

FOR LEASE

2nd Generation QSR Drive Through Opportunity

1914 W. 79TH STREET

CHICAGO, IL 60620 · AUBURN GRESHAM



3,712 SF

Building Size

0.51 ACRES

Lot Size

32 SPACES

Parking

DRIVE-THRU

Existing Permitted Lane

Exclusively Listed By **EatZ Real Estate Group LLC** · Ted Aretos 815.761.8334 · Brian O'Kelly 847.579.9641

INVESTMENT HIGHLIGHTS

1

SECOND-GENERATION DRIVE-THRU

Existing permitted lane with proper stacking. Irreplaceable in dense Chicago neighborhoods where new drive-thru entitlements are virtually unobtainable.

2

\$200K - \$400K IN TI SAVINGS

Full restaurant infrastructure in place: 3 hoods (ansul / black iron), 4 walk-in coolers and freezers, grease traps. 6 - 18 months of permitting time avoided versus ground-up.

3

\$35M METRA STATION OPENING LATE 2026

Auburn Park Station at 79th & Lowe, blocks from the subject. Direct service to the Chicago Loop. 84-space commuter lot.

4

INVEST SOUTH/WEST PRIORITY CORRIDOR

\$750M+ City of Chicago reinvestment program. Auburn Gresham is one of ten priority corridors.

5

\$100M+ ADJACENT INVESTMENT

Healthy Lifestyle Hub (\$20M, open), Auburn Gresham Apartments (\$47M, open April 2025), plus the new Metra station, all within a half mile.

6

B3-1 ZONING

Restaurant, drive-thru, pharmacy, banking, medical, automotive service, and retail uses permitted.

7

32 PARKING SPACES

Highest parking ratio of any comparable building on the corridor.

8

207 FT FRONTAGE

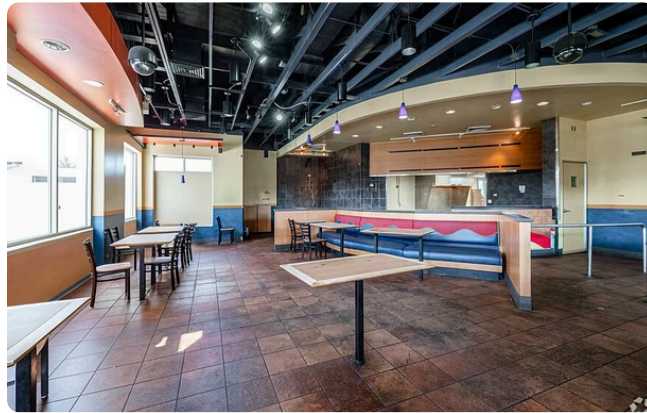
Hard corner visibility on W. 79th Street, one of the South Side's principal east-west arterials.

