

AUTOSHOP BODYSHOP STEGER

26 E 34th Pl | Steger, IL

FOR LEASE



Nedal Kawash
Kawash Group
President
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471.022064



THE SPACE

Location	26 E 34th Pl Steger, IL 60475
County	Cook
APN	23-15-05-209-001-0000

HIGHLIGHTS

- 8,236 SF Freestanding Automotive Building
- 0.25 Acre Lot (11,291 SF)
- B-3 Commercial Zoning
- 12 On-Site Parking Spaces
- Multiple Service Bays
- 7 Auto Lifts Installed
- Professional Paint Spray Booth
- Large Workshop Area
- Office and Reception Area
- High Visibility Commercial Location
- Convenient Access to Route 1 & Interstate 394
- Turnkey Automotive Repair Facility



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	9,923	48,797	107,918

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$75,208	\$80,780	\$85,310

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	4,218	19,799	42,237



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PROPERTY FEATURES

BUILDING SF	8,236
GLA (SF)	11,291
LAND ACRES	0.25
YEAR BUILT	1973
AVERAGE REMAINING TERM	0
ZONING TYPE	B-3
NUMBER OF BUILDINGS	1

MECHANICAL

HVAC	Industrial
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CONSTRUCTION

EXTERIOR	Brick
ROOF	Flat

TENANT INFORMATION

LEASE TYPE	Gross
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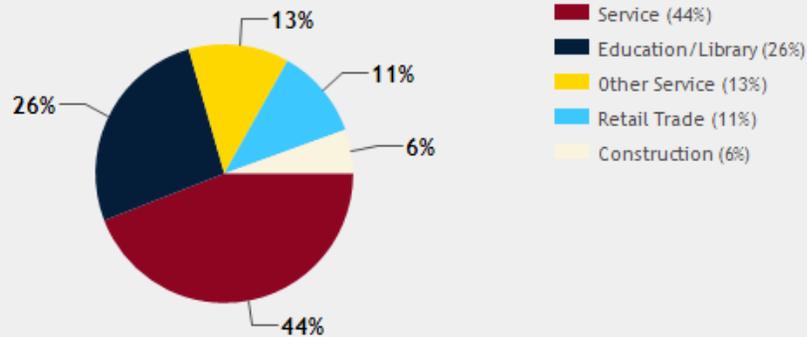


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- Steger, IL is a suburban village located about 35 miles south of Chicago, known for its small-town charm and proximity to urban amenities.
- The property is situated in a mixed-use area with a combination of residential neighborhoods and commercial establishments, such as local shops, restaurants, and service businesses.
- Nearby attractions include the Veterans Memorial Park, which offers green spaces and recreational facilities for the community.
- The property benefits from its location near major roadways, including IL-1 and IL-394, providing convenient access for customers and employees.
- Steger's strategic location within the Chicago metropolitan area offers businesses a diverse customer base and potential for growth in a thriving regional economy.

