

3612 Lincoln Hwy- Financial Center

MULTI-TENANT OFFICE BUILDING OFFERING FLEXIBLE OFFICE SUITES FOR LEASE

CONFIDENTIAL PROPERTY EVALUATION

Prepared by:

Nedal Kawash

Kawash Group
President

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3612 Lincoln Hwy
Olympia Fields, IL 60461



Marketing Plan Highlights

- Stabilized, Income-Producing Investment
- Turn-Key Asset with Major Capital Improvements Completed
- Tenants Pay All Utilities - Separately Metered
- Strong Risk-Adjusted Returns
- Low-Maintenance Ownership Profile
- Compelling Cap Rate Positioning

Our Marketing Strategy

Marketing Strategy

- Positioning: Marketed as a stabilized, turn-key multi-tenant retail asset with strong in-place income, tenant-paid utilities (including water), and minimal deferred maintenance—supporting a 7.0% cap rate listing.

Target Buyers: Focus on 1031 exchange buyers, cash buyers, and local/regional private investors seeking predictable cash flow and low-maintenance ownership.

Exposure: Broad distribution via LoopNet, Crexi, MLS, combined with direct outreach to active suburban retail investors and off-market conversations with qualified buyers.

Materials: Professional OM highlighting recent capital improvements, conservative underwriting, cap-rate sensitivity, and valuation support to pre-empt buyer objections.

Execution: List at \$1.8M to anchor value; anticipate market execution closer to 7.5% cap with flexibility for strong cash offers.



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.



HIGHLIGHTS

- Multi-tenant professional office building
- Flexible suite sizes and layouts
- Private offices and reception areas available
- Expandable suites for future growth
- High visibility on Lincoln Highway
- Ample on-site surface parking
- Professionally managed property
- Easy access to I-57 and surrounding suburbs
- Suitable for medical, professional, insurance, legal, and administrative uses



Suite	Tenant	Floor	Square Feet
1	VACANT	Lower Level	825
2	VACANT	Lower Level	1,370
3	VACANT	Lower Level	480
5	VACANT	Lower Level	615
22	VACANT	2nd Level	488



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PROPERTY FEATURES

CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	12
BUILDING SF	18,100
LAND ACRES	1.13
YEAR BUILT	1972
ZONING TYPE	B3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	3

TENANT INFORMATION

LEASE TYPE	Gross
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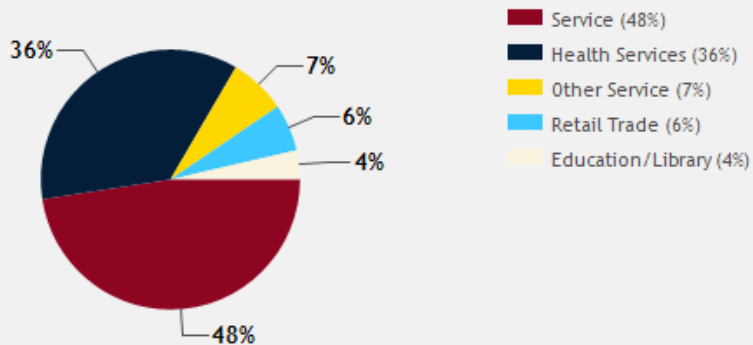


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- The property is located in Olympia Fields, a suburb in Cook County, Illinois, known for its upscale residential neighborhoods and prestigious golf courses such as Olympia Fields Country Club.
- Olympia Fields offers a mix of residential, commercial, and recreational amenities, with a strong sense of community and a focus on quality of life.
- The property is situated along Lincoln Highway (U.S. Route 30), a major thoroughfare that provides good visibility and accessibility for businesses.
- Nearby attractions include the Olympia Fields Park District, which offers parks, sports facilities, and community events, enhancing the area's appeal to residents and visitors.
- The suburb benefits from proximity to major transportation routes, including Interstates 57 and 80, facilitating travel to and from the Chicago metropolitan area.

