

Westchester Square Office Park

VALUE ADD OFFICE BUILDING

OFFERING MEMORANDUM

10001 W. Roosevelt Rd
Westchester, IL 60154



Westchester Square Office Park

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Exclusively Marketed by:

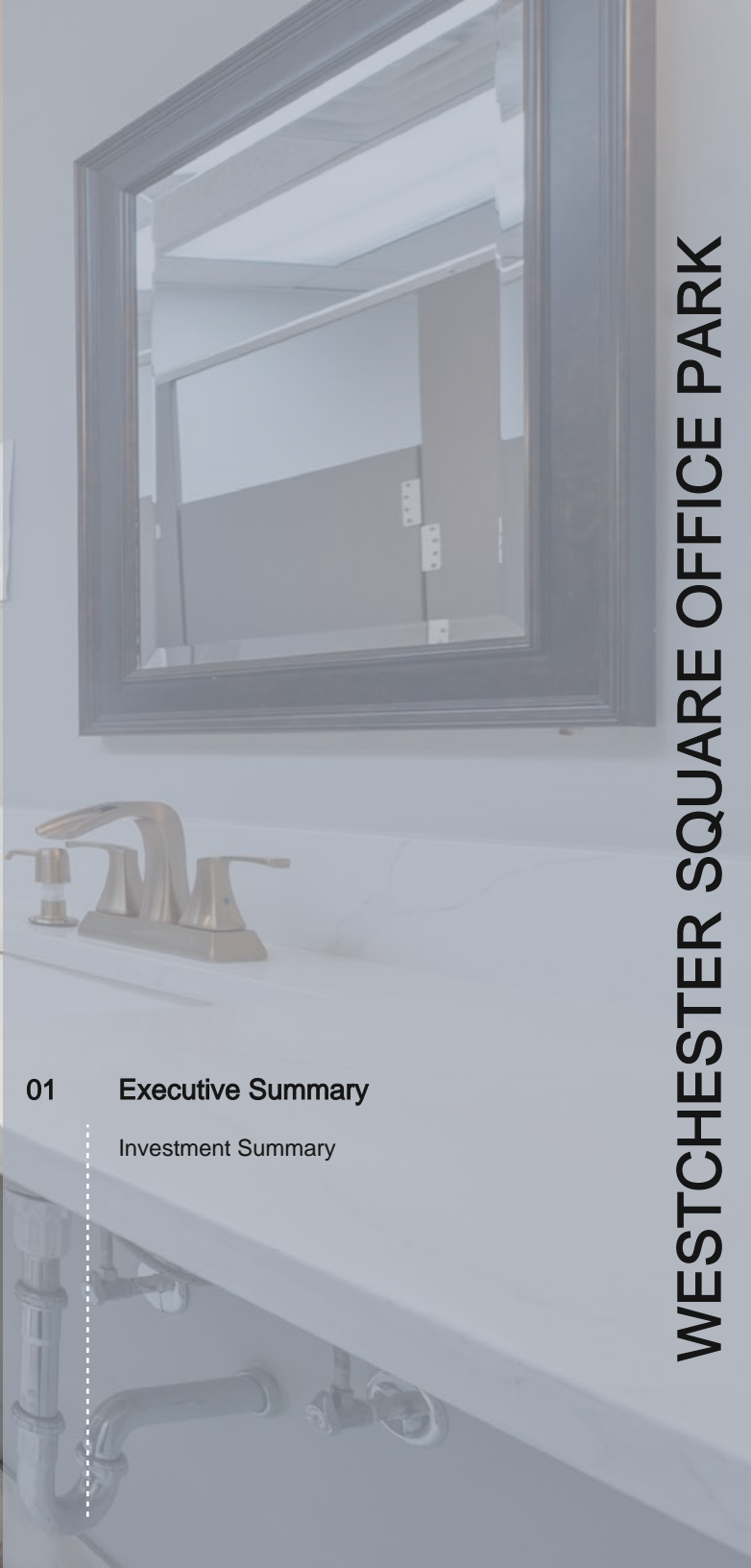


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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	10001 W. Roosevelt Rd Westchester IL 60154
COUNTY	Cook
MARKET	Westchester
SUBMARKET	West Suburbs
NET RENTABLE AREA (SF)	50,703 SF
LAND ACRES	0.75
LAND SF	32,670 SF
YEAR BUILT	1972
YEAR RENOVATED	2021
APN	15-21-204-152&009-014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OCCUPANCY	27.37%
NOI (CURRENT)	\$12,004
NOI (Pro Forma)	\$390,710

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	15,397	130,036	397,621
2026 Median HH Income	\$90,156	\$85,069	\$97,422
2026 Average HH Income	\$110,440	\$111,887	\$138,961

Investment Summary

- 10001 W. Roosevelt Road presents a compelling value-add investment opportunity to acquire a 48,000 SF multi-story commercial building with Industrial (I) zoning in the heart of Westchester, Illinois. The property offers a rare combination of office, medical, and industrial-flex usability, significant vacancy upside, and strong long-term positioning along the Roosevelt Road corridor.
- 10001 W. Roosevelt Road presents a compelling value-add investment opportunity to acquire a 48,000 SF multi-story commercial building with Industrial (I) zoning in the heart of Westchester, Illinois. The property offers a rare combination of office, medical, and industrial-flex usability, significant vacancy upside, and strong long-term positioning along the Roosevelt Road corridor.
- With approximately 16,000 SF per floor across three stories and a highly divisible layout, the building supports a wide range of suite sizes and tenant uses. The Industrial (I) zoning provides flexibility for office, medical, warehouse, flex, and light industrial uses, enhancing exit optionality and reducing leasing risk compared to office-only assets.
- The property benefits from excellent frontage and visibility on Roosevelt Road (Route 38) and convenient access to Mannheim Road, I-290, I-294, and I-55, making it attractive to both local and regional tenants. On-site parking and flexible floor plates further support tenant demand across multiple use types.
- At stabilization, the asset is well-positioned to deliver strong yield on cost, with conservative underwriting assumptions pointing to meaningful upside through vacancy burn-off, rent growth, and expense optimization. The combination of discounted basis, flexible zoning, and extreme vacancy makes this opportunity ideal for value-add investors, owner-users, or operators specializing in repositioning underperforming commercial assets.