PROPERTY OVERVIEW

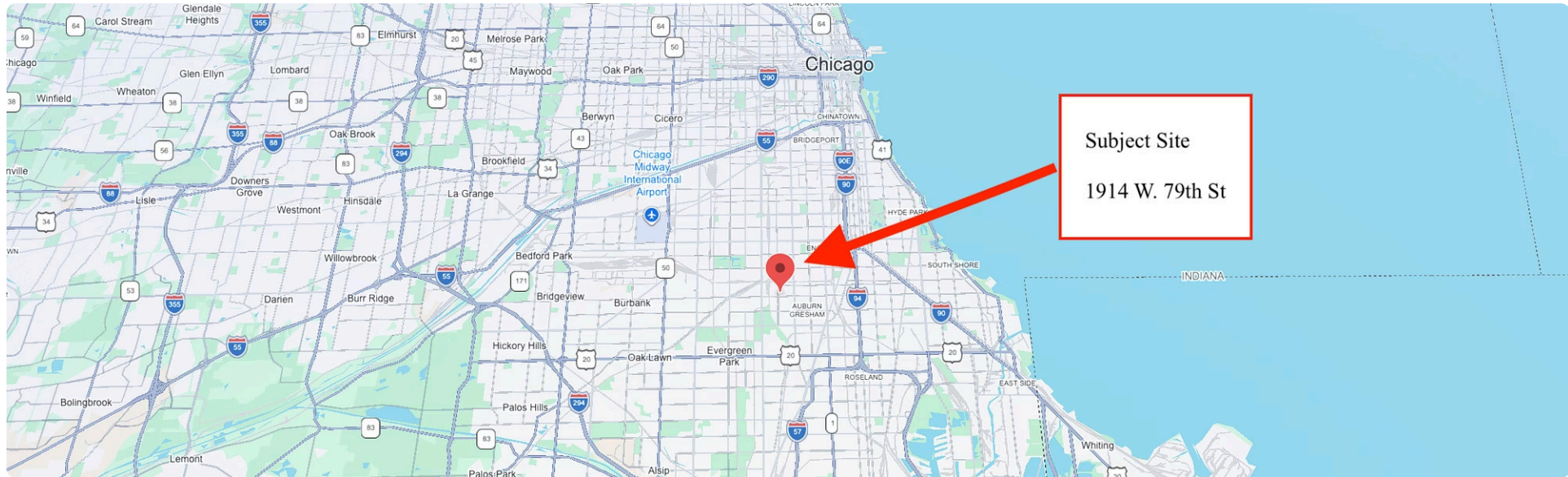


PROPERTY SPECIFICATIONS	
Address	1914 W. 79th Street, Chicago, IL 60620
Building Size	3,712 SF
Lot Size	0.51 Acres (22,216 SF)
Year Built	2005
Frontage	± 207 FT on W. 79th Street
Parking	32 Spaces
Drive-Thru	Existing Permitted Lane
Zoning	B3-1 Community Shopping
PIN	20-30-429-035 / 036 / 037 / 042
Availability	Immediate
Lease Type	NNN
Asking Rent	\$25.00 NNN/SF/YR

Photo Tour



THE LOCATION



TRADE AREA

W. 79th Street is one of the principal east-west commercial arterials of Chicago's South Side, serving a trade area of **257,000+ residents**. The property sits in the geographic heart of Auburn Gresham, surrounded by national retail anchors and on the front edge of a once-in-a-generation corridor reinvestment cycle.

NATIONAL ANCHORS WITHIN 1.5 MILES

Walmart Neighborhood Market · McDonald's · Burger King · Dunkin' · Popeyes · Aldi · Family Dollar

TRANSIT ACCESS

→ CTA Route 79

Directly in front of the property - one of the highest-ridership surface routes in the CTA system.

→ Auburn Park Metra Station

Opening late 2026, ½ mile east - direct express service to the Loop.

→ CTA Red Line

± 2 miles east, 24-hour service.

→ I-90/94 Dan Ryan Expressway

± 2.5 miles east.

DEMOGRAPHICS

1914 W. 79th Street, Chicago, IL 60620



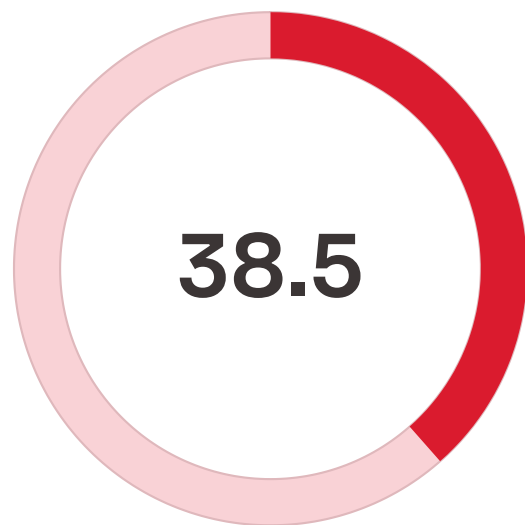
Population (3 Mi.)



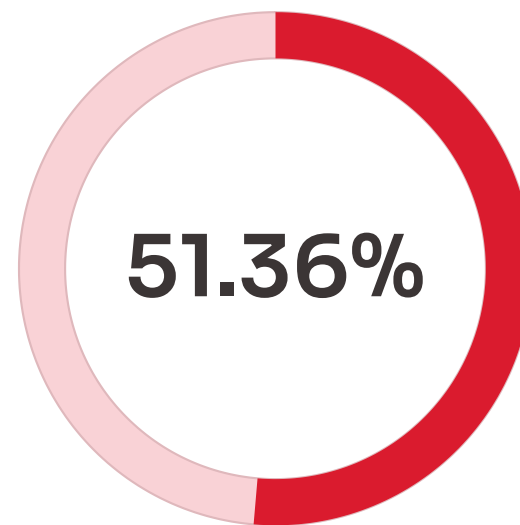
Households (3 Mi.)



Avg. HH Income (3 Mi.)



Median Age (3 Mi.)



Owner-Occupied (3 Mi.)

1 Mile

30,065 pop. · 11,520 HH · \$63,279
Avg. HHI · Age 42.1 · 46.98%
Owner-Occ.

3 Miles

257,883 pop. · 90,225 HH ·
\$74,495 Avg. HHI · Age 38.5 ·
51.36% Owner-Occ.

10 Miles

1,888,626 pop. · 724,367 HH ·
\$90,086 Avg. HHI · Age 37.9 ·
47.51% Owner-Occ.