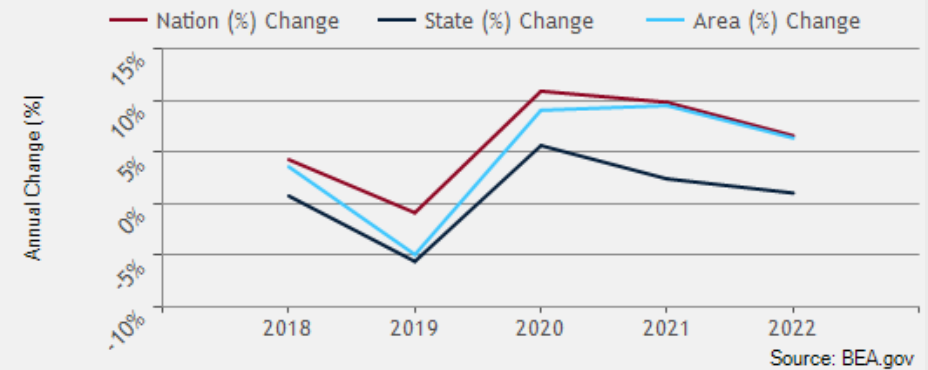
Major Industries by Employee Count



Largest Employers

Express Employment Professionals	6,402
Elite Staffing Inc	3,306
Express Employment Professionals - Rolling Meadows	3,147
Express Employment Professionals - Effingham	3,103
Elite Labor Services in Mt. Prospect, Ltd.	2,767
Express Employment Professionals - Fairview Heights	2,165
Advocate South Suburban Health Partners	1,095
Davis Staffing, Inc.	1,095

Cook County GDP Trend



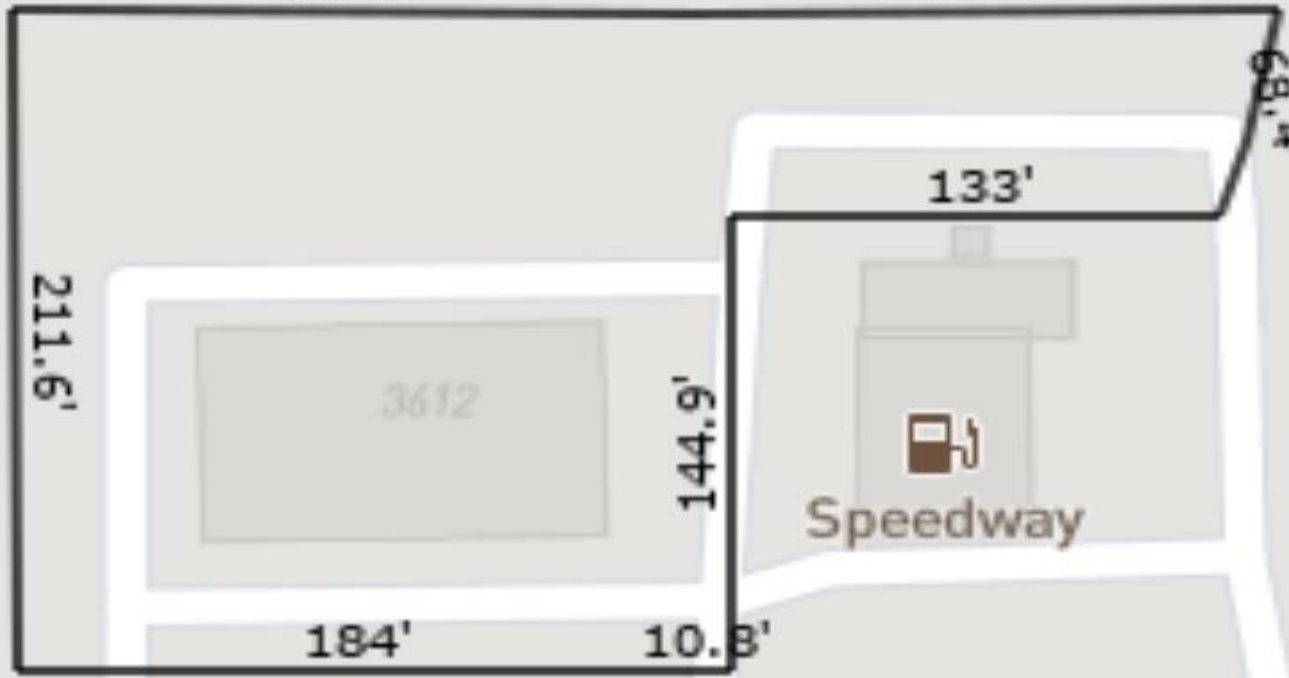
Evergreen Cir

1047

1053

183.9'

