

# Cosmopolitan Lofts - Retail Condo

A RARE OPPORTUNITY TO OWN A  
SOUTH LOOP GROUND-FLOOR RETAIL  
CONDO

OFFERING MEMORANDUM

1133 S Wabash Ave  
Chicago, IL 60605

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

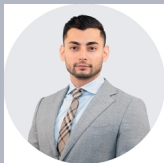


# Cosmopolitan Lofts - Retail Condo

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Location**
  - Location Summary
  - Local Business Map
- 03 **Property Description**
  - Property Features
- 04 **Demographics**
  - General Demographics
  - Race Demographics
- 05 **Company Profile**
  - Company Bio
  - Advisor Profile

*Exclusively Marketed by:*

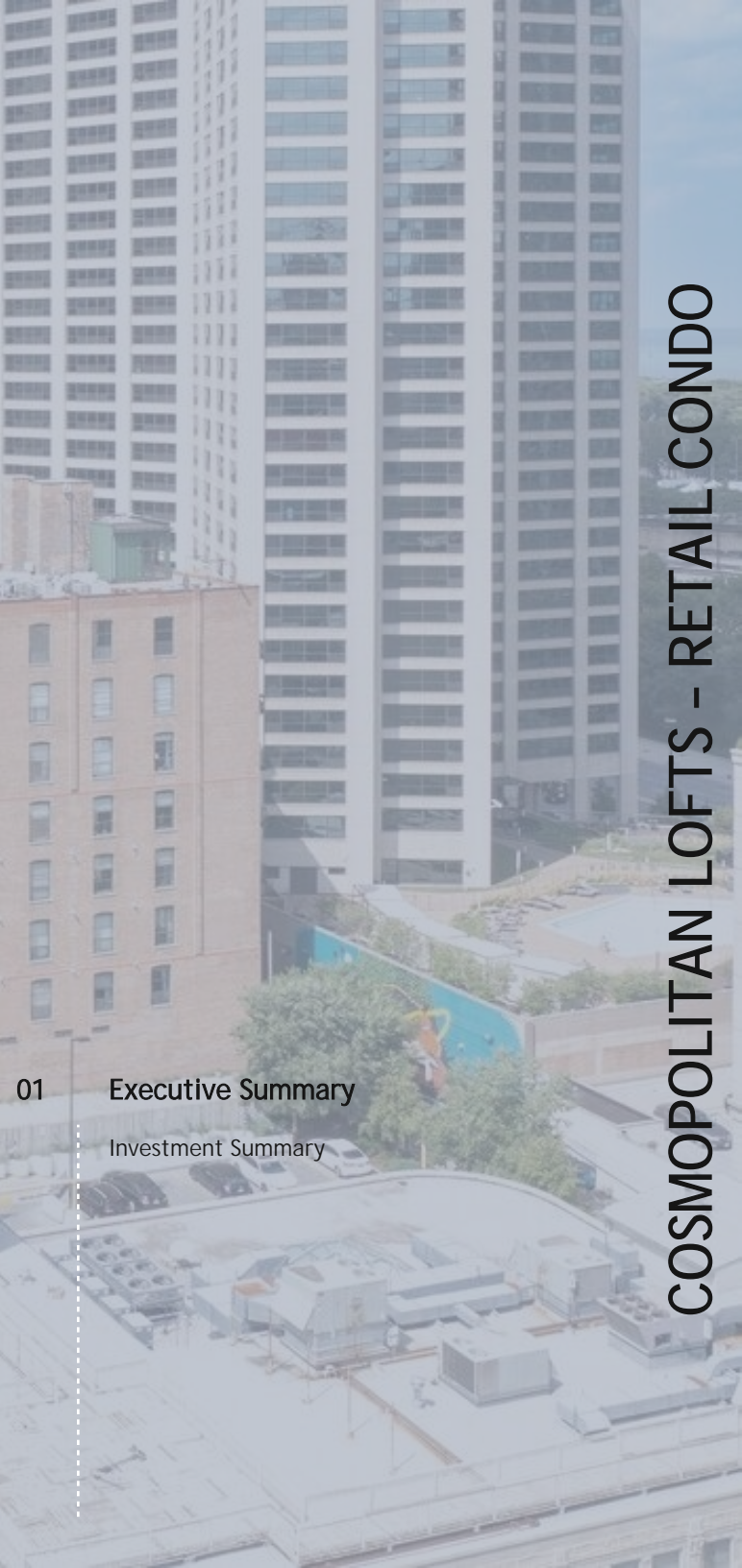


### **Nedal Kawash**

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

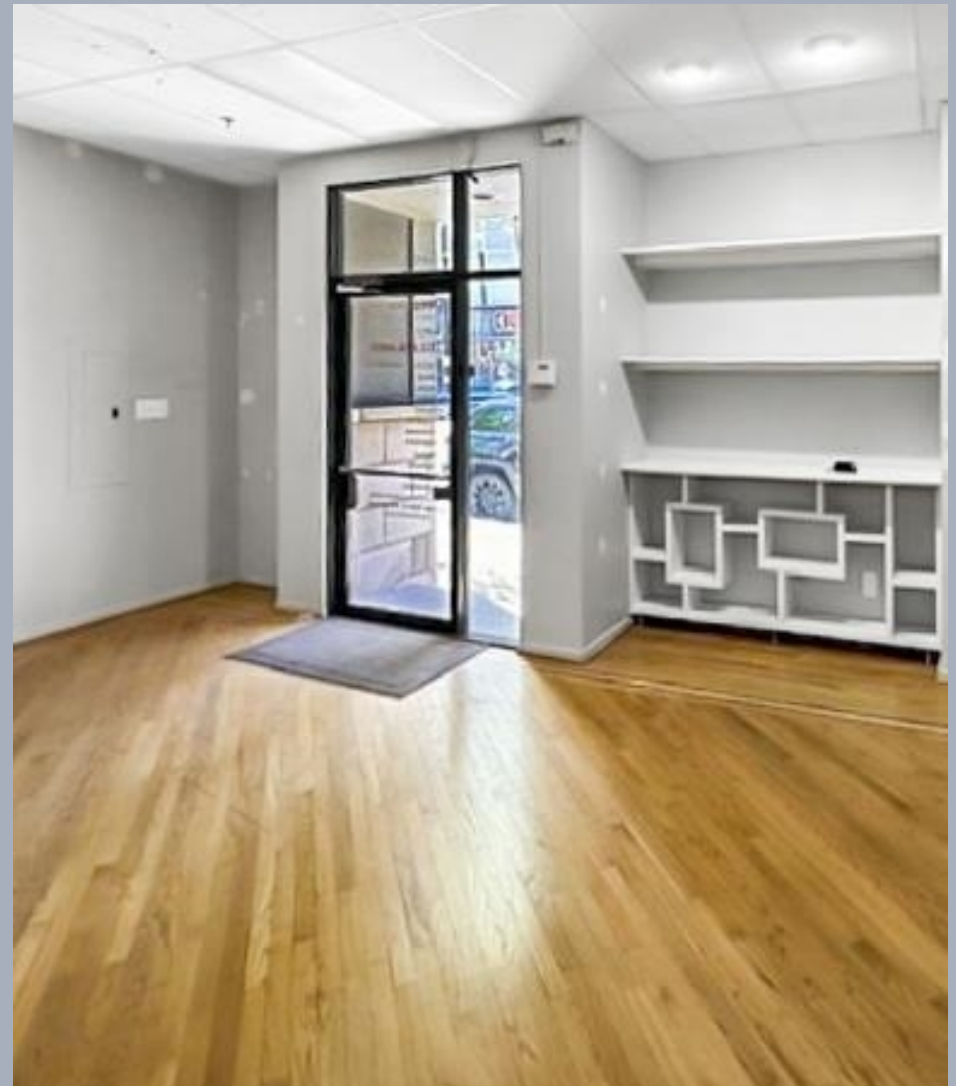
## OFFERING SUMMARY

ADDRESS	1133 S Wabash Ave Chicago IL 60605
COUNTY	Cook
MARKET	Chicago
SUBMARKET	South Loop
PRICE	\$349,950
BUILDING SF	72,200 SF
PRICE PSF	\$4.85
LAND SF	19,600 SF
LAND ACRES	0.45
YEAR BUILT	1891
TOTAL RESIDENTIAL UNITS	22
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B7-6 (City of Chicago)
APN	17-15-309-033-1002

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	53,331	351,679	757,104
2026 Median HH Income	\$120,102	\$111,556	\$100,990
2026 Average HH Income	\$167,443	\$161,696	\$149,476

## Investment Highlights

- ±1,450 SF ground-floor retail / office condominium located in Chicago's South Loop / Grant Park submarket
- Fee-simple commercial condo ownership within a professionally managed mixed-use building
- Offered for sale at \$349,950 (~ \$241.34 PSF) – compelling basis for South Loop street-level product



- Surrounded by national retailers and daily-needs anchors including Trader Joe's, Jewel-Osco, Target, and Roosevelt Collection
- Zoned B7-6, allowing a broad range of commercial uses (subject to HOA approval)
- Attractive ownership alternative to rising retail lease rates, offering long-term cost control for owner-occupants



