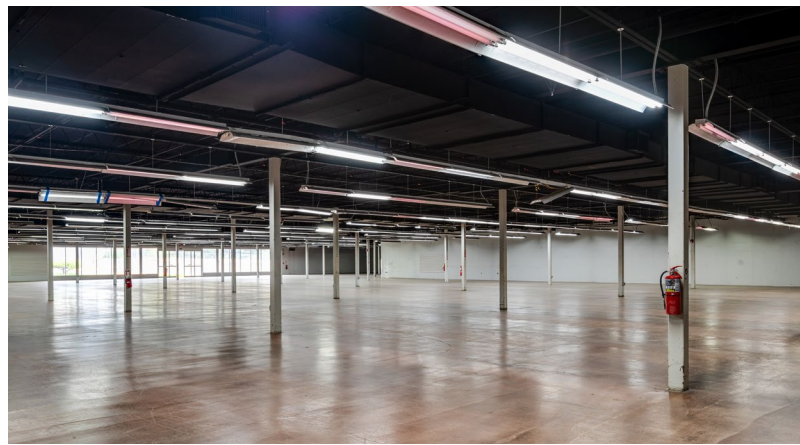




36,472 RSF ~
For Sale

Commercial, Warehouse, Distribution Center Redevelopment Opportunity

Former Sears Outlet in Cupey
Carretera 176 K.M 0.3 San Juan, Puerto Rico



Diego Sampson, CCIM
Transaction Advisor

Lic. # C-18627
Puerto Rico & Florida
+1 407 724 1167
+1 787 777 5800
diego.sampson@jll.com

Andy Carlson
Market Lead | JLL PR

Lic. # C-17494
Puerto Rico
+1 727 403 2503
+1 787 777 5800
andy.carlson@jll.com

Exclusively listed by:

JLL Puerto Rico Realty & Co., S. En C.
License Number: E-297
+1 787 777 5800
27 González Giusti Street Suite 101,
Guaynabo PR 00968
www.us.jll.com/puerto-rico



Commercial, Warehouse, Distribution Center Redevelopment Opportunity

Prime Location

Former Sears Outlet retail space with 36,472 SF located in San Juan, PR. Located in a high visibility and traffic road in PR-176 with a traffic count of 28,024 (AADT). Within 1-mile: Ana G Mendez University, UPR Botanical Garden, Cupey Urban Train Station, retailers like Starbucks, Basking Robins, Ashley Furniture, National Lumber, Mueblerias Berrios, among others.



Location: [18.38451, -66.058221](#)



