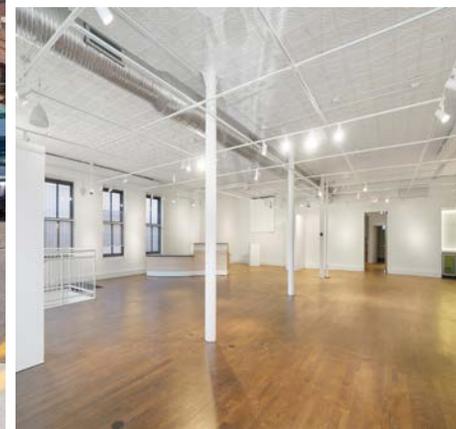


# North Avenue Flagship



OFFERING MEMORANDUM | SPLIT-LEVEL RETAIL SPACE IN THE HEART OF WICKER PARK 5,185 SF

1910 W North Ave  
Chicago, IL 60622

**Nedal Kawash**  
Kawash Group  
President  
(630) 337-9126  
Nedal@kawashgroup.com  
471.022064



# North Avenue Flagship

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Local Business Map

Major Employers Map

Aerial View Map

Traffic Counts

### 03 Property Description

Property Features

Site Plan

Property Images

### 04 Demographics

General Demographics

Race Demographics

### 05 Company Profile

Company Bio

Advisor Profile

*Exclusively Marketed by:*



### Nedal Kawash

Kawash Group

President

(630) 337-9126

Nedal@kawashgroup.com

471.022064



Brokerage License No. : 481.014155

<https://www.kawashgroup.com/>



01 Executive Summary  
Investment Summary

# NORTH AVENUE FLAGSHIP



## OFFERING SUMMARY

|                 |                                      |
|-----------------|--------------------------------------|
| ADDRESS         | 1910 W North Ave<br>Chicago IL 60622 |
| COUNTY          | Cook                                 |
| MARKET          | Chicago                              |
| SUBMARKET       | Northwest City                       |
| PRICE           | \$1,449,500                          |
| TOTAL USABLE SF | 5,185 SF                             |
| PRICE PSF       | \$279.56                             |
| FLOORS          | 2 SF                                 |
| LOWER LEVEL     | 1845                                 |
| OWNERSHIP TYPE  | Fee Simple                           |
| ZONING TYPE     | B3-1                                 |
| APN             | 14-31-425-057-1001                   |

| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2026 Population        | 60,344    | 568,620   | 1,195,715 |
| 2026 Median HH Income  | \$146,185 | \$115,776 | \$97,681  |
| 2026 Average HH Income | \$190,949 | \$170,314 | \$143,671 |

## INVESTMENT HIGHLIGHTS

- Prime Wicker Park Location  
Situating at the highly trafficked convergence of North Avenue, Damen Avenue, and Milwaukee Avenue, one of Chicago's most established and supply-constrained retail corridors.
- 5,185 SF Boutique Commercial Condominium  
Efficient split-level layout featuring 3,340 SF of ground-floor retail and 1,845 SF lower level, ideal for flagship retail, experiential concepts, showroom, or owner-user occupancy.
- Flexible B3-1 Zoning  
Community Shopping District zoning allows for a wide range of uses including retail, restaurant, office, wellness, and service-oriented concepts (subject to verification).



Nedal Kawash  
President  
(630) 337-9126  
Nedal@kawashgroup.com  
471.022064

Kawash Group  
11 E. Hubbard St Suite 501, Chicago, IL 60611

- **Historic, Character-Driven Building**  
Circa-1898 masonry construction featuring exposed brick, high ceilings, and architectural character increasingly sought after by modern retailers and creative users.
  
- **Turn-Key / Adaptive Reuse Potential**  
Previously built out for boutique retail and gallery use, allowing for near immediate occupancy or repositioning with minimal downtime.



Nedal Kawash  
President  
(630) 337-9126  
Nedal@kawashgroup.com  
471.022064

**Kawash Group**  
11 E. Hubbard St Suite 501, Chicago, IL 60611



02 Location

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

- **Wicker Park Neighborhood:** The property is located in the vibrant Wicker Park neighborhood known for its trendy boutiques, art galleries, and eclectic dining options such as Big Star and The Violet Hour.
- **Transportation Access:** The area offers convenient access to public transportation with the Damen Blue Line station and multiple bus routes nearby, making it easy for employees and customers to reach the property.
- **Residential Density:** Wicker Park is a densely populated neighborhood with a mix of historic homes and modern condominiums, providing a built-in customer base for businesses in the area.
- **Retail Mix:** The neighborhood features a diverse retail mix, including popular brands like Lululemon and local boutiques like Una Mae's Freak Boutique, attracting a variety of shoppers to the area.
- **Cultural Scene:** Wicker Park is known for its vibrant cultural scene, with live music venues like Subterranean and Double Door, as well as the annual Renegade Craft Fair and Wicker Park Fest, which draw large crowds to the neighborhood.