02

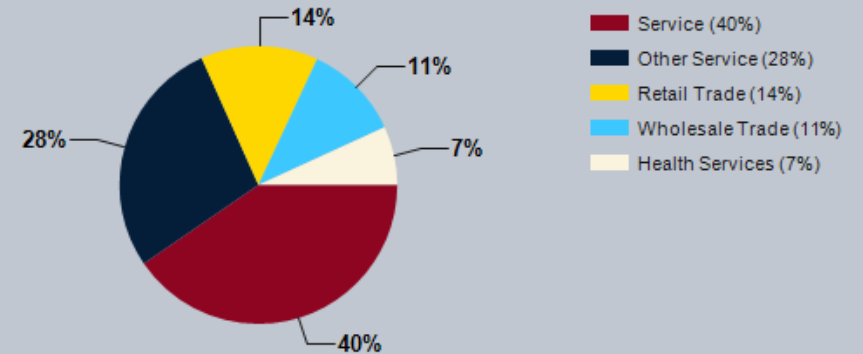
Location

- Location Summary
- Local Business Map

Location Summary

- 10001 W. Roosevelt Road is strategically located along Roosevelt Road (Illinois Route 38) in the Village of Westchester, an established inner-ring west suburban community within Cook County, approximately 13 miles west of Downtown Chicago. The property sits at the western terminus of Route 38, directly adjacent to Mannheim Road (US 12 / US 20 / US 45), one of the region's most heavily traveled north-south arterial corridors.
- The asset benefits from exceptional regional accessibility, with immediate connectivity to Interstate 294 (Tri-State Tollway) and Interstate 290 (Eisenhower Expressway), providing efficient access to Chicago's Central Business District, O'Hare International Airport, and the broader Chicagoland market.
- Roosevelt Road (IL-38) is a critical east-west commercial corridor serving the western suburbs, extending from Dixon, IL through DuPage County and into Cook County, and functioning as a primary business, retail, and service route for neighboring communities including Hillside, Oak Brook, Broadview, Maywood, and Elmhurst. The corridor is well-established with a mix of commercial, medical, industrial, and service-oriented users, supporting consistent tenant demand across multiple use types
- Westchester's location offers a favorable alternative to Chicago urban pricing while maintaining proximity to major employment centers, transportation infrastructure, and population density. The immediate area is characterized by dense residential neighborhoods, institutional and medical users, and small-to-mid-sized businesses, making the property particularly attractive to local and regional tenants seeking accessibility, value, and flexible zoning.
- The site's high visibility frontage on Roosevelt Road, combined with abundant nearby parking and ease of ingress and egress, enhances its appeal to office, medical, flex, and light industrial users. The location further benefits from its proximity to Oak Brook's corporate corridor, O'Hare Airport, and key logistics routes serving the western and southwestern suburbs.

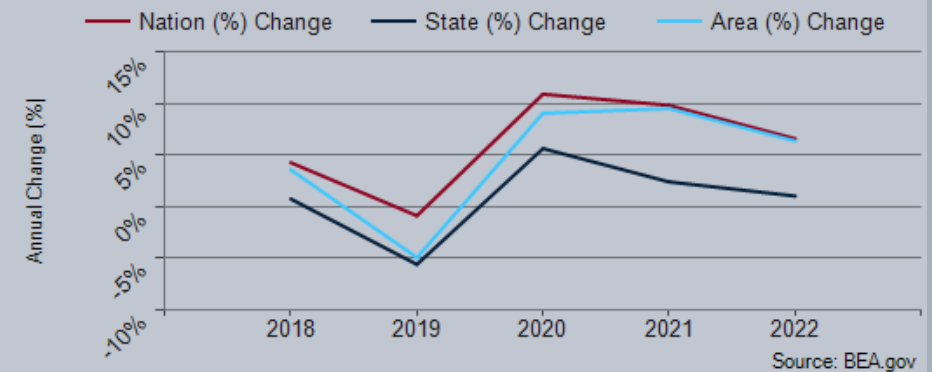
Major Industries by Employee Count



Largest Employers

Accord Enterprises	100
Regional Logistics Inc.	50
Church Rickards Whitlock & Co	20
Westchester Rising LLC	10
Bondz Bullz LLC	5
Yusuf Partnership	5
Joy, Nicole D PAA&C Quality Construction	5
Accord Enterprises	5

Cook County GDP Trend





Gladstone Street

Portsmouth Avenue

Suffolk Avenue

Addison-Creek

Norfolk Avenue

Manchester Avenue

Cromwell Avenue

Westchester Boulevard

Gladstone Park

Westchester Boulevard

Devonshire Lane

Devonshire Lane

Devonshire Lane

Hull Avenue

Newcastle Avenue

Portsmouth Avenue

Suffolk Avenue

Addison-Creek

Norfolk Avenue

Manchester Avenue

Faith Lutheran Church

Subdivision

Freeport-Subdivision

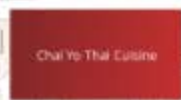
Municipal Drive

Westchester Post Office



Shell

The Strand



Chai Yo Thai Cuisine



Roosevelt Road



Roosevelt Road

Freeport-Subdivision



Freeport-Subdivision



Balmoral Avenue

Pelham Street

Drury Lane

Derby Lane

Freeport-Subdivision

Addison-Creek

Cambridge Street

Drury Lane

Newcastle Avenue



03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	34
NET RENTABLE AREA (SF)	50,703
LAND SF	32,670
LAND ACRES	0.75
YEAR BUILT	1972
YEAR RENOVATED	2021
# OF PARCELS	7
ZONING TYPE	Industrial Office Retail
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	449
TYPICAL FLOOR SF	1,600
BUILDING FAR	1.47
TRAFFIC COUNTS	24,960
ADA COMPLIANT	Yes
ELEVATOR	Yes
CEILING HEIGHT	9'

