



 **JLL** SEE A BRIGHTER WAY

Ground lease

Commercial Lots in Barceloneta
Up to 7,516 SM ~

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About the development

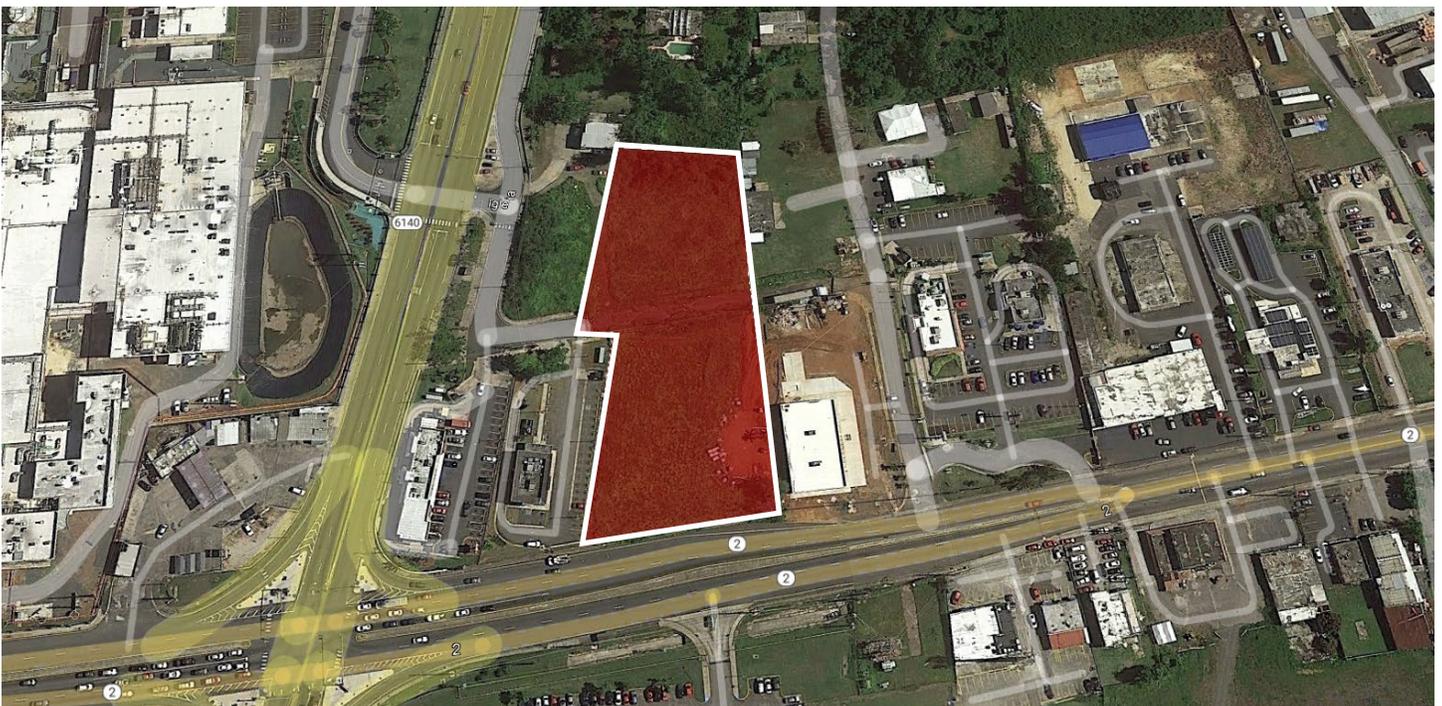
A ground lease retail development opportunity is available in the PR-2 Cruce Davila Sector of Barceloneta, Puerto Rico. The available ground lease offers a generous space of up to 7,516 square meters. This versatile property can be leased either in its entirety or subdivided to suit specific requirements.

Situated in a prime location, this new project stands to benefit from the presence of high-traffic drivers such as Abbot Vascular, AbbVie, Atlantic Medical Center, University Ana G. Méndez, Avara Pharmaceutical, and other prominent companies in the vicinity. The proximity to these established businesses ensures a steady flow of potential customers, creating a highly desirable environment for the retail development. The strategic location, coupled with the strong commercial presence in the area, generates significant potential for success and growth in this ground lease opportunity.