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

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



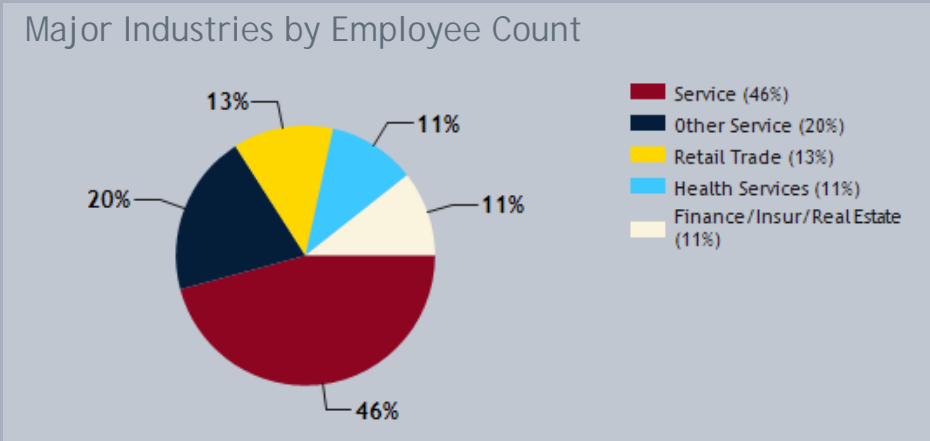
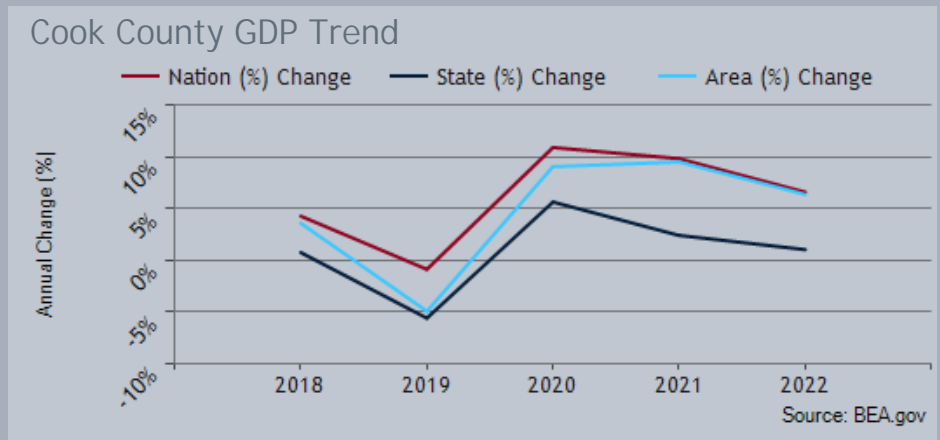
02

Location

Location Summary

Local Business Map

- Located in Chicago's South Loop / Grant Park submarket, one of the city's most established mixed-use districts
- Positioned at the intersection of S Wabash Ave & E Roosevelt Rd, a major retail and transit corridor
- One block from the CTA Roosevelt Station serving the Red, Green, and Orange Lines
- Proximity to Columbia College Chicago, driving consistent daytime population
- Highly walkable, transit-oriented location ideal for retail, office, medical, or service-oriented uses

