



# REAL ESTATE

*High Volume Grocery Anchored Center  
Evanston Plaza – Only 3 spaces left!*

**1910 Dempster Street, Evanston, IL 60202**

**JOE ANTHONY, ESQ.**  
Co-Founder & CEO  
C: 814-242-7969

**STEVE ZAMIAS JR.**  
Co-Founder & CFO  
C: 814-525-2057

## EVANSTON PLAZA

**Address:**

1910 Dempster Street,  
Evanston, IL 60202

**Space Available:**

2,452 sf

1,328 sf

1,212 sf

**Highlights:**

Evanston Plaza is a Grocery Anchored Center located within 1.5 miles of Northwestern University and downtown Evanston, IL.

Major tenants include: Valli Produce, Pet Supplies Plus, Blink Fitness, Goodwill, AutoZone, Play It Again Sports, Dollar Tree, Rosati's Pizza, Dunkin Donuts, Subway, DaVita, Kid's Empire, US VA Medical Center.

35,800 CPD along Dempster Street and Dodge Avenue. Over 104,632 people within 2 miles with an average household income of \$134,700.



Baha'i House of Worship

**NorthShore**  
University HealthSystem

Evanston Hospital  
466 Beds

Lake Michigan



Northwestern University

21,000 Students

Downtown Evanston

Evanston Township High School

EXTRA SPACE STORAGE

jiffylube



Dempster St  
23,200 CPD

goldfish swimSchool  
KinderCare

DUNKIN'

