

# Institutional- Quality Location Near Lake Michigan

OFFERING MEMORANDUM

4848 N Sheridan Rd  
Chicago, IL 60640



**Nedal Kawash**  
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471.022064



# Institutional-Quality Location Near Lake Michigan

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Local Business Map

Major Employers Map

Traffic Counts

### 03 Property Description

Property Features

Property Images

### 04 Demographics

General Demographics

Race Demographics

### 05 Company Profile

Company Bio

Advisor Profile

*Exclusively Marketed by:*



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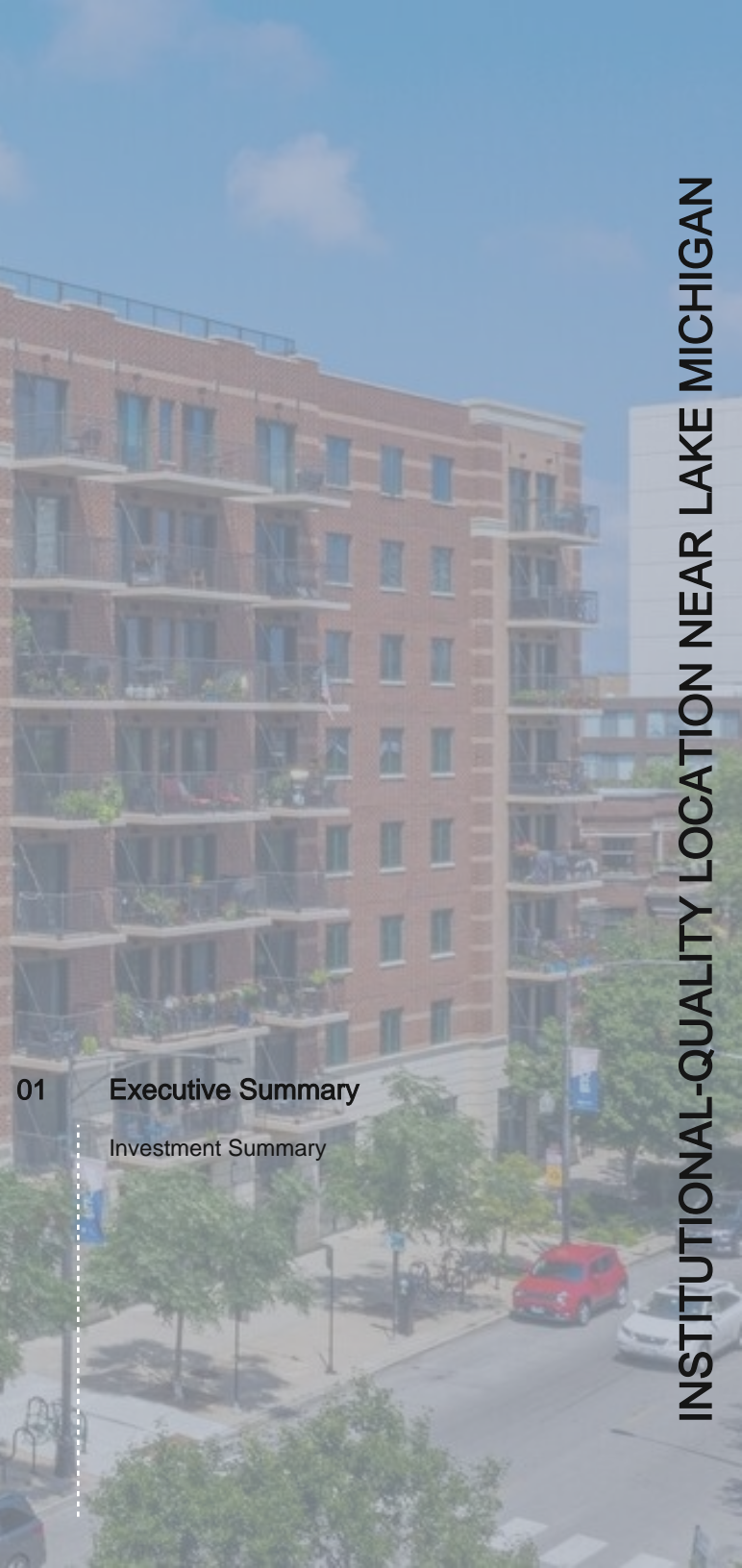
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01 **Executive Summary**  
Investment Summary

## OFFERING SUMMARY

ADDRESS	4848 N Sheridan Rd Chicago IL 60640
COUNTY	Cook
MARKET	Chicago
PRICE	\$899,000
BUILDING SF	228,800 SF
PRICE PSF	\$3.93
RESIDENTIAL UNITS	117 SF
TOTAL SQFT	5,257
YEAR BUILT	2006
OWNERSHIP TYPE	Tenancy in Common
ZONING TYPE	B3-5
APN	14084160401140

## PROPOSED FINANCING

Commercial Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$224,750
LOAN AMOUNT	\$674,250
INTEREST RATE	6.50%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$51,139
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	70,517	410,248	833,109
2026 Median HH Income	\$71,811	\$88,540	\$96,750
2026 Average HH Income	\$99,370	\$134,524	\$143,320