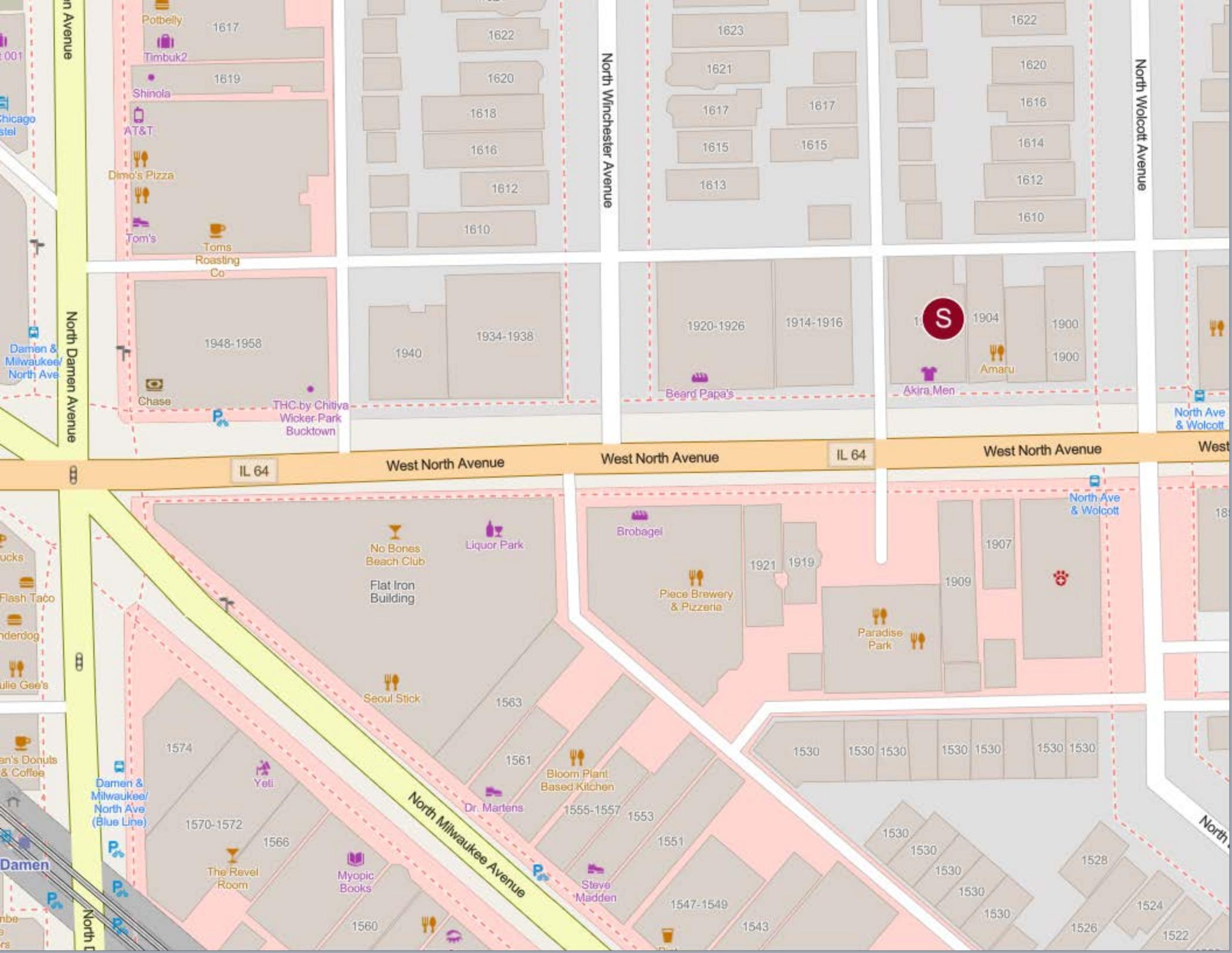
## Largest Employers

|   |        |
|---|--------|
| Northwestern Memorial Hospital          | 10,000 |
| Loyola University Medical Center        | 8,000  |
| Cook County Health and Hospitals System | 7,000  |
| University of Illinois Hospital         | 6,000  |
| Rush University Medical Center          | 5,000  |
| Chicago Public Schools                  | 4,000  |
| City of Chicago                         | 3,000  |
| McDonald's Corporation                  | 2,000  |



Nedal Kawash  
 President  
 (630) 337-9126  
 Nedal@kawashgroup.com  
 471.022064

**Kawash Group**  
 11 E. Hubbard St Suite 501, Chicago, IL 60611



North Damen Avenue

North Damen Avenue

Damen

North D

North Winchester Avenue

North Wolcott Avenue

Potbelly 1617  
 Timbuk2  
 Shinola 1619  
 AT&T  
 Dimo's Pizza  
 Tom's  
 Toms Roasting Co

