

NO PARKING
7AM - 9AM
WEDNESDAYS
APRIL 1 - NOV 30
TOWNSHIP

4848 N Sheridan Rd Retail Opportunity



OFFERING MEMORANDUM

4848 N Sheridan Rd, 60640
Chicago, IL 60640

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4848 N Sheridan Rd Retail Opportunity

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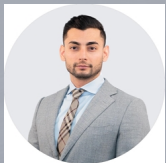
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Exclusively Marketed by:



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

01

Location

Location Summary

Local Business Map

Major Employers Map

Traffic Counts

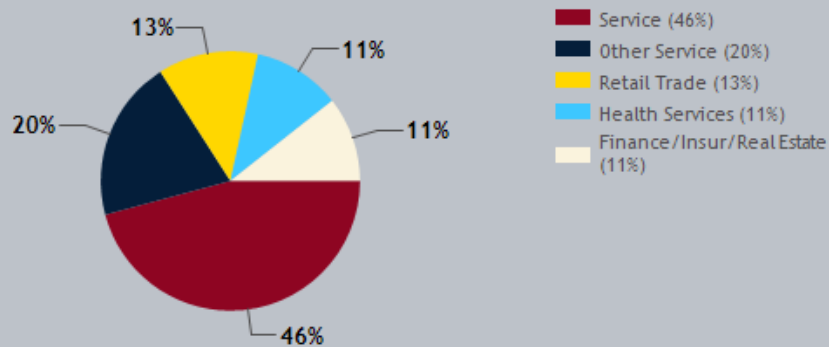
- 4848 N Sheridan Rd is located in the heart of Chicago's Uptown neighborhood, a dense and established North Side submarket known for its strong residential population, neighborhood retail activity, and convenient access to public transportation and major roadways.