- Discover an unparalleled investment opportunity at 4848 N Sheridan Rd, 60640! This prime retail property is a beacon of potential for savvy investors seeking a high return on investment. Boasting a coveted location in a bustling commercial district, this gem is a lucrative addition to any investment portfolio.
- Step into a world of endless possibilities with this retail property that promises not just a solid ROI, but a gateway to future financial success. The strategic location on 4848 N Sheridan Rd, 60640 ensures maximum visibility and foot traffic, setting the stage for a profitable venture that stands out from the crowd.
- Elevate your investment game with this retail property that is more than just bricks and mortar – it's a gateway to financial prosperity. The allure of this property lies in its potential to generate substantial returns, making it a must-have for investors looking to make a smart and lucrative move in the competitive real estate market.
- Unleash the full potential of your investment portfolio with this retail property at 4848 N Sheridan Rd, 60640. With its prime location and promising ROI, this property is a golden opportunity waiting to be seized by those who recognize the value of a smart investment that promises both immediate and long-term financial rewards.
- Don't miss out on the chance to secure your financial future with this retail property that is primed for success. Whether you're a seasoned investor or a newcomer to the real estate game, 4848 N Sheridan Rd, 60640 offers a unique opportunity to tap into the lucrative world of commercial real estate and watch your investment flourish.





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts

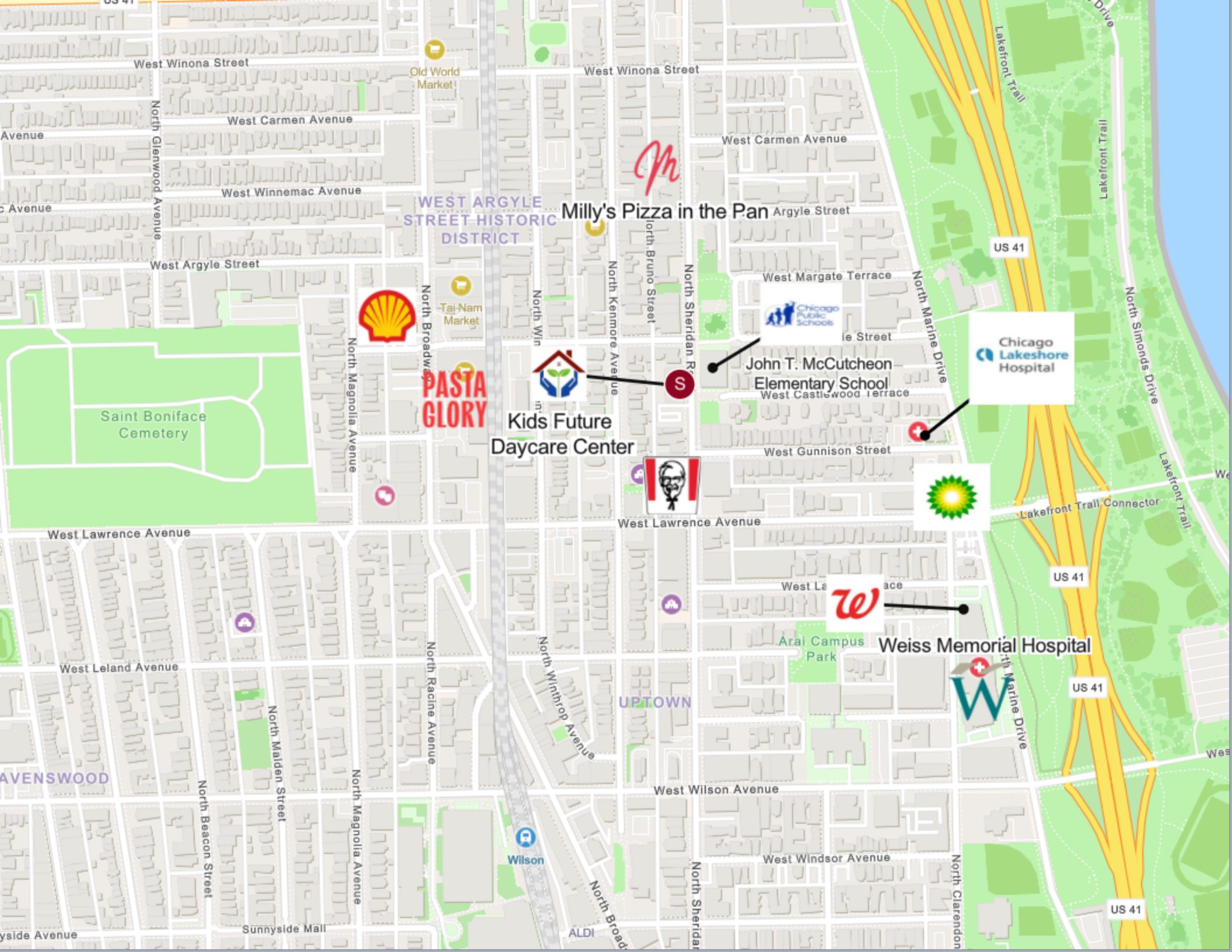
- 4848 N Sheridan Rd is located in the heart of Chicago's Uptown neighborhood, a dense and established North Side submarket known for its strong residential population, neighborhood retail activity, and convenient access to public transportation and major roadways.

