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Ground lease

Plaza Juana Diaz Sur
Lots from 3,000 SM

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About the development

Plaza Juana Díaz Sur presents a prime commercial opportunity in the heart of Juana Díaz, Puerto Rico. This strategic development is situated on a spacious 23.7160 cuerda tract at the intersection of PR-149 and PR-52 Expressway, directly facing the main entrance/exit of PR-52. The location benefits from its position on PR-149, a major north-south artery connecting Manatí to Juana Díaz, ensuring excellent visibility and accessibility.

Fully permitted for up to 182,291 square feet of prime retail space, Plaza Juana Díaz Sur offers tremendous development potential. The property is already home to successful tenants, including Wendy's, which has been operational since March 2022 and boasts exceptional sales performance. Popeyes, another prominent tenant, opened on July 1, 2024, and has quickly become one of their top-performing locations. Other tenants includes Villa Coop and Banco Popular.

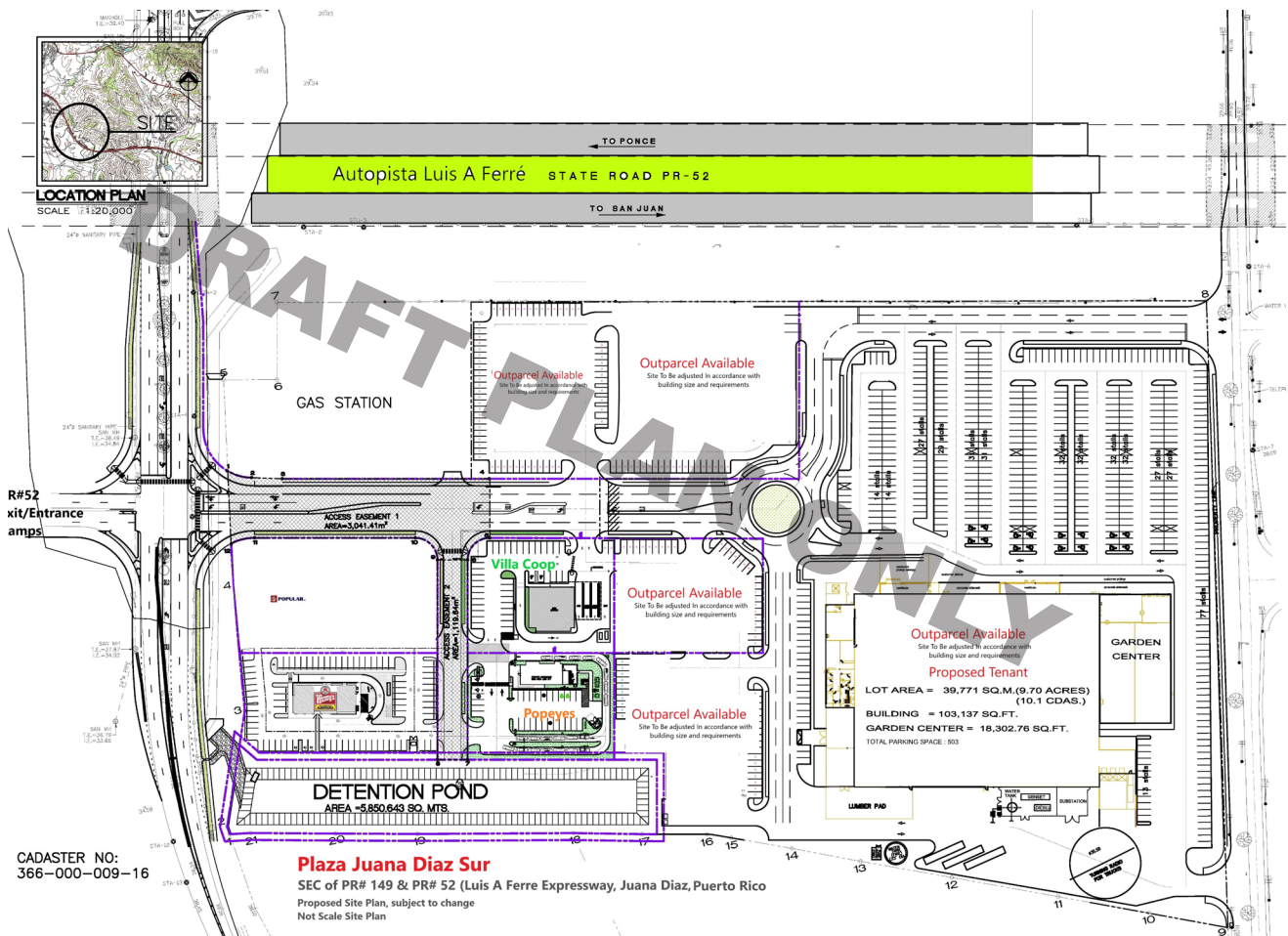
An additional benefit for tenants is the shared common access road expenses, promoting cost-efficiency and collaborative growth. Plaza Juana Díaz Sur stands as your ideal partner in prime retail development, offering a unique opportunity to be part of Puerto Rico's expanding market in a location primed for success.

