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Ground Lease

Commercial Lot: Plaza Laderas
~5,500 SM Lot

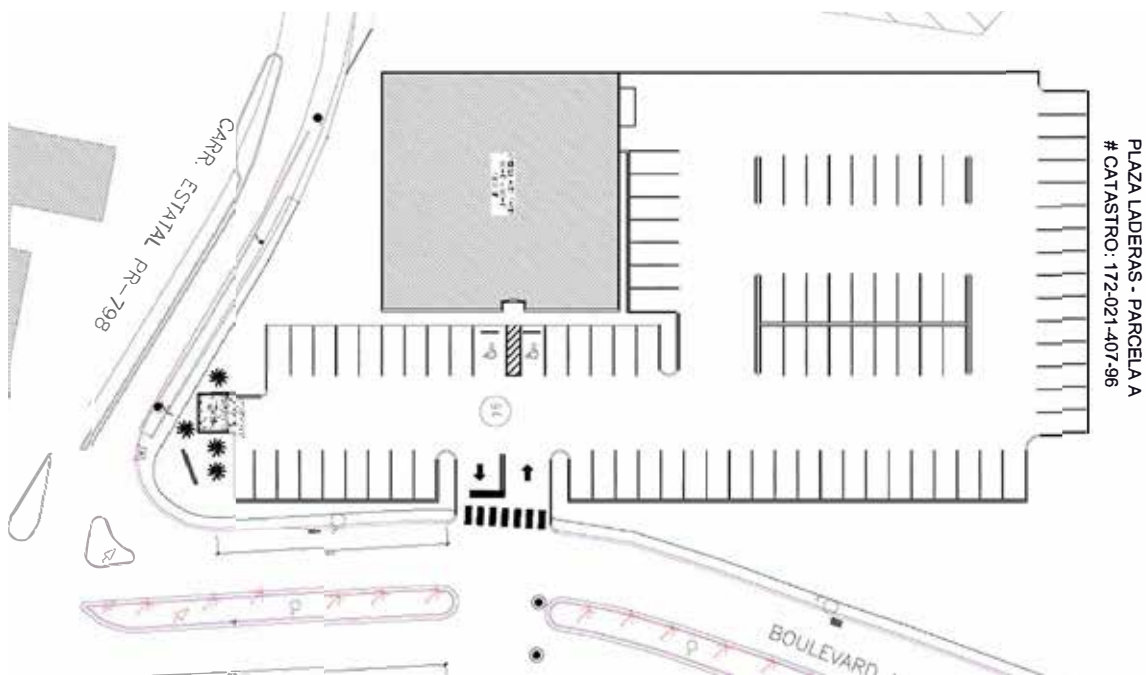
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About the development

Plaza Laderas will be a retail development in PR-1 in the municipality of Caguas, Puerto Rico. The free-standing retail buildings will provide a diverse range of opportunities, making it an ideal destination for both established brands and emerging retailers. Whether you are a fast food restaurant or a boutique shop, there will be customizable spaces available to suit your specific needs. With an average traffic count of 43,103 cars daily and outstanding visibility, your brand will enjoy maximum exposure in this commercial hub. Upon completion, Plaza Laderas will successfully address the current lack of retail options and fast food restaurants in the PR-1 Caguas area, providing a much-needed variety for the community.

PROPERTY SUMMARY	
ADDRESS	PR-1 Bo. Cañas, Caguas Puerto Rico
LOCATION	18.301269958315213, -66.06138952629227
PROPERTY TYPE	Commercial Land
LOT SIZE	~5,500 SM
PARCEL NUMBERS	172-021-407-96
ZONING	C-I
FLOOD ZONE	X