Positioned along the Sheridan Rd corridor, the property benefits from strong visibility, steady neighborhood traffic, and close proximity to a wide range of residential buildings, retail amenities, restaurants, and service-oriented businesses. The surrounding area offers a strong built-in customer base, making the location well-suited for a variety of retail, fitness, wellness, and neighborhood service uses.

The property also benefits from its proximity to Lake Shore Drive, public transit, and nearby North Side neighborhoods, providing convenient accessibility for both customers and employees.

Overall, the location offers an excellent opportunity for an owner-user, investor, or tenant seeking to establish a presence in a hi





WEST ARGYLE STREET HISTORIC DISTRICT

Milly's Pizza in the Pan



PASTA GLORY



Kids Future Daycare Center



John T. McCutcheon Elementary School



Weiss Memorial Hospital



AVENSWOOD

UP TOWN

Wilson

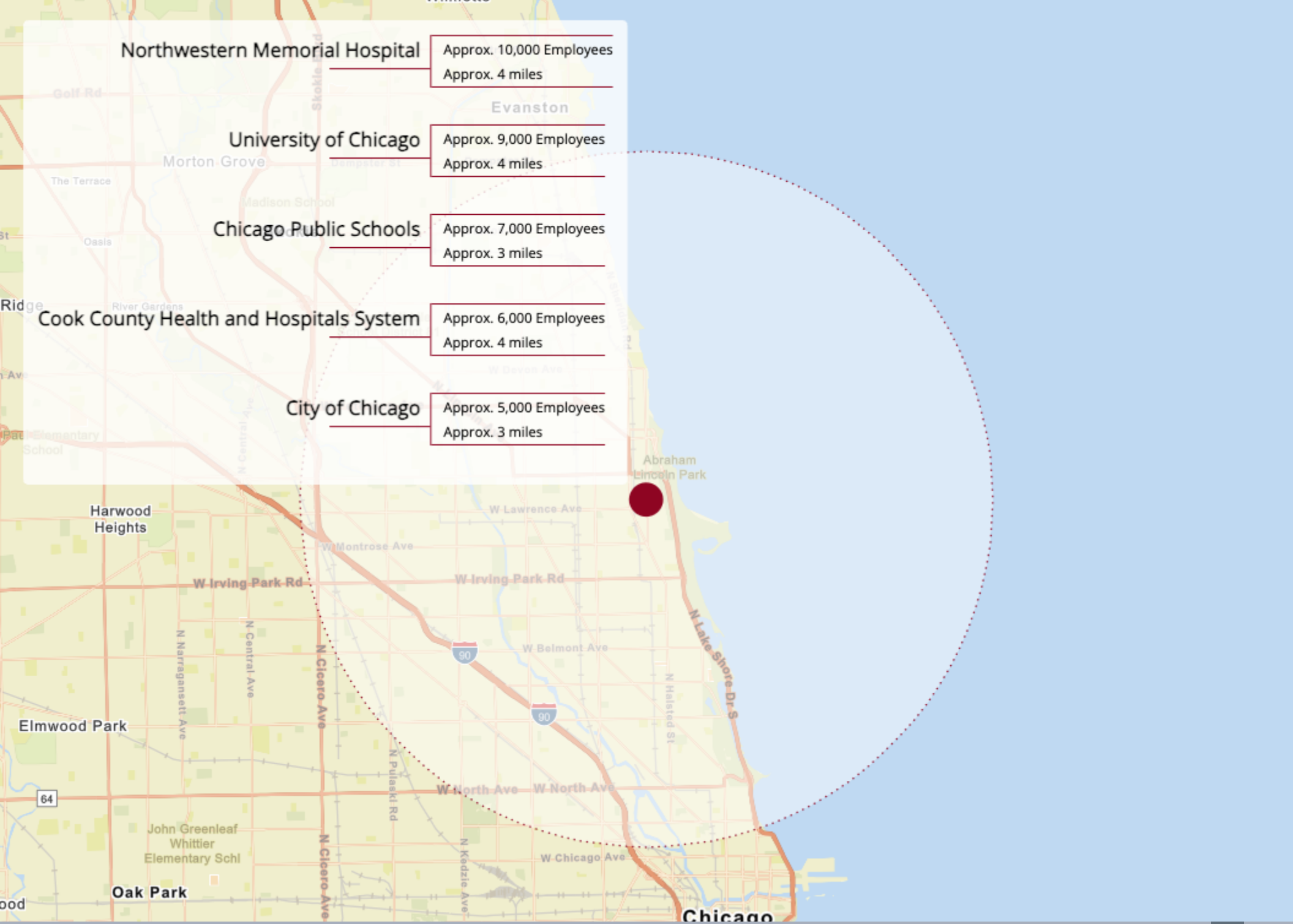
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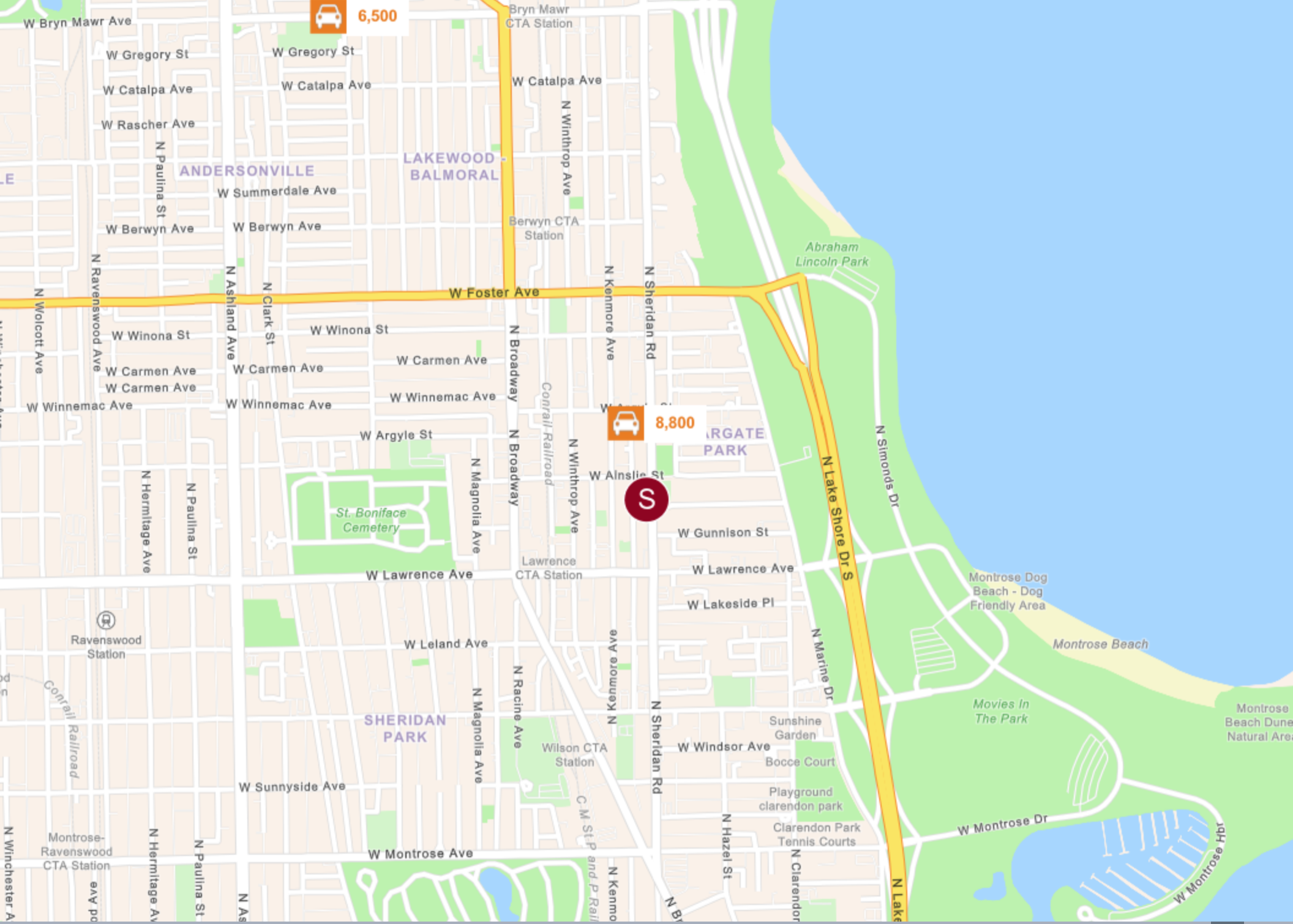
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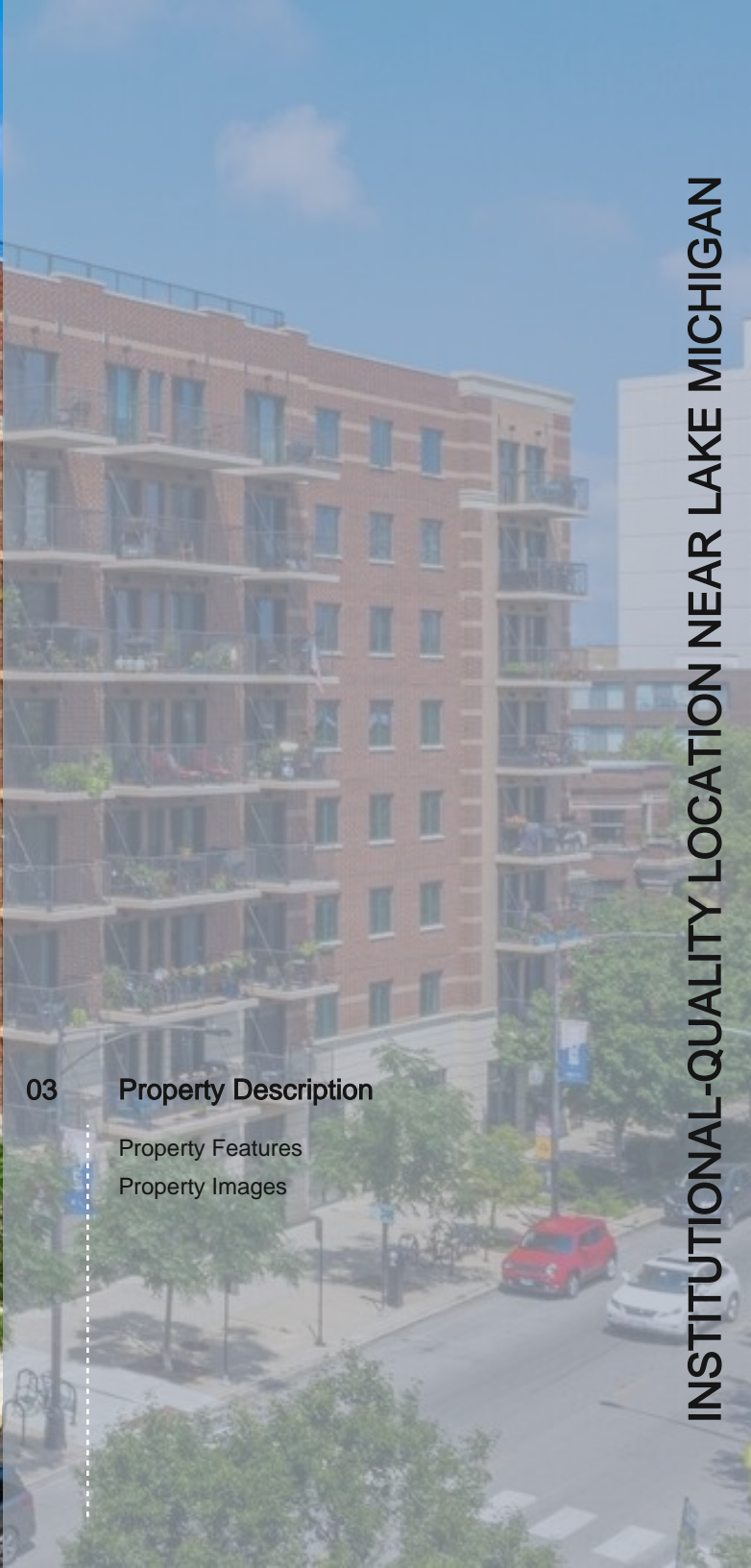
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03