1622  
 1620  
 1618  
 1616  
 1612  
 1610

1623  
 1621  
 1617  
 1615  
 1613

1622  
 1620  
 1616  
 1614  
 1612  
 1610

1948-1958  
 Chase  
 P  
 THC by Chitiva  
 Wicker Park  
 Bucktown

1940  
 1934-1938

1920-1926  
 1914-1916  
 Beard Papa's

S  
 1904  
 1900  
 1900  
 Amaru  
 Akira Men

IL 64

West North Avenue

West North Avenue

IL 64

West North Avenue

West

No Bones Beach Club  
 Flat Iron Building  
 Liquor Park  
 Seoul Stick

Brobagei  
 Piece Brewery & Pizzeria  
 1921  
 1919

Paradise Park  
 1909  
 1907

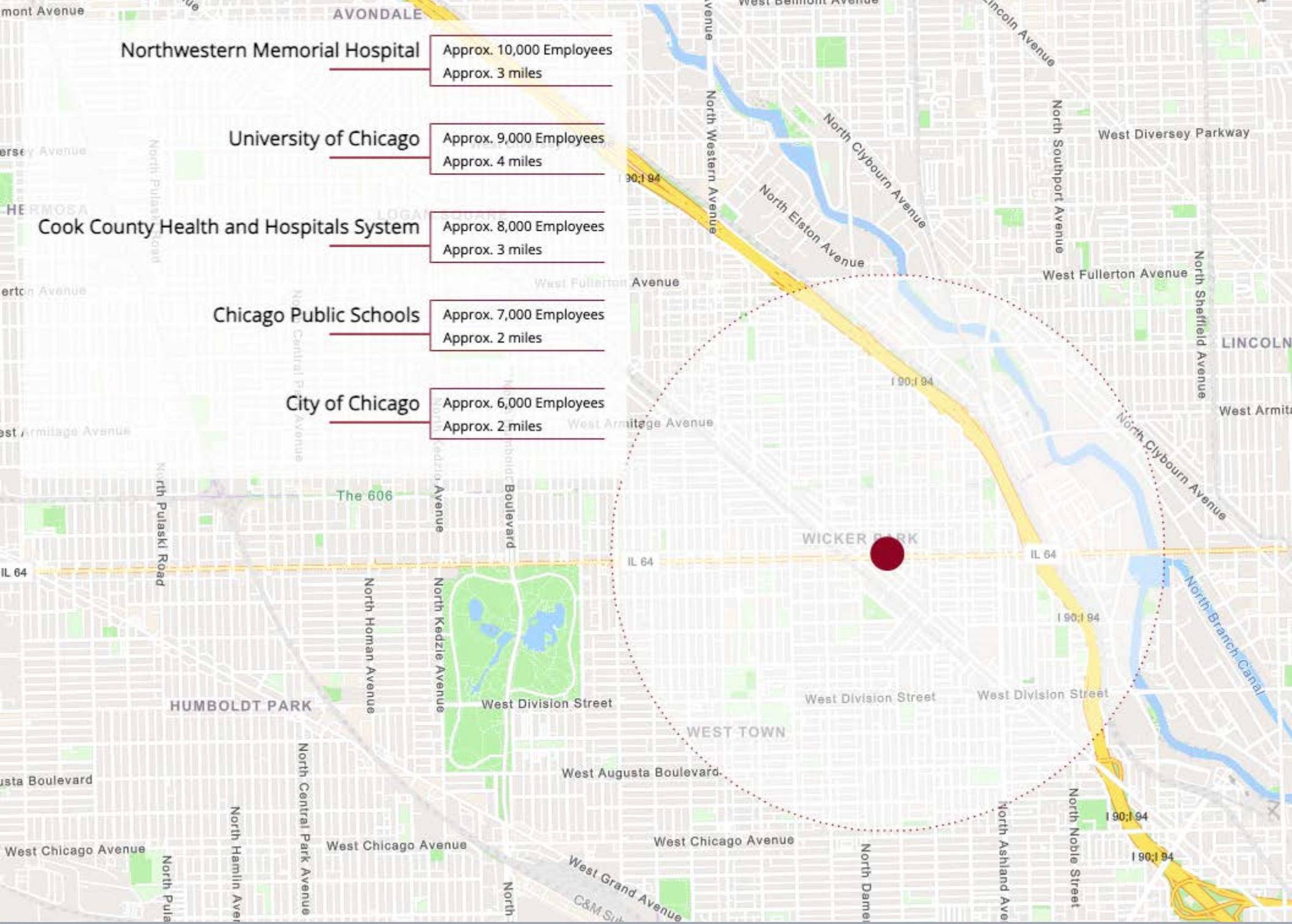
1574  
 1570-1572  
 1566  
 1560  
 The Revel Room  
 Myopic Books  
 Yeli  
 Dr. Martens

1563  
 1561  
 1555-1557  
 1553  
 1551  
 1547-1549  
 1543

1530 1530 1530 1530 1530 1530  
 1530 1530 1530  
 1528  
 1524  
 1526  
 1522

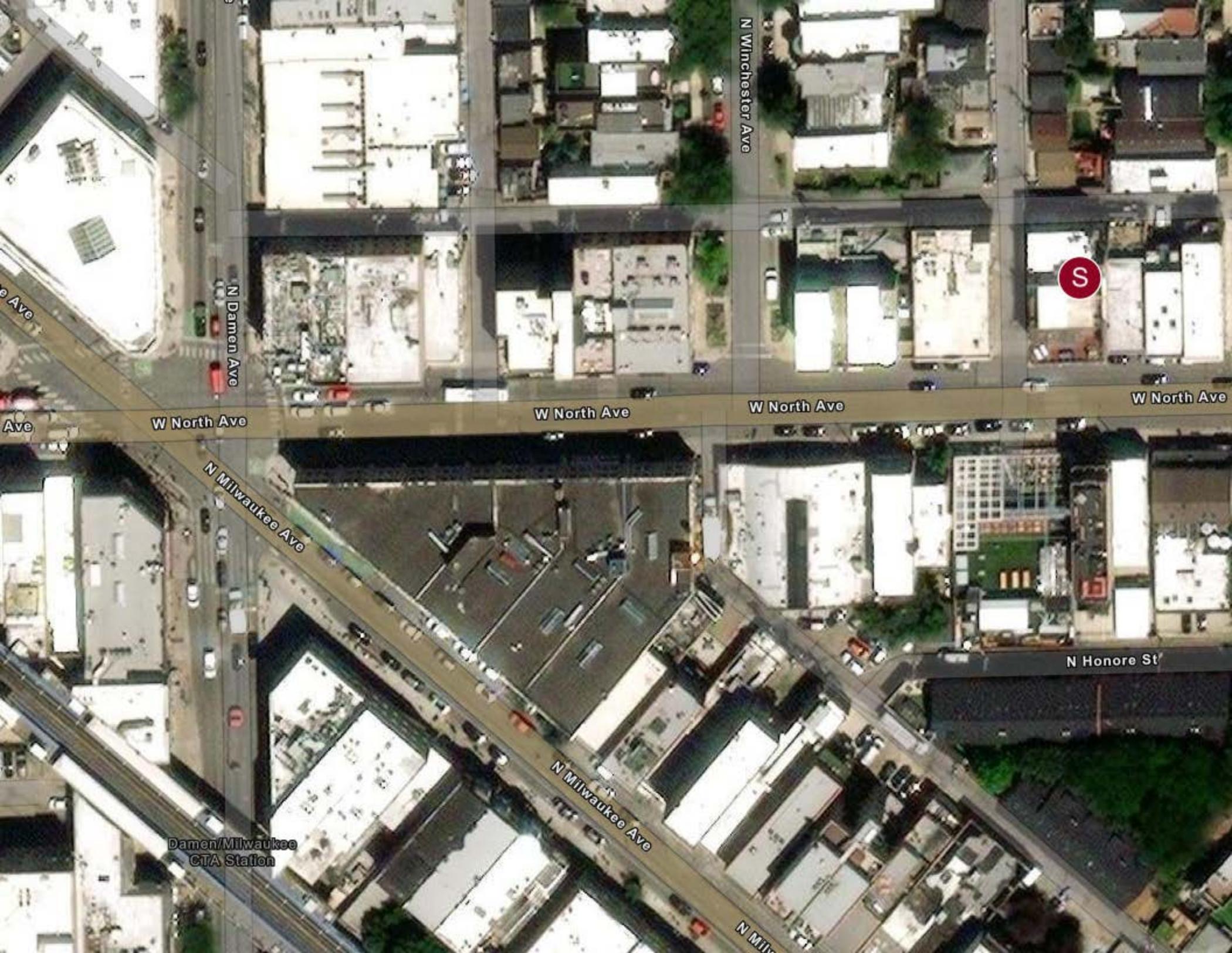
Damen & Milwaukee/ North Ave (Blue Line)