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

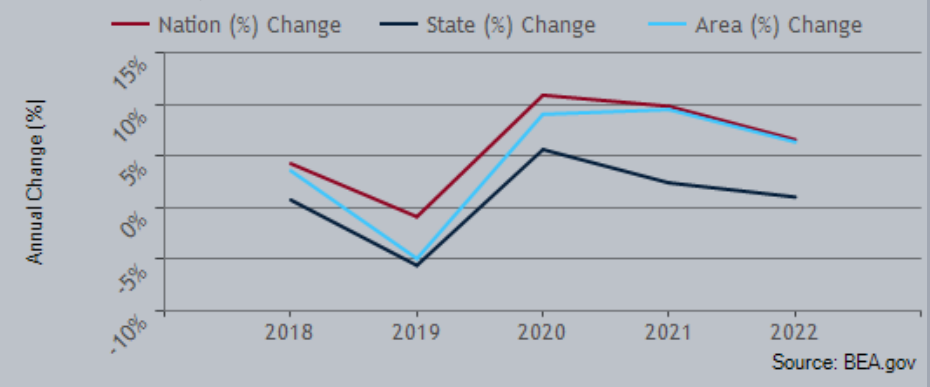
Major Industries by Employee Count



Largest Employers

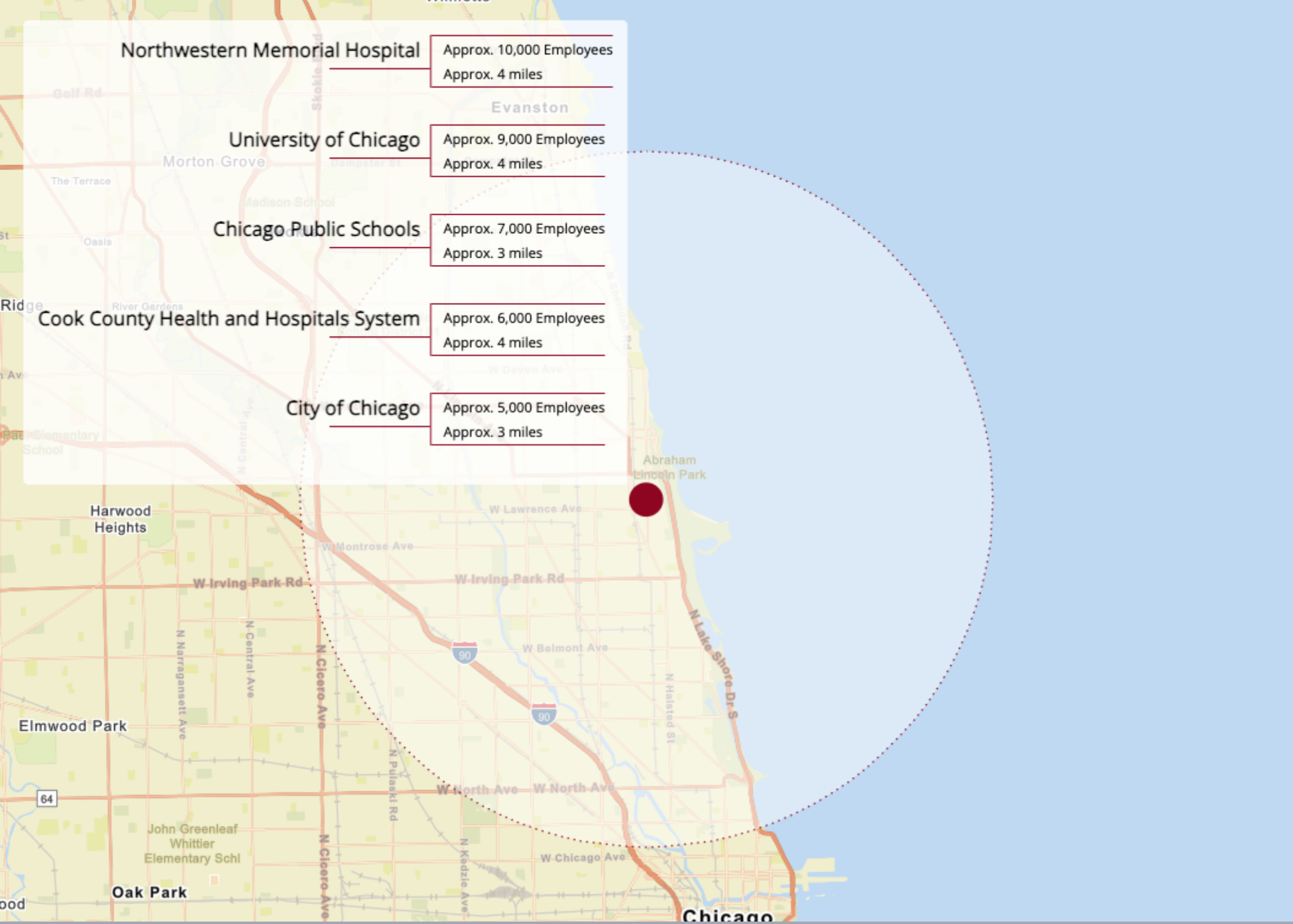
U.S. Government	49,400
Chicago Public Schools	39,094
City of Chicago	30,340
Cook County, Illinois	21,482
Advocate Health System	18,512
JPMorgan Chase	16,045
University of Chicago	15,452
State of Illinois	14,731