161.6'



3612

Speedway

184'

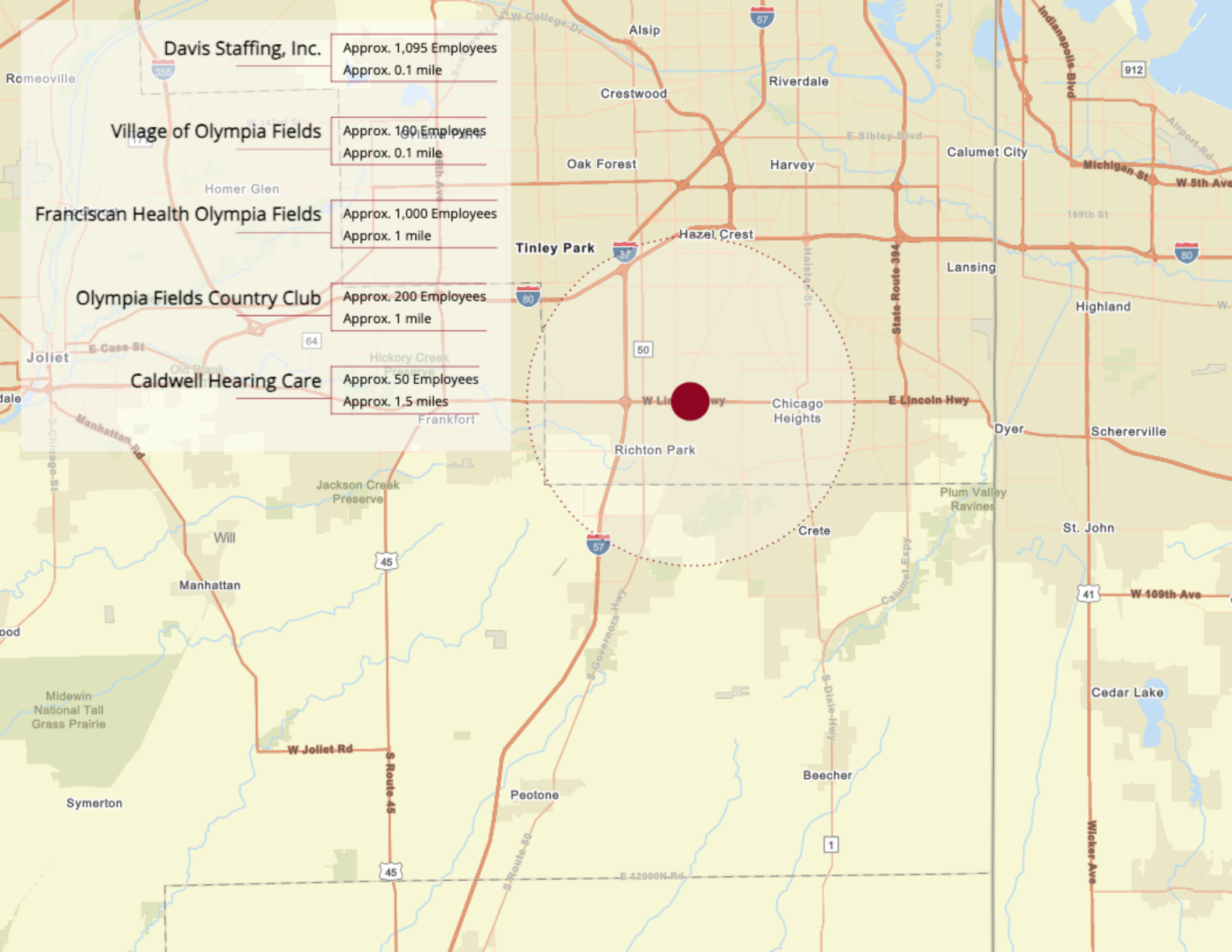
10.8'

133'

68.4'







Davis Staffing, Inc.

