

# North Avenue Flagship - Retail Lease

INSTITUTIONAL-QUALITY RETAIL  
OPPORTUNITY LOCATED ALONG  
THE HIGHLY TRAFFICKED NORTH  
AVENUE CORRIDOR IN CHICAGO.  
THIS ±5,185 SF

FOR LEASE

1910 W North Ave  
Chicago, IL 60622

**Nedal Kawash**

Kawash Group

President

(630) 337-9126

Nedal@kawashgroup.com

471.022064



# THE SPACE

Location	1910 W North Ave Chicago, IL 60622
County	Cook
APN	14-31-425-057-0000
Cross Street	N Winchester Ave & W North Ave
Traffic Count	20,000+ VPD
Size	5,185 SF
Space	Store Front
Lease Rate	\$28.00 PSF (Yearly) - Taxes & CAM \$4.93 PSF
Lease Type	NNN

**Notes** Single-tenant space opportunity. Flexible use. Strong visibility along North Avenue corridor.

# HIGHLIGHTS

- Prime North Ave Storefront Opportunity
- 5,185 SF Split-Level Commercial Space
- Available For Lease at \$28.00 PSF NNN
- High Visibility Wicker Park / Bucktown Location
- Located on One of Chicago's Top Retail Corridors
- Strong Foot & Vehicle Traffic
- Flexible Layout & Buildout Potential

## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	60,344	568,620	1,195,715

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$190,949	\$170,314	\$143,671

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	30,491	296,018	577,752



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## PROPERTY FEATURES

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GLA (SF)	5,185
ZONING TYPE	Commercial
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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## NEIGHBORING PROPERTIES

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NORTH	Mixed-use / Retail
SOUTH	Retail / Restaurant
EAST	Commercial / Retail
WEST	Residential / Mixed-use

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## TENANT INFORMATION

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LEASE TYPE	NNN
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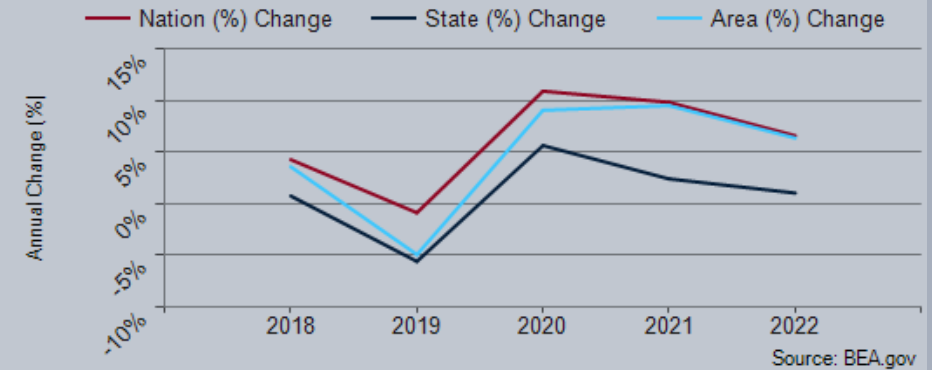


- The property is located in the Wicker Park neighborhood of Chicago, known for its vibrant arts and culture scene. Nearby attractions include the Flat Iron Arts Building and the Wicker Park and Bucktown shopping districts.
- Wicker Park is a trendy neighborhood with a mix of boutique shops, restaurants, and bars, attracting a diverse crowd of locals and tourists. Popular establishments in the area include Big Star for tacos and The Violet Hour for craft cocktails.
- The neighborhood is known for its street art and murals, contributing to its artistic atmosphere. Visitors can explore the area on foot to discover unique artwork adorning buildings and walls throughout the neighborhood.
- Wicker Park offers a variety of entertainment options, including live music venues such as Subterranean and Emporium Arcade Bar for gaming enthusiasts. The neighborhood also hosts events like the Wicker Park Fest, showcasing local talent and businesses.
- The area is well-connected by public transportation, with easy access to bus routes and the CTA Blue Line, providing convenient commuting options for residents and visitors. Additionally, the neighborhood features bike-friendly streets and sidewalks for alternative transportation methods.