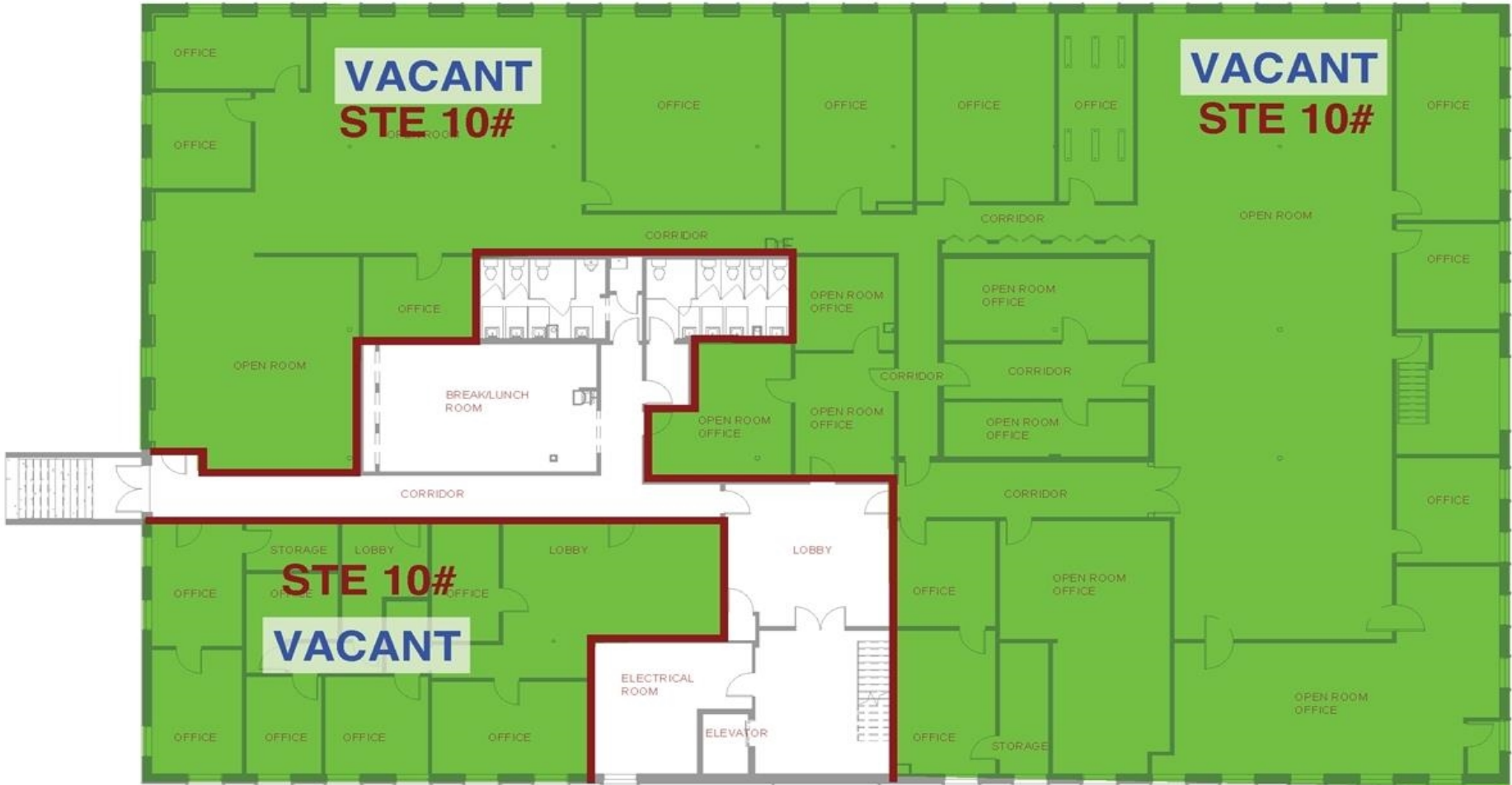
MECHANICAL

HVAC	Central
FIRE SPRINKLERS	Dry

CONSTRUCTION

EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Flat
WINDOWS	Glass





LOWER LEVEL FLOOR PLAN

Basement





1st Floor



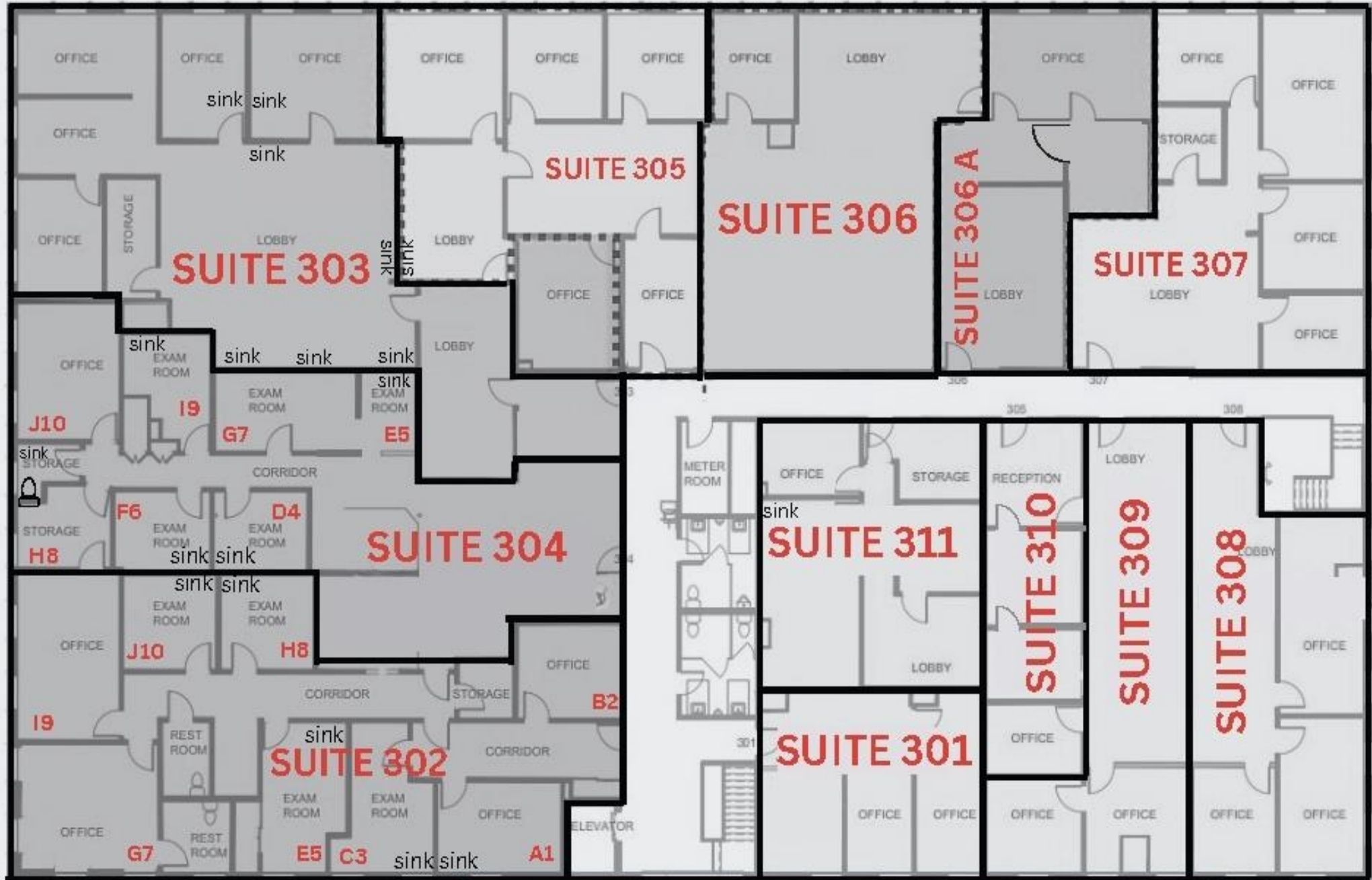


2nd Floor









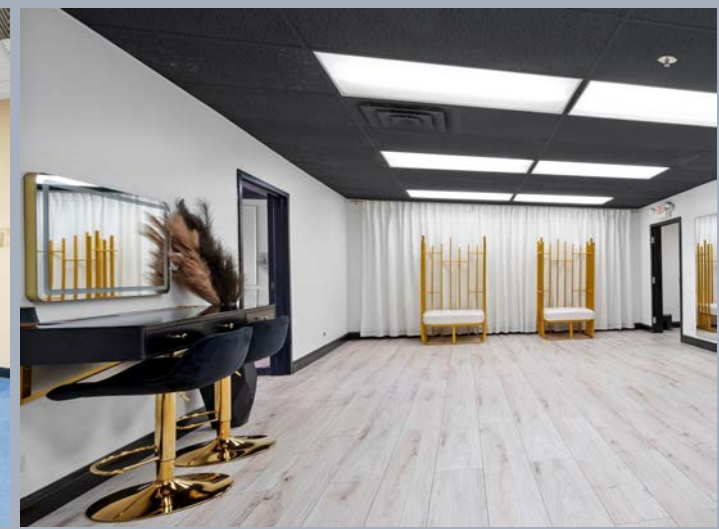
3RD FLOOR

SECOND FLOOR PLAN

TOTAL UNITS:
 AVAILABLE:
 OCCUPIED:

3rd Floor





04

Rent Roll

Rent Roll

Lease Expiration

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF			CAM Revenue (Annual)
100	Vacant	2,100	4.14%	01/01/27		FUTURE	\$2,800	\$1.33	\$33,600	\$16.00		Gross	4 Rooms
102	Vacant	1,800	3.55%	01/01/27		FUTURE	\$2,400	\$1.33	\$28,800	\$16.00		Gross	4 Rooms
103	Vacant	1,200	2.37%	01/01/27		FUTURE	\$1,600	\$1.33	\$19,200	\$16.00		Gross	3 Rooms
104	Vacant	1,200	2.37%	01/01/27		FUTURE	\$1,600	\$1.33	\$19,200	\$16.00		Gross	3 Rooms
200	Vacant	2,200	4.34%	01/01/27		FUTURE	\$2,933	\$1.33	\$35,200	\$16.00		Gross	5 Rooms
200 A1-J10	Vacant	5,800	11.44%	01/01/27		FUTURE	\$7,733	\$1.33	\$92,800	\$16.00		Gross	10x private suites
201 A	Andrea Moore	350	0.69%	10/01/25	09/30/27	CURRENT	\$575	\$1.64	\$6,899	\$19.71		Gross	1 Salon Suite
201 B	Sheba Moss	350	0.69%	03/01/25	02/28/26	CURRENT	\$625	\$1.79	\$7,501	\$21.43		Gross	1 Salon suite
201 C	Yohance & Christy Skipper	350	0.69%	11/01/23	12/31/25	CURRENT	\$300	\$0.86	\$3,602	\$10.29		Gross	
201 D	Kendra Horton	350	0.69%	05/05/25	04/30/26	CURRENT	\$800	\$2.29	\$9,601	\$27.43		Gross	
201 E	Brittany Banks	350	0.69%	08/04/25	03/31/27	CURRENT	\$530	\$1.51	\$6,360	\$18.17		Gross	
201 F	Vacant	350	0.69%	01/01/27		FUTURE	\$800	\$2.29	\$9,597	\$27.42		Gross	Salon Suite
201 G	Vacant	350	0.69%	01/01/27		FUTURE	\$800	\$2.29	\$9,597	\$27.42		Gross	Salon Suite
201 H	Jennifer Malone	350	0.69%	08/01/25	01/31/27	CURRENT	\$695	\$1.99	\$8,341	\$23.83		Gross	
201 I	Vacant	350	0.69%	01/01/27		FUTURE	\$800	\$2.29	\$9,597	\$27.42		Gross	
201 J	Dominique Floyd	350	0.69%	08/01/25	01/31/27	CURRENT	\$655	\$1.87	\$7,861	\$22.46		Gross	
202	Shatavia Hill	1,100	2.17%	12/01/24	05/31/26	CURRENT	\$880	\$0.80	\$10,560	\$9.60		Gross	3 Rooms
202	Vacant	1,600	3.16%	01/01/27		FUTURE	\$2,133	\$1.33	\$25,600	\$16.00		Gross	3 Rooms
203	Vacant	1,600	3.16%	01/01/27		FUTURE	\$2,133	\$1.33	\$25,600	\$16.00		Gross	3 Rooms
203 A	Porsha Marshall	350	0.69%	10/15/25	10/15/25	CURRENT	\$525	\$1.50	\$6,300	\$18.00		Gross	
203 B	Vacant	350	0.69%	01/01/27		FUTURE	\$800	\$2.29	\$9,597	\$27.42		Gross	
203 C	Marilyn Brewer	350	0.69%	04/15/25	04/14/26	CURRENT	\$375	\$1.07	\$4,501	\$12.86		Gross	
203 D	Vacant	350	0.69%	01/01/27		FUTURE	\$800	\$2.29	\$9,597	\$27.42		Gross	
203 E	Arleen Castro	350	0.69%	06/23/25	05/31/26	CURRENT	\$705	\$2.01	\$8,460	\$24.17		Gross	
204	Vacant	900	1.78%	01/01/27		FUTURE	\$1,200	\$1.33	\$14,400	\$16.00		Gross	3 Rooms

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				CAM Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			
205	Vacant	700	1.38%	01/01/27		FUTURE	\$933	\$1.33	\$11,200	\$16.00		Gross	2 Rooms
206	Harriotto Holdings LLC	1,400	2.76%	04/01/21	04/01/27	CURRENT	\$1,500	\$1.07	\$18,004	\$12.86		Gross	4 Rooms
207	Elegant Occasions	1,000	1.97%	12/01/22	01/01/26	CURRENT	\$889	\$0.89	\$10,670	\$10.67		Gross	
208	Vacant	900	1.78%	01/01/27		FUTURE	\$1,200	\$1.33	\$14,400	\$16.00		Gross	3 Rooms
209	Medtec Home Health	500	0.99%	07/01/24	07/01/29	CURRENT	\$1,236	\$2.47	\$14,830	\$29.66		Gross	1 Room
210	Kim Thomas	500	0.99%	10/01/24	10/01/26	CURRENT	\$700	\$1.40	\$8,400	\$16.80		Gross	1
211	Glam Lux Lashes	2,000	3.94%	09/01/22	08/30/26	CURRENT	\$2,360	\$1.18	\$28,320	\$14.16		Gross	6 Rooms
301	Vacant	800	1.58%	01/01/27		FUTURE	\$1,067	\$1.33	\$12,800	\$16.00		Gross	3 Rooms
302	Vacant	2,400	4.73%	01/01/27		FUTURE	\$3,200	\$1.33	\$38,400	\$16.00		Gross	8 Rooms
302 B2	Eric Carreno	350	0.69%	10/01/25	09/30/26	CURRENT	\$575	\$1.64	\$6,899	\$19.71		Gross	
303	Vacant	1,600	3.16%	01/01/27		FUTURE	\$2,133	\$1.33	\$25,600	\$16.00		Gross	5 Rooms
304	Vacant	2,200	4.34%	01/01/27		FUTURE	\$2,933	\$1.33	\$35,200	\$16.00		Gross	7 Rooms
305	Precious Edwards	1,500	2.96%	04/01/25	02/28/27	CURRENT	\$1,805	\$1.20	\$21,660	\$14.44		Gross	5 Rooms
306	Vacant	700	1.38%	01/01/27		FUTURE	\$933	\$1.33	\$11,200	\$16.00		Gross	2 rooms
306 A	Vacant	400	0.79%	01/01/27		FUTURE	\$667	\$1.67	\$8,000	\$20.00		Gross	1 room
307	Vacant	1,500	2.96%	01/01/27		FUTURE	\$2,000	\$1.33	\$24,000	\$16.00		Gross	5 Rooms
308	Angel Home Health Agency	900	1.78%	04/01/21	01/01/60	CURRENT	\$1,157	\$1.29	\$13,887	\$15.43		Gross	3 Rooms
309	Vacant	900	1.78%	01/01/27		FUTURE	\$1,200	\$1.33	\$14,400	\$16.00		Gross	3 Rooms
310	Vacant	700	1.38%	01/01/27		FUTURE	\$933	\$1.33	\$11,200	\$16.00		Gross	2 Rooms
311	Vacant	900	1.78%	01/01/27		FUTURE	\$1,200	\$1.33	\$14,400	\$16.00		Gross	3 Rooms
Totals:		46,600					\$16,888						
Totals (Includes Vacant Space)							\$63,820		\$765,837				