Cook County GDP Trend



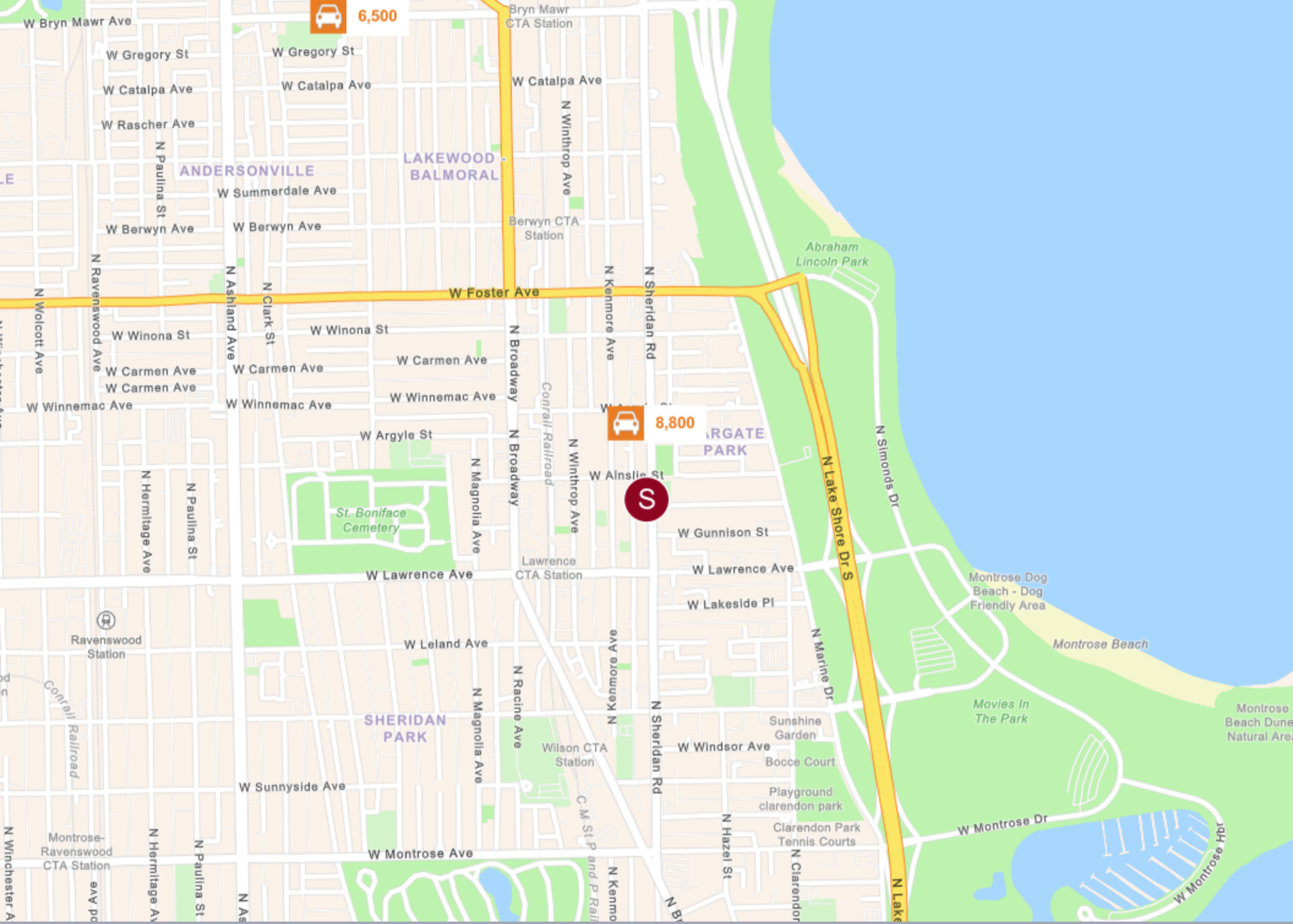
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02 **Property Description**

Property Features

Property Images

PROPERTY FEATURES

GLA (SF)	5,257
BUILDING CLASS	C
TOPOGRAPHY	FLAT
LOCATION CLASS	Urban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

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

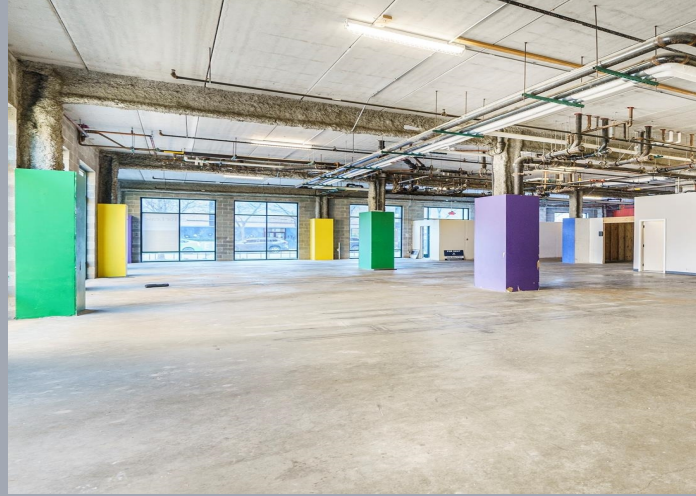
FOUNDATION	Concrete
FRAMING	Masonry
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Minimal

