 **JLL** SEE A BRIGHTER WAY

Ground lease

Commercial Lots in Bayamón

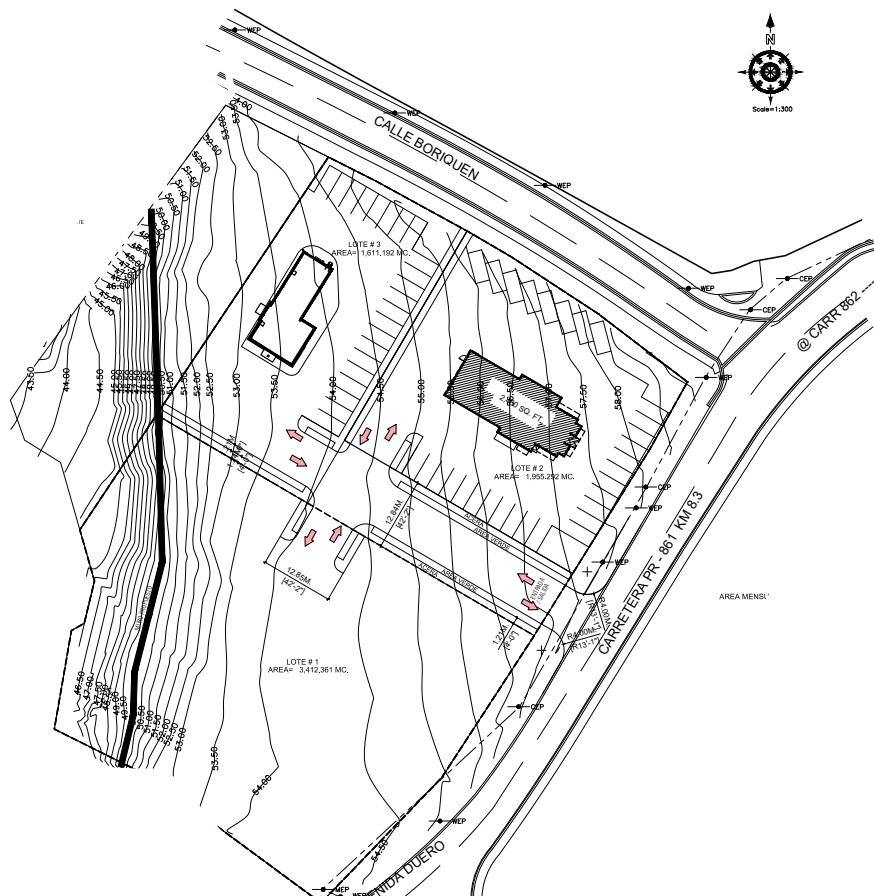
property.jll.com/en-pr

About the site

Prime Ground Lease Opportunity in Growth Area! This strategic site offers three lots for a total of 7,423 SM for quick-service restaurants, auto parts stores, car washes, cooperatives, banks, and more. Join near established brands like Burger King, Churches, Subway, Taco Maker, and A Granel in Pajaros Village. Recent near additions include Walgreens, with Wendy's currently under construction.

PROPERTY SUMMARY	
ADDRESS	PR-861 Km Hm 3.3 Bayamón PR
LOCATION	18.3778182988912, -66.19685168551193
PROPERTY TYPE	Land
LOT SIZE	3 lots available: 1,611 SM, 2,400 SM and 3,412 SM
PARCEL NUMBER	084-089-263-55
ZONING	C-1
FLOOD ZONE	X

Proposed Site Plan



Gallery



Location highlights

The site offers excellent visibility and access along the PR-861 in Bayamón, Puerto Rico. The location benefits from excellent exposure and traffic. Near the site you can find traffic drivers like Walgreens, Burger King, Church's, Subway among others. This prime location ensures that the site receives ample exposure to potential customers, making it an ideal choice for businesses looking to capitalize on the high traffic in the area.

Demographics	1-mile	3-mile	5-mile
Population	29,162	175,549	325,596
Households	10,016	63,410	118,154
Median HH Income	\$33,051	\$30,034	\$30,804

Source: Esri, 2021



Franco González
 Transaction Manager - Lic. # C-23696
 Puerto Rico
 +1 787 635 9301
franco.gonzalez@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

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.