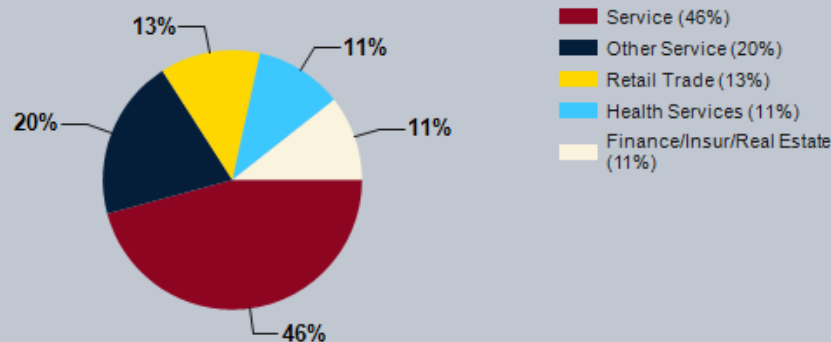
## Largest Employers

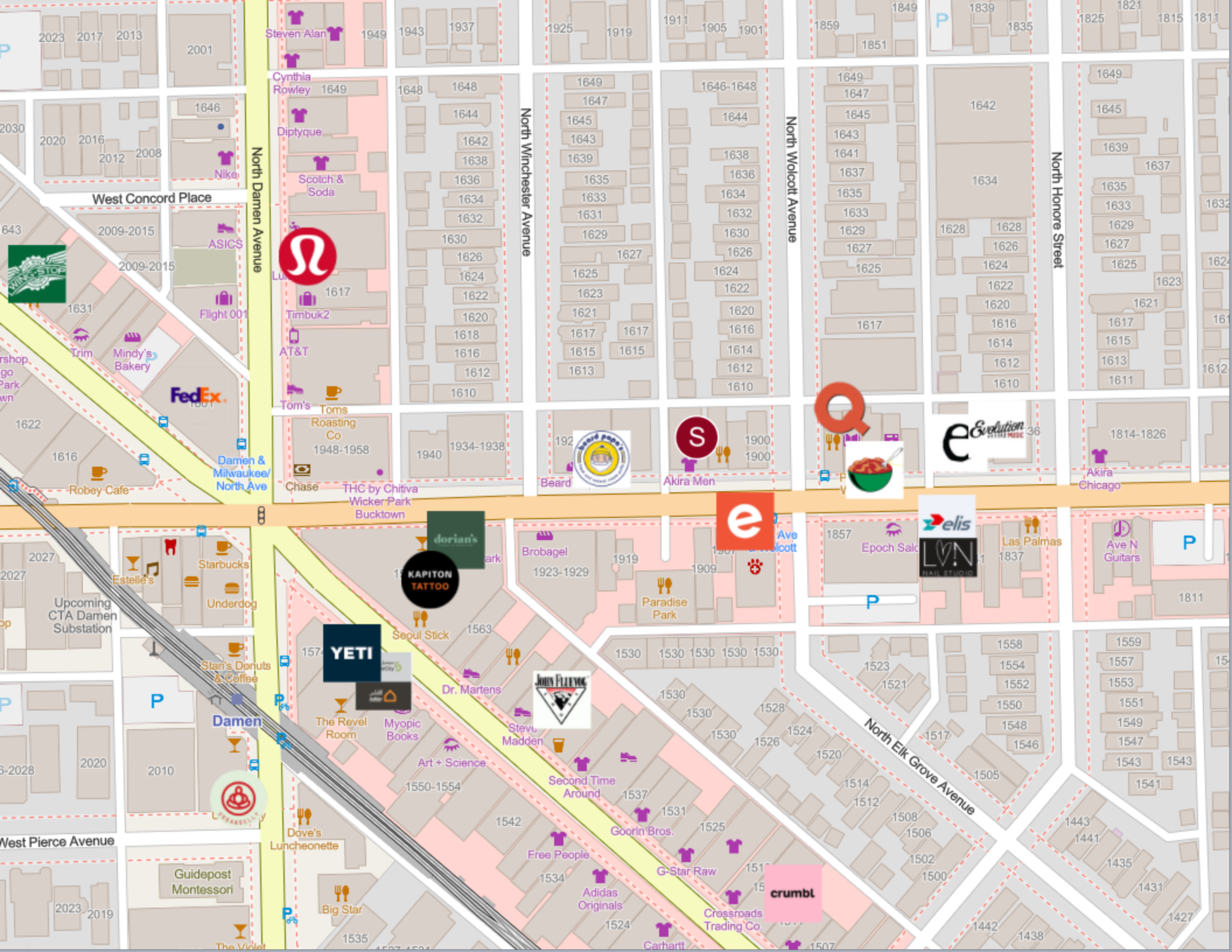
Northwestern Memorial Hospital	30,000
University of Chicago	16,000
Cook County Health	12,000
Chicago Public Schools	10,000
Rush University Medical Center	9,000
Advocate Health Care	8,500
JPMorgan Chase & Co.	7,000
McDonald's Corporation	6,000