36,472 SF

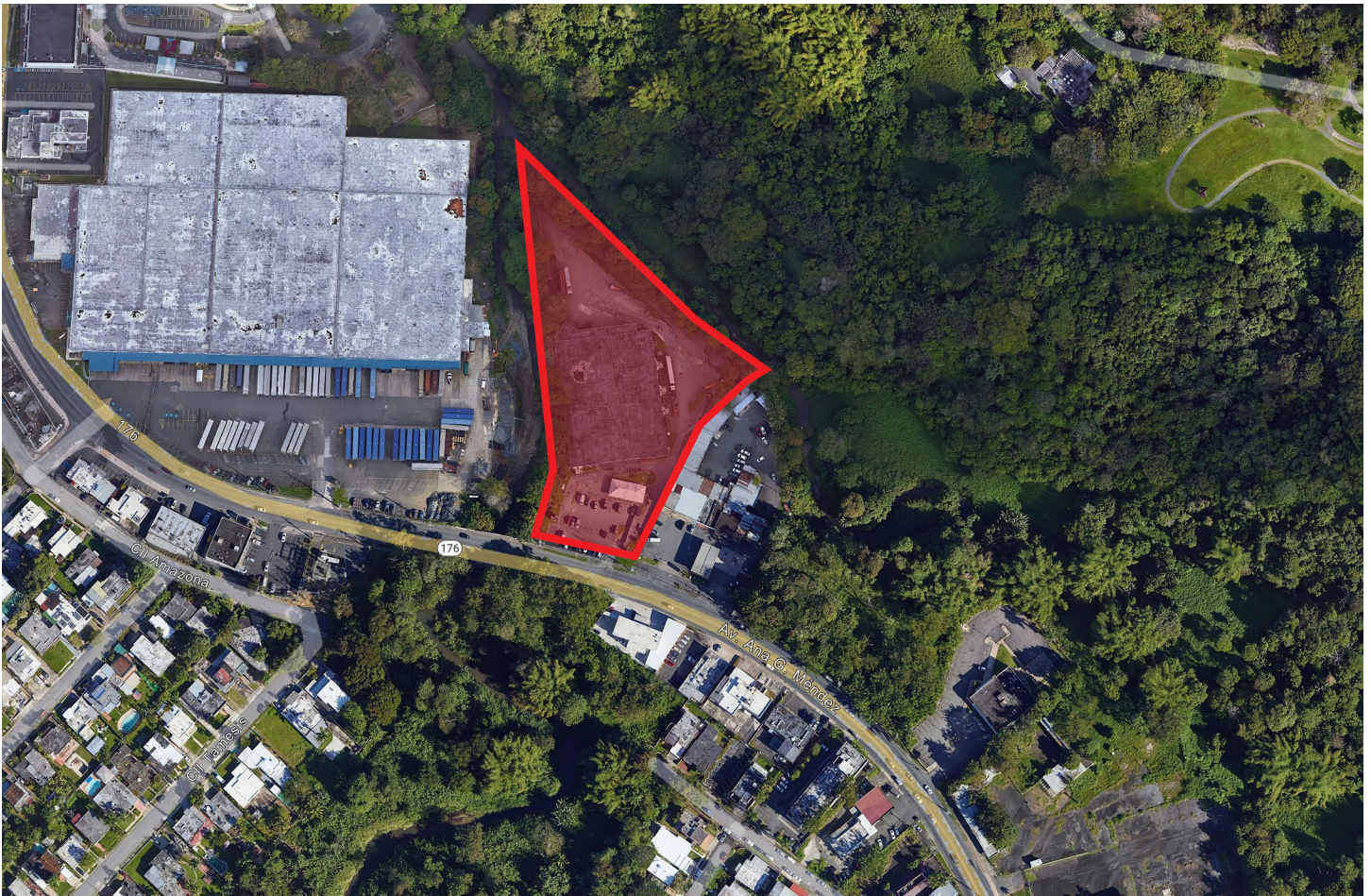


1 level

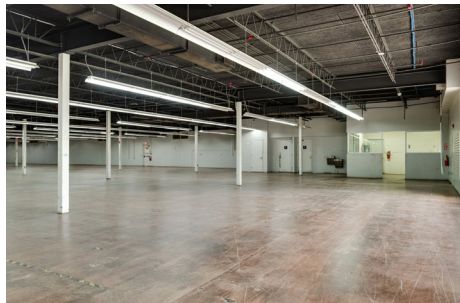
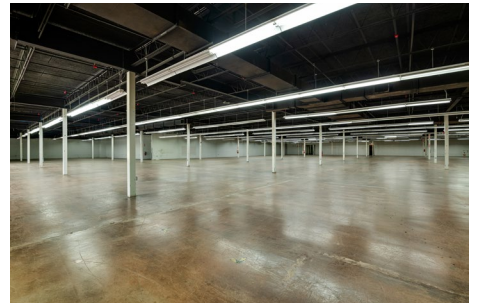
Amenities

- 78 parking spaces: 46 in front, 38 in the side and 4 handicap
- 4 rolling door docks
- 2 loading docks
- Clear height of 11”
- 23’ between columns
- Small office space

Aerial



Photos





Commercial, Warehouse, Distribution Center Redevelopment Opportunity

Carretera 176 K.M 0.3 San Juan, Puerto Rico

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,775	197,223	426,811
Household Totals	6,832	79,032	171,781
Average Income	\$26,273	\$22,945	\$24,104

*Per capita

Source: Esri, 2020