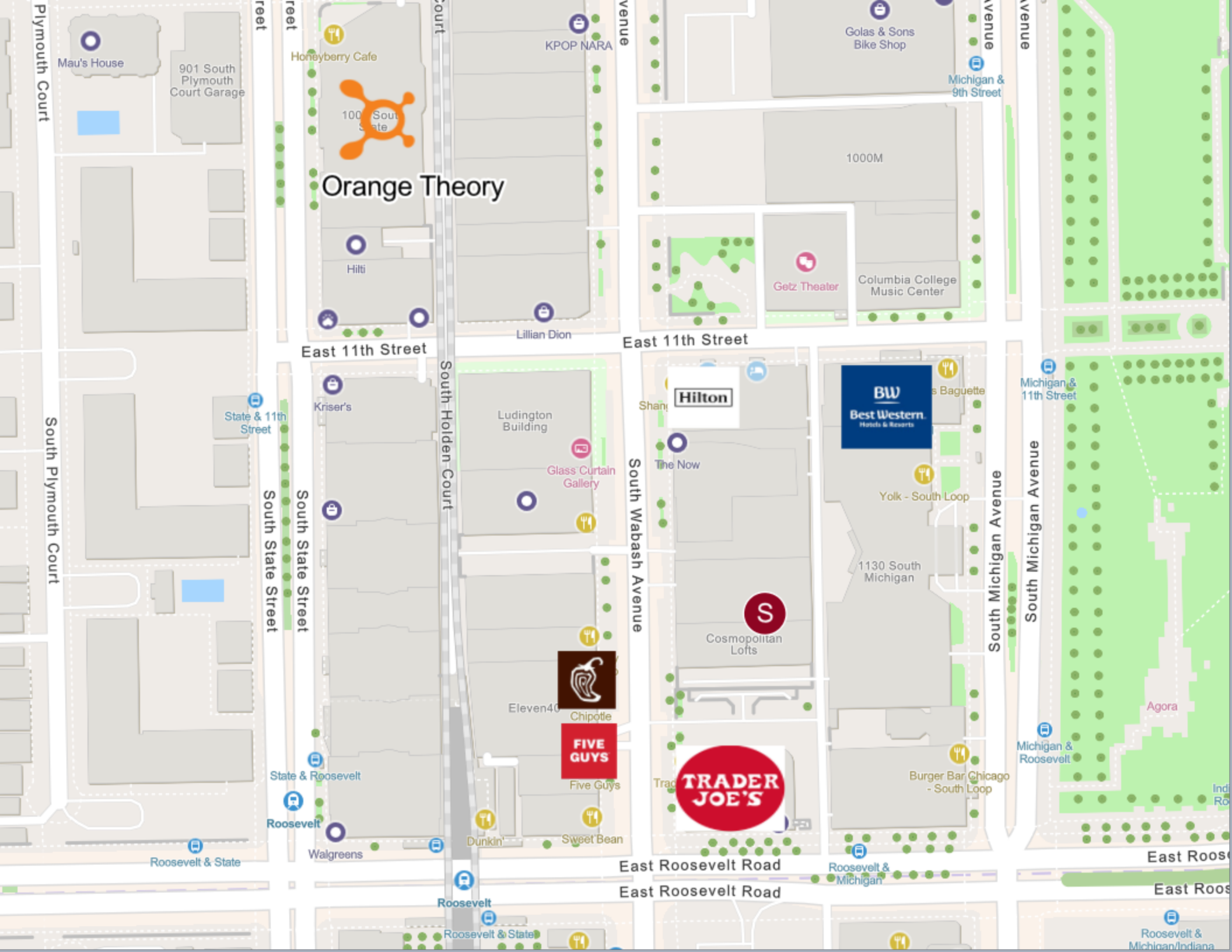


### Largest Employers

University of Chicago	15,000
Cook County Health	12,000
Chicago Public Schools	10,000
City of Chicago	8,000
Northwestern Memorial HealthCare	7,500
Rush University Medical Center	6,500
University of Illinois Hospital & Health Sciences System	6,000
Advocate Health Care	5,500

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

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



Orange Theory

East 11th Street

East 11th Street

South Plymouth Court

South Holden Court

South Wabash Avenue

South Michigan Avenue

South Michigan Avenue

South State Street

South State Street

Eleven40

FIVE GUYS

TRADER JOE'S

East Roosevelt Road

East Roosevelt Road

Best Western  
Hotels & Resorts

Hilton

Cosmopolitan  
Lofts

Columbia College  
Music Center

Getz Theater

KPOP NARA

Golas & Sons  
Bike Shop

Michigan &  
9th Street

Lillian Dion

1000M

Ludington  
Building

Glass Curtain  
Gallery

1130 South  
Michigan

BW

The Now

Yolk - South Loop

Michigan &  
11th Street

Agora

Michigan &  
Roosevelt

Burger Bar Chicago  
- South Loop

East Roosevelt

East Roosevelt

Roosevelt & State

Walgreens

Dunkin'

