



SMYLIE
Brothers
BREWING Co



1615 OAK AVE

EVANSTON, IL

12,000 SF FORMER BREWHOUSE AVAILABLE FOR SALE



Jones Lang LaSalle Midwest, Inc.

ABOUT *the* PROPERTY

ADDRESS

1615 Oak Ave, Evanston, IL 60201

SQUARE FEET

12,000 SF Total (11,000 SF ground floor + 1,000 SF Mezzanine)

OCCUPANCY

290 people

OUTDOOR SEATING

patio seating for 65 people

FEATURES

2 bars, 10 barrels, vaulted ceiling, fireplace

ZONING

D1





CAREFULLY *crafted* RESTAURANT SPACE

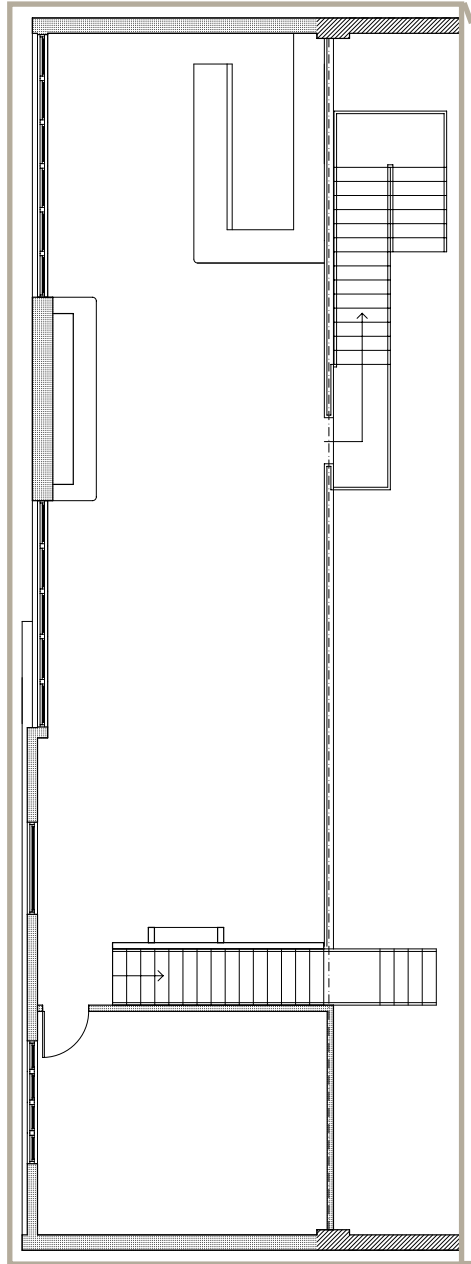
Turn-key wood barrel-truss restaurant and brewery in a prime downtown Evanston location. The property features a generous open dining area anchored by a welcoming bar, plus a spacious mezzanine level with its own bar, ideal for private events. The outdoor patio accommodates 65 guests.

The space showcases exposed dark wood beams, soaring vaulted ceilings, and a striking 10-barrel brewhouse as a central focal point. A comfortable lounge area with fireplace provides an intimate gathering space.