AutoZone

Dodge Ave  
12,600 CPD

DOLLAR TREE

blink FITNESS

KIDS EMPIRE

Davita

goodwill

PET SUPPLIES PLUS

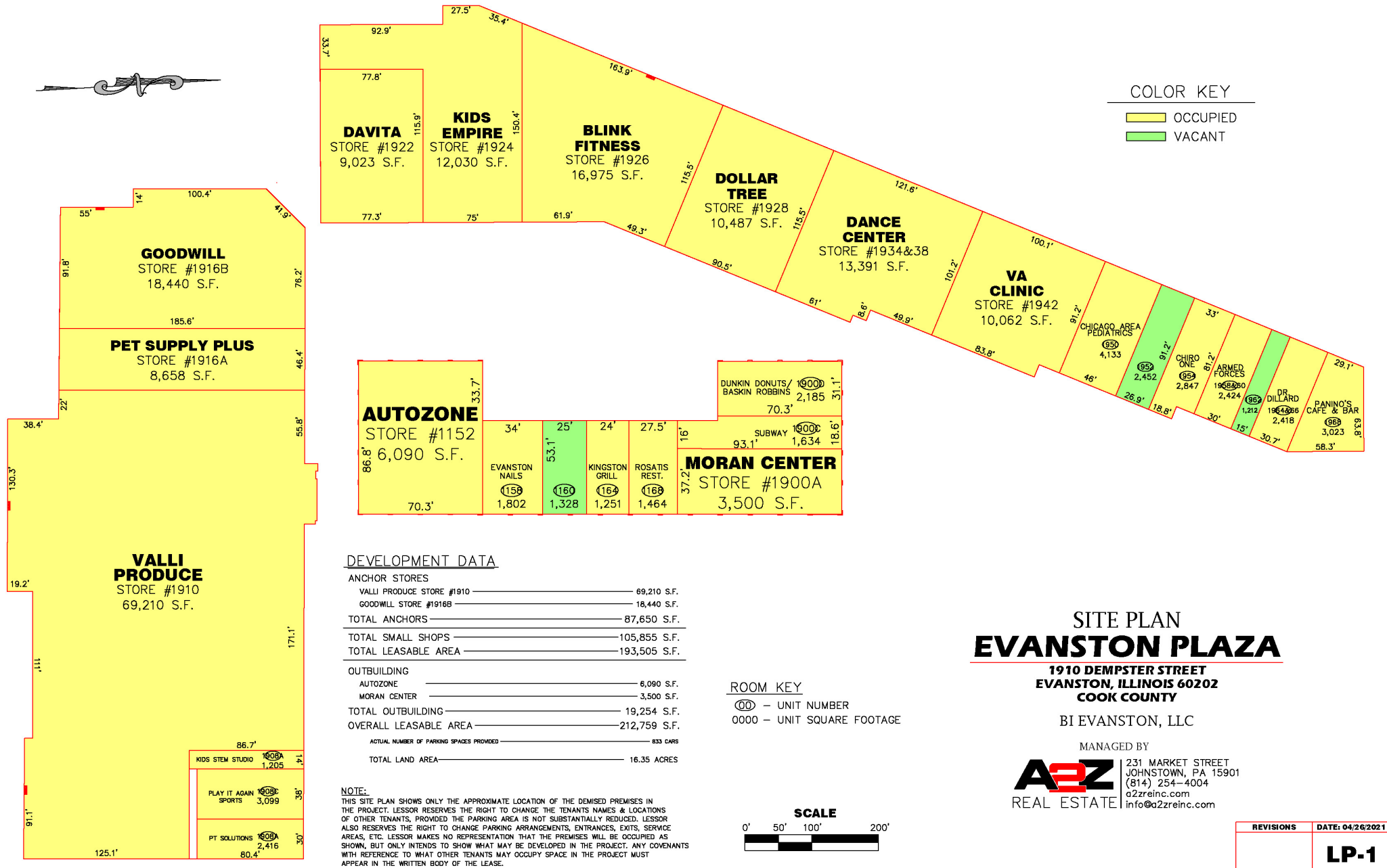
Valli INTERNATIONAL FRESH MARKET

PLAY IT AGAIN SPORTS



**COLOR KEY**

- OCCUPIED
- VACANT



**DAVITA**  
STORE #1922  
9,023 S.F.

**KIDS EMPIRE**  
STORE #1924  
12,030 S.F.

**BLINK FITNESS**  
STORE #1926  
16,975 S.F.

**DOLLAR TREE**  
STORE #1928  
10,487 S.F.

**DANCE CENTER**  
STORE #1934&38  
13,391 S.F.

**VA CLINIC**  
STORE #1942  
10,062 S.F.

**GOODWILL**  
STORE #1916B  
18,440 S.F.

**PET SUPPLY PLUS**  
STORE #1916A  
8,658 S.F.

**AUTOZONE**  
STORE #1152  
6,090 S.F.

DUNKIN DONUTS/  
BASKIN ROBBINS 10000  
2,185

SUBWAY 10000  
1,634

**MORAN CENTER**  
STORE #1900A  
3,500 S.F.

EVANSTON NAILS 1159 1,802

KINGSTON GRILL 1160 1,328

ROSATIS REST. 1164 1,251

1168 1,464

CHICAGO AREA PEDIATRICS 959 4,133

CHIRO ONE 959 2,452

CHIRO ONE 959 2,847

ARMED FORCES 1968 2,424

DR DILLARD 959 1,212

DR DILLARD 1964 2,418

PANINO'S CAFE & BAR 959 3,023

**DEVELOPMENT DATA**

<b>ANCHOR STORES</b>	
VALLI PRODUCE STORE #1910	69,210 S.F.
GOODWILL STORE #1916B	18,440 S.F.
<b>TOTAL ANCHORS</b>	<b>87,650 S.F.</b>
<b>TOTAL SMALL SHOPS</b> 105,855 S.F.	
<b>TOTAL LEASABLE AREA</b>	<b>193,505 S.F.</b>
<b>OUTBUILDING</b>	
AUTOZONE	6,090 S.F.
MORAN CENTER	3,500 S.F.
<b>TOTAL OUTBUILDING</b>	<b>19,254 S.F.</b>
<b>OVERALL LEASABLE AREA</b>	<b>212,759 S.F.</b>
ACTUAL NUMBER OF PARKING SPACES PROVIDED	833 CARS
<b>TOTAL LAND AREA</b>	<b>16.35 ACRES</b>

**NOTE:**  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

**SITE PLAN**  
**EVANSTON PLAZA**

1910 DEMPSTER STREET  
EVANSTON, ILLINOIS 60202  
COOK COUNTY

BI EVANSTON, LLC

MANAGED BY

**A2Z** REAL ESTATE | 231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
a2zreinc.com  
info@a2zreinc.com

**ROOM KEY**

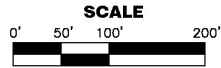
- ⓪ - UNIT NUMBER
- 0000 - UNIT SQUARE FOOTAGE