Approx. 1,095 Employees
Approx. 0.1 mile

Village of Olympia Fields

Approx. 100 Employees
Approx. 0.1 mile

Franciscan Health Olympia Fields

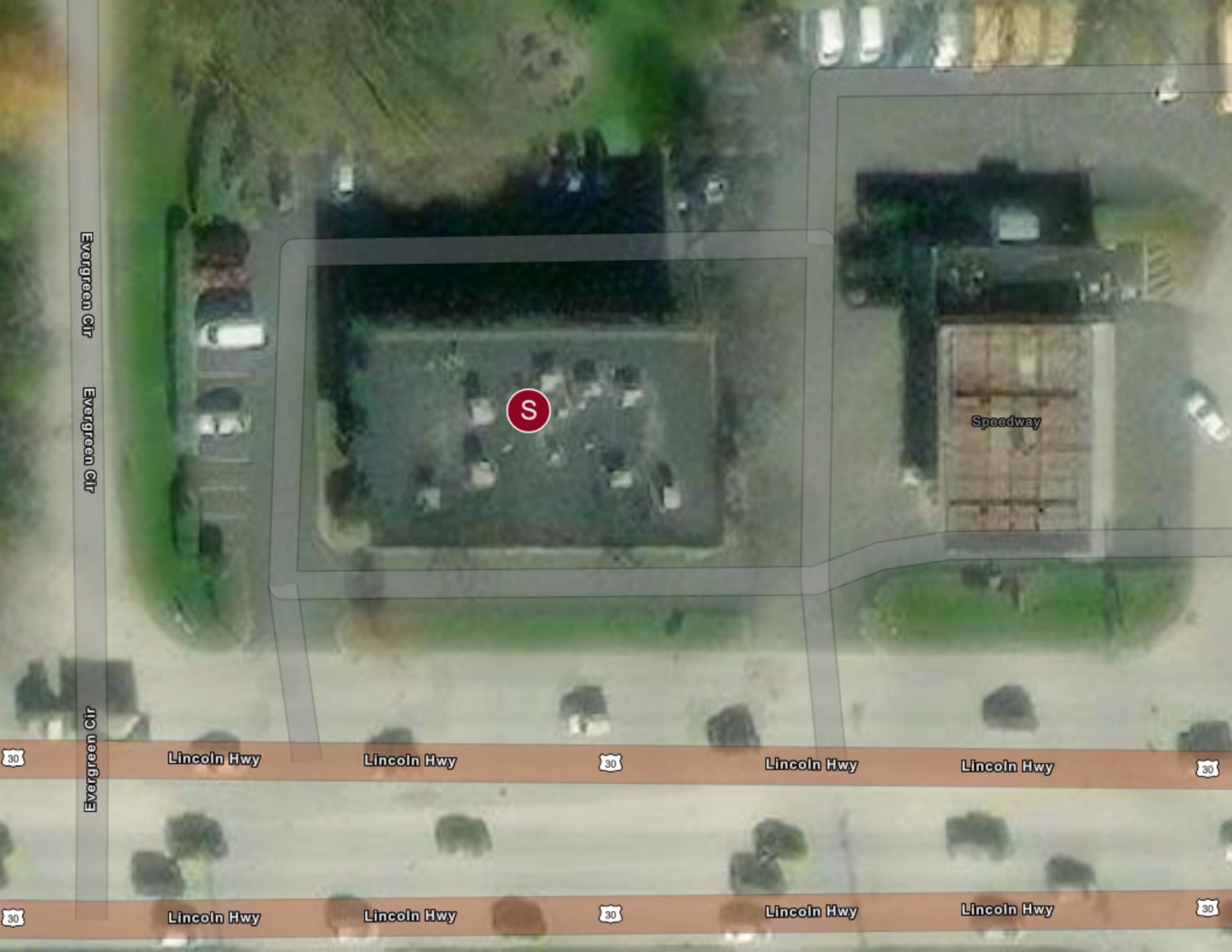
Approx. 1,000 Employees
Approx. 1 mile

Olympia Fields Country Club

Approx. 200 Employees
Approx. 1 mile

Caldwell Hearing Care

Approx. 50 Employees
Approx. 1.5 miles



Evergreen Cir

Evergreen Cir

Evergreen Cir

S

Speedway

Lincoln Hwy

Lincoln Hwy

Lincoln Hwy

Lincoln Hwy

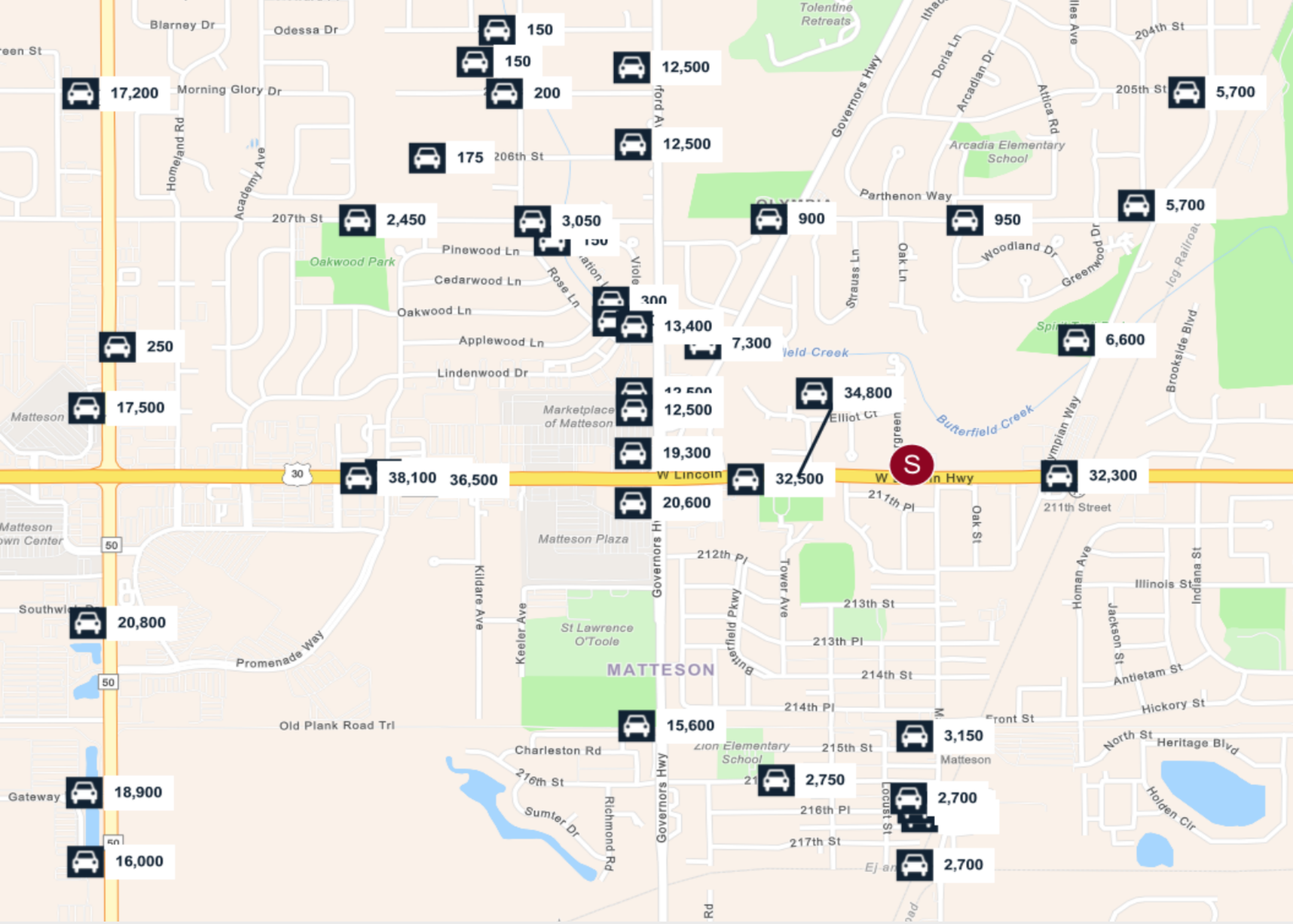
Lincoln Hwy

Lincoln Hwy