TENANT INFORMATION

MAJOR TENANT/S	Vacant
LEASE TYPE	NNN







03

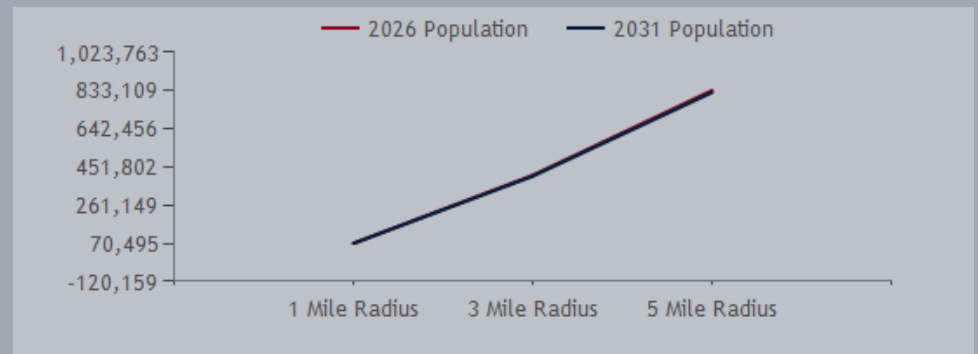
Demographics

General Demographics

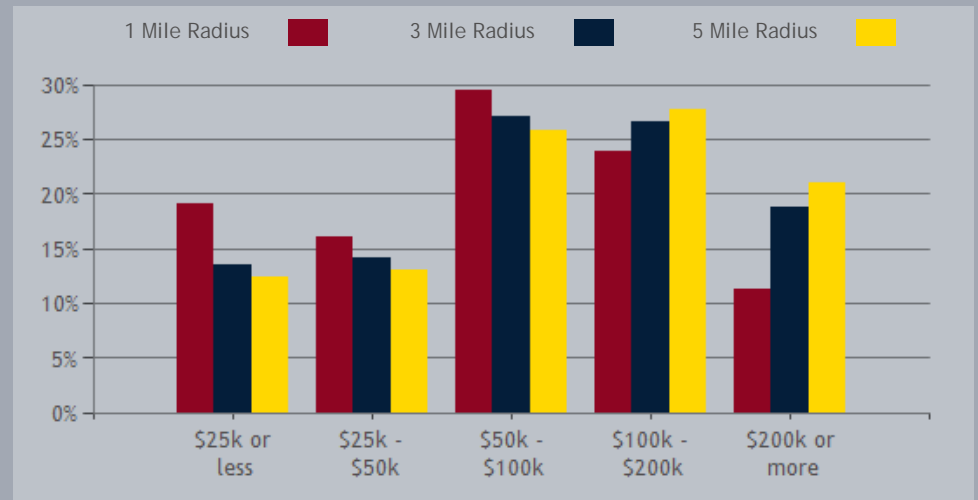
Race Demographics

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%

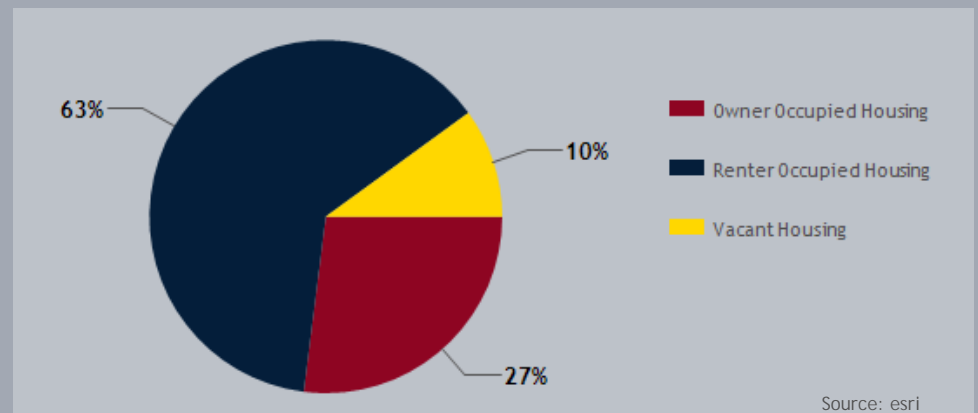
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,574	19,294	34,160
\$15,000-\$24,999	2,415	9,389	16,556
\$25,000-\$34,999	2,420	10,366	19,104
\$35,000-\$49,999	4,300	19,500	33,673
\$50,000-\$74,999	6,875	31,786	56,709
\$75,000-\$99,999	5,396	25,334	48,313
\$100,000-\$149,999	6,590	36,484	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