**SCALE**



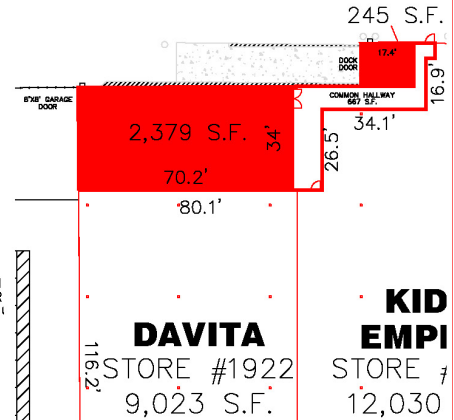
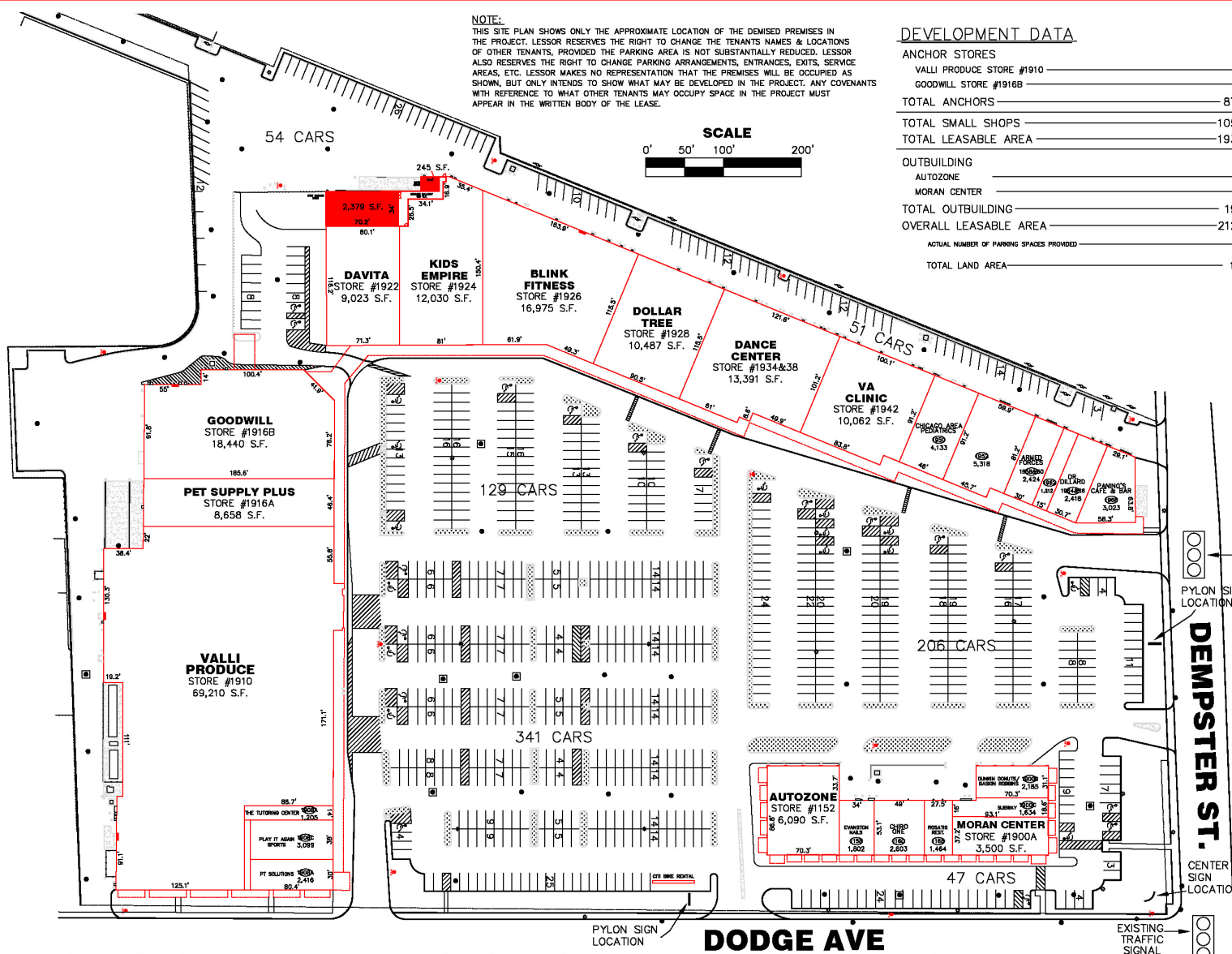
<b>REVISIONS</b>	<b>DATE: 04/26/2021</b>
	<b>LP-1</b>