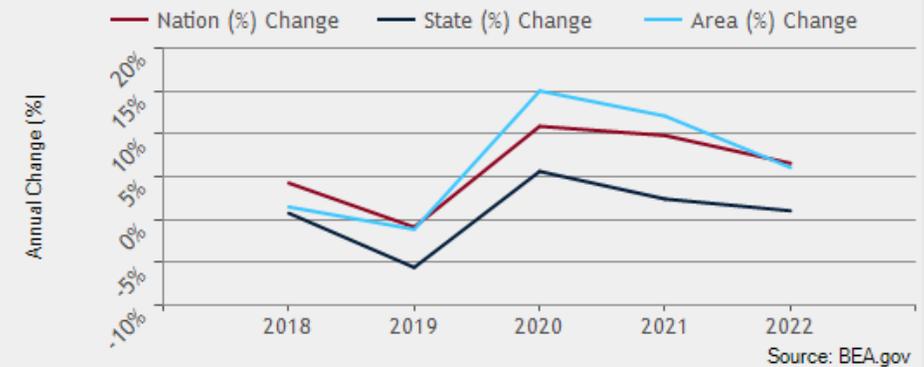
Major Industries by Employee Count

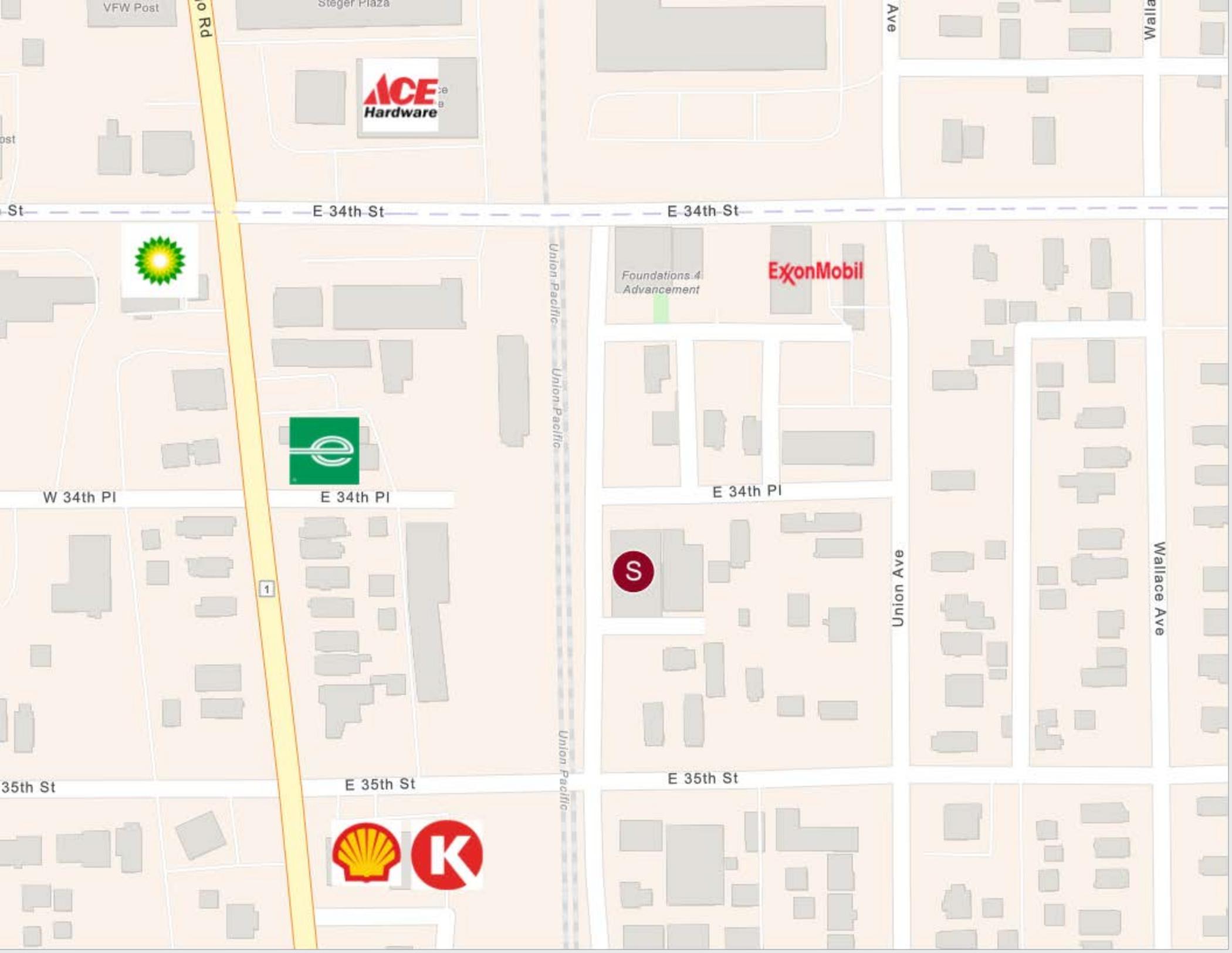


Largest Employers

Presence St. Joseph Medical Center	3,023
Silver Cross Hospital	2,771
Valley View School District	2,492
Will County Government	2,200
Joliet Junior College	1,553
WeatherTech	1,527
Ozinga Brothers Inc.	1,500
West Liberty Foods	1,244