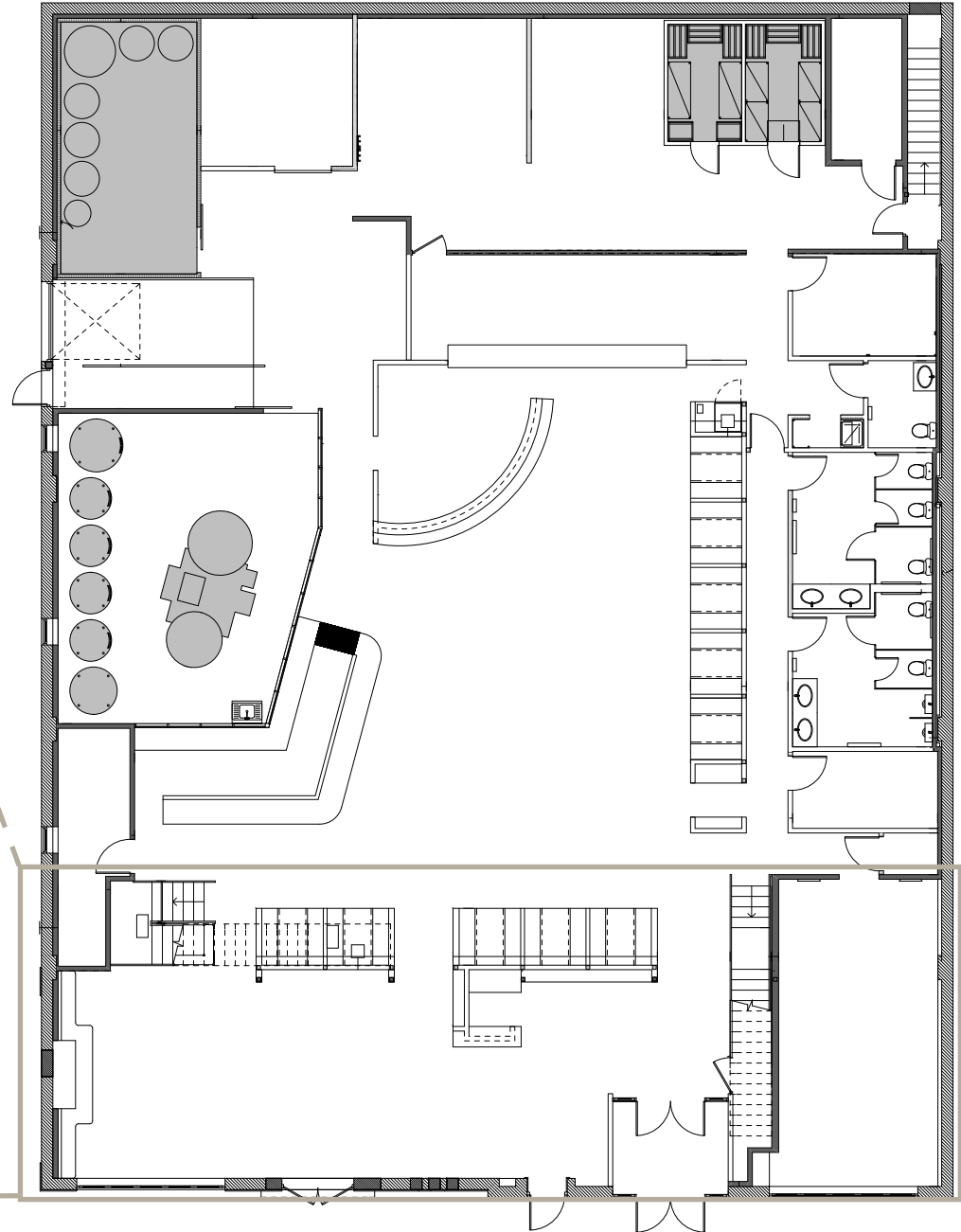
Situated just one block west of the Davis Street Metra and CTA stations, the property enjoys exceptional accessibility. The surrounding retail corridor generates substantial foot traffic supported by strong area demographics. Northwestern University, hotels, dining destinations, entertainment venues, and shopping are all within easy walking distance.