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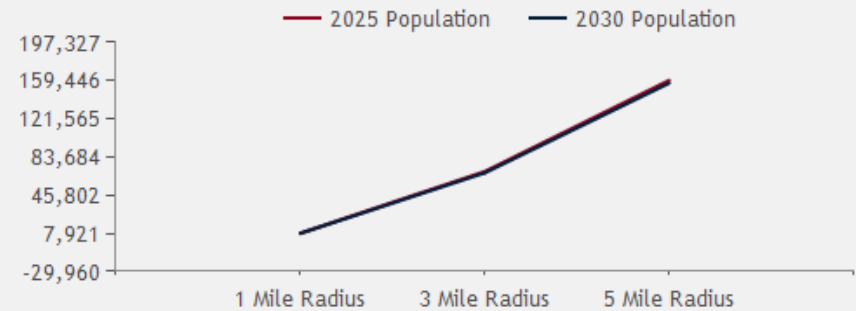
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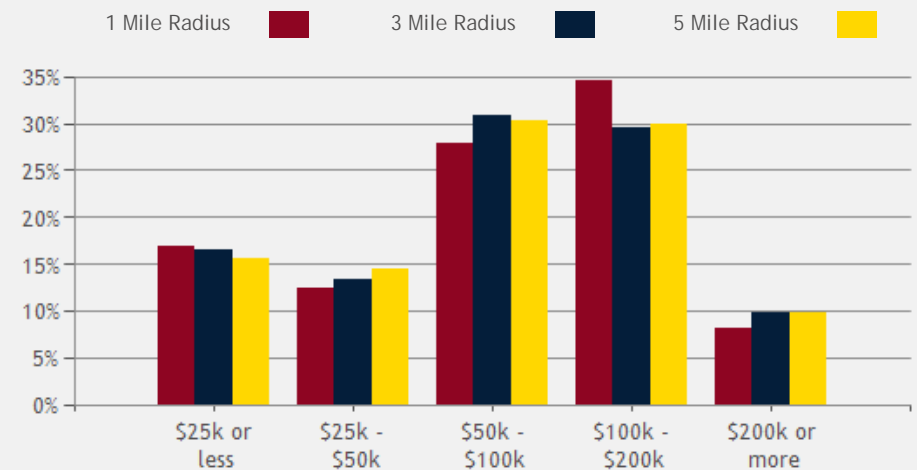


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,354	71,949	166,304
2010 Population	8,941	74,655	171,103
2025 Population	8,126	69,163	159,446
2030 Population	7,921	67,903	156,755
2025 African American	6,121	49,075	97,744
2025 American Indian	25	283	747
2025 Asian	78	649	1,603
2025 Hispanic	533	7,631	23,357
2025 Other Race	261	4,192	12,451
2025 White	1,198	10,654	35,148
2025 Multiracial	442	4,276	11,686