### Property Description

Property Features

Property Images

## PROPERTY FEATURES

BUILDING SF	228,800
RESIDENTIAL UNITS	117
TOTAL SQFT	5,257
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	B3-5
BUILDING CLASS	C
TOPOGRAPHY	FLAT
LOCATION CLASS	Urban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
2024 TAXES	\$14,728.41
STREET FRONTAGE	Sheridan

## NEIGHBORING PROPERTIES

NORTH	Residential / Mixed-Use
SOUTH	Retail / Commercial
EAST	Residential
WEST	Lake Shore

## MECHANICAL

HVAC	RTU
ELECTRICAL / POWER	Standard Commercial Service
LIGHTING	Fluorescent / LED

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Masonry
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Minimal



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Property Features | Institutional-Quality Location Near Lake Michigan





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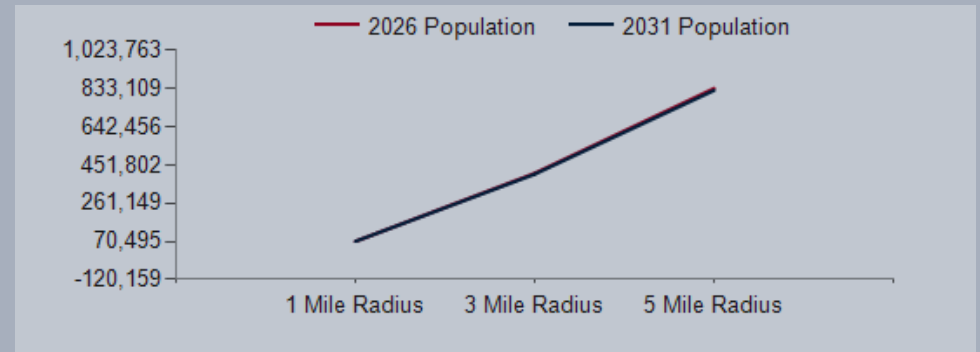
**Demographics**

