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Ground lease

Plazoleta de Rio Grande
Commercial Lots

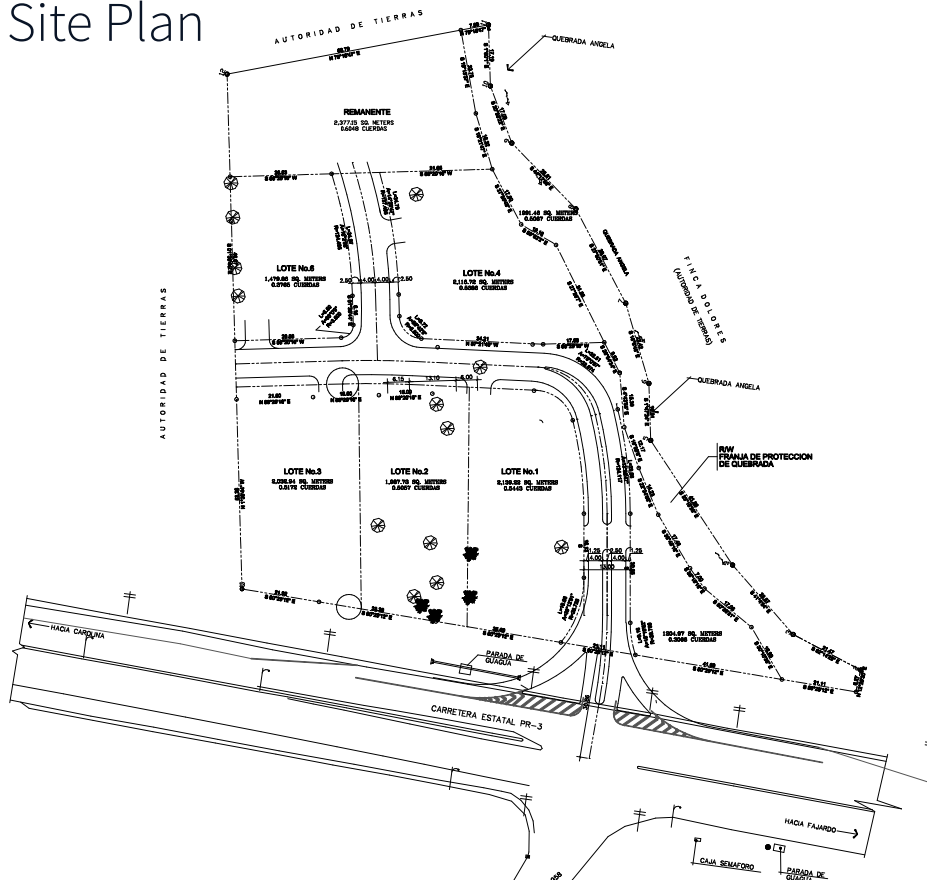
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About the site

Discover an exceptional opportunity to establish your business in the heart of Rio Grande's new development, Plazoleta de Rio Grande! Ideal for quick-service restaurants, auto parts stores, car washes, cooperatives, banks, and other service providers. This strategic site offers one prime lot with a total area of 18,079 SM. This location promises excellent visibility and accessibility on PR-3 with an average traffic of 62,306 cars per day.

| PROPERTY SUMMARY | |
|------------------|---|
| ADDRESS | Bo. Cienaga Baja, Rio Grande, PR |
| LOCATION | 18.378662697875416, -65.8634107623742 |
| PROPERTY TYPE | Land |
| LOT SIZE | 18,079.79 SM |
| PARCEL NUMBER | 090-000-006-11-000 |
| ZONING | A-P |
| FLOOD ZONE | X |