Will County GDP Trend





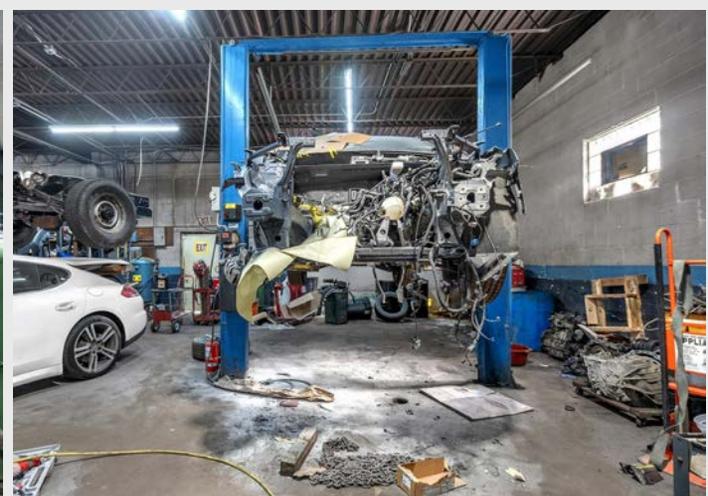
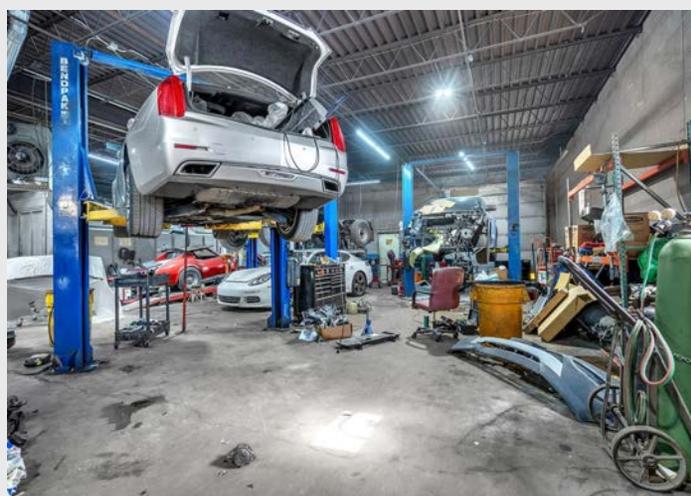
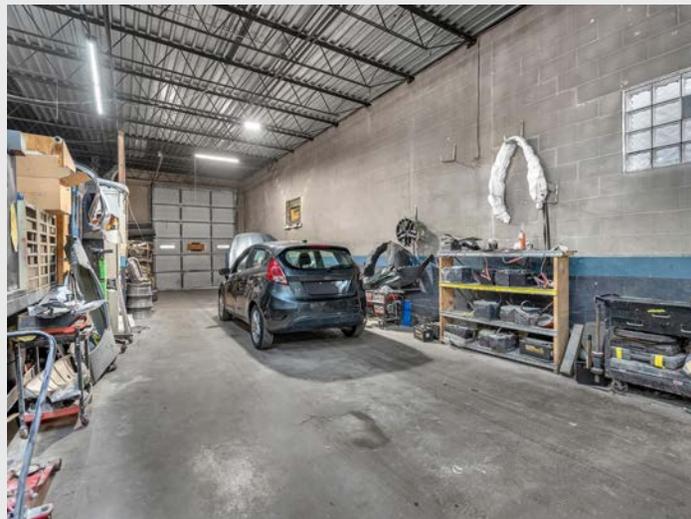
ACE
Hardware