General Demographics

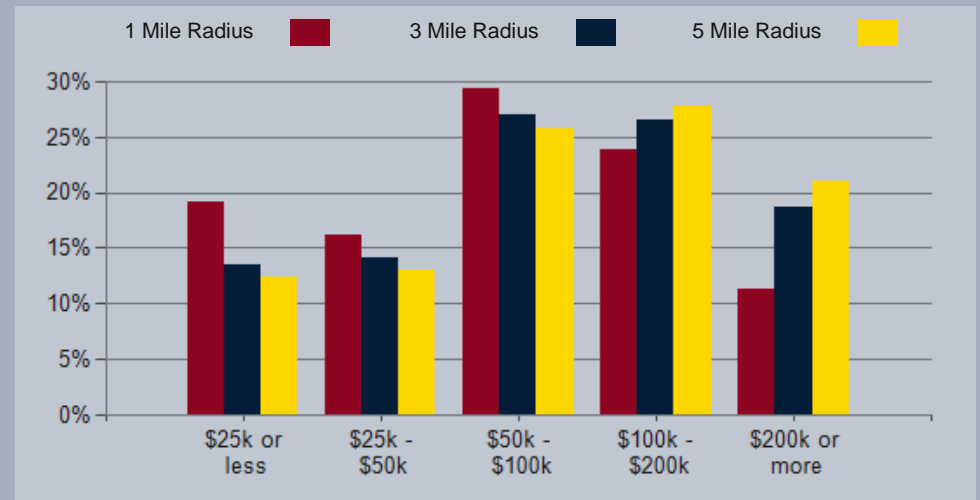
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	78,433	435,092	894,297
2010 Population	70,199	405,207	834,269
2026 Population	70,517	410,248	833,109
2031 Population	70,495	405,829	823,428
2026 African American	13,162	38,755	75,063
2026 American Indian	406	2,828	7,645
2026 Asian	8,787	51,018	92,480
2026 Hispanic	9,934	73,073	190,644
2026 Other Race	4,235	34,584	95,386
2026 White	37,209	240,945	470,221
2026 Multiracial	6,693	41,965	91,956
2026-2031: Population: Growth Rate	-0.05%	-1.10%	-1.15%

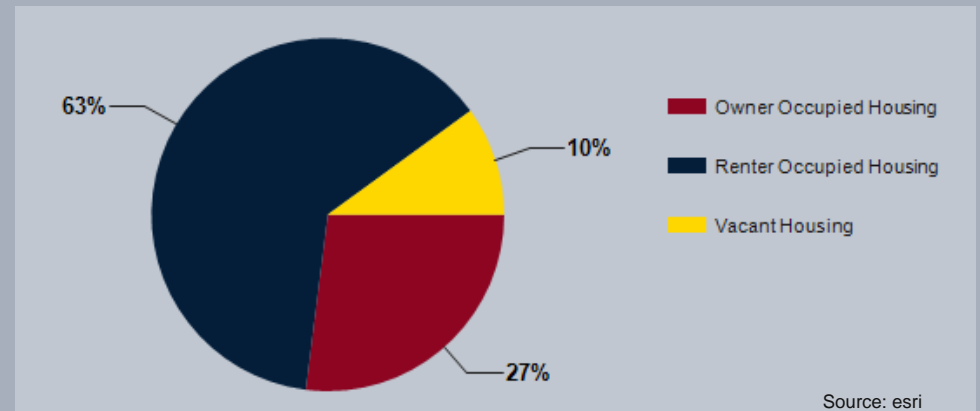
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,574	19,294	34,160
\$15,000-\$24,999	2,415	9,389	16,556
\$25,000-\$34,999	2,420	10,366	19,104
\$35,000-\$49,999	4,300	19,500	33,673
\$50,000-\$74,999	6,875	31,786	56,709
\$75,000-\$99,999	5,396	25,334	48,313
\$100,000-\$149,999	6,590	36,484	71,648
\$150,000-\$199,999	3,376	19,579	41,388
\$200,000 or greater	4,723	39,613	85,421
Median HH Income	\$71,811	\$88,540	\$96,750
Average HH Income	\$99,370	\$134,524	\$143,320