Site Plan Example



Photos

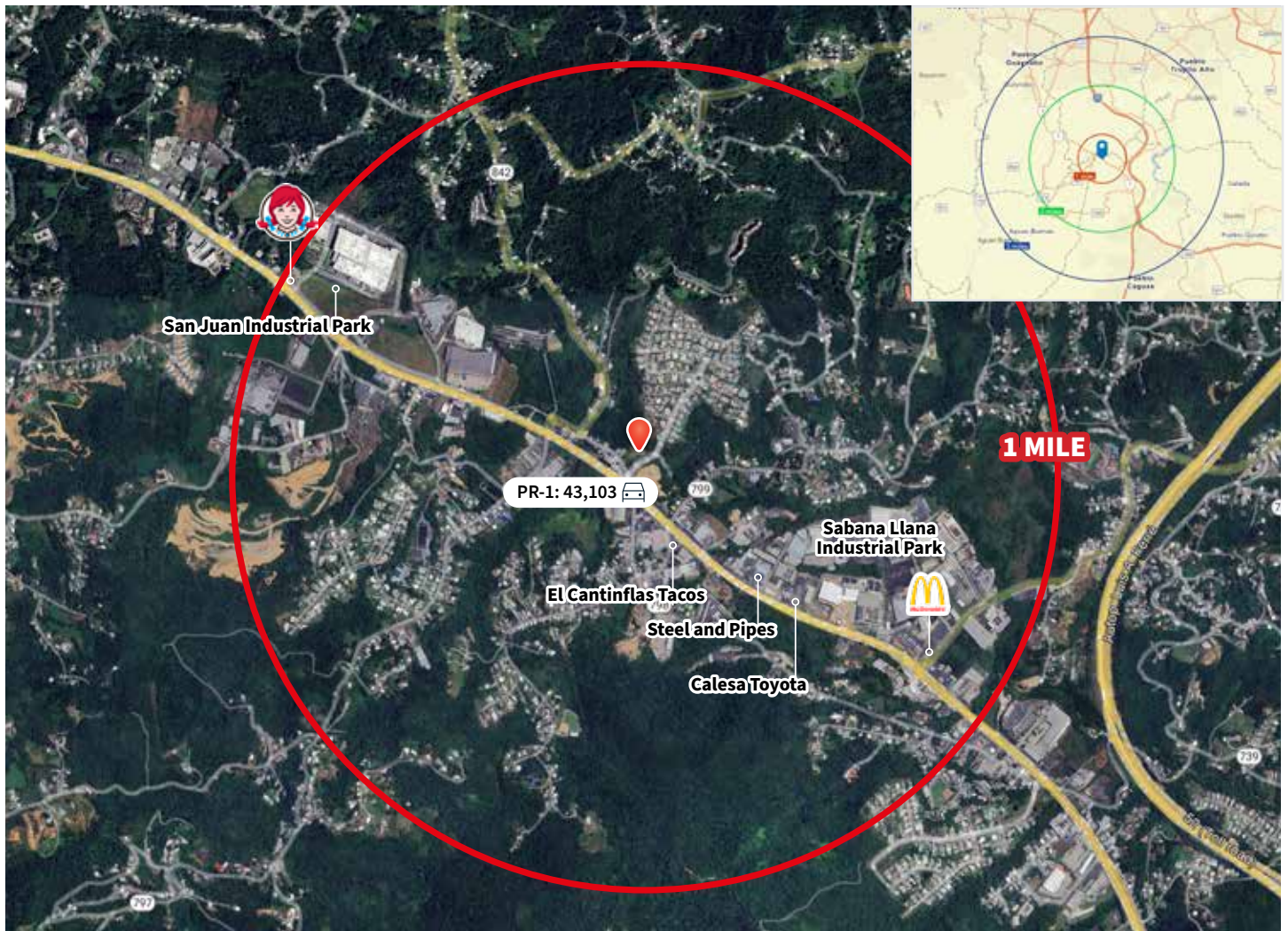


Location highlights

PR-1 is a significant transportation artery due to its role in connecting Caguas and San Juan, two major cities in Puerto Rico. It facilitates the movement of people, goods, and services, playing a vital role in the island's economy and daily life. Overall, PR-1 serves as a conduit for industrial activity as it connects industrial parks, manufacturing facilities, and commercial areas along its route, providing both local and regional accessibility to these economic zones.

Demographics	1-mile	3-mile	5-mile
Population	3,213	36,954	175,876
Households	1,138	12,378	63,577
Median HH Income	\$25,767	\$30,405	\$33,450

Source: Esri, 2021



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