North Ave & Wolcott



Nedal Kawash  
 President  
 (630) 337-9126  
 Nedal@kawashgroup.com  
 471.022064

Kawash Group  
 11 E. Hubbard St Suite 501, Chicago, IL 60611



N Winchester Ave

N Damen Ave

S

W North Ave

W North Ave

W North Ave

W North Ave

N Milwaukee Ave

N Honore St

N Milwaukee Ave

Damen/Milwaukee  
CTA Station





03

### Property Description

Property Features

Site Plan

Property Images

# NORTH AVENUE FLAGSHIP



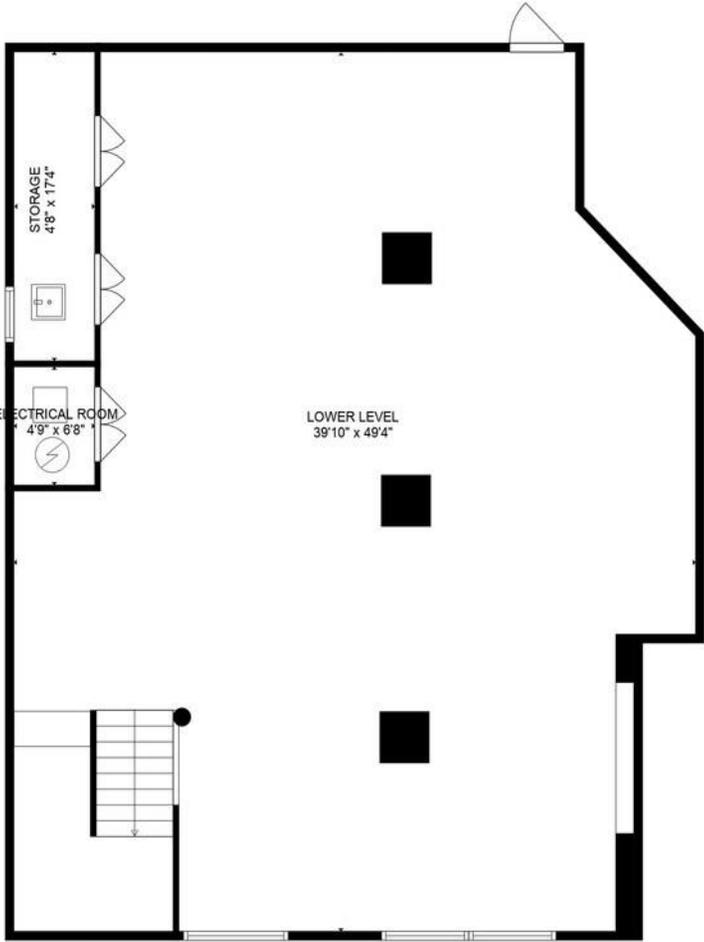
## PROPERTY FEATURES

|                     |                    |
|---------------------|--------------------|
| TOTAL USABLE SF     | 5,185              |
| FLOORS              | 2                  |
| LOWER LEVEL         | 1845               |
| ZONING TYPE         | B3-1               |
| BUILDING CLASS      | B                  |
| LOCATION CLASS      | B                  |
| NUMBER OF BUILDINGS | 1                  |
| STREET FRONTAGE     | 50' on W North Ave |