## Cook County GDP Trend



## Major Industries by Employee Count





Steven Alan 1949

Cynthia Rowley 1649

Diptyque

Scotch & Soda



Timbuk2 1617

AT&T

Tom's Toms

Chase

THC by Chitva

Wicker Park

Bucktown

YETI

Dr. Martens

Art + Science

Second Time Around

Free People

Goorin Bros.

G-Star Raw

Adidas Originals

crumbl

Crossroads Trading Co.

Carhartt

The Revel Room

Myopic Books

Steve Madden

Paradise Park

Epoch Sak

Las Palmas

Ave N Guitars

Evolution

Akira Chicago

Beard

Akira Men

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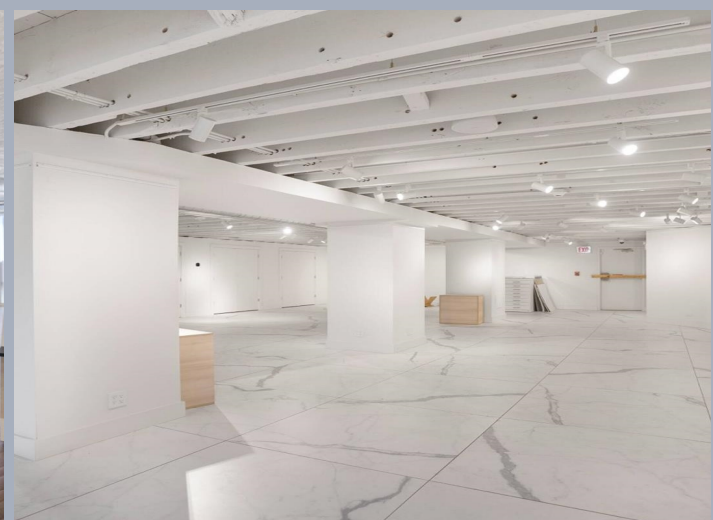
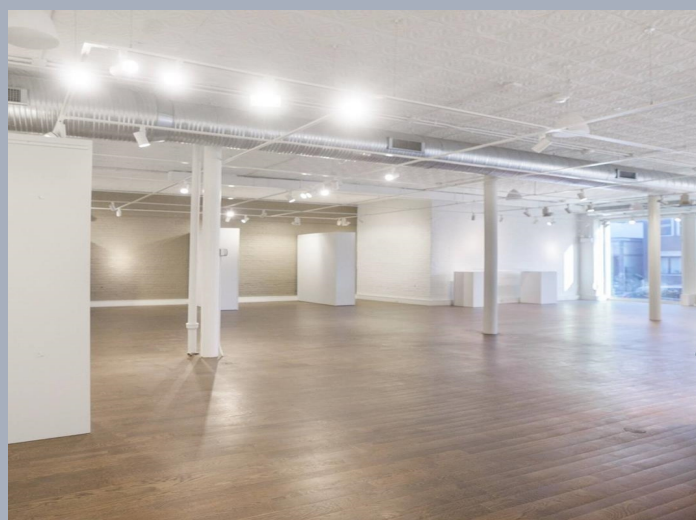
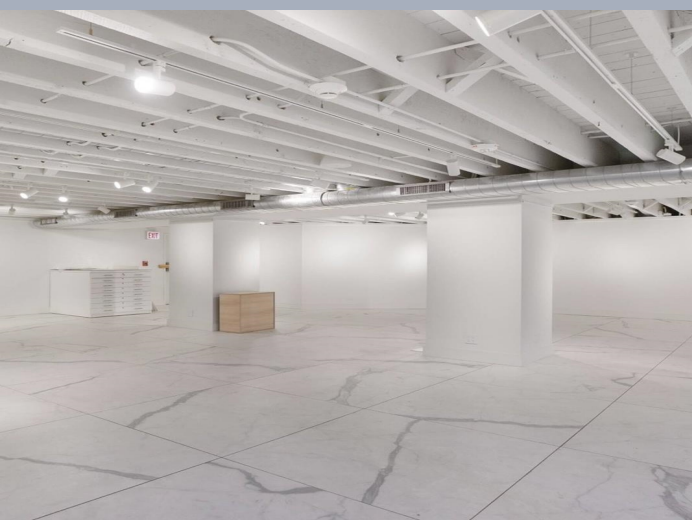
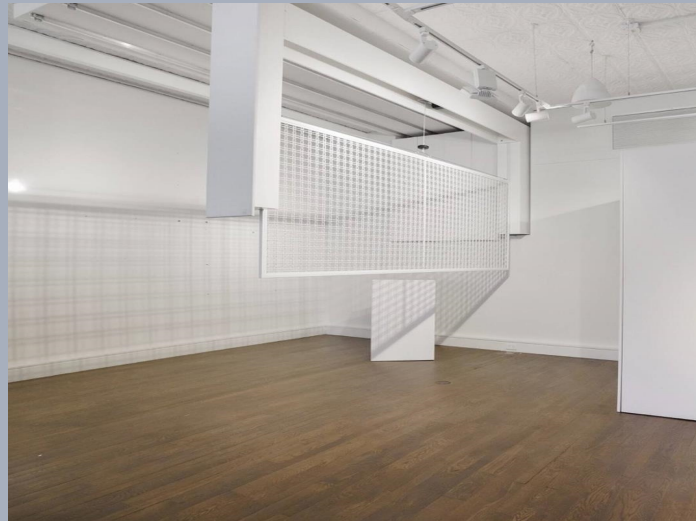
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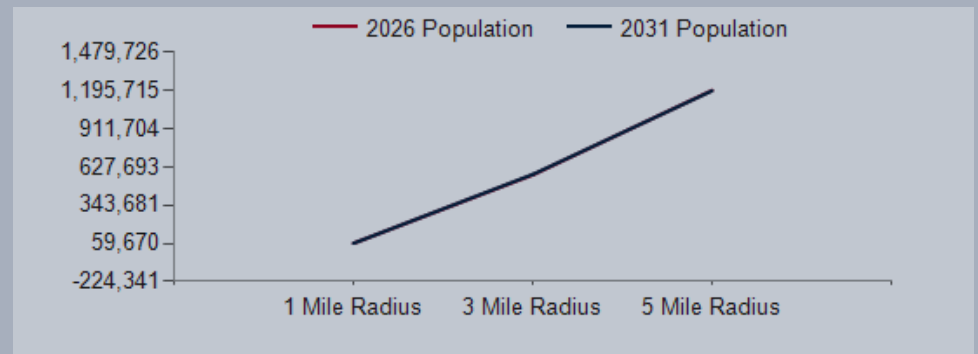
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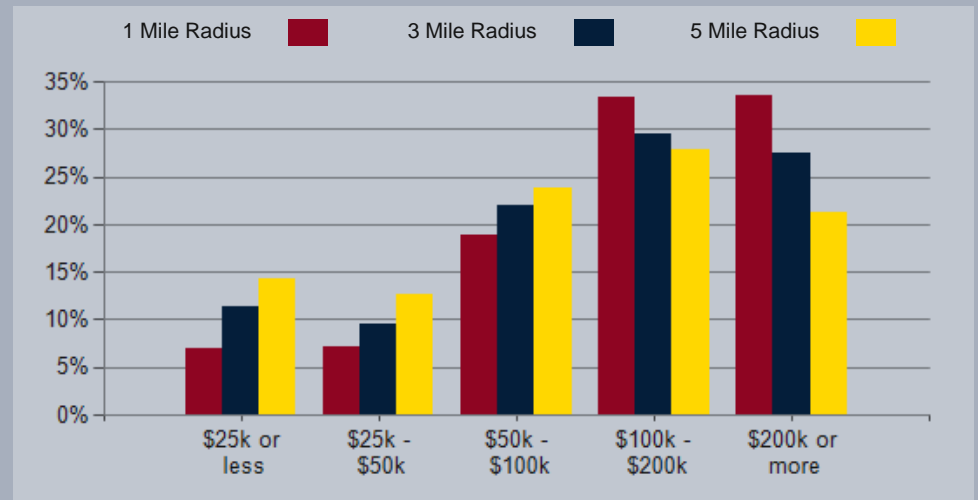