2025-2030: Population: Growth Rate	-2.55%	-1.85%	-1.70%

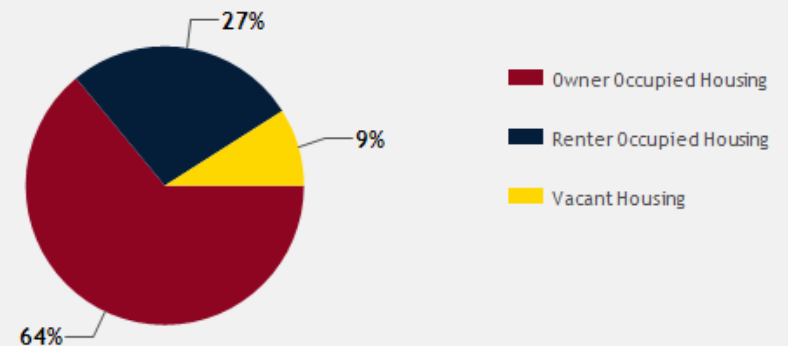
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	355	2,986	6,309
\$15,000-\$24,999	173	1,518	3,315
\$25,000-\$34,999	204	1,368	3,186
\$35,000-\$49,999	184	2,294	5,697
\$50,000-\$74,999	433	4,688	10,564
\$75,000-\$99,999	441	3,739	8,097
\$100,000-\$149,999	610	5,077	12,189
\$150,000-\$199,999	472	3,014	6,329
\$200,000 or greater	255	2,680	6,047
Median HH Income	\$85,418	\$79,375	\$79,405
Average HH Income	\$103,938	\$101,808	\$101,504