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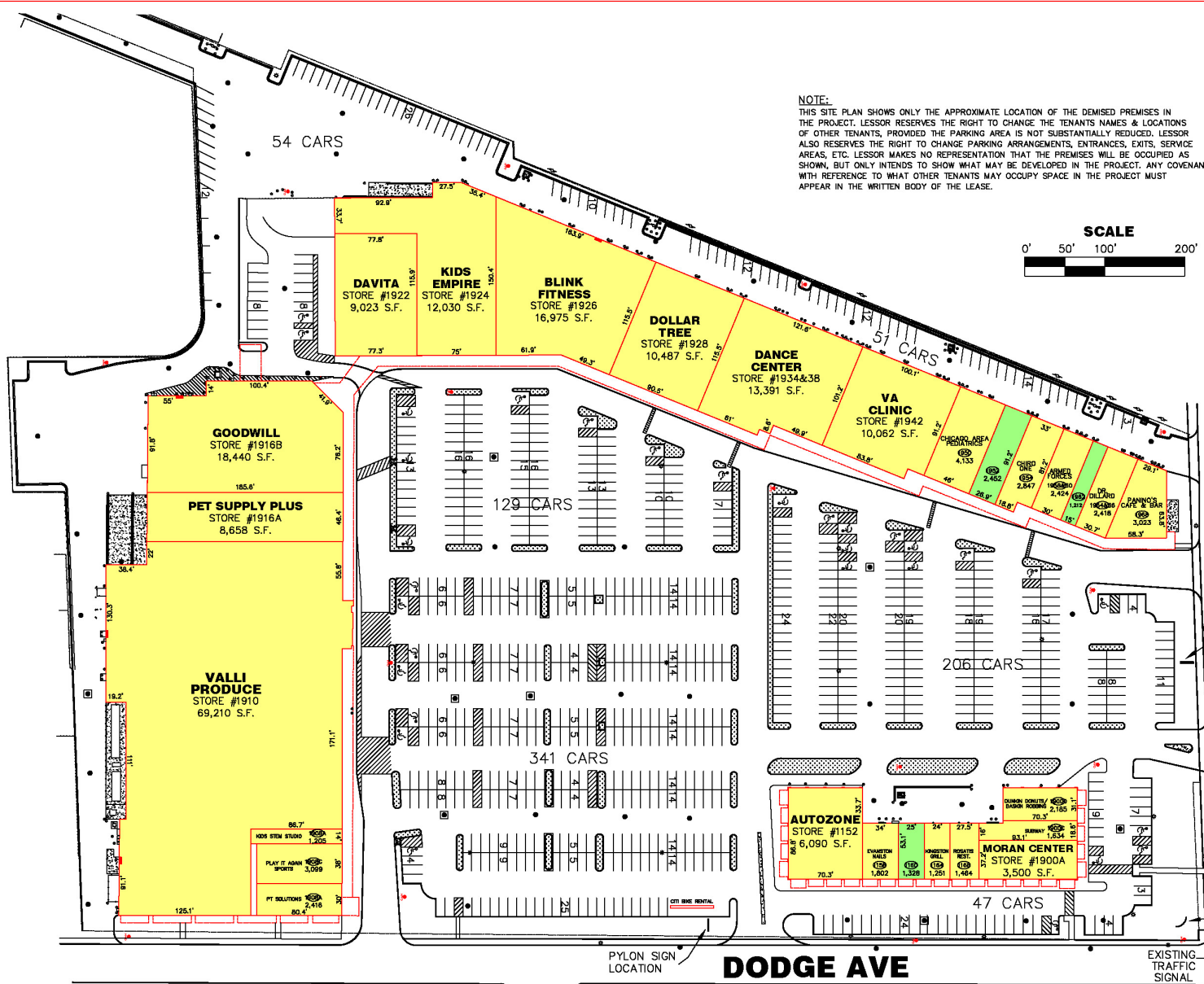
**SITE PLAN**  
**EVANSTON PLAZA**  
 1910 DEMPSTER STREET  
 EVANSTON, ILLINOIS 60202  
 COOK COUNTY