Sweet Bean

Roosevelt &  
Michigan

Roosevelt

Roosevelt & State

Roosevelt &  
Michigan/Indiana

Mau's House

901 South  
Plymouth Court  
Garage

Honeyberry Cafe

1000 South  
State

Hilti

State & 11th  
Street

Kriser's

State & Roosevelt

Roosevelt

Shangri-La

The Now

Yolk - South Loop

Michigan &  
11th Street

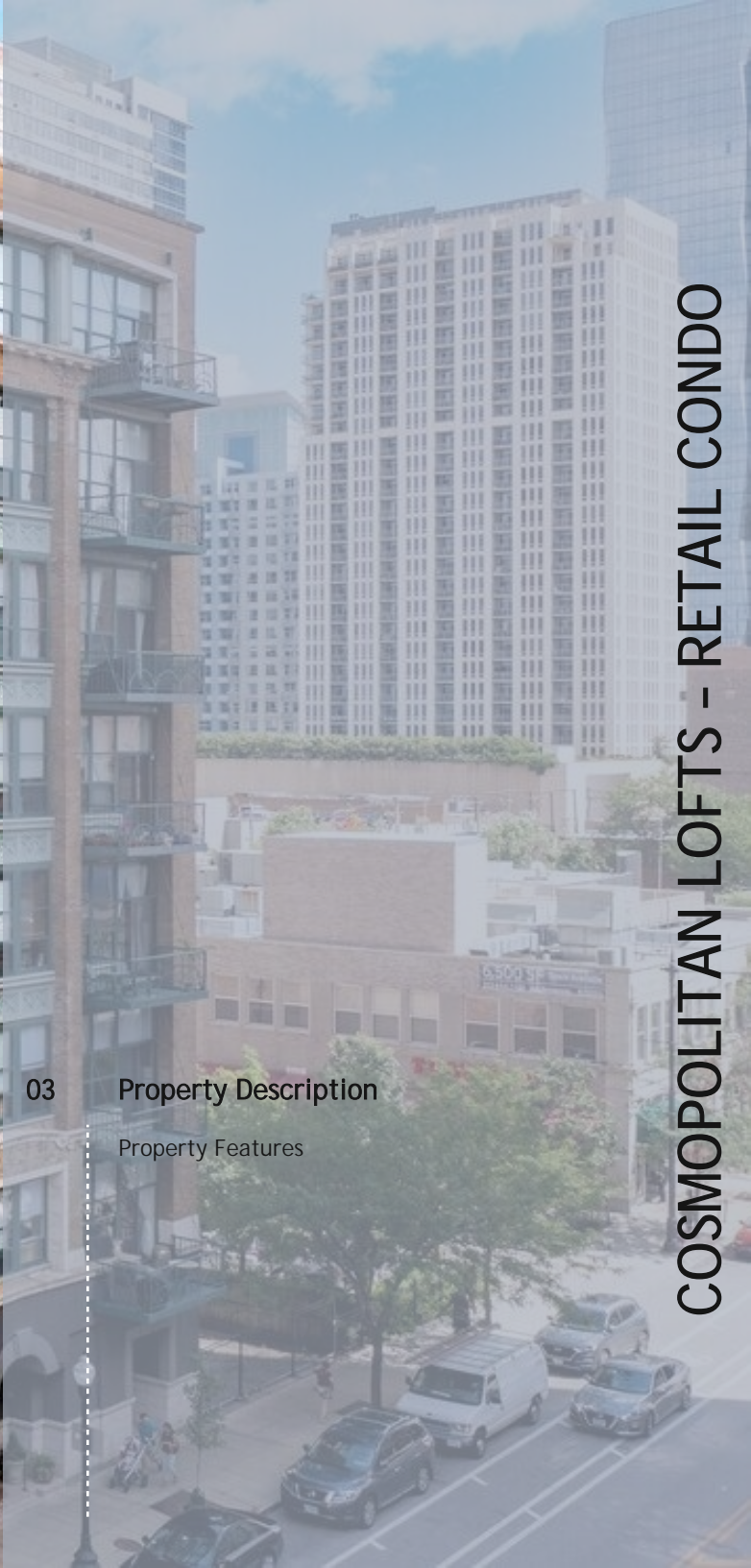
Indiana  
Roosevelt



03

Property Description

Property Features



## PROPERTY FEATURES

BUILDING SF	72,200
LAND SF	19,600
LAND ACRES	0.45
YEAR BUILT	1891
TOTAL RESIDENTIAL UNITS	22
# OF PARCELS	1
ZONING TYPE	B7-6 (City of Chicago)
BUILDING CLASS	B
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	1
STREET FRONTAGE	South Wabash
CORNER LOCATION	Wabash & Roosevelt

## NEIGHBORING PROPERTIES

NORTH	Columbia College Chicago
SOUTH	Trader Joe's
EAST	Jewel-Osco
WEST	Roosevelt Collection Shops

