



CABANBAN
RUBIN AND
MAYBERRY
COMMERCIAL REALTY

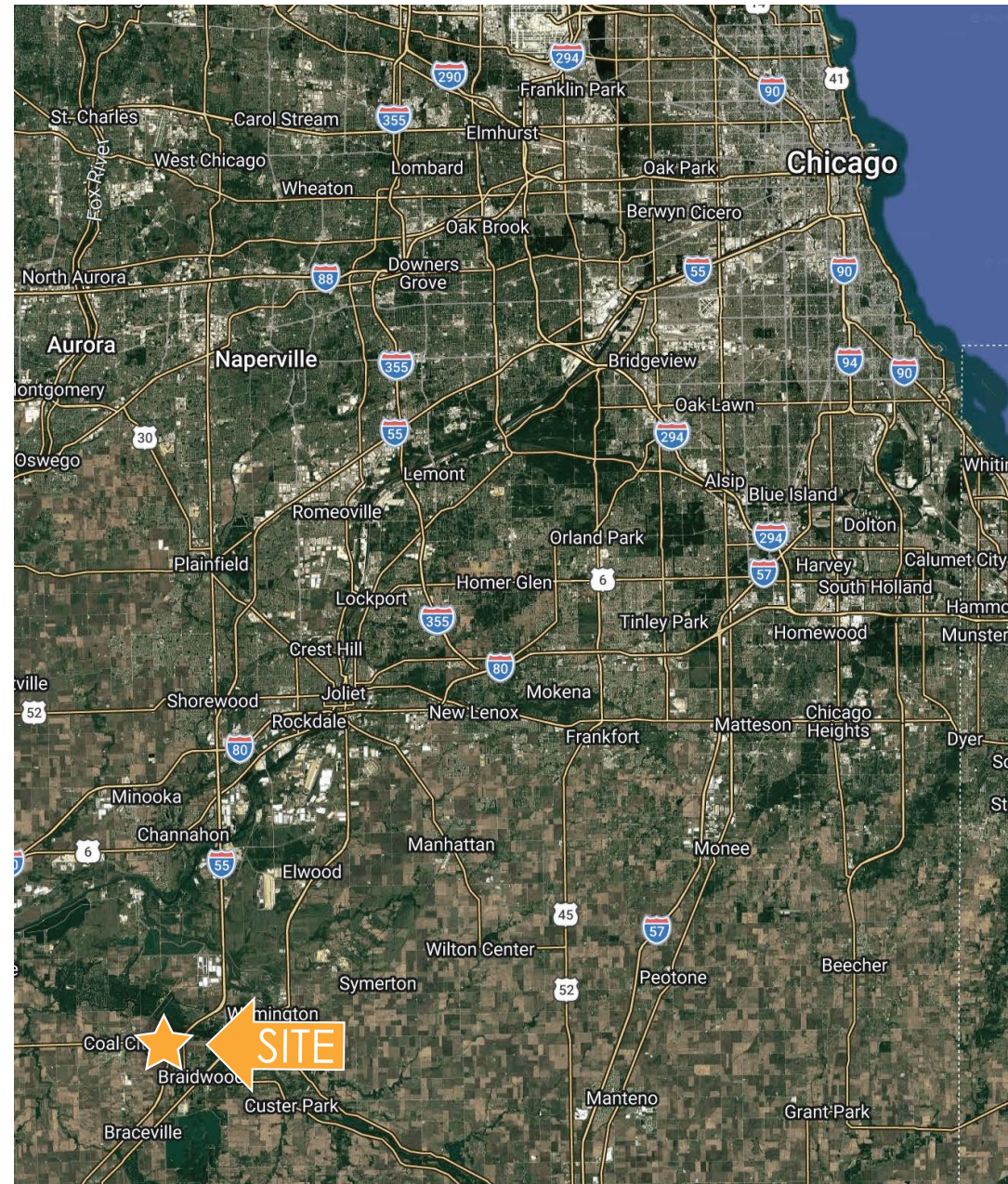


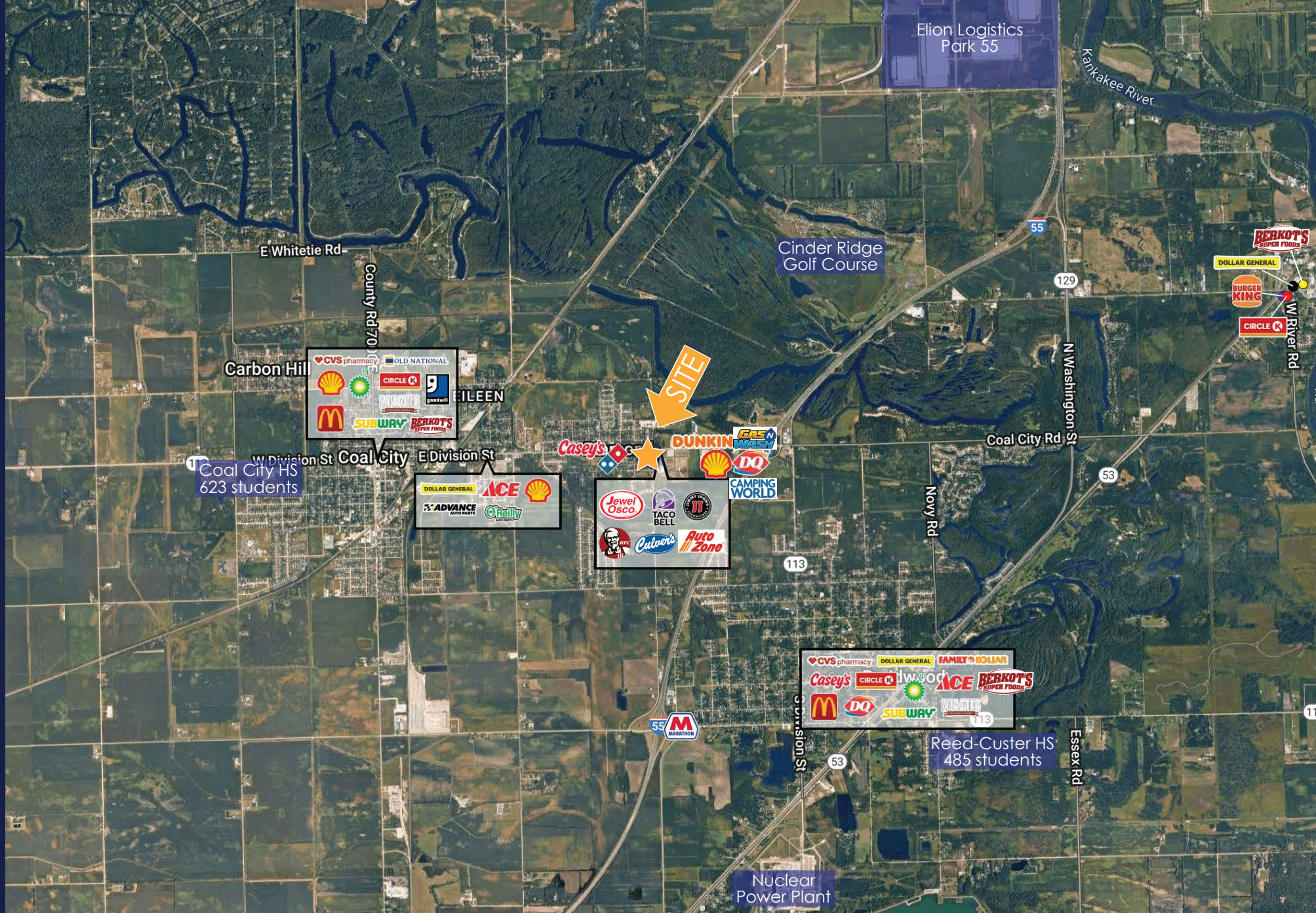
2707 E DIVISION ST DIAMOND, IL 60416

FOR LEASE • NEW BUILD • MULTI-TENANT

SITE HIGHLIGHTS

- Proposed 8,300 SF multi-tenant retail development anchored by Starbucks positioned in front of the newly developed high performing Jewel-Osco
- Located along Division Street (13,102 VPD), the primary retail corridor serving Diamond, Coal City, Braidwood, and surrounding communities
- Benefits from strong co-tenancy including Jewel-Osco, Culver's, AutoZone, Proposed Aldi, Taco Bell, Proposed Dollar Tree, and multiple future developments
- Supported by a trade area with median household incomes exceeding \$86,000 within 3 miles and nearly \$97,000 within 10 miles
- Serves as a regional shopping destination drawing from surrounding communities with limited competing retail inventory
- Proximity to major employment generators including logistics facilities, industrial users, and regional employers throughout Grundy County