05

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Vacant Space/Second Gen Leasing

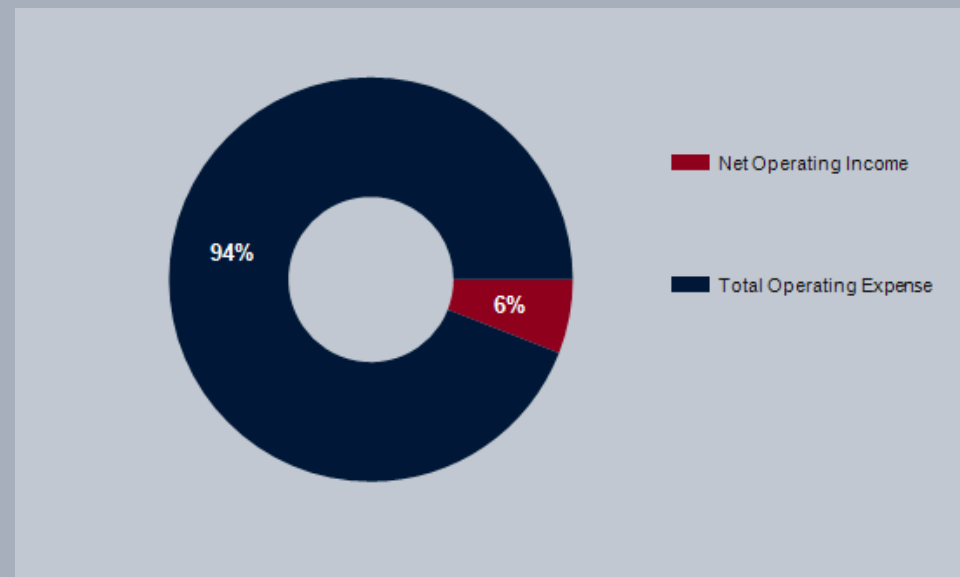
Cash Flow Analysis

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA	
Gross Scheduled Rent	\$202,648	\$765,833	
Total Gross Revenue	\$202,648	\$765,833	
General Vacancy *	-70.52%	-20.00%	
Effective Gross Income	\$202,648	\$612,666	
Less Expenses	\$190,644	\$221,956	36.23%
Net Operating Income	\$12,004	\$390,710	

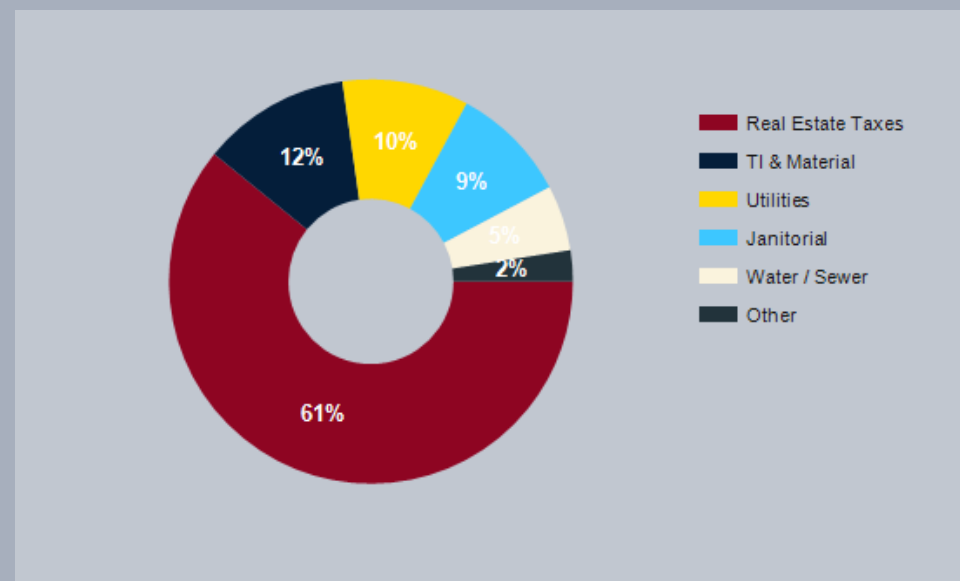
* vacancy amount factored into gross revenue



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$116,028	\$116,028
Management Fee (30,633.32% of GSI)		\$30,633
Repairs & Maintenance	\$4,413	\$4,413
Water / Sewer	\$10,000	\$10,000
Utilities	\$19,317	\$19,317
TI & Material	\$22,631	\$23,310
Janitorial	\$17,940	\$17,940
Illinois Alarm Services	\$315	\$315
Total Operating Expense	\$190,644	\$221,956
Expense / SF	\$3.76	\$4.38
% of EGI	94.07%	36.23%

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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GLOBAL

Analysis Period	10 year(s)
Consumer Price Index	2.50%
Millage Rate	7.74000%
Exit Cap Rate	9.00%

EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Repairs & Maintenance	3.00%
Water / Sewer	3.00%
Utilities	3.00%
TI & Material	3.00%
Janitorial	3.00%
Illinois Alarm Services	3.00%