PROPERTY SUMMARY	
ADDRESS	PR-149 & PR-52 Juana Diaz, Puerto Rico
LOCATION	18.041855355979198, -66.50726438070986
PROPERTY TYPE	Land (Retail Development)
LOT SIZE (SF)	From 3,000 SM
ZONING	C-I
FLOOD ZONE	X (96.8%) , 0.2 PCT (3.2%)
UTILITIES	All utilities will be provided inside premises: water, electrical service, communications, etc.
PERMITS	Site with all permits in place





Sample Master Plan*



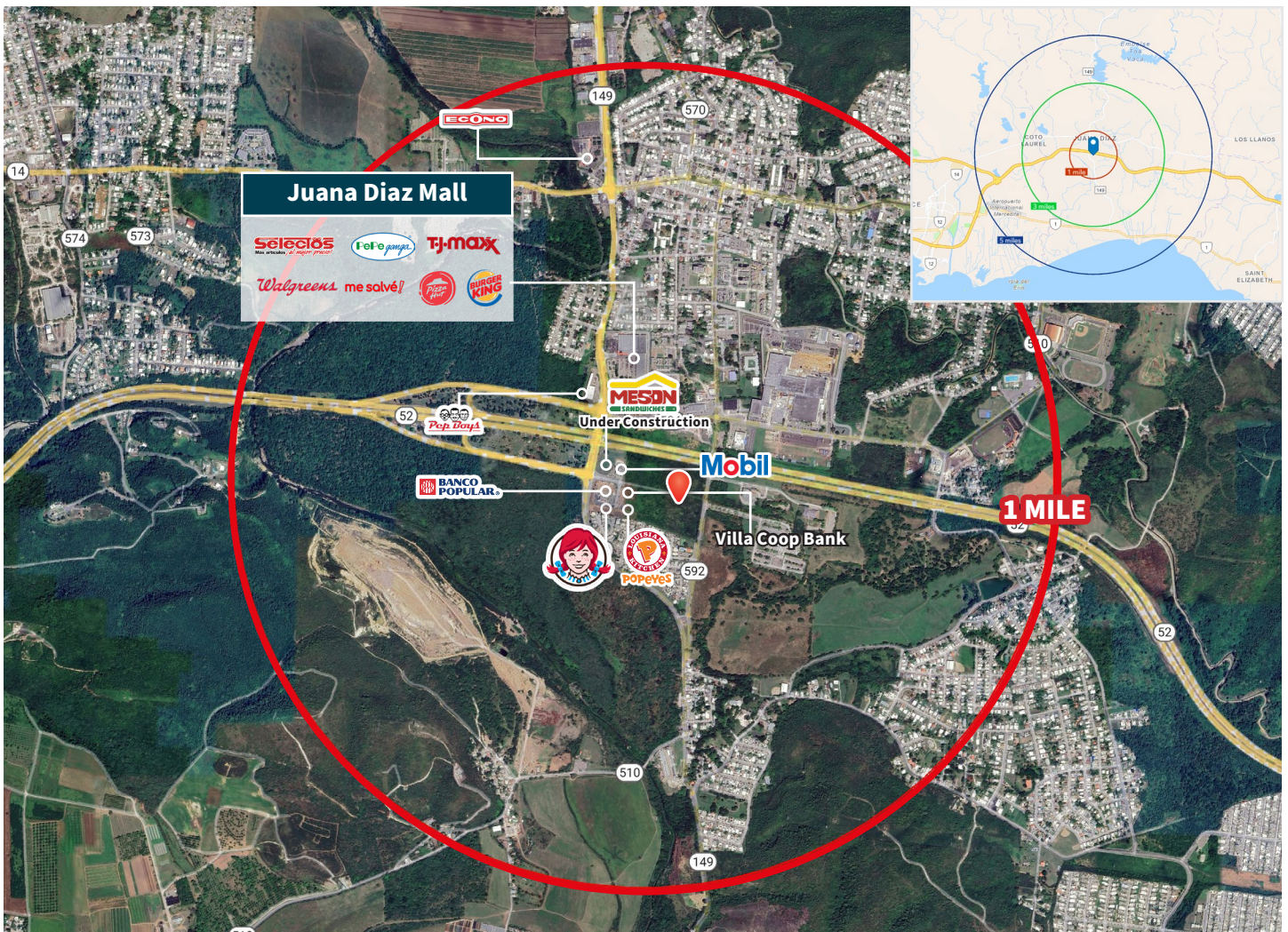
*Master plan can be modified according client requirements or necessities.

Location highlights

Plaza Juana Díaz Sur occupies a prime location at the intersection of PR-52 Expressway and PR-149 in Puerto Rico. This strategic positioning offers exceptional visibility and accessibility, with the development directly facing the main entrance/exit of PR-52. The site benefits from a robust combined average daily traffic of 53,093 vehicles on PR-52 and PR-149, ensuring a steady stream of potential customers. The development is also conveniently located near Juana Díaz Mall, which features popular tenants such as TJ Maxx, Walgreens, Selectos, and others.

Demographics	1-mile	3-mile	5-mile
Population	7,028	41,918	63,823
Households	2,490	14,050	21,332
Median HH Income	\$17,284	\$15,915	\$16,341

Source: Esri, 2022



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