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,538	546,891	1,221,461
2010 Population	57,392	529,267	1,164,907
2026 Population	60,344	568,620	1,195,715
2031 Population	59,670	571,828	1,193,386
2026 African American	3,334	61,130	204,477
2026 American Indian	371	4,017	13,010
2026 Asian	4,172	46,358	107,974
2026 Hispanic	11,420	121,976	341,717
2026 Other Race	4,569	59,376	182,504
2026 White	41,102	338,791	554,093
2026 Multiracial	6,757	58,708	133,157
2026-2031: Population: Growth Rate	-1.10%	0.55%	-0.20%

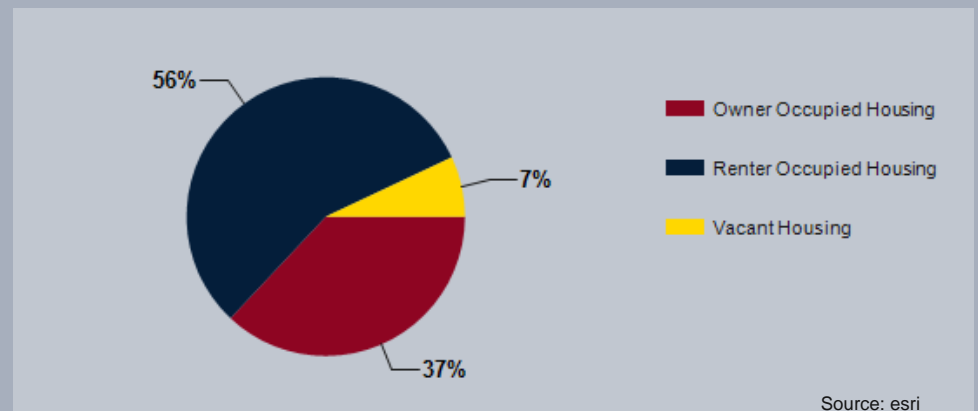
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,482	24,525	57,331
\$15,000-\$24,999	650	9,222	25,520
\$25,000-\$34,999	903	10,704	27,925
\$35,000-\$49,999	1,291	17,389	44,740
\$50,000-\$74,999	2,765	33,460	73,740
\$75,000-\$99,999	2,974	31,912	64,394
\$100,000-\$149,999	5,523	52,716	101,288
\$150,000-\$199,999	4,670	34,565	60,024
\$200,000 or greater	10,233	81,525	122,791
Median HH Income	\$146,185	\$115,776	\$97,681
Average HH Income	\$190,949	\$170,314	\$143,671