## MECHANICAL

HVAC	Central
------	---------

## CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Brick
ROOF	Flat



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

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

04

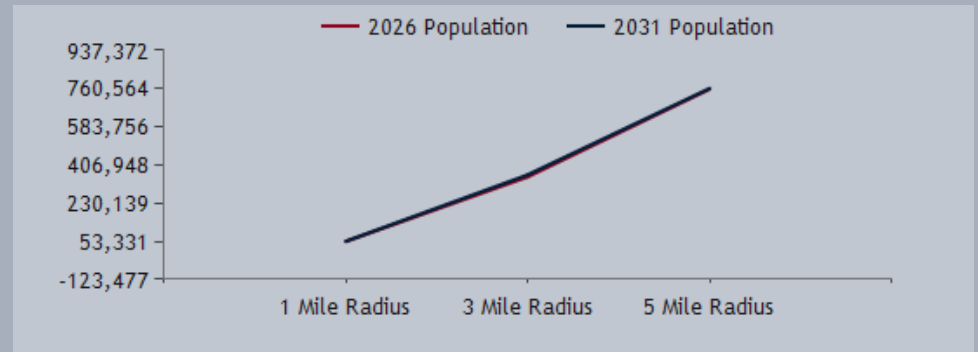
Demographics

General Demographics

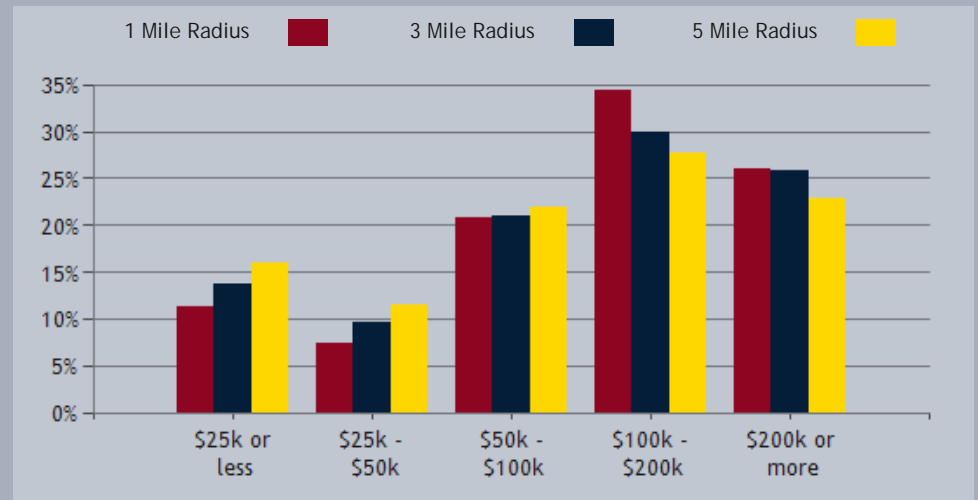
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,200	254,158	703,426
2010 Population	37,500	281,865	693,575
2026 Population	53,331	351,679	757,104
2031 Population	54,265	361,391	760,564
2026 African American	8,804	51,191	160,221
2026 American Indian	152	1,940	6,190
2026 Asian	11,761	71,249	96,557
2026 Hispanic	4,654	49,926	166,005
2026 Other Race	1,658	22,371	85,300
2026 White	26,602	174,828	335,313
2026 Multiracial	4,322	29,947	73,212
2026-2031: Population: Growth Rate	1.75%	2.75%	0.45%

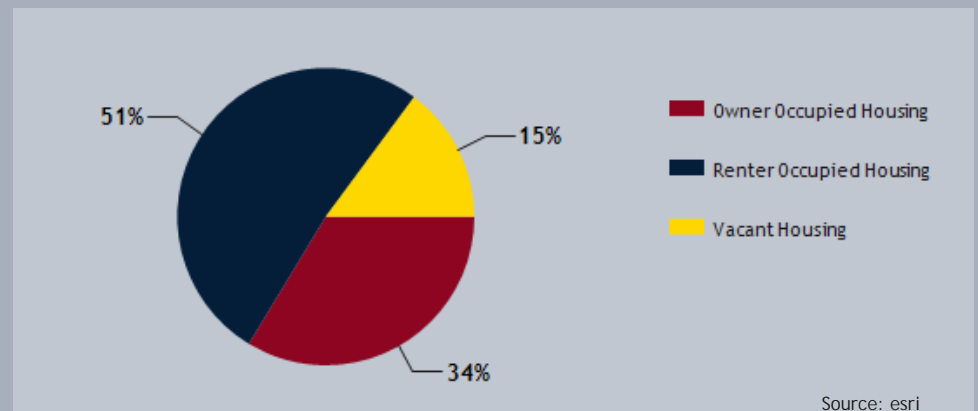
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,461	19,491	43,619
\$15,000-\$24,999	892	7,441	17,123
\$25,000-\$34,999	839	7,124	17,706
\$35,000-\$49,999	1,359	11,683	26,416
\$50,000-\$74,999	2,760	20,389	43,287
\$75,000-\$99,999	3,398	20,878	40,557
\$100,000-\$149,999	6,108	35,837	64,694
\$150,000-\$199,999	4,083	23,013	40,549
\$200,000 or greater	7,727	50,890	87,315
Median HH Income	\$120,102	\$111,556	\$100,990
Average HH Income	\$167,443	\$161,696	\$149,476