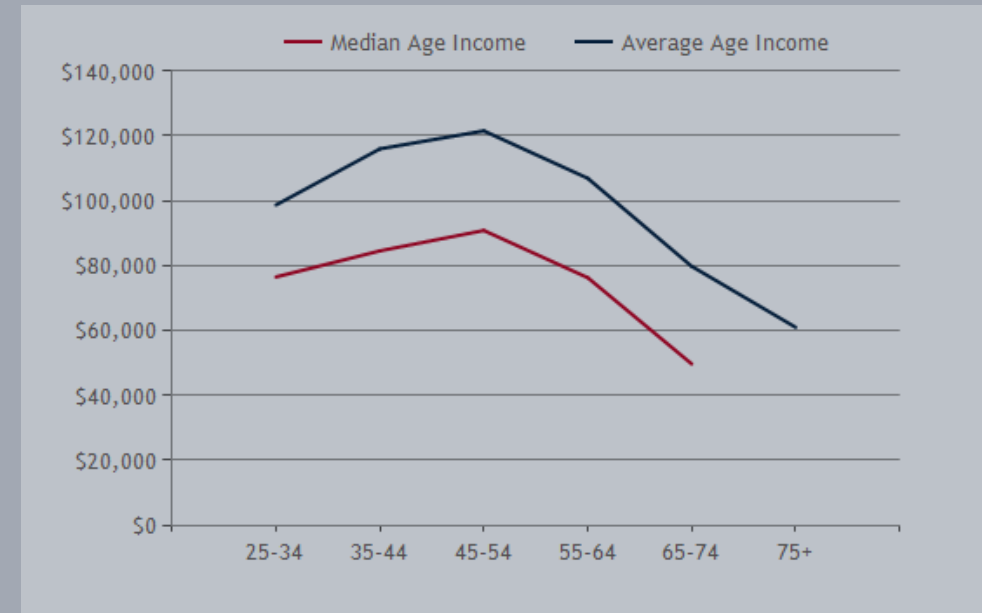
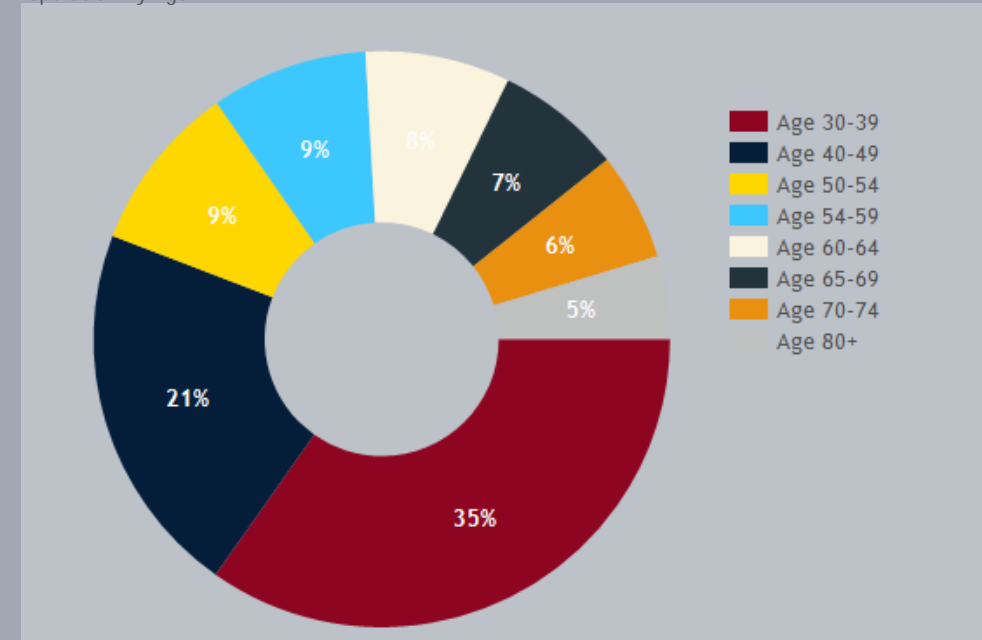
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	9,152	50,053	101,768
2026 Population Age 35-39	7,175	39,188	78,066
2026 Population Age 40-44	5,481	31,982	62,618
2026 Population Age 45-49	4,408	25,306	49,883
2026 Population Age 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

