



# Corner Lot across Walgreens in Carolina

PR-3 Km 10.6, Carolina PR

Exclusively listed by JLL

## Overview

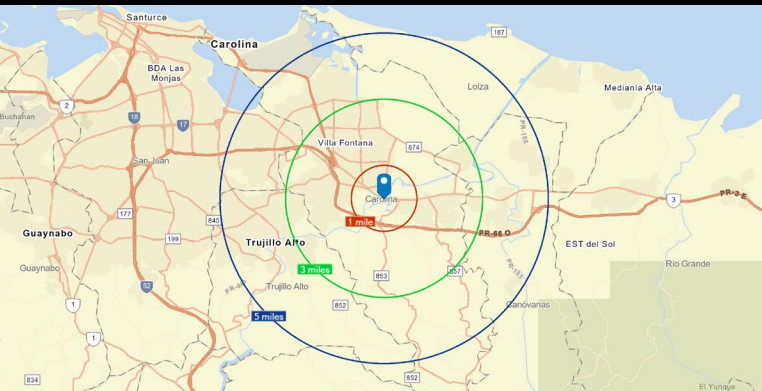
<b>SIZE</b>	5,000 SM~
<b>LOCATION</b>	18.375750, -65.954472
<b>PRODUCT TYPE</b>	Land
<b>ZONING</b>	IL-1
<b>CADASTER</b>	088-098-803-24-000

## Highlights

- 5,000 SM~ corner lot across Walgreens at traffic light on PR-3 (65 Infanteria Ave.) in Carolina, PR.
- High traffic (60,882) and high population density (98,806: 3-mile) location.
- Across Walgreens, Hyundai and Kia. Within one mile of Dewey University, The Roberto Clemente Stadium, Puerto Rico Industrial Park, Industrial Zone Julio N. Matos, Carolina Shopping Court, and USPS, among others.



**FOR SALE 5,000 SM~**



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PR-3 Km 10.6, Carolina PR

## Location highlights

Located on PR-3 with a significant traffic count of 60,882 (AADT). Across Walgreens, Hyundai and Kia. Within one mile of Dewey University, The Roberto Clemente Stadium, Puerto Rico Industrial Park, Industrial Zone Julio N. Matos, Carolina Shopping Court, and USPS, among others.

## Demographics

	1-mile	3-mile	5-mile
Population	11,626	98,806	244,228
Households	4,290	36,504	90,102
Purchasing Power*	\$18,775	\$19,516	\$18,966

\*Per capita

Source: Esri, 2020

