123,000 SF +/-For Sale

# Retail Investment Building Plaza del Este

PR-3 & PR-66 Carolina, Puerto Rico



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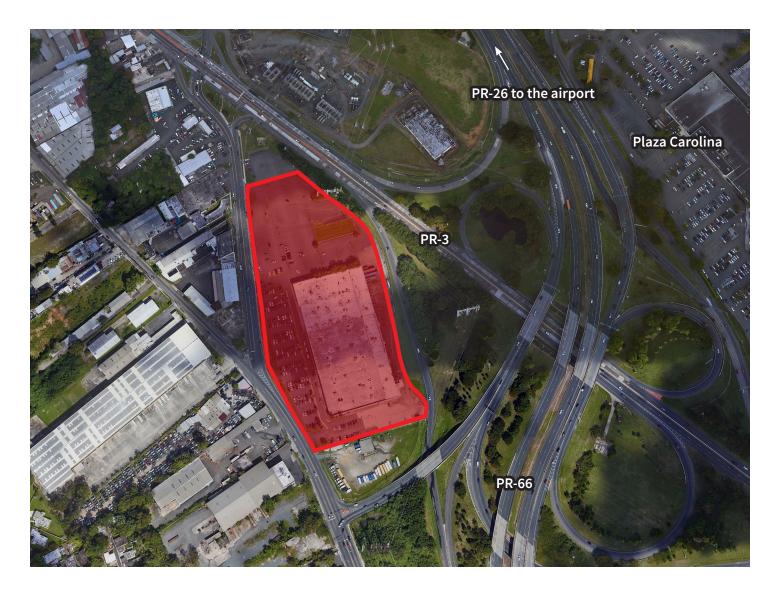
### **Retail Investment Building**

#### **Prime Location**

Plaza del Este is located between PR-3 and PR-66 in Carolina and is visible from a 360 degree. The property is only 5 minutes from the Luis Muñoz Marin Airport. Within one mile other major tenants include TJMaxx, Burlington, Office Depot, JC Penney and Rooms to Go. Within 3 miles of the property is Plaza Carolina, and Plaza Escorial Shopping Center, Museo del Niño of Carolina, universities such as University of Puerto Rico Carolina, Ana G. Mendez, Caribbean University, NUC University, among others. Carolina is the third most densely populated submarket in San Juan and severs a trade area of over 1 million people.



#### Aerial



### Gallery





























**Proposed Ikea Elevations** 





## **Retail Investment Building**

PR-3 & PR-66 Carolina, Puerto Rico

Demographics	1-mile	3-mile	5-mile
Population	25,057	147,496	283,436
Households	9,625	56,478	108,359
Purchasing Power*	\$19,738	\$19,230	\$19,735
*Per capita Source: Esri, 2020			



