




**Grocery  
Anchored Daily  
Needs Community  
Center**

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# For sale

Río Grande Town Center

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## About the property

The Río Grande Town Center shopping is a grocery-anchored daily needs shopping center with direct access to and from on PR-3 in Río Grande PR. It is situated at the intersection of PR-66 and PR-3, offering the property high traffic, high visibility, and access from every travel direction. The property contains 212,274 square feet and sits on 23.1 acres of land that offers future expansion.

The shopping center is on the go home side of the main street in Río Grande which drives the daily grocery store traffic. The Ralph's Food Warehouse is one of only two grocery stores in a 6.25-mile stretch and the only one located on the main highway. The balance of the center features a diverse range of tenants. Some notable tenants include Marco's Pizza, Yogen Früz, Exentrix, Sally Beauty, Chinatown, and Wendy's. These established brands attract a steady flow of customers and contribute to the overall success of the shopping center. Recently a lease was completed with a new car dealership offering interior and exterior showroom capacity. This has created an additional traffic driver to the center.

PROPERTY SUMMARY	
<b>ADDRESS</b>	PR-3 Km. 28.0 Río Grande, PR
<b>LOCATION</b>	<a href="https://www.google.com/maps/place/18.375908473013737,-65.83144474242732">18.375908473013737, -65.83144474242732</a>
<b>CATASTRO #</b>	090-097-052-12-000
<b>PROPERTY TYPE</b>	Shopping Center / Community Center
<b>BUILDING SIZE</b>	~212,274 SF
<b>LOT SIZE</b>	~23.1 acres
<b>KEY TENANTS</b>	Ralph's Food Warehouse, Me Salvé, Sally Beauty, Chinatown, Marco's Pizza, Wendy's, Bella International
<b>PARKING RATIO</b>	4:1,000

## Aerial plan & Shopping Center Access



Photos

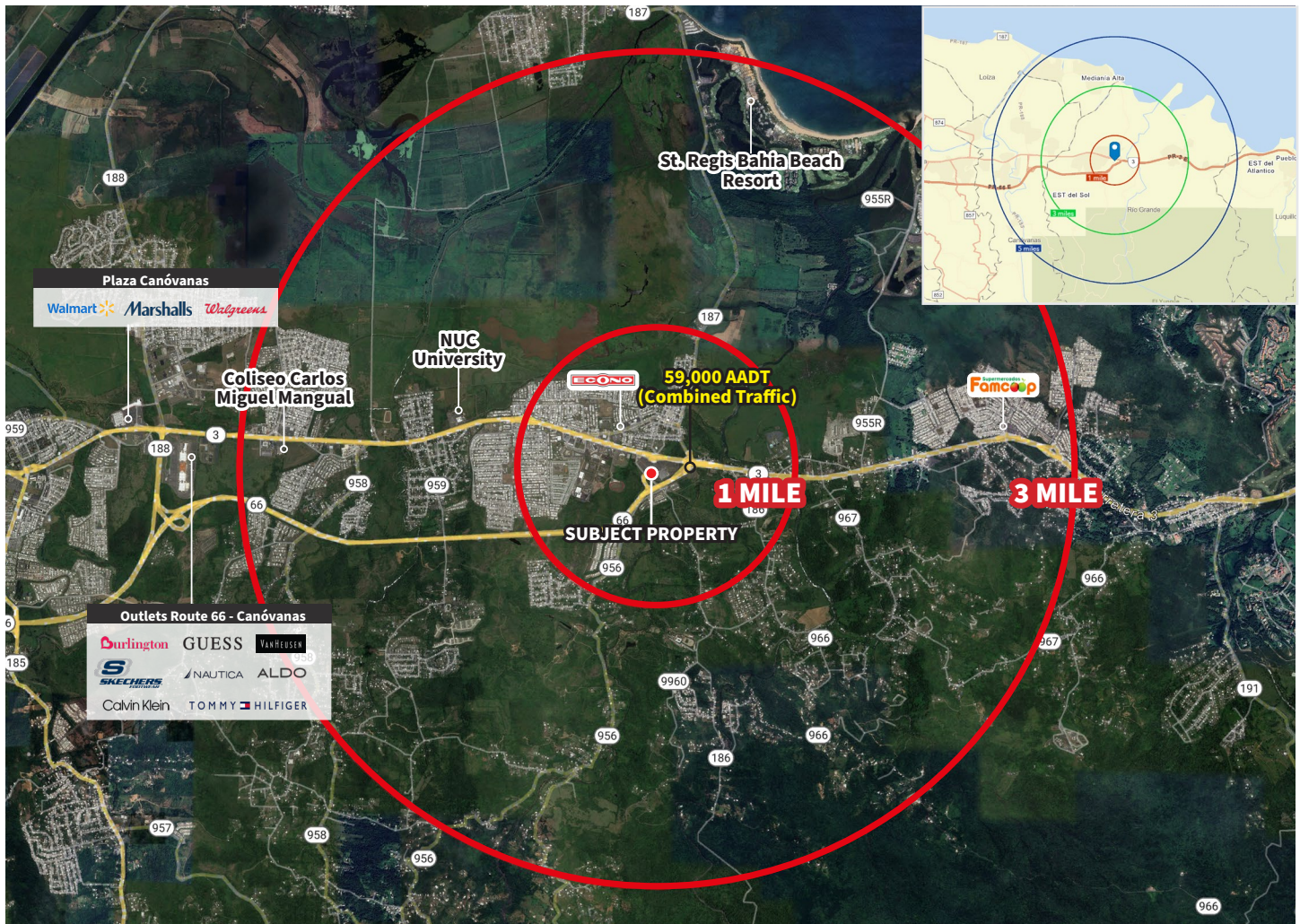


## Location highlights

Prominently situated along PR-3 highway, with great visibility, access, and a high traffic count of 38,043 AADT directly in front of the center. Route PR-66 which is located adjacent to the center, boasts 21,404 AADT cars per day. Within a 3-mile radius are located St. Regis Bahia Beach Resort, Coco Beach Grand Reserve Gold Club, Hyatt Regency Grand Reserve, NUC University, among others.

Demographics	1-mile	3-mile	5-mile
Population	10,585	43,192	93,062
Households	3,559	14,447	31,639
Median HH Income	\$22,249	\$24,857	\$23,012

Source: Esri, 2021



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