### 2026 Household Income



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



Source: esri



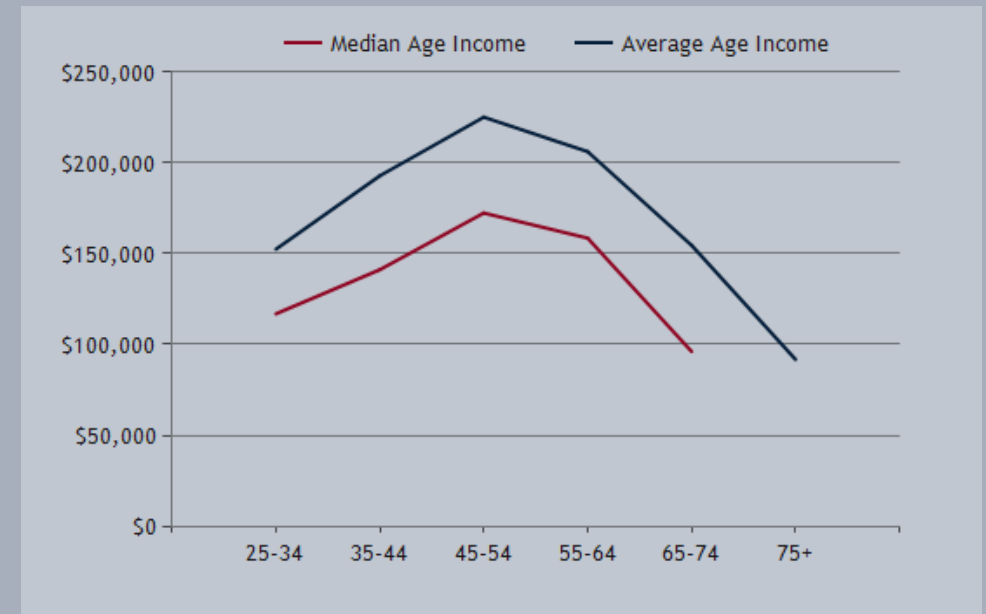
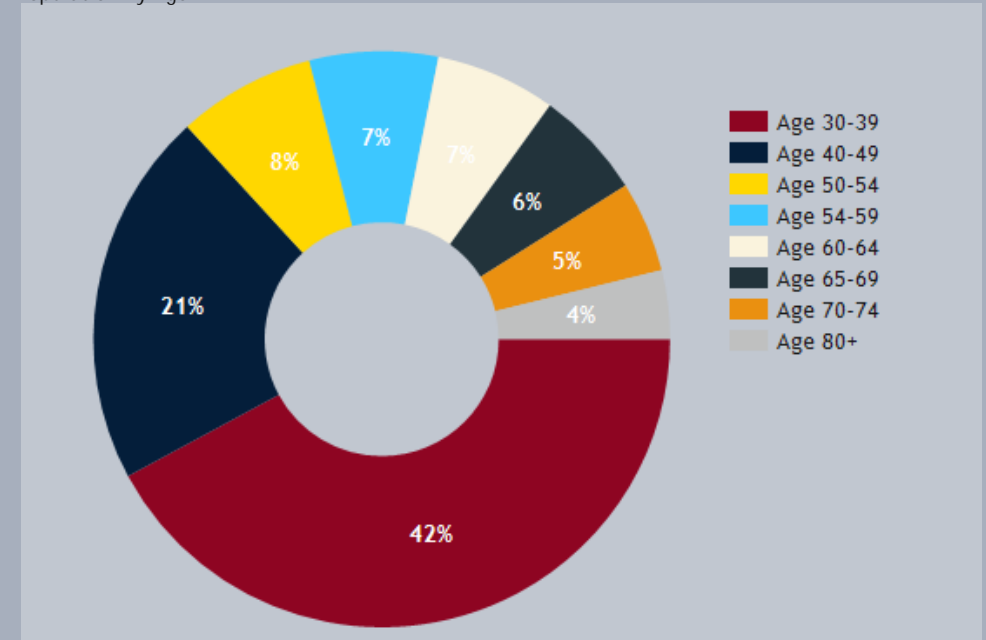
Nedal Kawash  
President  
(630) 337-9126  
Nedal@kawashgroup.com  
471.022064

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	7,972	52,100	102,001
2026 Population Age 35-39	5,691	34,055	70,115
2026 Population Age 40-44	4,040	23,021	51,286
2026 Population Age 45-49	2,804	17,245	40,157
2026 Population Age 50-54	2,512	16,161	36,965
2026 Population Age 55-59	2,335	15,632	33,924
2026 Population Age 60-64	2,195	15,566	32,436
2026 Population Age 65-69	1,984	14,502	29,602
2026 Population Age 70-74	1,655	12,826	25,181
2026 Population Age 75-79	1,253	9,869	18,885
2026 Population Age 80-84	679	5,886	10,964
2026 Population Age 85+	492	4,839	9,184
2026 Population Age 18+	48,097	313,383	645,951
2026 Median Age	34	34	34
2031 Median Age	35	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,919	\$115,185	\$109,333
Average Household Income 25-34	\$152,536	\$159,554	\$153,909
Median Household Income 35-44	\$141,224	\$141,341	\$125,255
Average Household Income 35-44	\$192,952	\$192,825	\$179,023
Median Household Income 45-54	\$172,447	\$149,327	\$122,152
Average Household Income 45-54	\$225,214	\$200,868	\$177,203
Median Household Income 55-64	\$158,603	\$128,801	\$102,320
Average Household Income 55-64	\$206,223	\$183,326	\$157,912
Median Household Income 65-74	\$96,116	\$76,759	\$59,842
Average Household Income 65-74	\$154,627	\$136,889	\$116,699
Average Household Income 75+	\$91,766	\$99,252	\$89,615