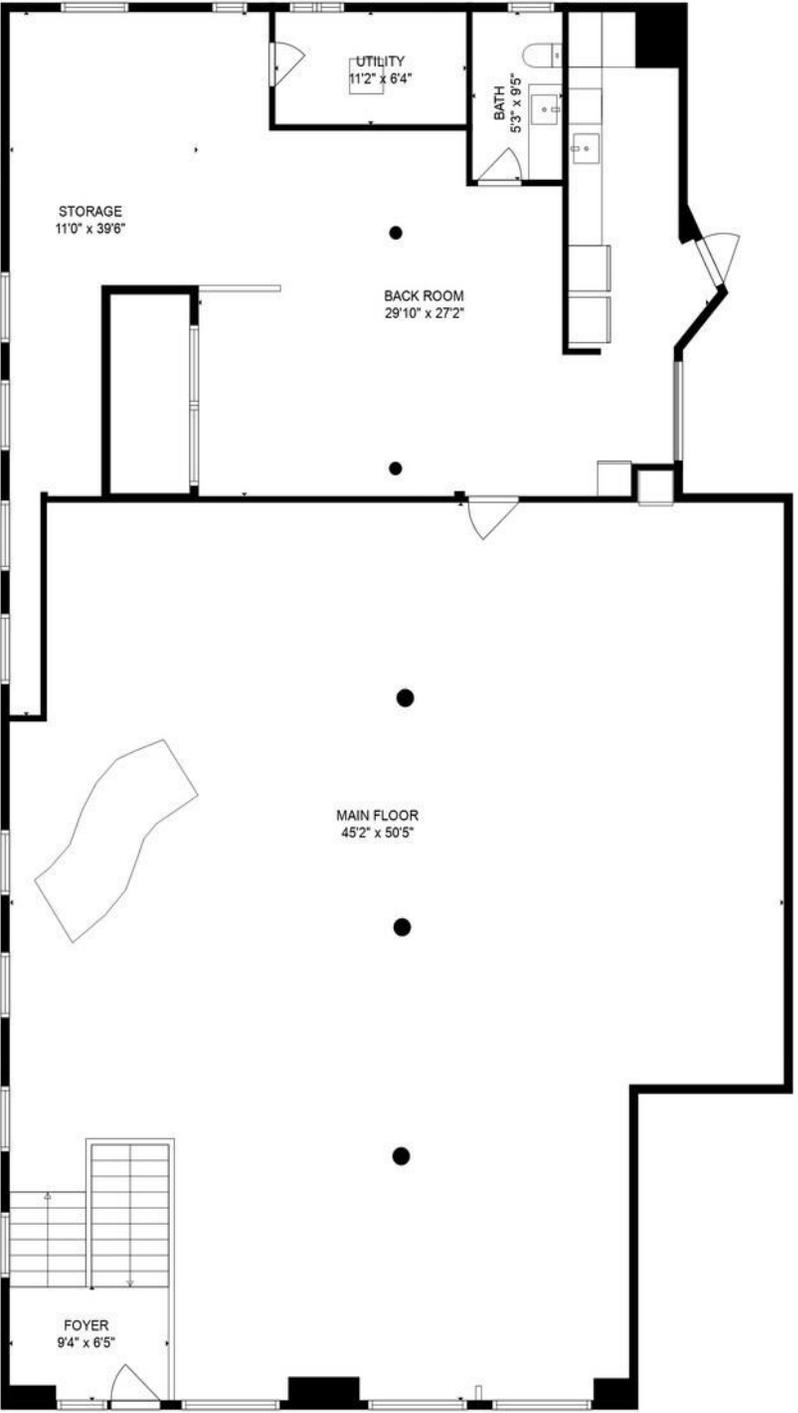
## NEARBY RETAILERS & LIFESTYLE DESTINATIONS

|                    |   |
|--------------------|---|
| SAINT ALFRED       | Destination streetwear and sneaker retailer located along Milwaukee Avenue, drawing regional foot traffic to the corridor |
| ADIDAS ORIGINALS   | Flagship athletic and lifestyle retailer along the Milwaukee Avenue retail spine  |
| URBAN OUTFITTERS   | National lifestyle retailer with a strong presence in the Wicker Park retail core   |
| CROSSROADS TRADING | National resale apparel retailer serving high daily pedestrian volume along Milwaukee Avenue                              |
| BUFFALO EXCHANGE   | National vintage and resale apparel concept located within walking distance along Milwaukee Avenue                        |