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



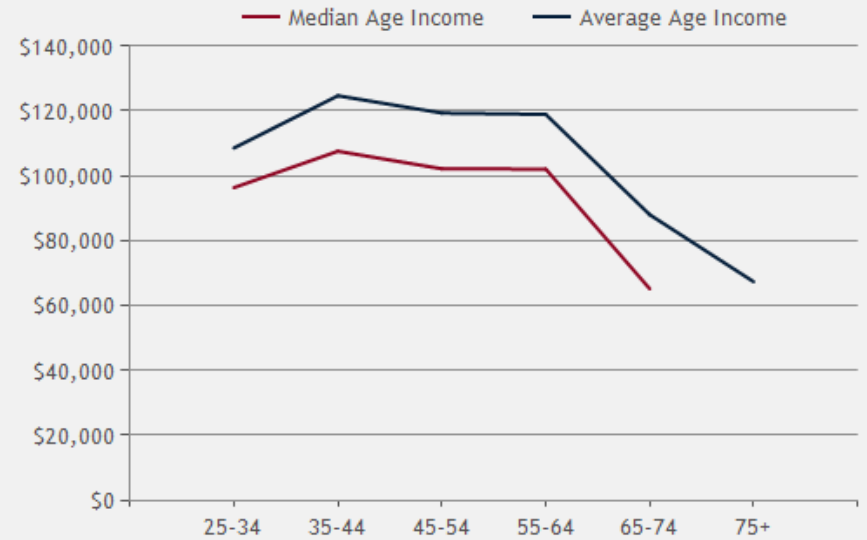
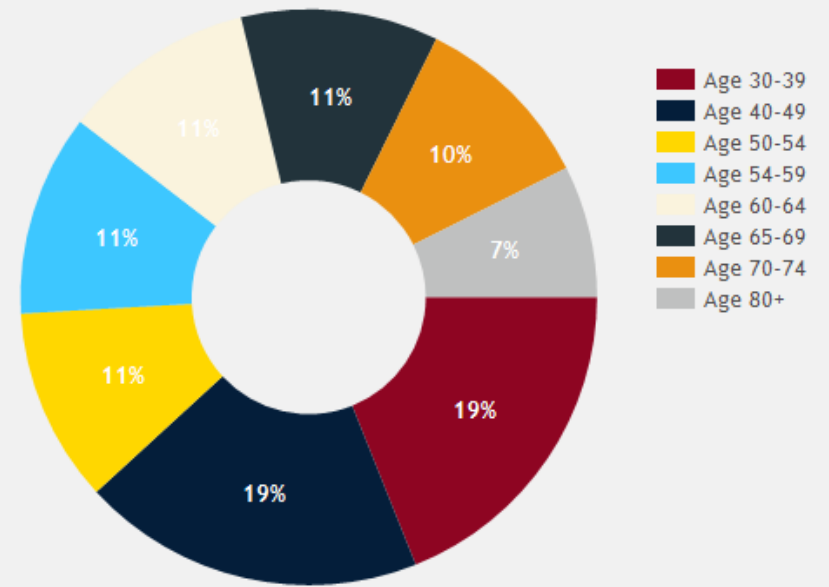
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	519	4,512	9,945
2025 Population Age 35-39	422	3,854	9,060
2025 Population Age 40-44	475	4,036	9,588
2025 Population Age 45-49	480	4,132	9,638
2025 Population Age 50-54	542	4,604	10,272
2025 Population Age 55-59	563	4,429	9,788
2025 Population Age 60-64	536	4,583	10,531
2025 Population Age 65-69	550	4,578	10,334
2025 Population Age 70-74	511	3,796	8,409
2025 Population Age 75-79	368	2,844	6,218
2025 Population Age 80-84	221	1,682	3,592
2025 Population Age 85+	239	1,437	3,130
2025 Population Age 18+	6,635	55,371	126,342
2025 Median Age	44	42	41
2030 Median Age	46	43	42

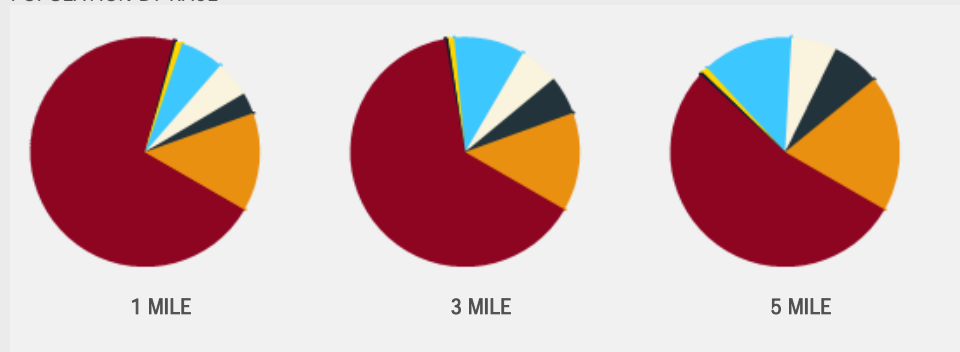
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,371	\$90,913	\$89,759
Average Household Income 25-34	\$108,590	\$103,439	\$103,958
Median Household Income 35-44	\$107,600	\$88,899	\$91,378
Average Household Income 35-44	\$124,712	\$110,640	\$112,816
Median Household Income 45-54	\$102,192	\$97,567	\$98,987
Average Household Income 45-54	\$119,377	\$119,737	\$119,943
Median Household Income 55-64	\$102,088	\$89,634	\$88,747
Average Household Income 55-64	\$118,947	\$114,745	\$111,987
Median Household Income 65-74	\$65,185	\$63,223	\$64,166
Average Household Income 65-74	\$88,046	\$89,027	\$89,125
Average Household Income 75+	\$67,369	\$71,465	\$69,411

