



CABANBAN
RUBIN AND
MAYBERRY
COMMERCIAL REALTY

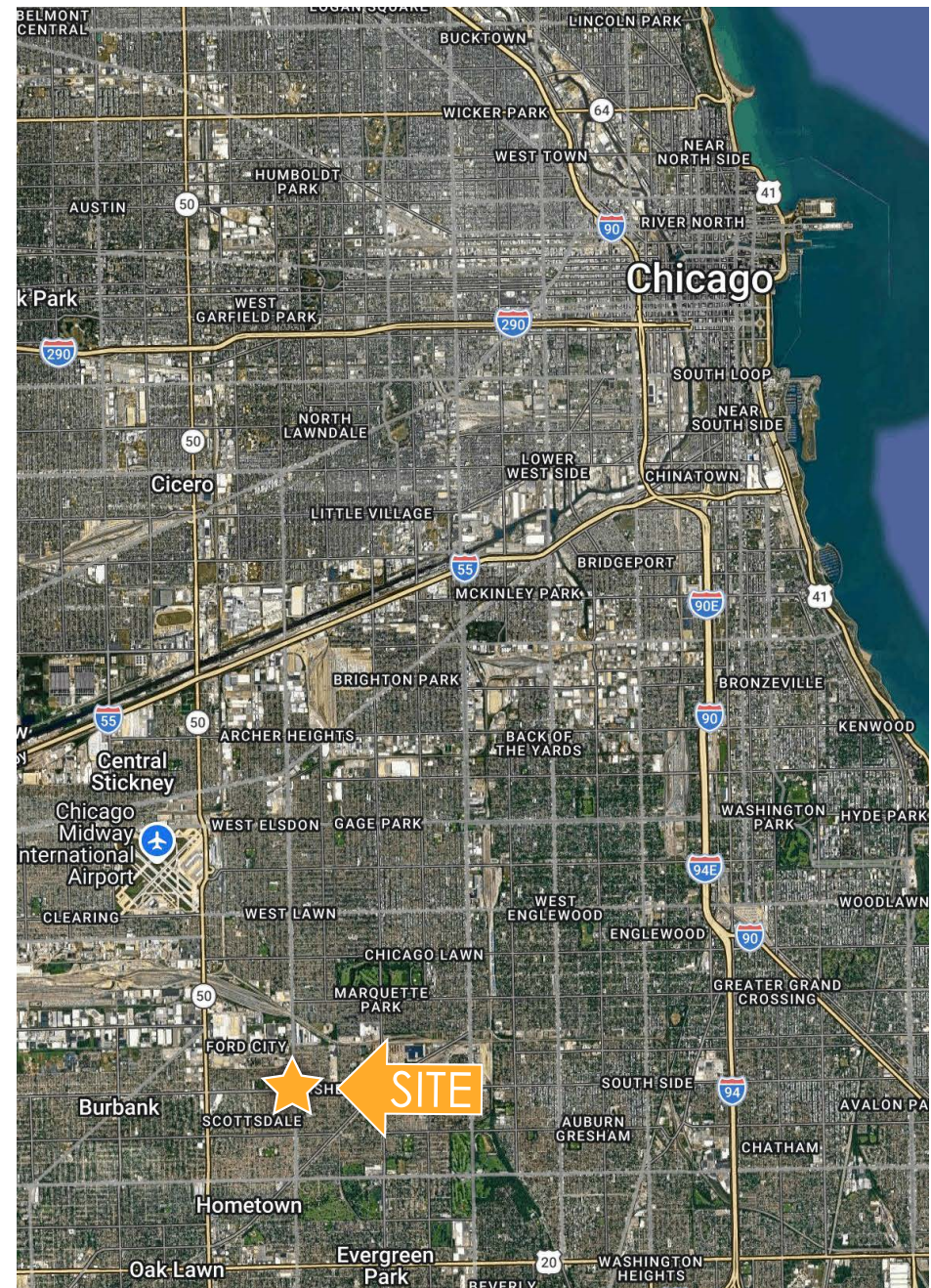


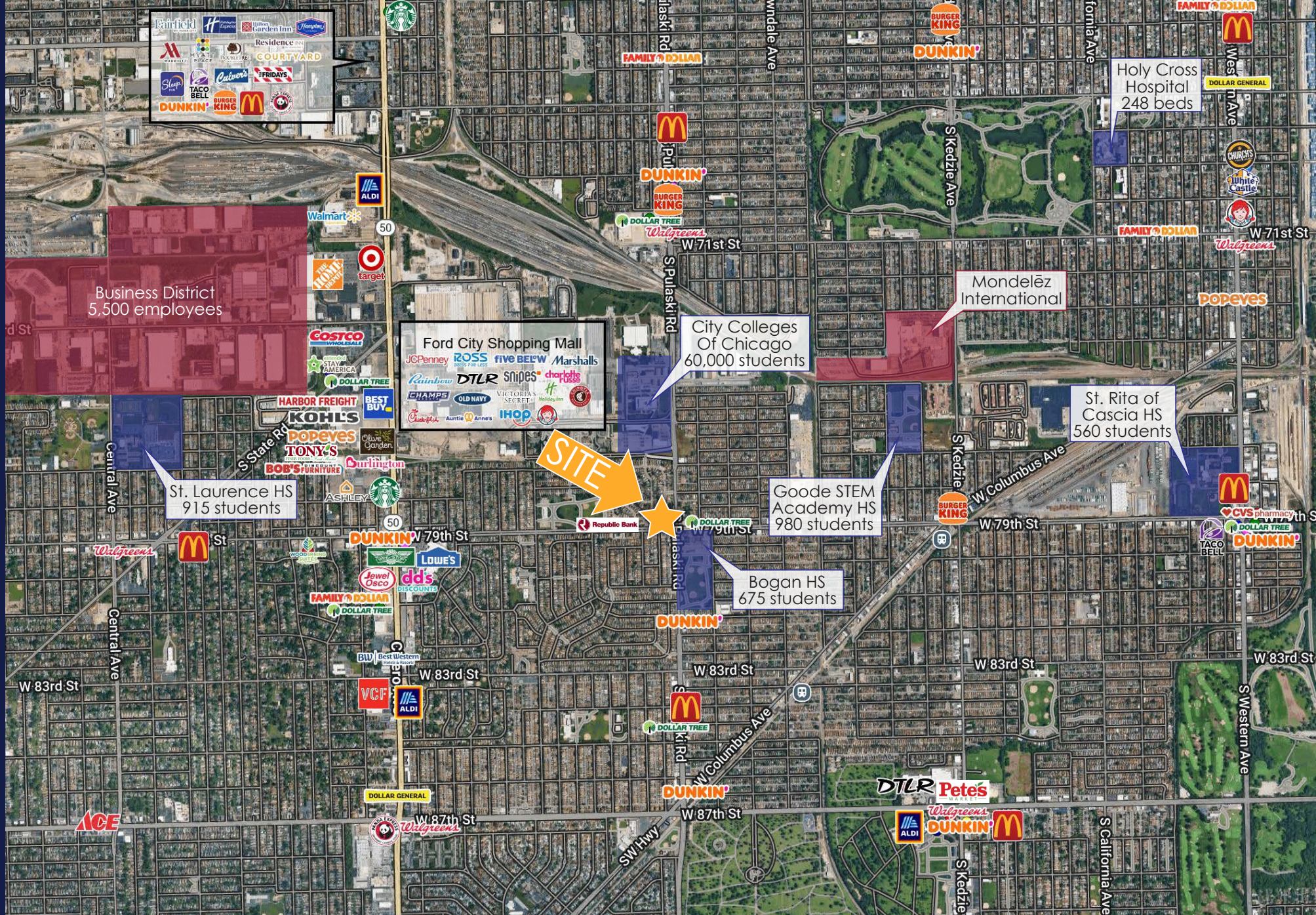
4010 W 79TH ST CHICAGO, IL 60652

FOR LEASE • NEW BUILD • MULTI-TENANT

SITE HIGHLIGHTS

- New 10,800 SF proposed Starbucks-anchored urban infill retail development at the signalized intersection of 79th Street & Pulaski Road, serving one of Chicago's most densely populated South Side trade areas
- Positioned at an intersection carrying more than 51,500 vehicles per day, providing exceptional visibility and daily consumer exposure
- Draws from a population of 236,867 residents and 77,338 households within a 3-mile radius, creating a substantial customer base for neighborhood and destination retailers
- Supported by nearly 48,000 employees and a median household income of \$76,140 within 3 miles, generating strong daytime and evening consumer activity
- Positioned at the gateway between Chicago's Southwest Side and the southwest suburbs, serving a trade area of more than 236,000 residents across established city neighborhoods and established suburban communities
- Supported by a diverse mix of educational, healthcare, and employment drivers, including City Colleges of Chicago (60,000 students), Holy Cross Hospital, Mondelēz International's 5,500-employee business district, and multiple area high schools.

