL 60201
Area	Evanston
County	Cook
Rental Rate	\$35 PSF
Lease Type	NNN
Lease Term	TBD
Yearly Adjustment	TBD
Guarantee	TBD
Security Deposit	2 Months Base Rent
Taxes	\$4.85 PSF
CAM	\$1.50 PSF
Building Type	One Story Retail
Stories	1
Square Feet	3,820 SF
Lot Size	74 x 105
Parking	Street
Zoning	D2
Ward	4
Alderman	Donald Wilson
Licenses	Buyer to obtain all licenses necessary for concept.
A/C & Heat	Central New
Electric (amps)	400+
Type of Roof & Age	New
Nearby Businesses	Pete Miller's Seafood & Prime Steak, Bar Louie, Tommy Nevins, Rotary National Headquarters
Property Description	A two tenant commercial redevelopment of the former Keg Restaurant in downtown Evanston. Owner delivering building in vanilla box condition. Great opportunity for co-tenancy with Bangers &

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LISTING INFO

	Lace. Across from Rotary International Headquarters with close proximity to street parking and public accessible lots. This lease will not last long.
Location Description	Evanston is a suburban municipality 12 miles north of downtown Chicago, bordering Chicago to the south, Skokie to the west, and Wilmette to the north. Evanston is the home of Northwestern University. Once the home of one of the first Marshall Field's and Sears stores in suburbia, Evanston remains an important shopping destination for the north suburbs and North Side of Chicago, with numerous commercial centers throughout the city. Downtown Evanston is centered around the Davis St. Metra and "L" stops, Evanston's downtown adjoins Northwestern University. Over 300 businesses, several high-rise office and residential buildings, 3 traditional low-rise shopping areas, an 18-screen movie theatre, and over 85 restaurants. Central Street has several shopping districts linked along the northernmost of the city's principal east-west arteries, with the most active clustered around the Central Street Metra station and characterized by specialty shops and restaurants in a walkable environment with an eclectic, vintage "small-town feel" strongly protected by the community. Chicago Avenue connects the Main Street, Dempster Street, and Downtown shopping districts. Once home to a great number of auto dealerships, it has attracted numerous restaurants and a growing number of multi-unit residential structures and is lined with interesting businesses.
Cross Streets	Grove St. and Sherman Ave.

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