SITE PLAN 12,000 TOTAL SF

MEZZANINE 1,000 SF



GROUND FLOOR 11,000 SF

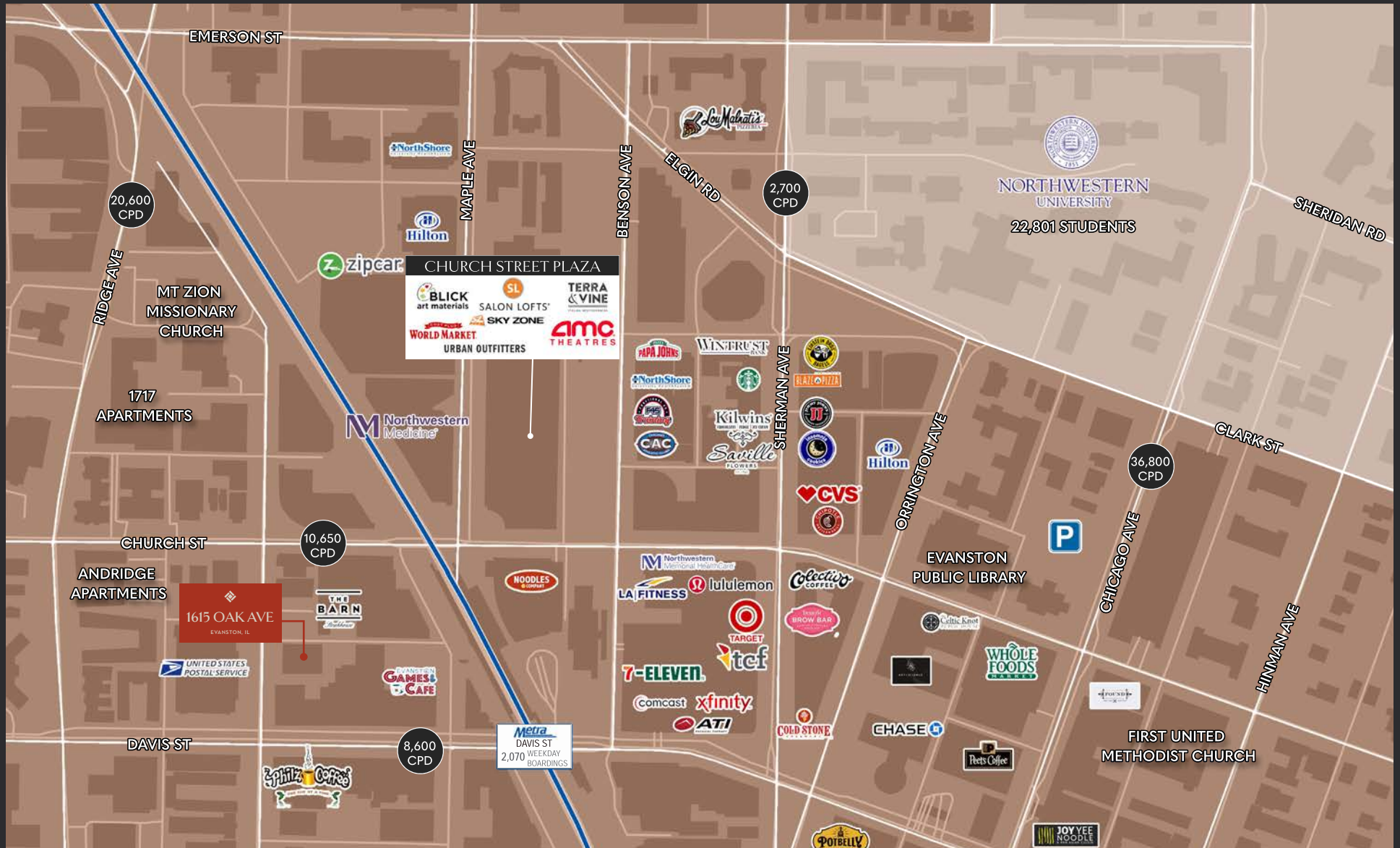


TRADE AREA AT A GLANCE

	1 mile	2 miles	3 miles
POPULATION	32,972	85,168	175,662
DAYTIME POPULATION	48,279	106,484	182,369
AVG HOUSEHOLD INCOME	\$131,634	\$157,853	\$149,822
HOUSEHOLDS	14,134	35,068	72,391
FOOD&ALCOHOL EXPENDITURE	\$80.866M	\$234.619M	\$393.912M



NEIGHBORING RETAILERS





1615 OAK AVE

EVANSTON, IL



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