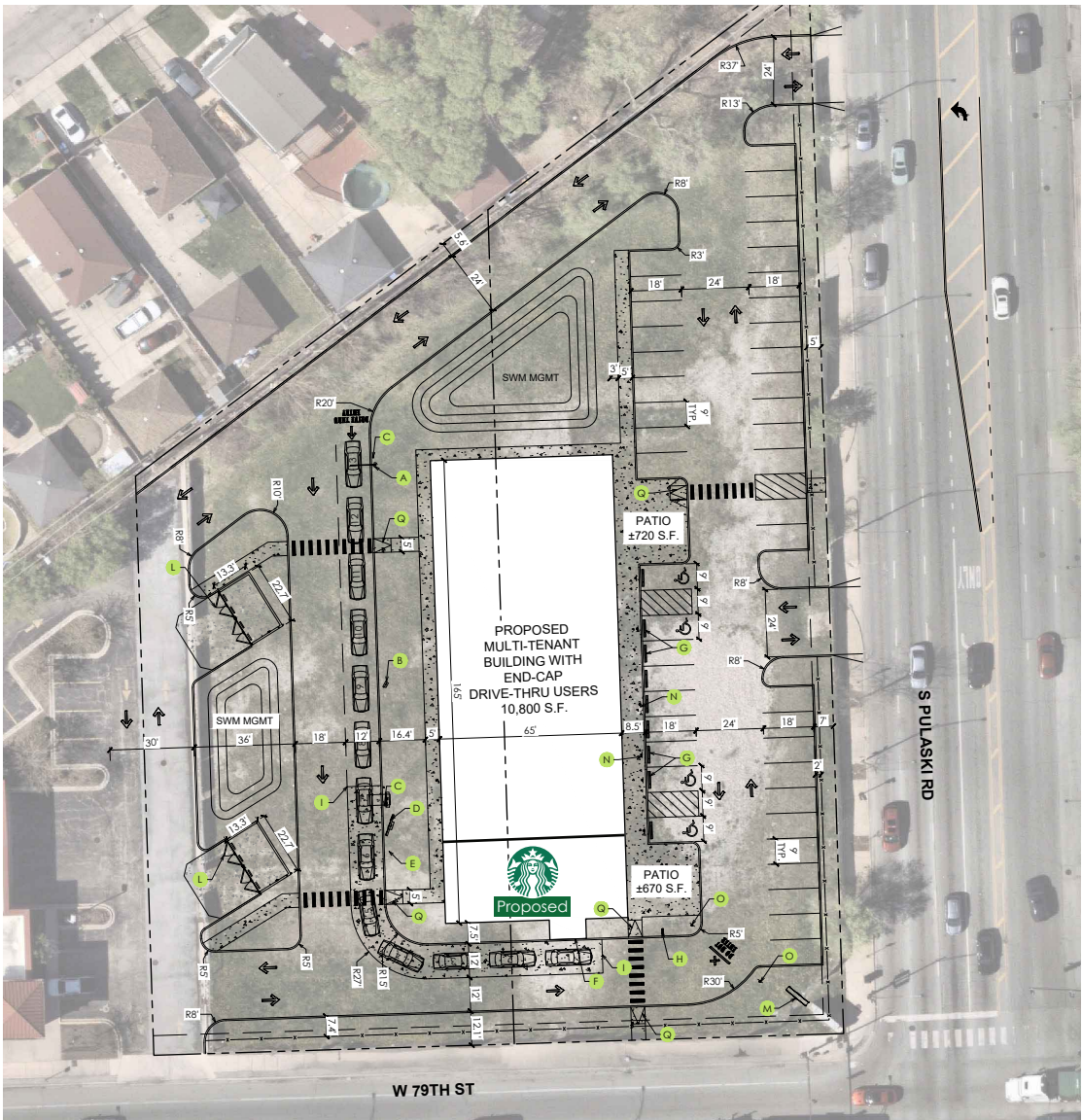




SITE PLAN

SCOPE OF WORK

- A CLEARANCE BAR FOOTING & CONDUIT W/ BOLLARD (LL) SIGN (SB)
- B PRE-MENU BOARD FOOTING & CONDUIT W/BOLLARD (LL) SIGN (SB)
- C BOLLARD (LL)
- D ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & BOLLARD @ 6 CAR STACK - INDICATES 120' FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT WITH BOLLARD (LL) & CANOPY (SB)
- E 5 PANEL MENU BOARD LOCATED AT 6 CAR STACK, FOOTING & CONDUIT (LL) SIGN (SB)
- F PROPOSED DRIVE-THRU WINDOW, DT SHELF, TIMER LOOP & AIR CURTAIN (LL)
- G CONCRETE WHEEL STOPS (LL)
- H "THANK YOU / EXIT ONLY" SIGNAGE -- FOOTING & CONDUIT (LL) SIGN (SB)
- I CONCRETE SURFACE APPLIED TO DT LANE (LL) STARTS 12' BEFORE ORDER CANOPY AND ENDS 12' AFTER CL OF DRIVE-THRU BUMPOUT
- J TRANSFORMER - LL TO CONFIRM LOCATION (LL)
- K GREASE INTERCEPTOR - LL TO CONFIRM LOCATION (LL)
- L 20' WIDE X 12' DEEP DEDICATED TRASH ENCLOSURE WITH 20' CONCRETE PAD AND 1 HOSE BIB (LL)
- M PYLON SIGN LL TO VERIFY LOCATION (LL)
- N "MOBILE ORDER PARKING ONLY" SIGN (LL) (NOT USED)
- O "DO NOT ENTER" SIGN (LL)
- P LANDSCAPE SCREENING / BACK OF HOUSE SCREEN WALL (LL)
- Q PEDESTRIAN CURB RAMP (LL) (NOT USED)

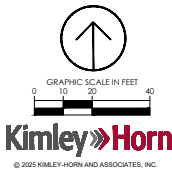


ZONING INFORMATION