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VACANT SPACE LEASING

AVAILABLE SPACE	RSF	LEASE START	LEASE TERM YEARS	FREE RENT MONTHS	TENANT IMPROVEMENTS	START RATE PSF/ANNUAL
100	2,100	01/01/2027				\$16.00
102	1,800	01/01/2027				\$16.00
103	1,200	01/01/2027				\$16.00
104	1,200	01/01/2027				\$16.00
200	2,200	01/01/2027				\$16.00
200 A1-J10	5,800	01/01/2027				\$16.00
201 F	350	01/01/2027				\$27.42
201 G	350	01/01/2027				\$27.42
201 I	350	01/01/2027				\$27.42
202	1,600	01/01/2027				\$16.00
203	1,600	01/01/2027				\$16.00
203 B	350	01/01/2027				\$27.42
203 D	350	01/01/2027				\$27.42
204	900	01/01/2027				\$16.00
205	700	01/01/2027				\$16.00
208	900	01/01/2027				\$16.00
301	800	01/01/2027				\$16.00
302	2,400	01/01/2027				\$16.00
303	1,600	01/01/2027				\$16.00
304	2,200	01/01/2027				\$16.00
306	700	01/01/2027				\$16.00
306 A	400	01/01/2027				\$20.00
307	1,500	01/01/2027				\$16.00



AVAILABLE SPACE	RSF	LEASE START	LEASE TERM YEARS	FREE RENT MONTHS	TENANT IMPROVEMENTS	START RATE PSF/ANNUAL
309	900	01/01/2027				\$16.00
310	700	01/01/2027				\$16.00
311	900	01/01/2027				\$16.00

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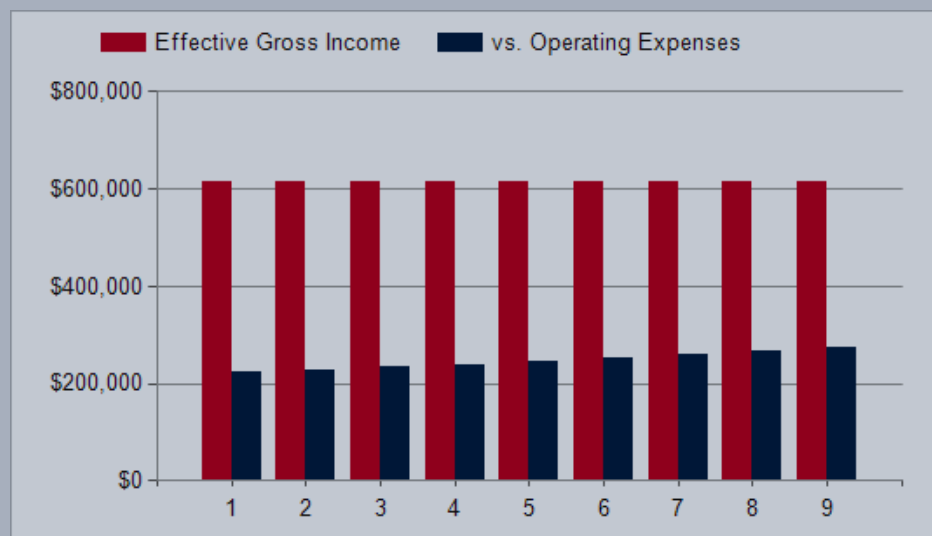
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Vacant Space/Second Gen Leasing | Westchester Square Office Park

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$202,648	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833
Total Gross Revenue	\$202,648	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833	\$765,833
General Vacancy*	-70.52%	-20.00%	-20.00%	-20.00%	-20.00%	-20.00%	-20.00%	-20.00%	-20.00%	-20.00%
Effective Gross Income	\$202,648	\$612,666	\$612,666	\$612,666	\$612,666	\$612,666	\$612,666	\$612,666	\$612,666	\$612,666
Operating Expenses										
Real Estate Taxes	\$116,028	\$116,028	\$119,509	\$123,094	\$126,787	\$130,591	\$134,508	\$138,544	\$142,700	\$146,981
Management Fee	\$0	\$30,633	\$30,633	\$30,633	\$30,633	\$30,633	\$30,633	\$30,633	\$30,633	\$30,633
Repairs & Maintenance	\$4,413	\$4,413	\$4,545	\$4,682	\$4,822	\$4,967	\$5,116	\$5,269	\$5,427	\$5,590
Water / Sewer	\$10,000	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668
Utilities	\$19,317	\$19,317	\$19,897	\$20,493	\$21,108	\$21,741	\$22,394	\$23,066	\$23,757	\$24,470
TI & Material	\$22,631	\$23,310	\$24,009	\$24,730	\$25,471	\$26,236	\$27,023	\$27,833	\$28,668	\$29,528
Janitorial	\$17,940	\$17,940	\$18,478	\$19,033	\$19,604	\$20,192	\$20,797	\$21,421	\$22,064	\$22,726
Illinois Alarm Services	\$315	\$315	\$324	\$334	\$344	\$355	\$365	\$376	\$387	\$399
Total Operating Expense	\$190,644	\$221,956	\$227,696	\$233,608	\$239,697	\$245,969	\$252,429	\$259,083	\$265,936	\$272,995
Net Operating Income	\$12,004	\$390,710	\$384,970	\$379,059	\$372,969	\$366,697	\$360,237	\$353,583	\$346,730	\$339,671

