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# Ground lease

Commercial Lots in Bayamón

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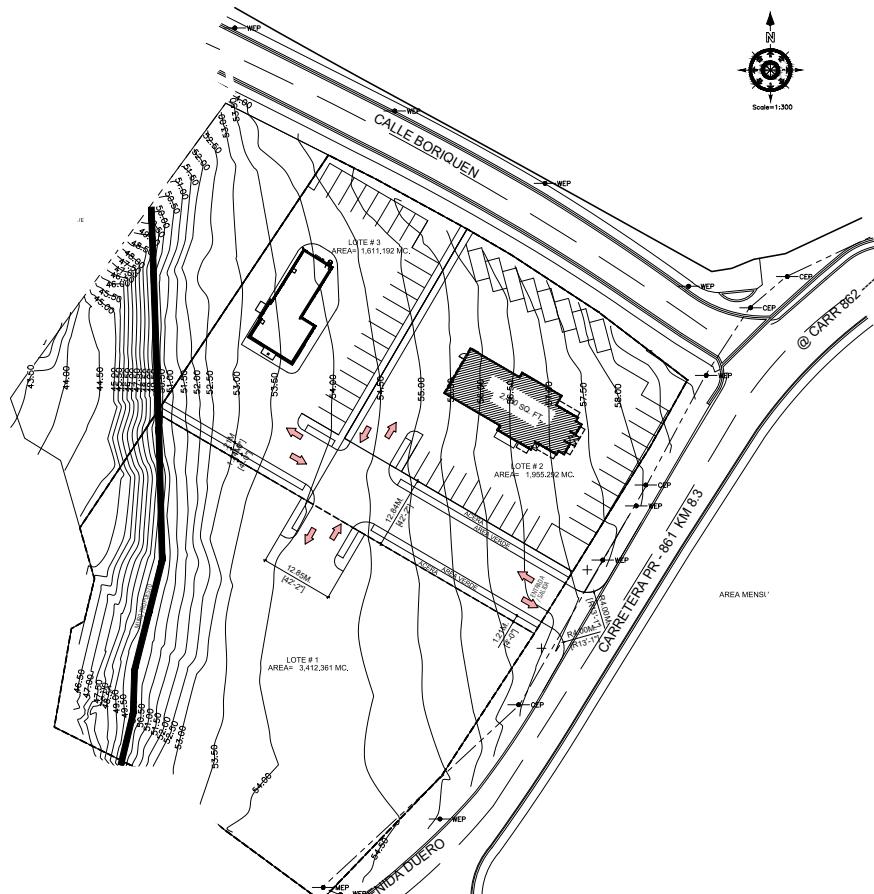
## About the site

Prime Ground Lease Opportunity in Growth Area! This strategic site offers three lots for a total of 7,423 SM for quick-service restaurants, auto parts stores, car washes, cooperatives, banks, and more. Join near established brands like Burger King, Church's Chicken, Subway, Taco Maker, and Agranel Supermarket in Pajaros Village. Recent near additions include Walgreens, with Wendy's currently under construction.

### PROPERTY SUMMARY

<b>ADDRESS</b>	PR-861 Km Hm 3.3 Bayamón PR
<b>LOCATION</b>	<a href="#">18.3778182988912, -66.19685168551193</a>
<b>PROPERTY TYPE</b>	Land
<b>LOT SIZE</b>	3 lots available: 1,611 SM, 2,400 SM and 3,412 SM
<b>PARCEL NUMBER</b>	084-089-263-55
<b>ZONING</b>	C-I
<b>FLOOD ZONE</b>	X

## Proposed Site Plan





## Gallery





## Location highlights

The site offers excellent visibility and access along the PR-861 in Bayamón, Puerto Rico. The location benefits from excellent exposure and traffic. Near the site you can find traffic drivers like Walgreens, Burger King, Church's, Subway among others. 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	29,162	175,549	325,596
Households	10,016	63,410	118,154
Median HH Income	\$33,051	\$30,034	\$30,804

Source: Esri, 2021



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