ExxonMobil

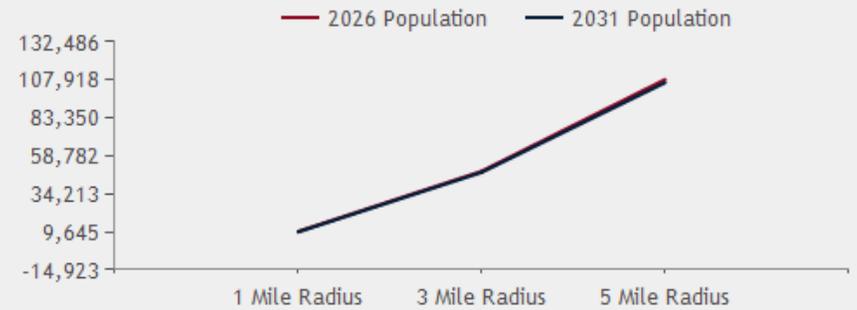
Foundations 4
Advancement



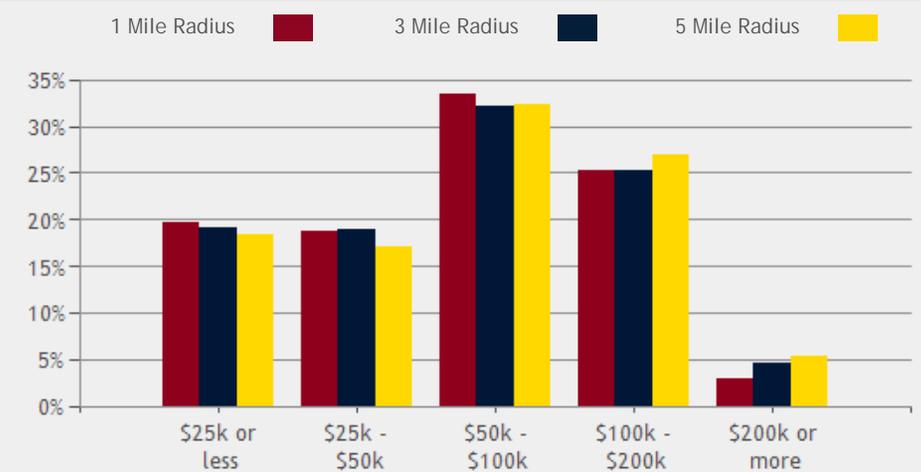


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,312	57,135	120,847
2010 Population	10,411	53,741	118,837
2026 Population	9,923	48,797	107,918
2031 Population	9,645	48,085	105,969
2026 African American	2,795	21,743	58,984
2026 American Indian	60	389	711
2026 Asian	96	391	794
2026 Hispanic	2,371	12,599	21,525
2026 Other Race	1,109	6,828	11,741
2026 White	4,685	14,330	26,172
2026 Multiracial	1,173	5,082	9,452
2026-2031: Population: Growth Rate	-2.85%	-1.45%	-1.80%

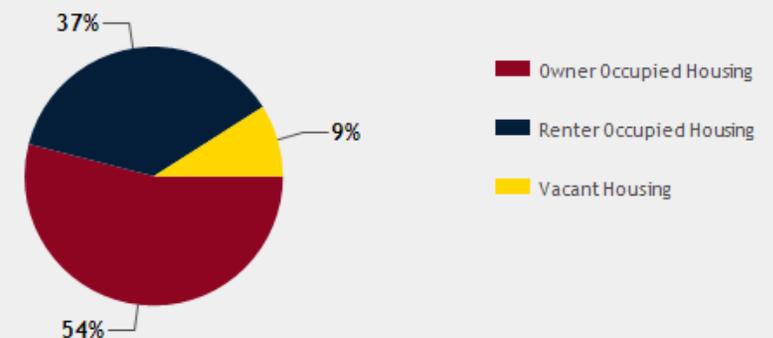
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	449	2,327	4,878
\$15,000-\$24,999	381	1,455	2,846
\$25,000-\$34,999	384	1,473	2,817
\$35,000-\$49,999	409	2,266	4,401
\$50,000-\$74,999	917	3,909	8,211
\$75,000-\$99,999	493	2,450	5,428
\$100,000-\$149,999	795	3,692	7,980
\$150,000-\$199,999	270	1,321	3,388
\$200,000 or greater	120	905	2,287
Median HH Income	\$61,777	\$64,036	\$67,740
Average HH Income	\$75,208	\$80,780	\$85,310