MANAGED BY BI EVANSTON, LLC

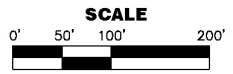


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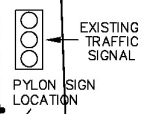
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REVISIONS      DATE: 04/26/2021

**PP-1**



108,894 people live within 2 miles with an average household income of \$130,662

**Northwestern University**  
21,000 Students

**TJ-maxx**

**Metra**  
MD-N Line  
8,689,776 Annual Ridership

Downtown Evanston

Joseph E. Hill Education Center & Dr. Martin Luther King Jr. Literary & Fine Arts School

Evanston Township High School



Lake Michigan

McCormick Blvd  
32,000 VPD

**cta**  
Purple Line  
271,102 Annual Ridership

Dempster St  
23,200 CPD

**McDonald's** **BK** **Starbucks** **Extra Space Storage**

**Subject Property**

John Middleton Elementary School & Ida Crown Jewish Academy

**sam's club** **planet fitness**  
**Marshalls** **vitalant**  
**FOOD 4 LESS**  
**WING STOP** **FIFTH THIRD BANK**  
**Great Clips** **T-Mobile**  
**Advance Auto Parts** **Sarpino's Pizzeria**

Dodge Ave  
12,600 CPD

Robert Crown Community Center

**Walgreens** **Starbucks**  
**Jewel-Osco**  
**Binnys** **TRADER JOE'S**  
**SUPERCUTS**

**Walgreens** **boostmobile**  
**ups** **7 ELEVEN**

# DEMOGRAPHICS

1968 Dempster St Evanston, IL 60202		1 mi radius	2 mi radius	3 mi radius	4 mi radius
POPULATION	2020 Estimated Population	26,151	108,894	230,527	348,542
	2025 Projected Population	25,477	105,991	223,776	338,508
	2010 Census Population	27,065	111,418	236,250	357,786
	2000 Census Population	28,016	111,936	242,264	368,090
	Projected Annual Growth 2020 to 2025	-0.5%	-0.5%	-0.6%	-0.6%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.1%	-0.2%	-0.3%
2020 Median Age	37.9	37.1	37.9	38.2	
HOUSEHOLDS	2020 Estimated Households	10,374	43,129	91,044	138,225
	2025 Projected Households	10,339	43,001	90,752	137,835
	2010 Census Households	10,406	42,771	90,646	137,936
	2000 Census Households	10,531	42,782	91,929	140,310
	Projected Annual Growth 2020 to 2025	-	-	-	-
	Historical Annual Growth 2000 to 2020	-	-	-	-
RACE AND ETHNICITY	2020 Estimated White	51.1%	57.8%	56.7%	57.3%
	2020 Estimated Black or African American	26.6%	18.6%	15.8%	13.5%
	2020 Estimated Asian or Pacific Islander	10.6%	14.2%	17.0%	18.8%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%	0.3%
	2020 Estimated Other Races	11.3%	9.1%	10.3%	10.1%
	2020 Estimated Hispanic	15.8%	13.6%	15.9%	15.8%
INCOME	2020 Estimated Average Household Income	\$125,624	\$130,662	\$118,826	\$118,308
	2020 Estimated Median Household Income	\$92,055	\$89,990	\$82,166	\$82,938
	2020 Estimated Per Capita Income	\$49,960	\$52,080	\$47,160	\$47,142
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.2%	5.0%	5.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.8%	4.2%	4.3%
	2020 Estimated High School Graduate	14.8%	13.9%	16.5%	16.7%
	2020 Estimated Some College	14.7%	12.7%	13.7%	14.1%
	2020 Estimated Associates Degree Only	4.8%	4.4%	4.8%	5.1%
	2020 Estimated Bachelors Degree Only	28.5%	29.5%	29.3%	29.5%
	2020 Estimated Graduate Degree	28.9%	31.5%	26.5%	25.2%
BUSINESS	2020 Estimated Total Businesses	960	5,130	10,251	14,501
	2020 Estimated Total Employees	10,897	54,242	123,592	166,800
	2020 Estimated Employee Population per Business	11.3	10.6	12.1	11.5
	2020 Estimated Residential Population per Business	27.2	21.2	22.5	24.0







**A2Z**  
REAL ESTATE

## CONTACT

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