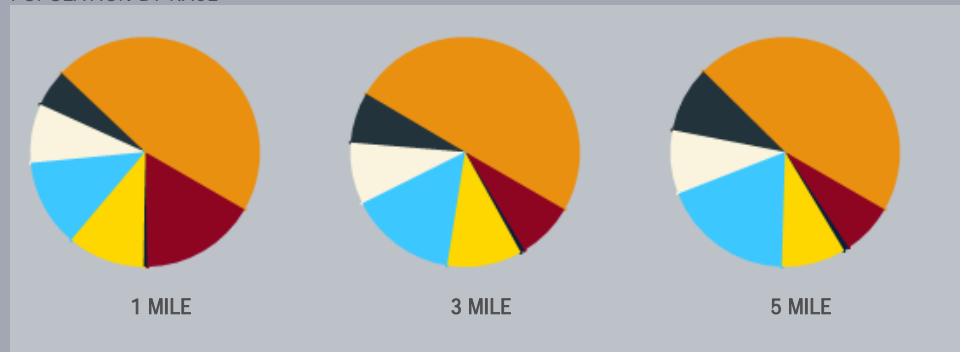


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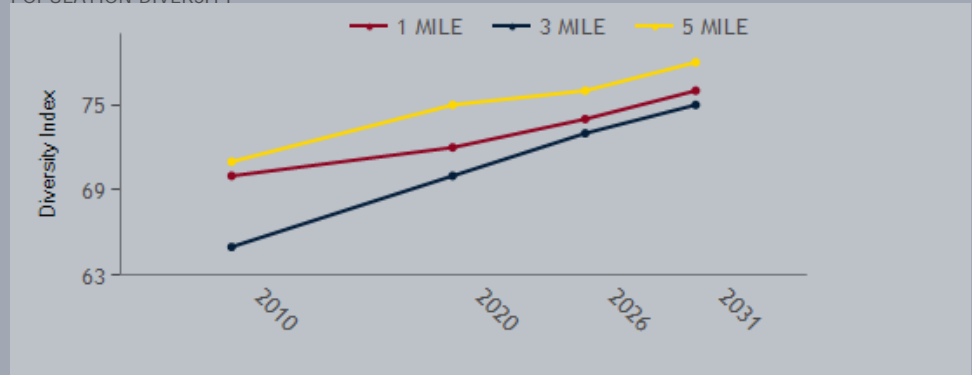
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	75	78
Diversity Index (current year)	74	73	76
Diversity Index (2020)	72	71	75
Diversity Index (2010)	70	65	71

POPULATION BY RACE



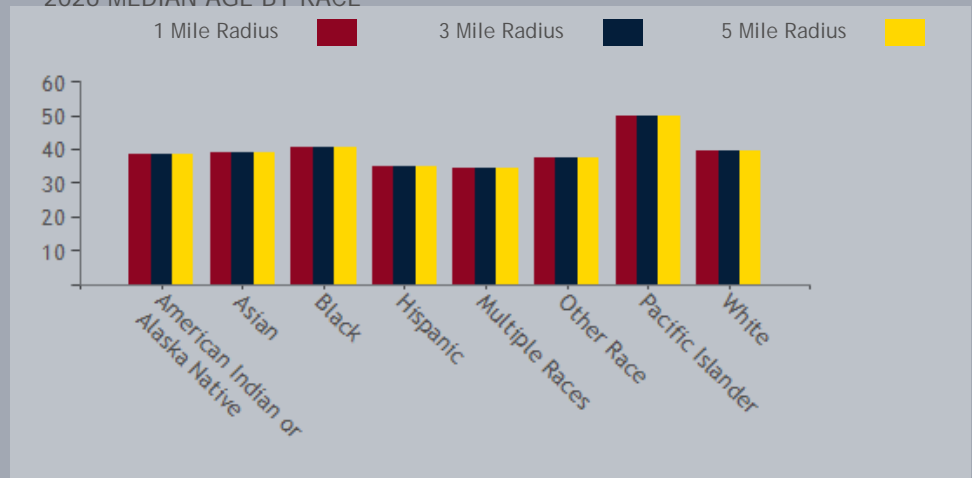
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	16%	8%	7%
American Indian	1%	1%	1%
Asian	11%	11%	9%
Hispanic	12%	15%	19%
Multiracial	8%	9%	9%
Other Race	5%	7%	9%
White	46%	50%	46%

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



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04

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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CONFIDENTIALITY and DISCLAIMER

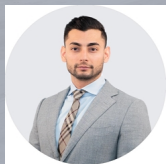
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kawash Group and it should not be made available to any other person or entity without the written consent of Kawash Group.

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.

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