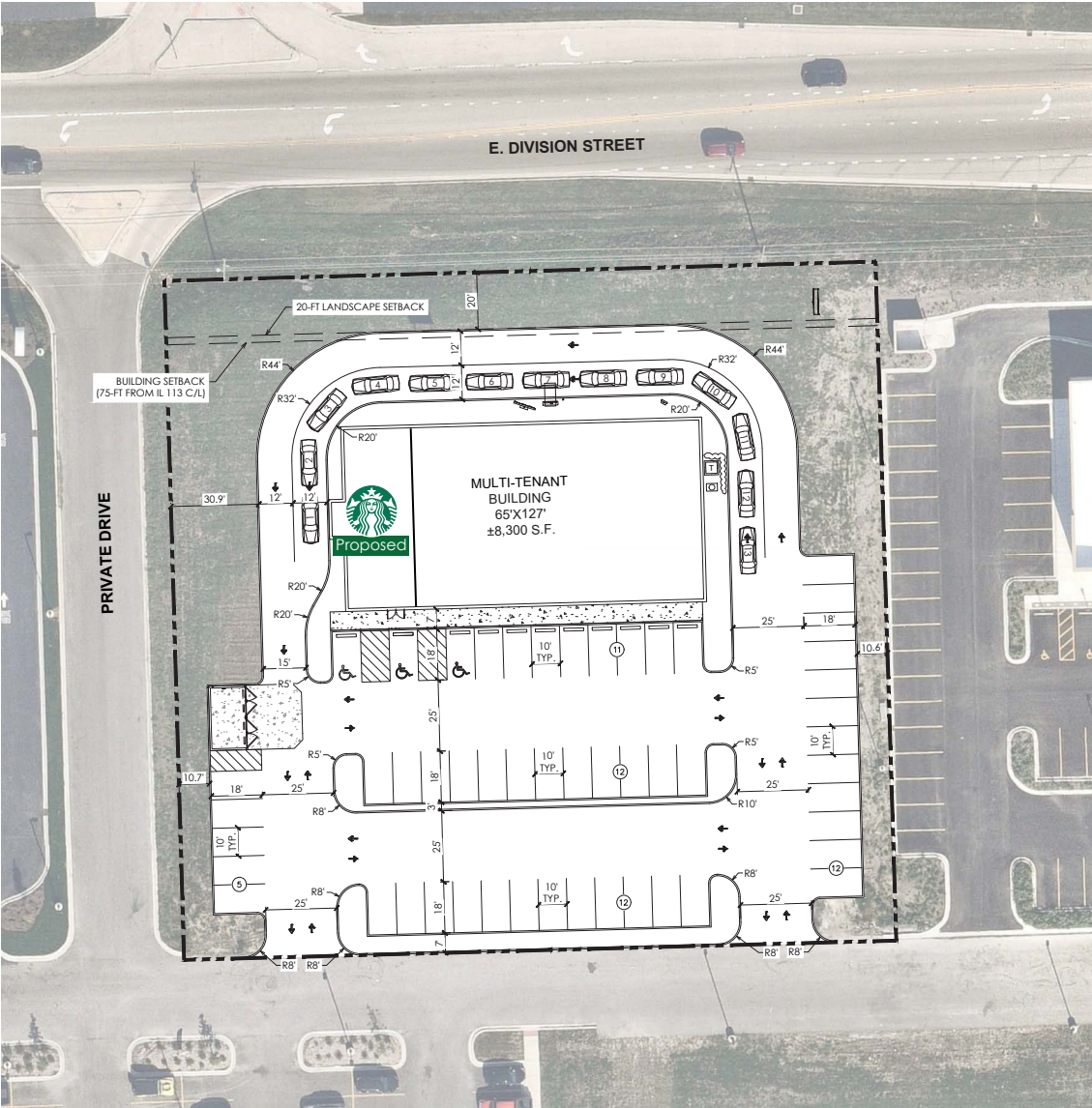




SITE PLAN

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 @ 7 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 7 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)



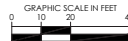
ZONING INFORMATION

LOT SIZE	± 1.37 ACRES
BUILDING SIZE	± 8,300 SF
ZONING	B-3 - SERVICE BUSINESS DISTRICT DRIVE-THROUGH FACILITY IS A PERMITTED USE
ACCESS	FULL ACCESS FROM THROUGH PRIVATE DRIVE (SOUTH)
ACCESS AISLE	25 TWO-WAY 90° PARKING
PARKING STALL DIMENSIONS	90° - 10' x 18' - STANDARD CAR
DRIVE THRU STACKING	6 SPACES PRIOR TO MENU BOARD & 1 SPACE AFTER PICK-UP WINDOW TOTAL REQUIRED: 13 SPACES PROVIDED STACKING: 13 SPACES
REQUIRED BUILDING SETBACKS	FROM ILLINOIS 113 CENTERLINE: 75-FT
REQUIRED PARKING SETBACKS	10' BUFFER WHEN CARS ARE FACING ADJUTING PROPERTY
REQUIRED ACCESSORY STRUCTURE SETBACKS	N/A - NOT SPECIFIED IN CODE
REQUIRED PARKING	RESTAURANT W/ DRIVE-THROUGH: 10 SPACES / 1,000 SF = 60 SPACES PLUS 5 STACKING SPACES
PROVIDED PARKING	52 SPACES (INCLUDING 3 ADA STALLS)
SIGNAGE	SETBACK: 5-FT REQUIRED FROM PROPERTY LINES AND CURBS MAX. HEIGHT: 20-FT MAX. SIZE: 100 SF PER SIDE
LANDSCAPE	PERIMETER AND INTERIOR LANDSCAPING TO BE PROVIDED BASED ON REQUIREMENTS OUTLINED IN THE VILLAGE ZONING CODE.