Population By Age



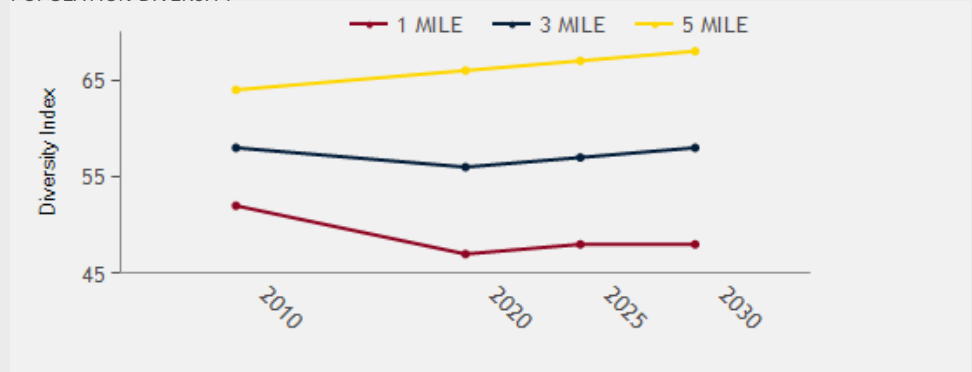
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	48	58	68
Diversity Index (current year)	48	57	67
Diversity Index (2020)	47	56	66
Diversity Index (2010)	53	58	64

POPULATION BY RACE



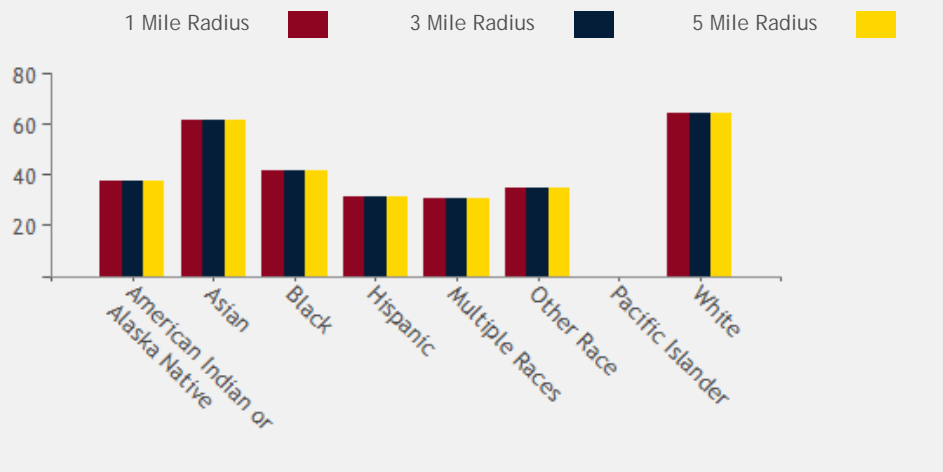
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	71%	64%	53%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	6%	10%	13%
Multiracial	5%	6%	6%
Other Race	3%	5%	7%
White	14%	14%	19%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	35	34
Median Asian Age	62	57	50
Median Black Age	42	40	39
Median Hispanic Age	31	30	30
Median Multiple Races Age	31	32	30
Median Other Race Age	35	31	31
Median Pacific Islander Age	0	35	31
Median White Age	64	60	55

2025 MEDIAN AGE BY RACE



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