KEY TAKEAWAY

Dense urban trade area with over 257,000 residents and 90,000 households within 3 miles, supported by a broad surrounding 10-mile population base of nearly 1.89 million people.

SPENDING, TRAFFIC & EMPLOYMENT

Total Consumer Spending (3 Mi.)

Food & Alcohol Spending (3 Mi.)

Food Away From Home (3 Mi.)

Transportation Spending (3 Mi.)

Market Indicator	1 Mile	3 Miles	10 Miles
Total Consumer Spending	\$245.1M	\$2.17B	\$19.0B
Food & Alcohol Spending	\$71.0M	\$635.3M	\$5.54B
Food Away From Home	\$25.1M	\$231.0M	\$2.17B
Transportation Spending	\$58.1M	\$508.8M	\$4.43B

→ Nearby traffic counts range from approximately 10,255 to 12,900 vehicles per day.

→ The 1-mile area includes approximately 531 businesses and 4,892 employees.

KEY TAKEAWAY

The site benefits from strong consumer spending, meaningful food-service demand, nearby employment, and visible traffic exposure along the surrounding retail corridor.

CORRIDOR REINVESTMENT

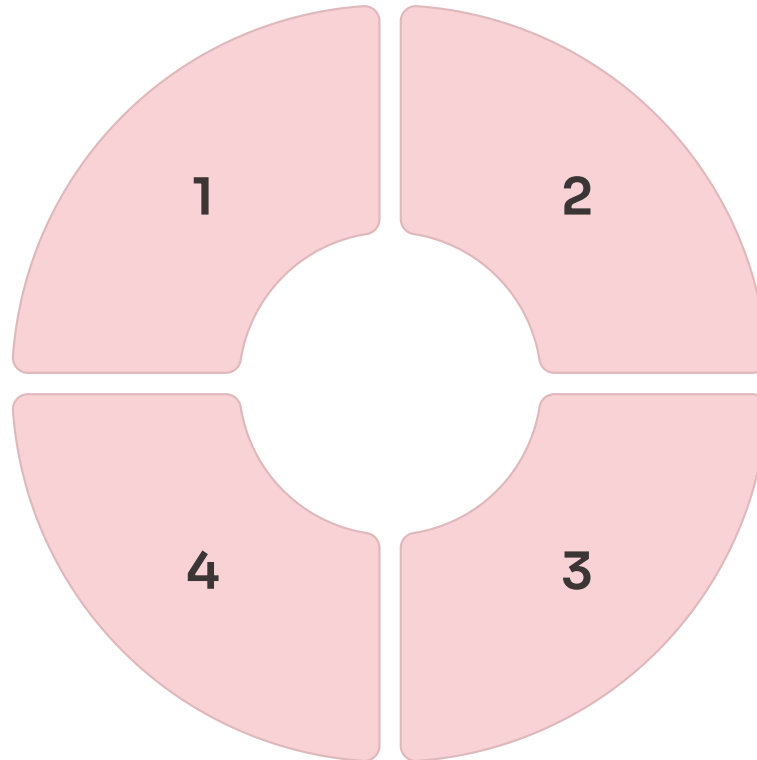
\$100M+ in completed and in-flight investment within a half-mile radius of the subject property.

AUBURN PARK METRA STATION

Opening late 2026 · ½ mile east · 84-space commuter lot · Direct Loop service

INVEST SOUTH/WEST

City of Chicago reinvestment program · Auburn Gresham priority corridor designation



HEALTHY LIFESTYLE HUB

Open · ½ mile east · UI Health and Bank of America anchors

AUBURN GRESHAM APARTMENTS

58 units · Opened April 2025 · On corridor

IDEAL OPERATOR PROFILE

The site's freestanding pad, permitted drive-thru, 32-space parking field, and B3-1 zoning align with the published site criteria of the following operator categories:



National & Regional QSR

Operators requiring drive-thru with proper stacking and high-visibility corner presence.



Drive-Thru Coffee

No corridor incumbent within 1 mile. Immediate capture opportunity on a high-ridership arterial.



National Pharmacy

Small-format and drive-thru pickup prototypes. B3-1 zoning permits pharmacy use outright.



National Banking

Operators with CRA commitments to South Side Chicago. Drive-thru lane and parking field align with branch prototypes.



Medical Operators

Dialysis, urgent care, and ambulatory medical operators serving the dense South Side trade area.



Automotive Service

Drive-thru lane converts to service bay. National operators with established South Side presence.



Regional & Local Restaurant

Strong regional and local operators with South Side brand equity and community recognition.

CONTACT



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