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

TRADE-DOWNS / CONCERNS



Kimley-Horn
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E. DIVISION ST.
DIAMOND, IL

TEST FIT SITE PLAN

02

P/O #:

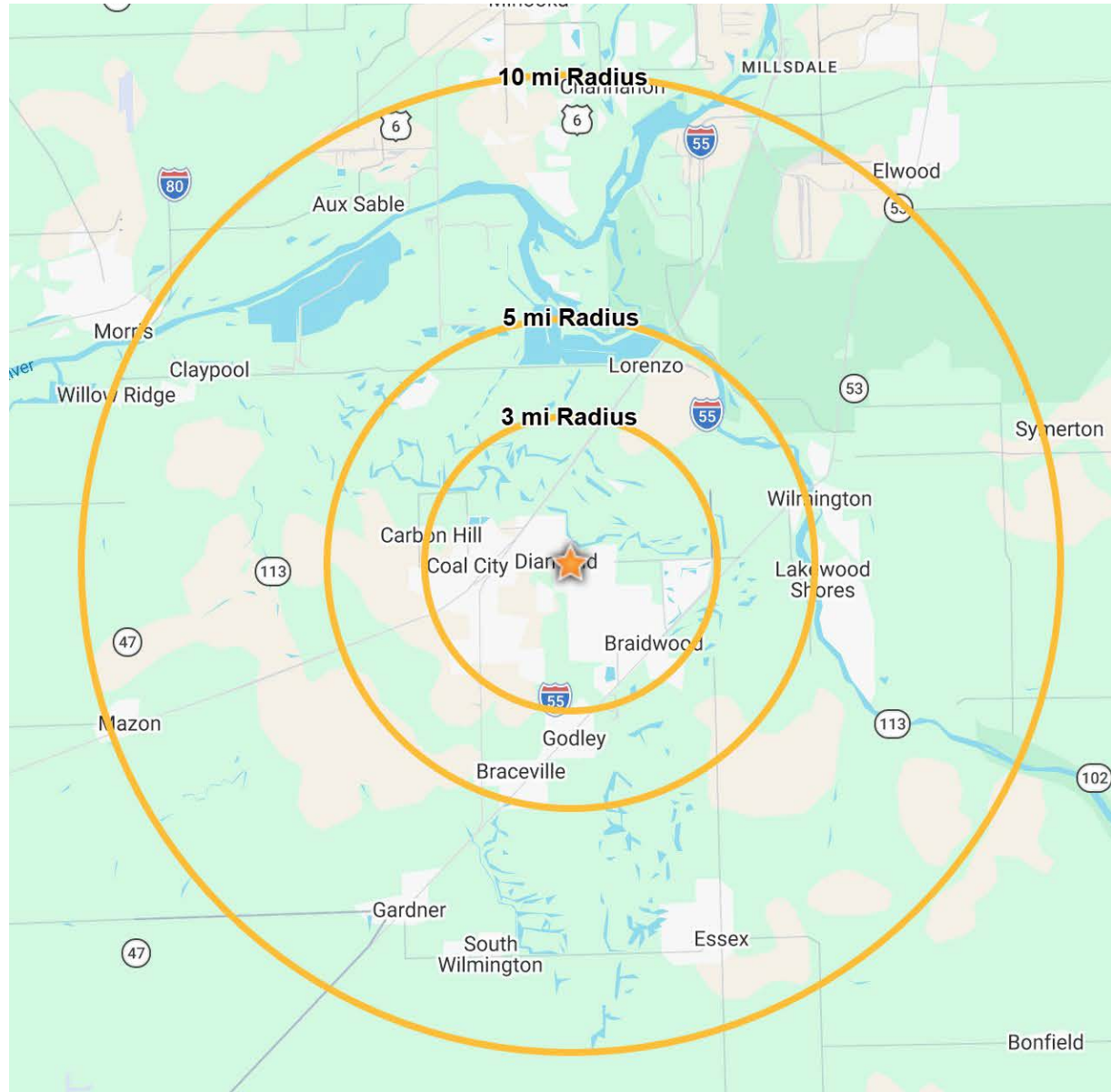
January 28, 2026

CR & M **CABANBAN RUBIN AND MAYBERRY**
COMMERCIAL REALTY

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DEMOGRAPHICS (10 MILE RADIUS)



50,823
POPULATION



\$99,254
MEDIAN HH
INCOME



19,994
HOUSEHOLDS



11,848
EMPLOYEES



58.9%
COLLEGE
EDUCATED



41
MEDIAN AGE