

Just off Northwestern Campus

Amenities:

- In the Heart of Downtown Evanston
- 1st Level Retail
- 2nd Level Office
- Street Signage with Visibility on Sherman Avenue
- Active Retail Location Near Northwestern Campus
- Population of 79,400 in a 2 Mile Radius
- Average Household Income of \$122,400 in a 2 Mile Radius
- VPD of 9,500 at Intersection
- Across the Street from Davis Station

Located in the Heart of Downtown Evanston

Office/Retail Space Available: 1724-1726 Sherman Ave



4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

1724-1726 Sherman Ave, Evanston, IL, 60201

Features Include: 1724 – 1726 Sherman Avenue is a charming mixed-use two level building available for lease in downtown Evanston. Sherman Avenue is the main shopping street in Evanston starting at Northwestern University. Evanston is bordered by Chicago to the south, Skokie to the west and Wilmette to the north. The Chicago Transit Authority provides cleaner commuting options. The purple line has stops through the heart of Evanston with bus service servicing even more areas. Metra provides an expansive rail system that connects Evanston with Chicago along with the surrounding suburbs.

Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

**Amazing
Location at
Unbeatable
Rates**

Active Downtown Evanston Retail Strip



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Additional Information: Evanston is a vibrant city located on the shores of Lake Michigan, lying just north of Chicago. Evanston offers a diverse and connected community. Downtown Evanston is bustling with shops, theaters, and cultural events. Evanston is also home to the prestigious university of Northwestern University, beautiful parks and tree-lined streets.

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