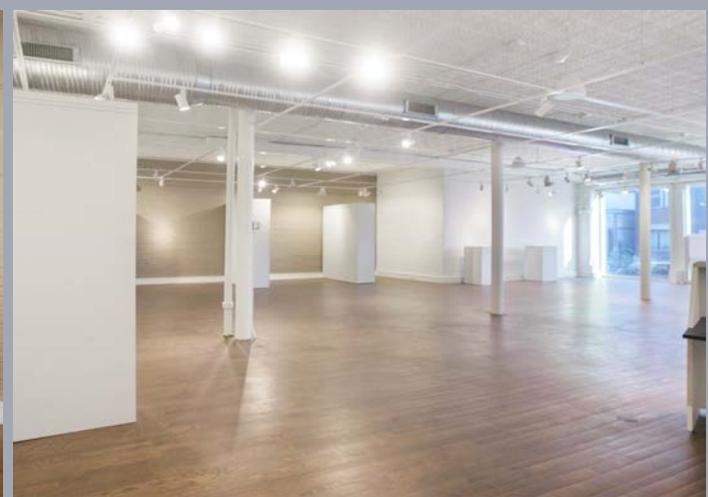


FLOOR 1



FLOOR 2





# NORTH AVENUE FLAGSHIP

04

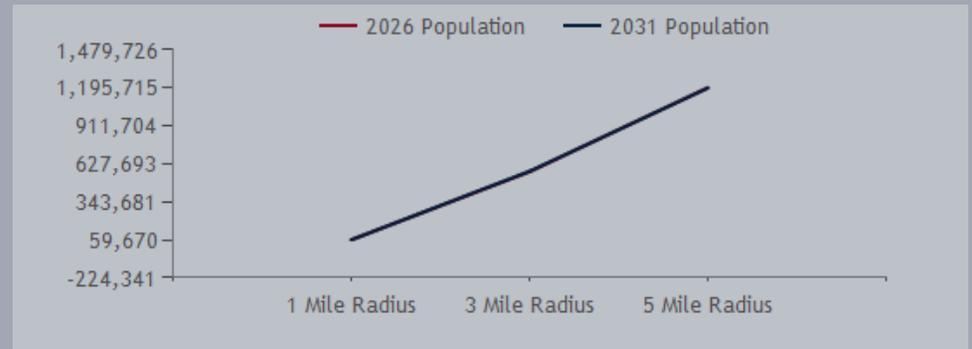
## Demographics

General Demographics

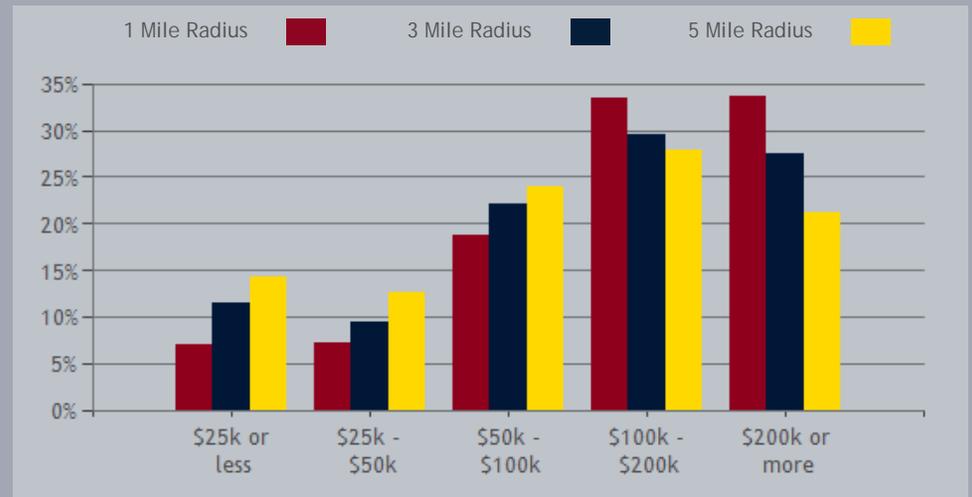
Race Demographics

| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE    |
|------------------------------------|--------|---------|-----------|
| 2000 Population                    | 59,538 | 546,891 | 1,221,461 |
| 2010 Population                    | 57,392 | 529,267 | 1,164,907 |
| 2026 Population                    | 60,344 | 568,620 | 1,195,715 |
| 2031 Population                    | 59,670 | 571,828 | 1,193,386 |
| 2026 African American              | 3,334  | 61,130  | 204,477   |
| 2026 American Indian               | 371    | 4,017   | 13,010    |
| 2026 Asian                         | 4,172  | 46,358  | 107,974   |
| 2026 Hispanic                      | 11,420 | 121,976 | 341,717   |
| 2026 Other Race                    | 4,569  | 59,376  | 182,504   |
| 2026 White                         | 41,102 | 338,791 | 554,093   |
| 2026 Multiracial                   | 6,757  | 58,708  | 133,157   |
| 2026-2031: Population: Growth Rate | -1.10% | 0.55%   | -0.20%    |

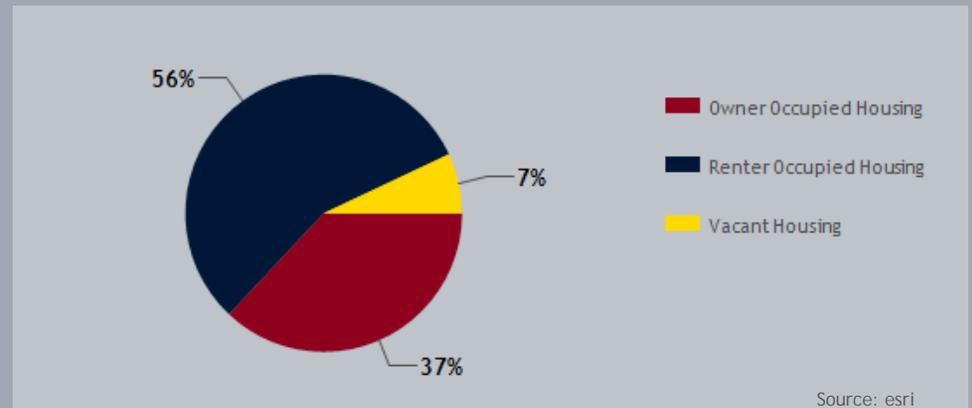
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 1,482     | 24,525    | 57,331    |
| \$15,000-\$24,999     | 650       | 9,222     | 25,520    |
| \$25,000-\$34,999     | 903       | 10,704    | 27,925    |
| \$35,000-\$49,999     | 1,291     | 17,389    | 44,740    |
| \$50,000-\$74,999     | 2,765     | 33,460    | 73,740    |
| \$75,000-\$99,999     | 2,974     | 31,912    | 64,394    |
| \$100,000-\$149,999   | 5,523     | 52,716    | 101,288   |
| \$150,000-\$199,999   | 4,670     | 34,565    | 60,024    |
| \$200,000 or greater  | 10,233    | 81,525    | 122,791   |
| Median HH Income      | \$146,185 | \$115,776 | \$97,681  |
| Average HH Income     | \$190,949 | \$170,314 | \$143,671 |