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



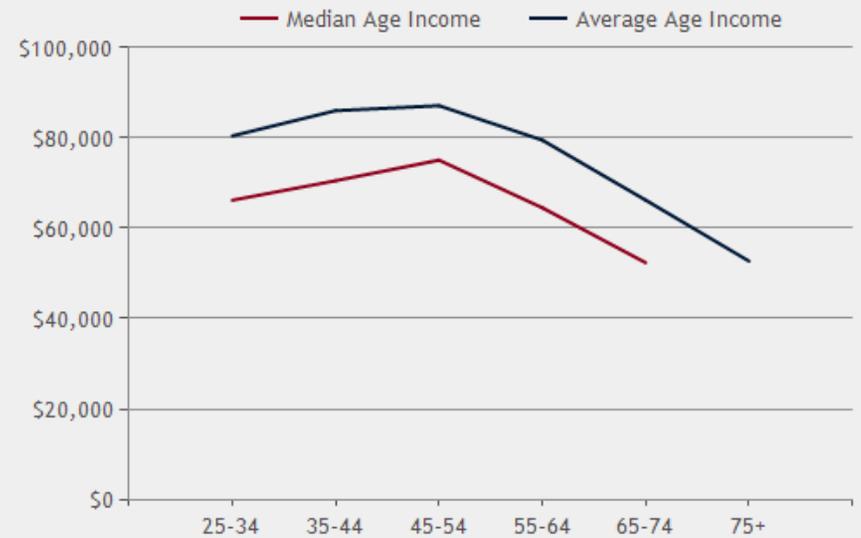
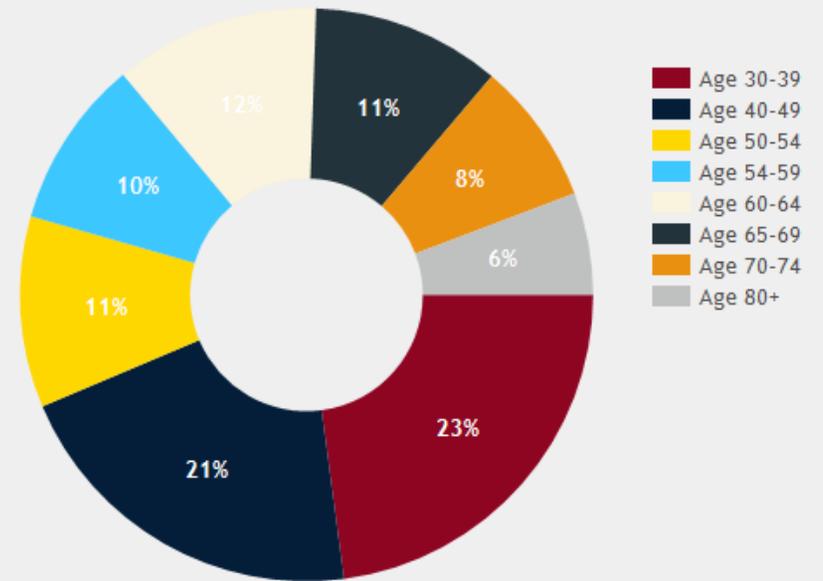
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	693	3,360	7,317
2026 Population Age 35-39	619	2,944	6,272
2026 Population Age 40-44	618	2,915	6,468
2026 Population Age 45-49	569	2,864	6,325
2026 Population Age 50-54	618	3,018	6,771
2026 Population Age 55-59	546	2,845	6,404
2026 Population Age 60-64	663	3,015	6,779
2026 Population Age 65-69	610	3,041	6,655
2026 Population Age 70-74	461	2,401	5,281
2026 Population Age 75-79	330	1,756	3,872
2026 Population Age 80-84	179	1,049	2,367
2026 Population Age 85+	154	858	2,017
2026 Population Age 18+	7,802	37,968	84,412
2026 Median Age	38	39	39
2031 Median Age	40	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,201	\$76,800	\$80,242
Average Household Income 25-34	\$80,439	\$88,524	\$92,129
Median Household Income 35-44	\$70,525	\$71,592	\$76,071
Average Household Income 35-44	\$86,036	\$89,749	\$93,902
Median Household Income 45-54	\$75,084	\$76,496	\$81,549
Average Household Income 45-54	\$87,138	\$92,934	\$98,174
Median Household Income 55-64	\$64,548	\$65,334	\$72,329
Average Household Income 55-64	\$79,526	\$84,903	\$92,065
Median Household Income 65-74	\$52,382	\$53,494	\$55,287
Average Household Income 65-74	\$66,250	\$71,306	\$75,571
Average Household Income 75+	\$52,734	\$58,331	\$59,520