### 2026 Household Income



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

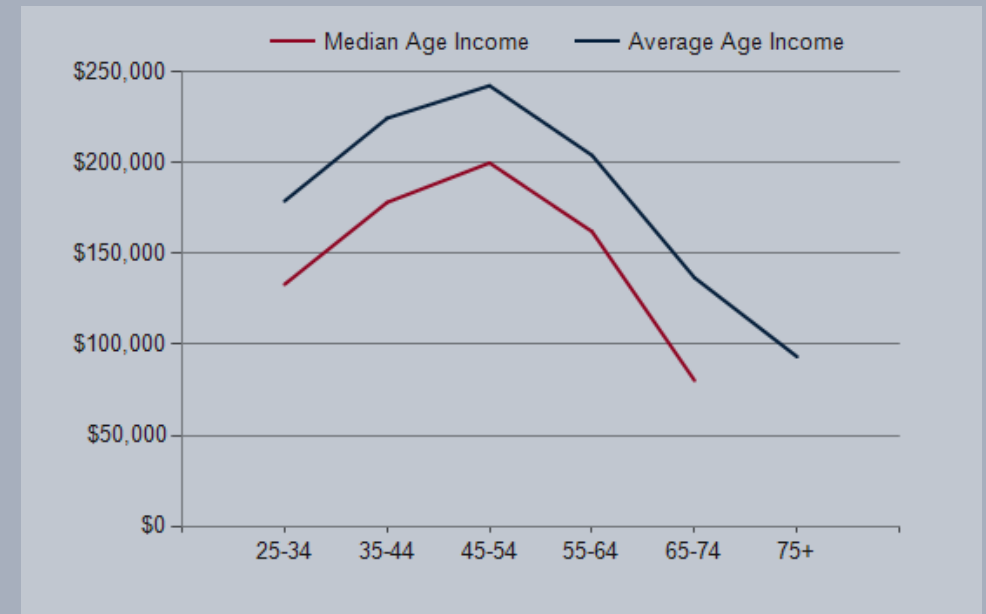
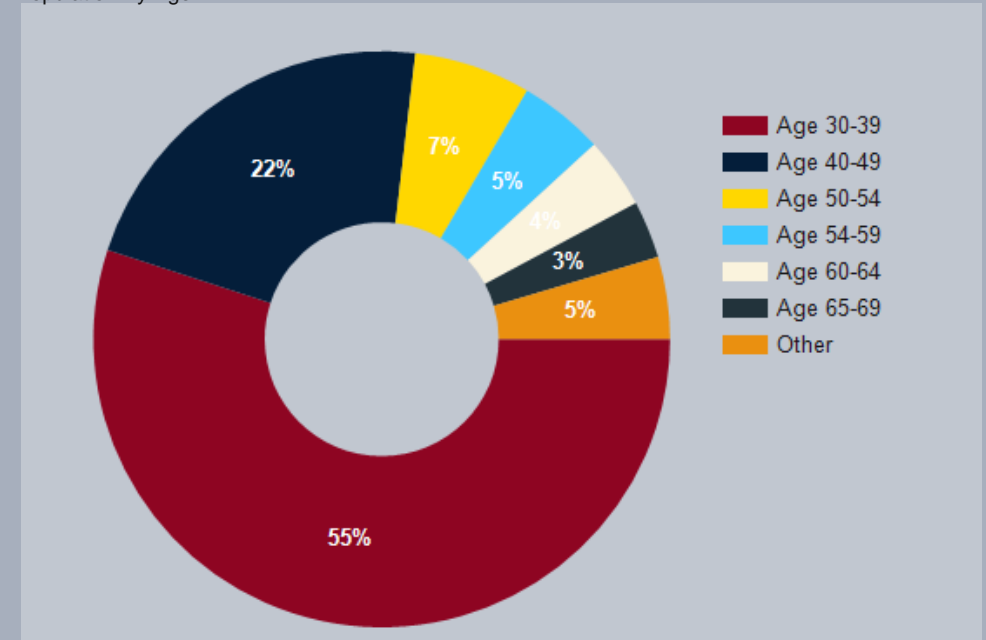


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	12,130	87,768	153,651
2026 Population Age 35-39	7,941	58,203	113,087
2026 Population Age 40-44	4,912	40,950	87,506
2026 Population Age 45-49	3,060	29,650	69,397
2026 Population Age 50-54	2,391	25,570	62,536
2026 Population Age 55-59	1,739	22,345	55,149
2026 Population Age 60-64	1,454	20,857	51,963
2026 Population Age 65-69	1,174	17,741	45,200
2026 Population Age 70-74	1,018	15,088	37,290
2026 Population Age 75-79	665	11,835	27,617
2026 Population Age 80-84	435	7,183	16,405
2026 Population Age 85+	342	5,819	13,684
2026 Population Age 18+	52,109	489,255	1,005,872
2026 Median Age	33	33	34
2031 Median Age	34	34	35

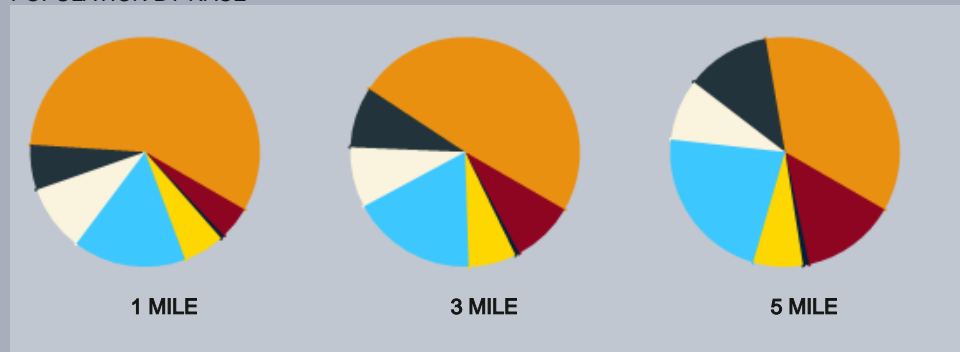
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$133,153	\$114,649	\$105,542
Average Household Income 25-34	\$179,041	\$163,722	\$146,924
Median Household Income 35-44	\$178,264	\$151,668	\$118,338
Average Household Income 35-44	\$224,616	\$204,265	\$170,777
Median Household Income 45-54	\$200,001	\$158,979	\$116,974
Average Household Income 45-54	\$242,524	\$213,618	\$169,669
Median Household Income 55-64	\$162,203	\$132,299	\$98,932
Average Household Income 55-64	\$204,203	\$190,181	\$150,353
Median Household Income 65-74	\$80,267	\$73,015	\$59,403
Average Household Income 65-74	\$136,830	\$135,868	\$109,473
Average Household Income 75+	\$93,342	\$103,846	\$84,028