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: esri



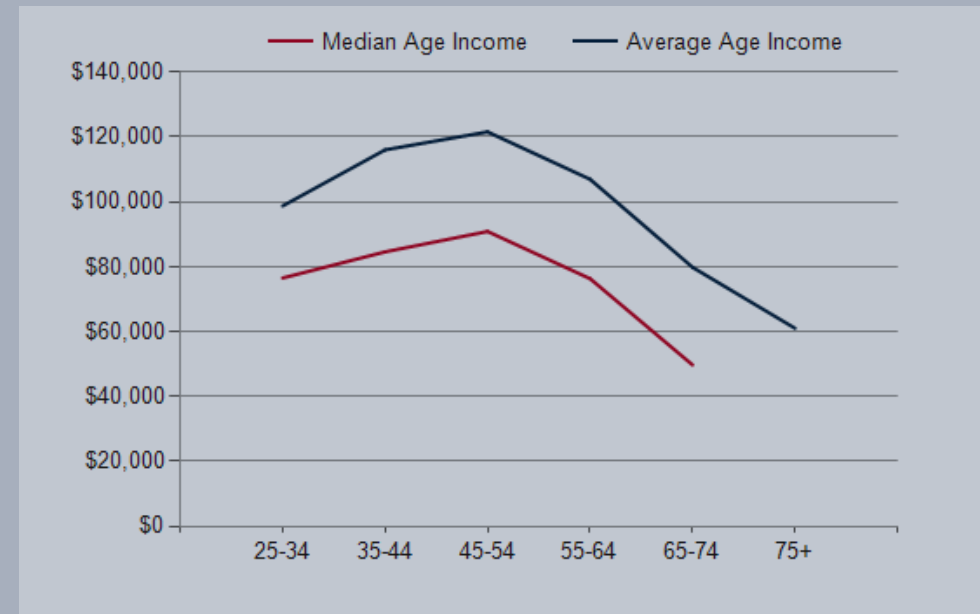
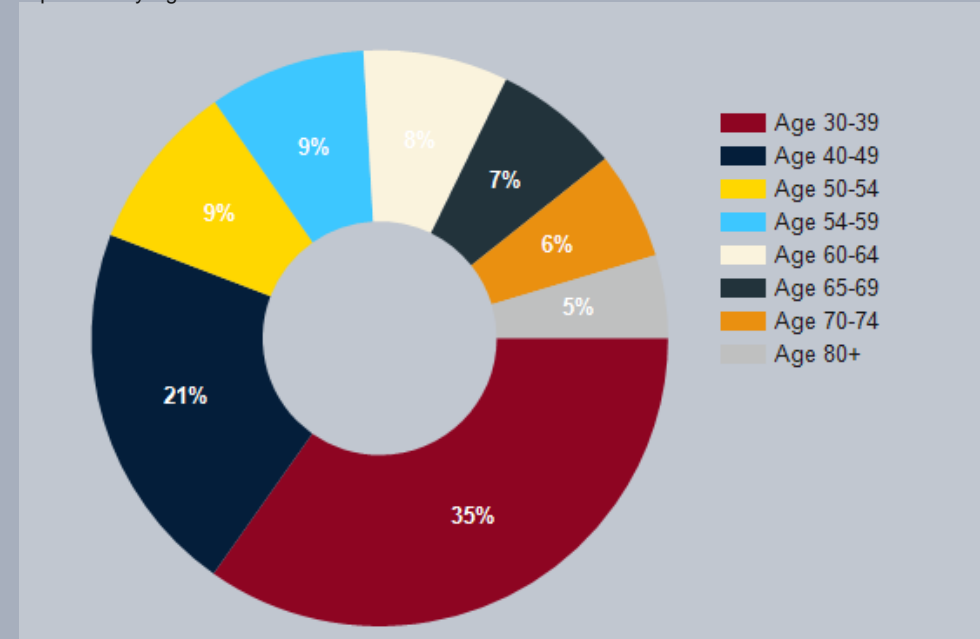
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	9,152	50,053	101,768
2026 Population Age 35-39	7,175	39,188	78,066
2026 Population Age 40-44	5,481	31,982	62,618
2026 Population Age 45-49	4,408	25,306	49,883
2026 Population Age 50-54	4,445	23,394	45,908
2026 Population Age 55-59	4,125	20,372	40,439
2026 Population Age 60-64	3,819	18,205	37,400
2026 Population Age 65-69	3,317	15,544	32,772
2026 Population Age 70-74	2,837	13,403	28,238
2026 Population Age 75-79	2,190	9,968	21,302
2026 Population Age 80-84	1,431	5,905	12,908
2026 Population Age 85+	1,463	5,305	11,311
2026 Population Age 18+	63,150	350,029	701,298
2026 Median Age	39	35	35
2031 Median Age	40	36	36

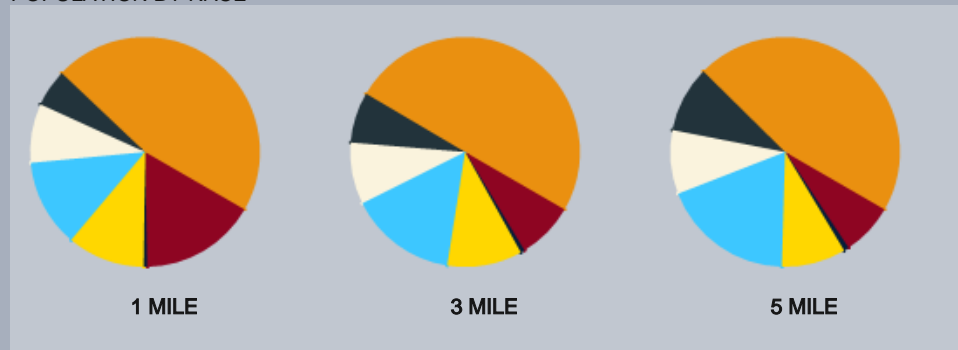
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,537	\$91,150	\$100,132
Average Household Income 25-34	\$98,731	\$130,522	\$141,104
Median Household Income 35-44	\$84,592	\$109,472	\$118,928
Average Household Income 35-44	\$116,029	\$161,762	\$171,246
Median Household Income 45-54	\$90,883	\$117,095	\$123,833
Average Household Income 45-54	\$121,583	\$169,845	\$176,394
Median Household Income 55-64	\$76,333	\$100,198	\$105,944
Average Household Income 55-64	\$106,979	\$148,106	\$155,839
Median Household Income 65-74	\$49,723	\$58,255	\$64,301
Average Household Income 65-74	\$79,836	\$99,667	\$109,474
Average Household Income 75+	\$61,026	\$75,968	\$84,401