### 2026 Household Income



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



Source: esri



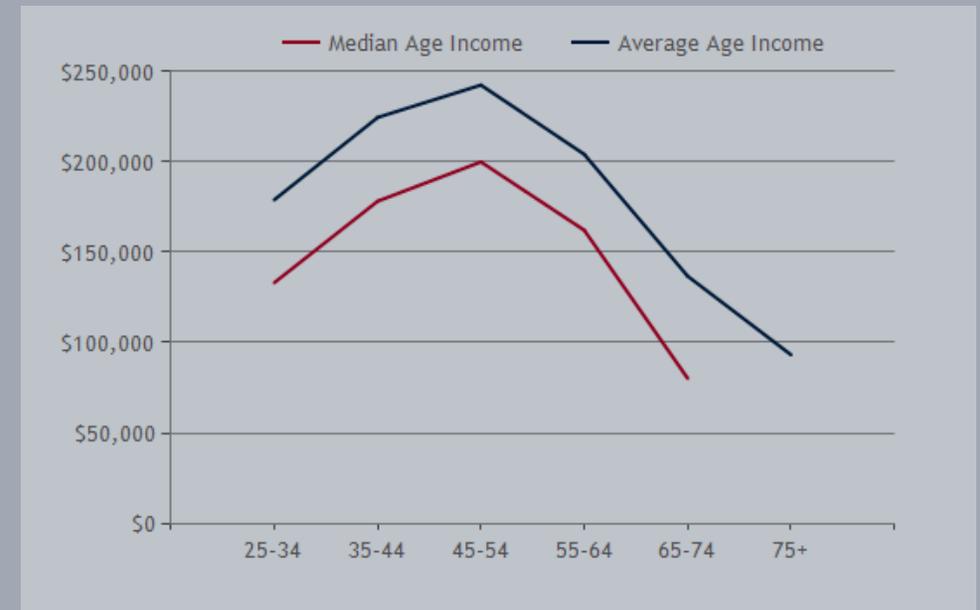
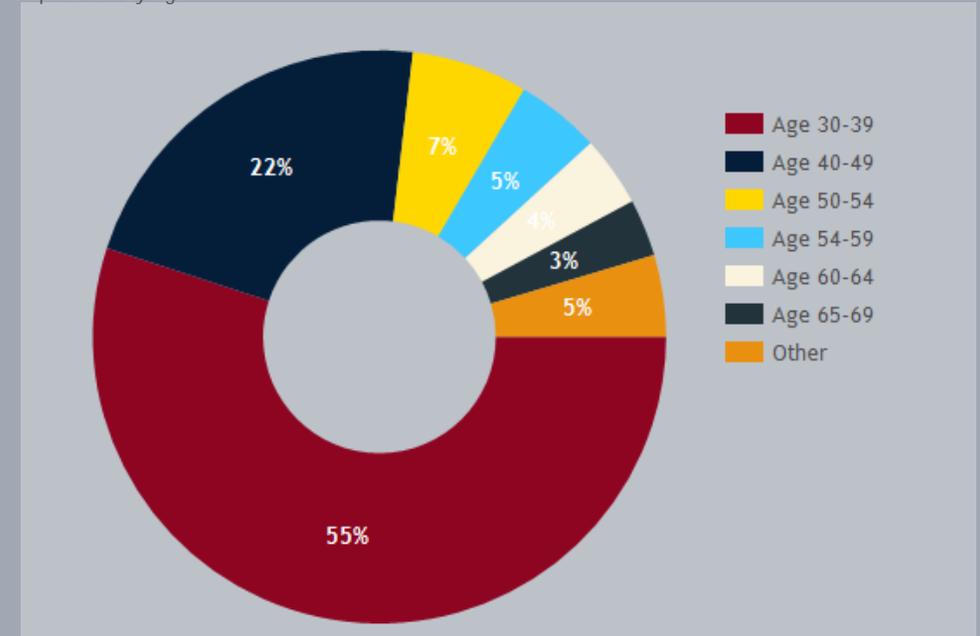
Nedal Kawash  
President  
(630) 337-9126  
Nedal@kawashgroup.com  
471.022064

Kawash Group  
11 E. Hubbard St Suite 501, Chicago, IL 60611

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE    |
|---------------------------|--------|---------|-----------|
| 2026 Population Age 30-34 | 12,130 | 87,768  | 153,651   |
| 2026 Population Age 35-39 | 7,941  | 58,203  | 113,087   |
| 2026 Population Age 40-44 | 4,912  | 40,950  | 87,506    |
| 2026 Population Age 45-49 | 3,060  | 29,650  | 69,397    |
| 2026 Population Age 50-54 | 2,391  | 25,570  | 62,536    |
| 2026 Population Age 55-59 | 1,739  | 22,345  | 55,149    |
| 2026 Population Age 60-64 | 1,454  | 20,857  | 51,963    |
| 2026 Population Age 65-69 | 1,174  | 17,741  | 45,200    |
| 2026 Population Age 70-74 | 1,018  | 15,088  | 37,290    |
| 2026 Population Age 75-79 | 665    | 11,835  | 27,617    |
| 2026 Population Age 80-84 | 435    | 7,183   | 16,405    |
| 2026 Population Age 85+   | 342    | 5,819   | 13,684    |
| 2026 Population Age 18+   | 52,109 | 489,255 | 1,005,872 |
| 2026 Median Age           | 33     | 33      | 34        |
| 2031 Median Age           | 34     | 34      | 35        |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$133,153 | \$114,649 | \$105,542 |
| Average Household Income 25-34 | \$179,041 | \$163,722 | \$146,924 |
| Median Household Income 35-44  | \$178,264 | \$151,668 | \$118,338 |
| Average Household Income 35-44 | \$224,616 | \$204,265 | \$170,777 |
| Median Household Income 45-54  | \$200,001 | \$158,979 | \$116,974 |
| Average Household Income 45-54 | \$242,524 | \$213,618 | \$169,669 |
| Median Household Income 55-64  | \$162,203 | \$132,299 | \$98,932  |
| Average Household Income 55-64 | \$204,203 | \$190,181 | \$150,353 |
| Median Household Income 65-74  | \$80,267  | \$73,015  | \$59,403  |
| Average Household Income 65-74 | \$136,830 | \$135,868 | \$109,473 |
| Average Household Income 75+   | \$93,342  | \$103,846 | \$84,028  |