* vacancy amount factored into gross revenue



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06

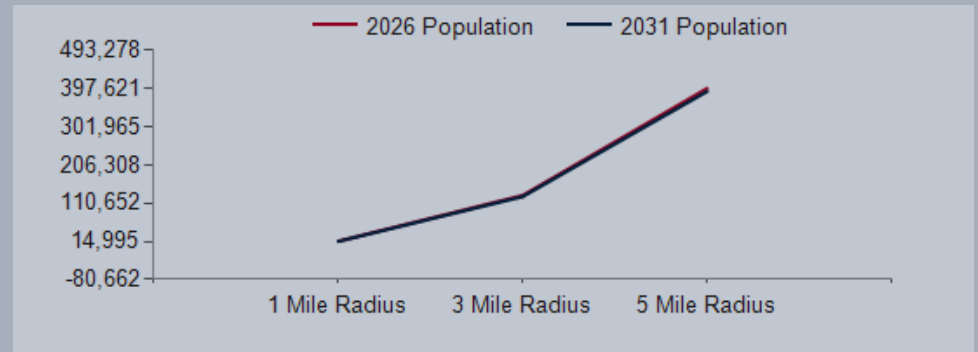
Demographics

General Demographics

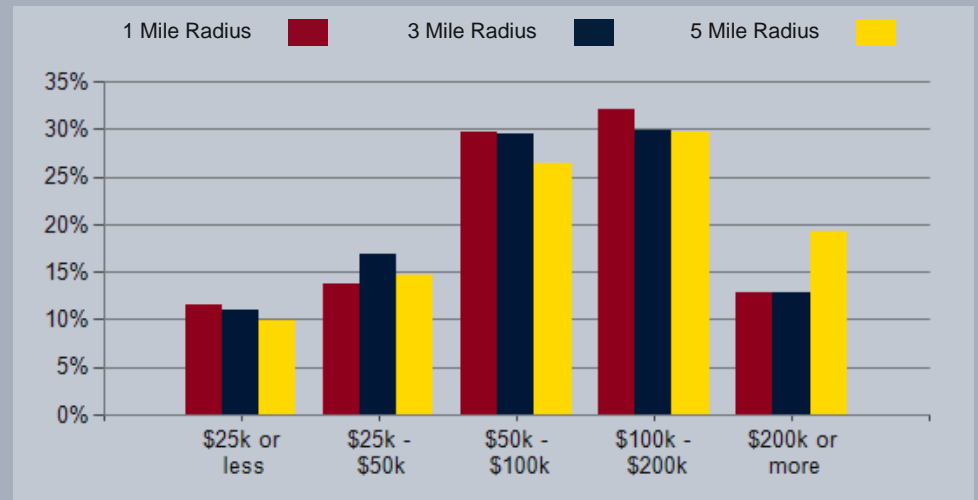
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,935	140,763	413,280
2010 Population	16,420	137,329	409,725
2026 Population	15,397	130,036	397,621
2031 Population	14,995	127,171	390,120
2026 African American	7,766	41,219	60,886
2026 American Indian	104	1,534	4,607
2026 Asian	383	2,991	15,376
2026 Hispanic	3,525	46,587	131,968
2026 Other Race	1,711	25,466	65,462
2026 White	3,818	42,837	197,943
2026 Multiracial	1,611	15,953	53,249
2026-2031: Population: Growth Rate	-2.65%	-2.20%	-1.90%

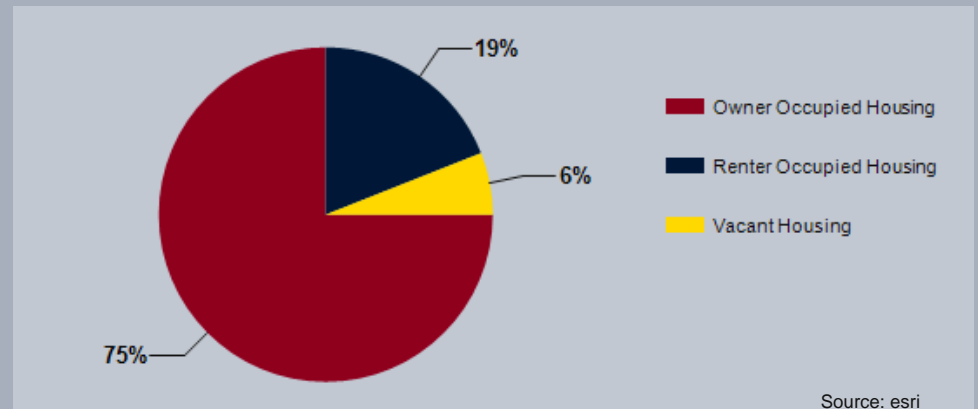
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	467	3,214	9,126
\$15,000-\$24,999	219	2,065	6,069
\$25,000-\$34,999	261	2,919	8,655
\$35,000-\$49,999	557	5,187	13,898
\$50,000-\$74,999	863	7,530	22,043
\$75,000-\$99,999	903	6,668	18,434
\$100,000-\$149,999	1,193	9,481	28,260
\$150,000-\$199,999	718	4,874	17,302
\$200,000 or greater	766	6,198	29,639
Median HH Income	\$90,156	\$85,069	\$97,422
Average HH Income	\$110,440	\$111,887	\$138,961



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



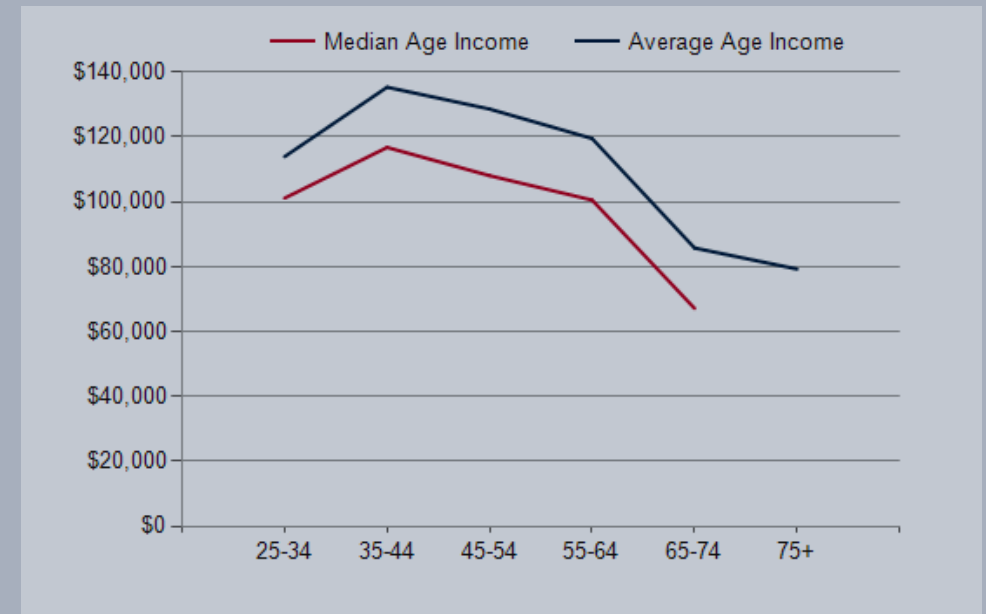
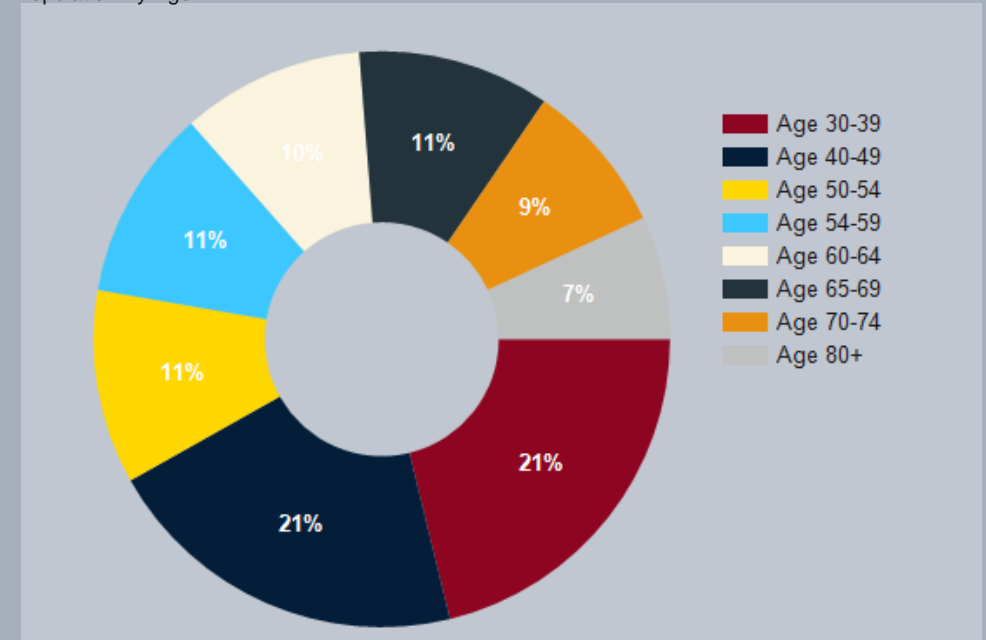
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,019	8,490	24,882
2026 Population Age 35-39	1,066	8,235	25,118
2026 Population Age 40-44	1,041	8,786	27,395
2026 Population Age 45-49	990	8,535	26,534
2026 Population Age 50-54	1,072	8,559	26,472
2026 Population Age 55-59	1,058	8,015	25,226
2026 Population Age 60-64	1,009	8,089	24,553
2026 Population Age 65-69	1,060	7,976	23,270
2026 Population Age 70-74	842	6,357	18,566
2026 Population Age 75-79	680	4,589	13,878
2026 Population Age 80-84	381	2,852	8,648
2026 Population Age 85+	276	2,778	8,433
2026 Population Age 18+	12,465	102,464	313,103
2026 Median Age	43	41	41
2031 Median Age	45	42	42