Population By Age



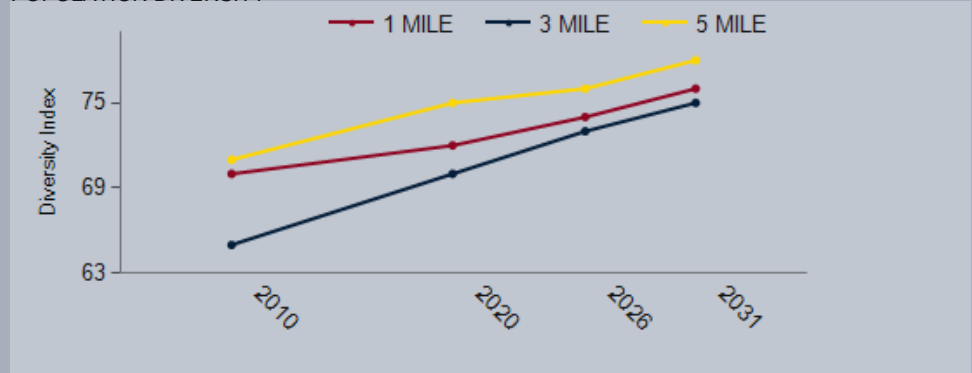
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	75	78
Diversity Index (current year)	74	73	76
Diversity Index (2020)	72	71	75
Diversity Index (2010)	70	65	71

### POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	16%	8%	7%
American Indian	1%	1%	1%
Asian	11%	11%	9%
Hispanic	12%	15%	19%
Multiracial	8%	9%	9%
Other Race	5%	7%	9%
White	46%	50%	46%

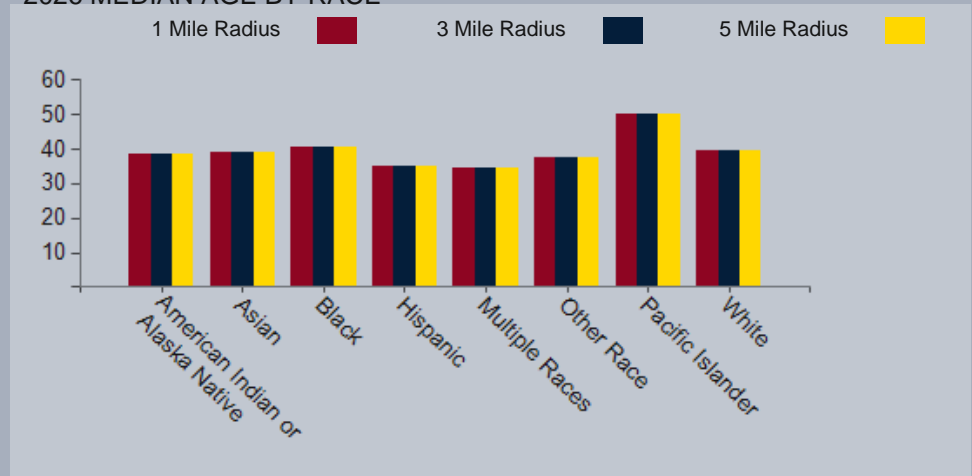
### POPULATION DIVERSITY



### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	36	36
Median Asian Age	39	37	37
Median Black Age	40	38	37
Median Hispanic Age	35	33	34
Median Multiple Races Age	34	32	32
Median Other Race Age	37	35	35
Median Pacific Islander Age	50	40	38
Median White Age	39	36	35

### 2026 MEDIAN AGE BY RACE



05

**Company Profile**

Company Bio

Advisor Profile

## About Kawash Group

Kawash Group is a full-service real estate brokerage based in Chicago, specializing in commercial real estate, investment sales, and development advisory. Founded and led by Nedal Kawash, the firm has successfully closed over \$100 million in real estate transactions, with a focus on creating long-term value for investors, property owners, and business operators. Kawash Group represents buyers, sellers, landlords, and tenants across a diverse portfolio of asset classes, including retail, industrial, office, multifamily, land, and mixed-use properties. The team brings a strategic, client-first approach backed by market intelligence, in-depth financial analysis, and negotiation expertise. Beyond brokerage, Kawash Group supports clients through the full real estate lifecycle — from acquisition to development and resale. In partnership with Modern Creations, its in-house construction and development affiliate, the firm provides advisory on ground-up construction, build-outs, and value-add repositioning projects. Known for its integrity, agility, and deep local relationships, Kawash Group is a trusted partner for institutional and private investors looking to scale their portfolio across the greater Chicagoland area.





Nedal Kawash  
President

Nedal Kawash is a top-producing commercial real estate broker and Managing Broker of Kawash Group, a Chicago-based brokerage firm that has closed over \$100 million in real estate transactions.

With a sharp focus on commercial, industrial, and investment properties, Nedal represents landlords, tenants, investors, and developers across a wide spectrum of asset classes — including multi-tenant buildings, value-add projects, retail, industrial, and off-market opportunities.

Nedal is also the co-founder of Modern Creations, a development and construction firm, giving him a unique ability to advise clients from acquisition through design, build-out, and exit.

Known for his strategic mindset, strong negotiation skills, and deep understanding of Chicago’s market, Nedal has built a reputation for delivering results while building lasting relationships. He also leads a high-performing team of brokers, trains new agents, and hosts professional networking events across the city under the “Kawash Group & Friends” banner.

Whether you’re a first-time investor or a seasoned developer, Nedal Kawash offers the insight, connections, and experience needed to move your real estate goals forward.



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The information contained herein is not a substitute for a thorough due diligence investigation. Kawash Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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