Population By Age



Nedal Kawash  
 President  
 (630) 337-9126  
 Nedai@kawashgroup.com  
 471.022064

Kawash Group  
 11 E. Hubbard St Suite 501, Chicago, IL 60611

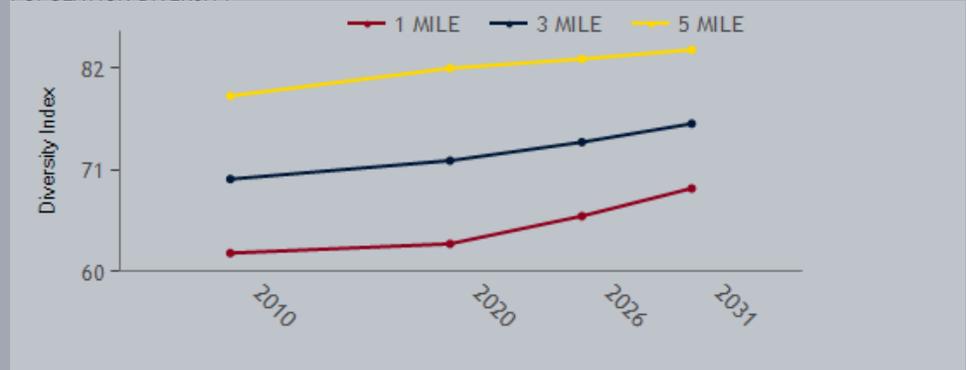
| DIVERSITY INDEX                | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years)     | 69     | 76     | 84     |
| Diversity Index (current year) | 66     | 74     | 83     |
| Diversity Index (2020)         | 63     | 72     | 82     |
| Diversity Index (2010)         | 63     | 71     | 79     |

POPULATION BY RACE



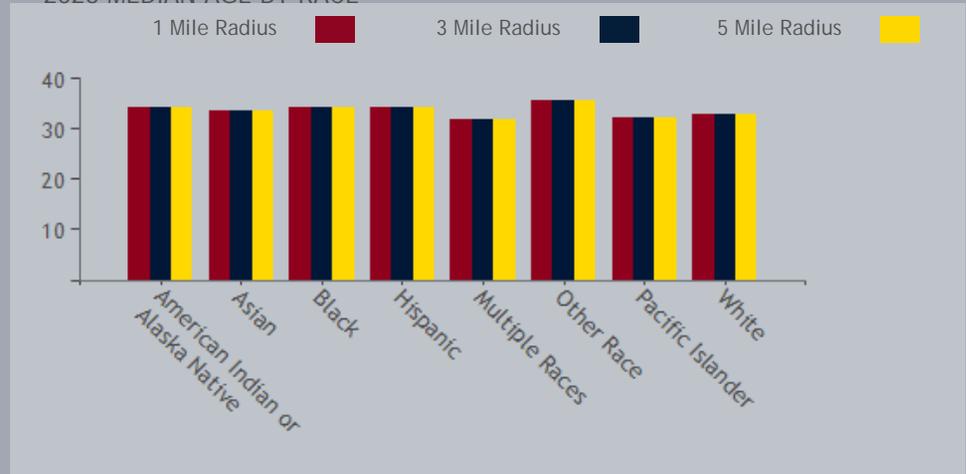
| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American        | 5%     | 9%     | 13%    |
| American Indian         | 1%     | 1%     | 1%     |
| Asian                   | 6%     | 7%     | 7%     |
| Hispanic                | 16%    | 18%    | 22%    |
| Multiracial             | 9%     | 9%     | 9%     |
| Other Race              | 6%     | 9%     | 12%    |
| White                   | 57%    | 49%    | 36%    |

POPULATION DIVERSITY



| 2026 MEDIAN AGE BY RACE                  | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 34     | 35     | 36     |
| Median Asian Age                         | 34     | 32     | 34     |
| Median Black Age                         | 34     | 36     | 37     |
| Median Hispanic Age                      | 34     | 34     | 34     |
| Median Multiple Races Age                | 32     | 32     | 33     |
| Median Other Race Age                    | 36     | 35     | 34     |
| Median Pacific Islander Age              | 32     | 36     | 36     |
| Median White Age                         | 33     | 33     | 34     |

2026 MEDIAN AGE BY RACE



# NORTH AVENUE FLAGSHIP

## 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.



# North Avenue Flagship

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kawash Group and it should not be made available to any other person or entity without the written consent of Kawash Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Kawash Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Kawash Group has not verified, and will not verify, any of the information contained herein, nor has Kawash Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



### Nedal Kawash

Kawash Group  
President  
(630) 337-9126  
Nedal@kawashgroup.com  
471.022064



Brokerage License No.: 481.014155  
<https://www.kawashgroup.com/>