Proposed Site Plan



Gallery



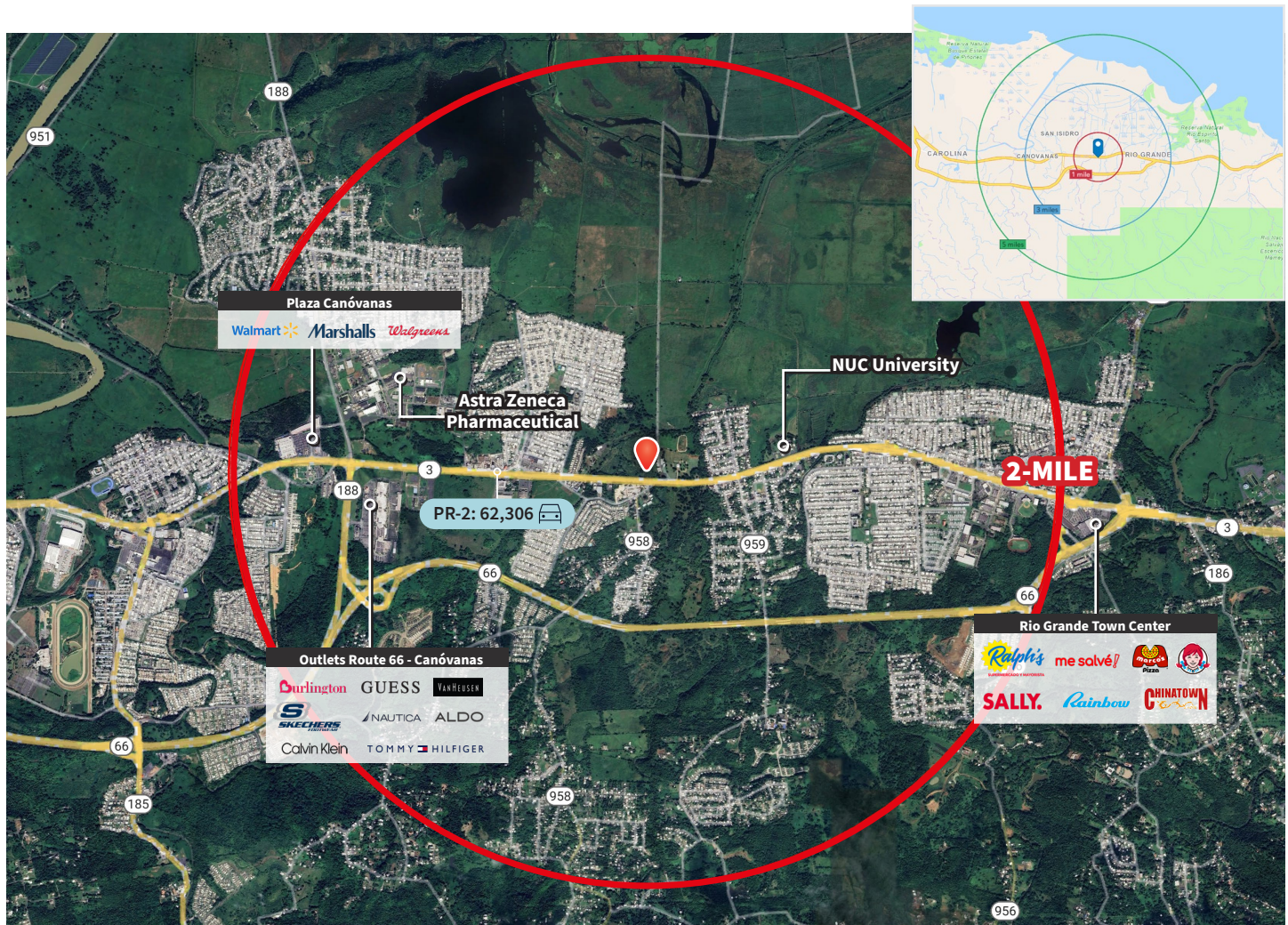
Location highlights

The site offers excellent visibility and access along PR-3 in Rio Grande, with a total average daily traffic of 62,306 cars. The location benefits from excellent exposure and traffic. Within 2 miles, you can find traffic drivers like The Outlet at Rout 66, Plaza Canóvanas, Rio Grande Town Center, AstraZeneca Pharmaceuticals, and others.

| Demographics | 1-mile | 3-mile | 5-mile |
|-------------------|----------|----------|----------|
| Population | 12,078 | 56,847 | 114,040 |
| Households | 4,062 | 19,038 | 38,272 |
| Purchasing Power* | \$17,588 | \$17,623 | \$17,038 |

Source: Esri, 2022 - *Per Capita

Traffic Count: 62,306 (PR-3)



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