LOT SIZE	PROPOSED: ± 1.65 ACRES
BUILDING SIZE	± 10,800 SF
ZONING	RS-1 - COMMUNITY SHOPPING DISTRICT DRIVE-THROUGH FACILITY IS A SPECIAL USE
ACCESS	FULL ACCESS FROM S PULASKI RD
ACCESS ANGLE	24' TWO-WAY 90° PARKING
PARKING STALL DIMENSIONS	90° - 9' X 18' - STANDARD CAR
DRIVE THRU STACKING	13 SPACES PROVIDED
REQUIRED BUILDING SETBACKS	FROM PUBLIC RIGHT OF WAY: 0' SIDE: 0' STREET SIDE: 0' REAR: 0'
PARKING LOT SETBACKS	FROM PUBLIC RIGHT OF WAY: 7'
REQUIRED PARKING	DRIVE IN RESTAURANTS: 0 SPACES FOR FIRST 4,000 SF, 2.5 SPACES PER 1,000 SF, 22 SPACES REQUIRED.
PROVIDED PARKING (INCLUDING MULTI-TENANT)	44 SPACES (INCLUDING 4 ADA STALLS)
LANDSCAPE	7' PERIMETER LANDSCAPING FOR PARKING LOT SCREENING, PERIMETER AND INTERIOR LANDSCAPING REQUIRED PER THE CITY ZONING CODE
STORMWATER	VOLUME CONTROL AND RATE CONTROL WILL BE REQUIRED PER THE CITY OF CHICAGO STORM WATER MANAGEMENT ORDINANCE

GENERAL NOTES:

- 1) PREPARED FOR TENANT PLANNING PURPOSES ONLY; NOT FOR THE PURPOSES OF JURISDICTIONAL SUBMITTAL
- 2) SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS
- 3) DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED
- 4) ARROWS ARE SHOWN TO DEPICT TRAFFIC FLOW ONLY



79TH & PULASKI
CHICAGO, IL

TEST FIT SITE PLAN
FEBRUARY 4, 2026

P/O #:

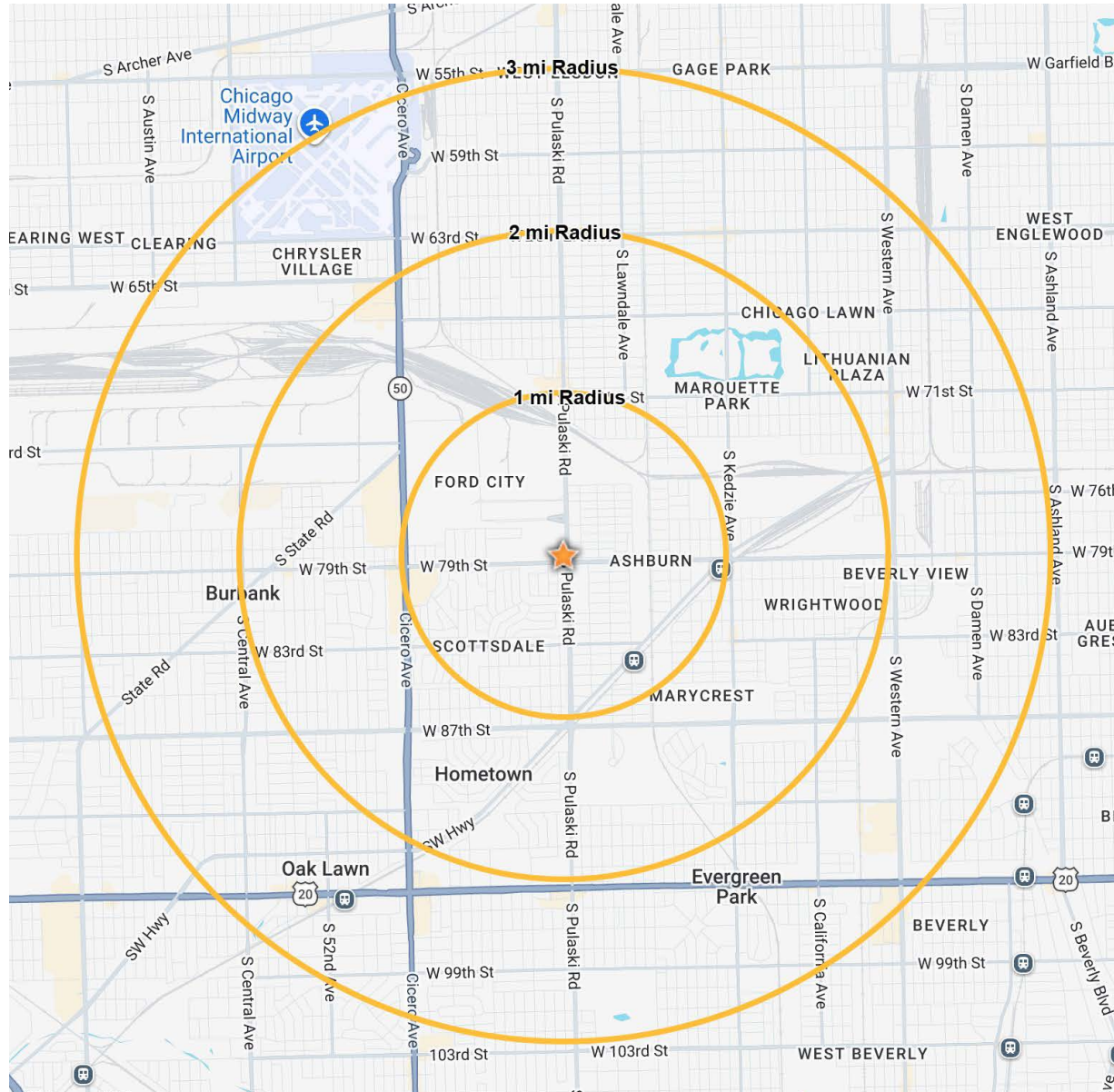
10

CR & M
CABANBAN RUBIN AND MAYBERRY
COMMERCIAL REALTY

Todd J. Cabanban | Managing Broker
312.371.4494 | todd@crmcrr.com

Cameron Boyce | Associate Broker
260.415.6050 | cameron@crmcrr.com

DEMOGRAPHICS (3 MILE RADIUS)



236,867
POPULATION



\$76,140
MEDIAN HH
INCOME



77,338
HOUSEHOLDS



47,699
EMPLOYEES



47.8%
COLLEGE
EDUCATED



36.5
MEDIAN AGE