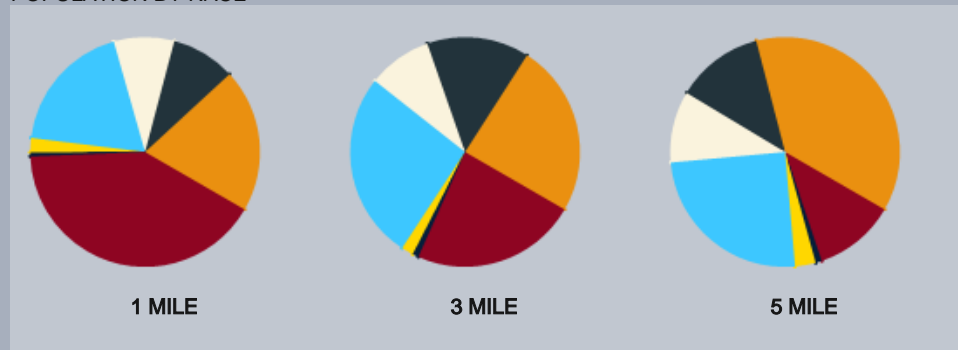
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,146	\$93,927	\$100,811
Average Household Income 25-34	\$113,960	\$115,035	\$133,008
Median Household Income 35-44	\$116,789	\$105,976	\$119,370
Average Household Income 35-44	\$135,371	\$133,339	\$163,969
Median Household Income 45-54	\$108,088	\$105,141	\$125,429
Average Household Income 45-54	\$128,615	\$135,101	\$173,550
Median Household Income 55-64	\$100,571	\$91,213	\$109,032
Average Household Income 55-64	\$119,549	\$118,214	\$155,591
Median Household Income 65-74	\$67,147	\$66,691	\$73,232
Average Household Income 65-74	\$85,784	\$91,487	\$110,279
Average Household Income 75+	\$79,290	\$73,214	\$82,733

Population By Age



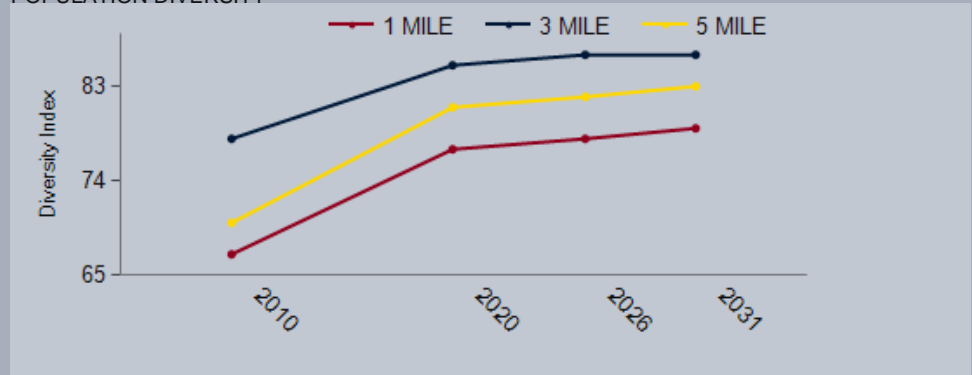
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	86	83
Diversity Index (current year)	78	86	82
Diversity Index (2020)	77	85	81
Diversity Index (2010)	67	78	70

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	41%	23%	11%
American Indian	1%	1%	1%
Asian	2%	2%	3%
Hispanic	19%	26%	25%
Multiracial	9%	9%	10%
Other Race	9%	14%	12%
White	20%	24%	37%

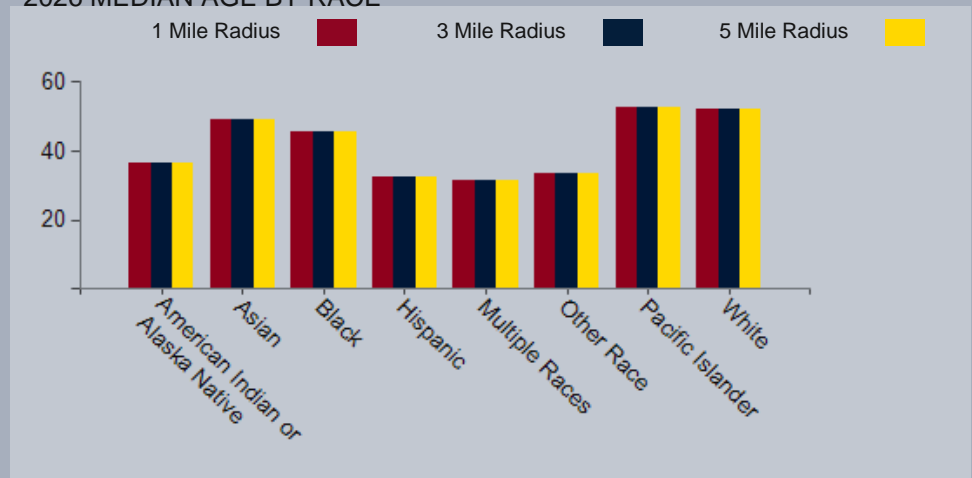
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	35	34
Median Asian Age	49	43	41
Median Black Age	45	44	43
Median Hispanic Age	32	32	32
Median Multiple Races Age	32	32	31
Median Other Race Age	33	32	33
Median Pacific Islander Age	53	41	36
Median White Age	52	49	46

2026 MEDIAN AGE BY RACE



07 **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.