PROPERTY SUMMARY

ADDRESS	PR-2 Cruce Dávila, Barceloneta PR
LOCATION	18.431806957510677, -66.56373896183348
PROPERTY TYPE	Land
LOT SIZE	Up to 7,516 SM~
PARCEL NUMBER	054-020-002-46
ZONING	C.i
FLOOD ZONE	X

Site Aerial



Gallery

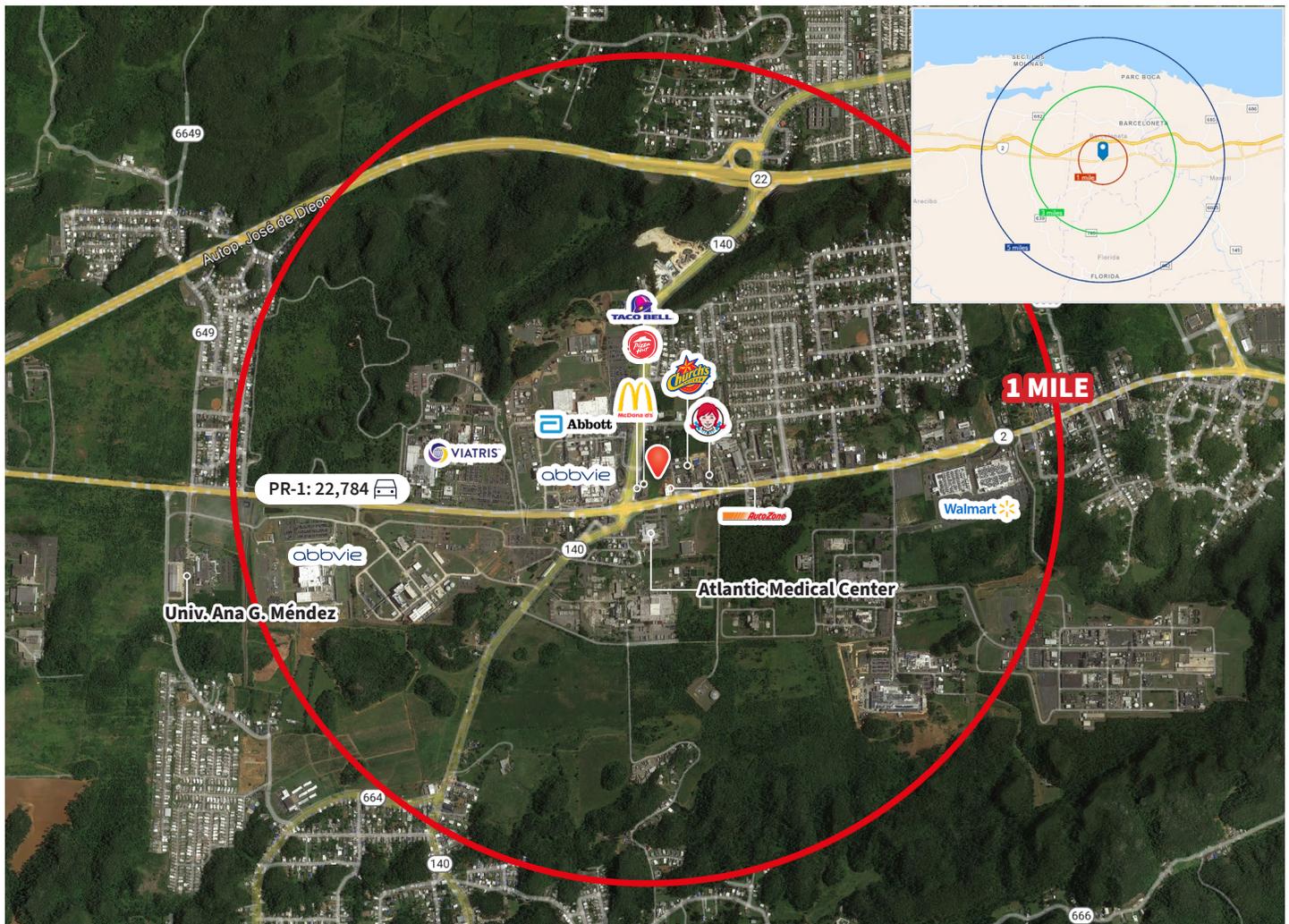


Location highlights

The site offers excellent visibility and access along the PR-2 in Barceloneta, Puerto Rico. The location benefits from a steady flow of high-traffic drivers, including Abbot Vascular, AbbVie, Atlantic Medical Center, University Ana G. Méndez, Avara Pharmaceutical, and other prominent companies nearby. This prime location ensures that the site receives ample exposure to potential customers, making it an ideal choice for businesses looking to capitalize on the high traffic in the area.

Demographics	1-mile	3-mile	5-mile
Population	4,554	26,582	58,567
Households	1,604	9,222	21,033
Median HH Income	\$17,238	\$18,743	\$19,284

Source: Esri, 2021



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