Population By Age



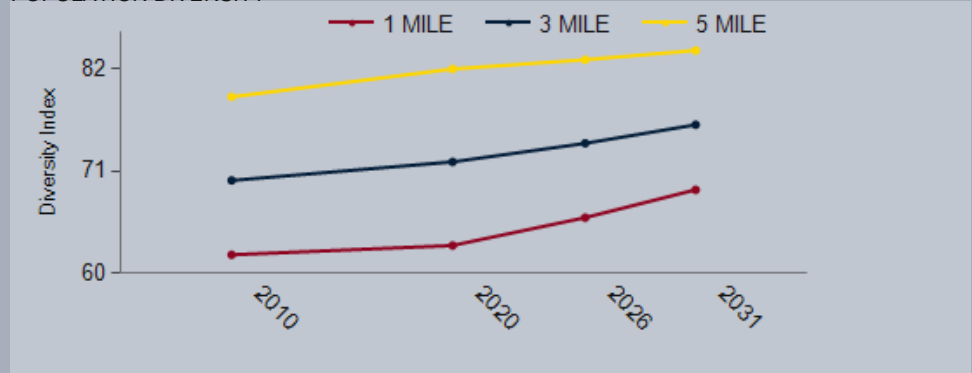
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	76	84
Diversity Index (current year)	66	74	83
Diversity Index (2020)	63	72	82
Diversity Index (2010)	63	71	79

### POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	9%	13%
American Indian	1%	1%	1%
Asian	6%	7%	7%
Hispanic	16%	18%	22%
Multiracial	9%	9%	9%
Other Race	6%	9%	12%
White	57%	49%	36%

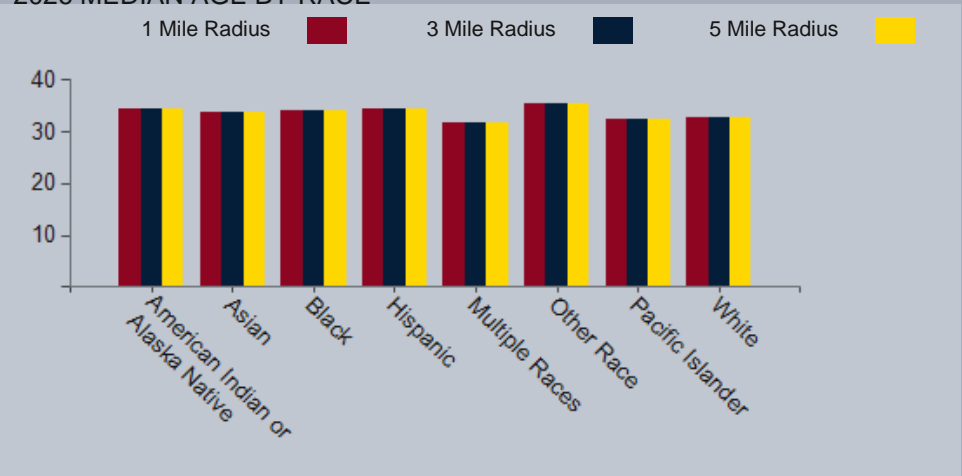
### POPULATION DIVERSITY



### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	35	36
Median Asian Age	34	32	34
Median Black Age	34	36	37
Median Hispanic Age	34	34	34
Median Multiple Races Age	32	32	33
Median Other Race Age	36	35	34
Median Pacific Islander Age	32	36	36
Median White Age	33	33	34

### 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.



# North Avenue Flagship - Retail Lease

## CONFIDENTIALITY and DISCLAIMER

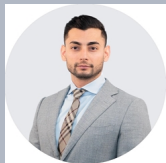
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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of 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 tenants, 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.

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*Exclusively Marketed by:*



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