Population By Age

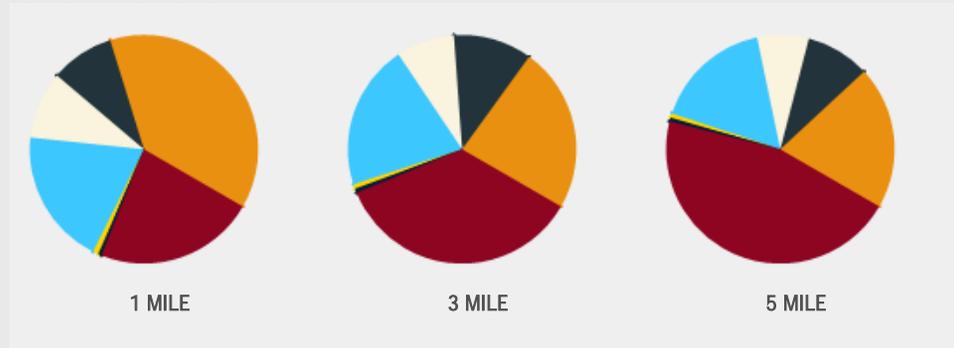


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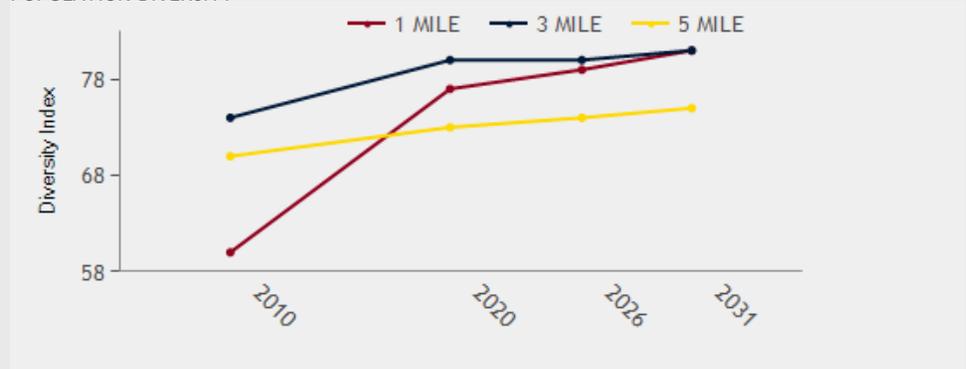
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	81	75
Diversity Index (current year)	79	81	74
Diversity Index (2020)	77	80	73
Diversity Index (2010)	61	74	70

POPULATION BY RACE



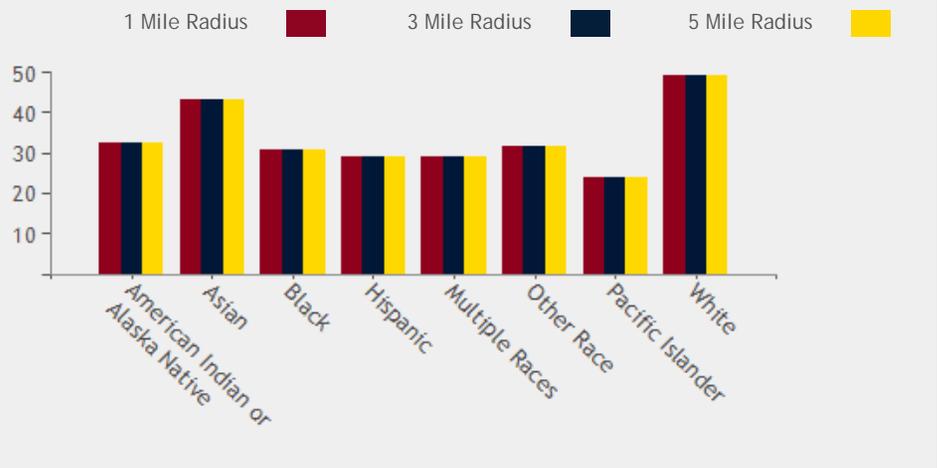
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	23%	35%	46%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	19%	21%	17%
Multiracial	10%	8%	7%
Other Race	9%	11%	9%
White	38%	23%	20%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	32	33
Median Asian Age	43	45	50
Median Black Age	31	36	36
Median Hispanic Age	29	30	30
Median Multiple Races Age	29	30	30
Median Other Race Age	32	31	31
Median Pacific Islander Age	24	28	29
Median White Age	49	53	56

2026 MEDIAN AGE BY RACE



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.



Autoshop Bodyshop Steger

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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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