Population By Age

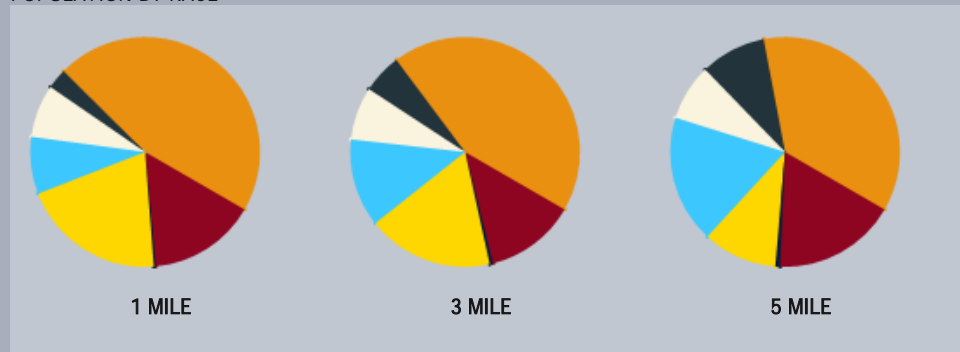


Nedal Kawash  
 President  
 (630) 337-9126  
 Nedal@kawashgroup.com  
 471.022064

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

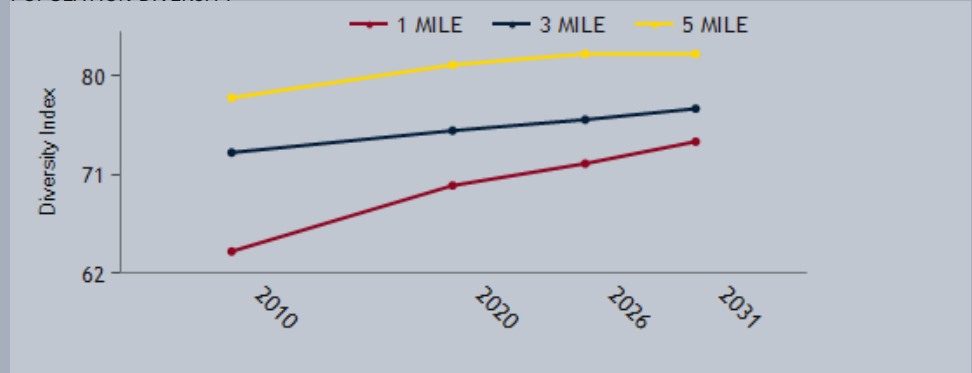
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	77	82
Diversity Index (current year)	72	76	82
Diversity Index (2020)	71	75	81
Diversity Index (2010)	64	73	78

POPULATION BY RACE



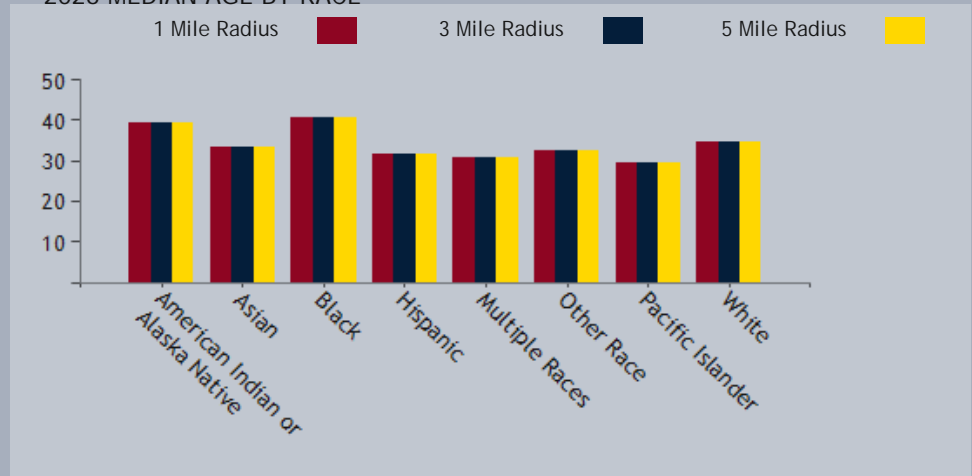
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	15%	13%	17%
American Indian	0%	0%	1%
Asian	20%	18%	10%
Hispanic	8%	12%	18%
Multiracial	7%	7%	8%
Other Race	3%	6%	9%
White	46%	44%	36%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	37	35
Median Asian Age	33	33	33
Median Black Age	41	39	37
Median Hispanic Age	32	33	33
Median Multiple Races Age	31	32	32
Median Other Race Age	32	34	33
Median Pacific Islander Age	30	35	35
Median White Age	34	35	34

2026 MEDIAN AGE BY RACE



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.



# Cosmopolitan Lofts - Retail Condo

## CONFIDENTIALITY and DISCLAIMER

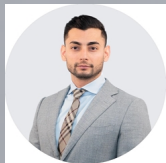
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kawash Group and it should not be made available to any other person or entity without the written consent of Kawash Group.

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/>