

RETAIL LAND FOR GROUND-LEASE

## PRIME LOCATION QSR SITE AVAILABLE

CALLE JOSÉ DE DIEGO, LEVITTOWN, PR 00949



FOR LEASE

**SAMPSON COMMERCIAL**

PO BOX 361781

San Juan, PR 00936-1781



**PRESENTED BY:**

**DIEGO SAMPSON, CCIM**

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C-18627, Puerto Rico

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## PROPERTY SUMMARY

Levittown | Calle José de Diego | Levittown, PR 00949



### Property Summary

Lot Size:	1,249 SM
Zoning:	C-I
Permitted Uses:	Commercial
Frontage:	Jose de Diego Street
Utilities:	Available
APN:	039-072-343-21-003
Site Dimensions (aprox)	160' x 75'

### Property Overview

This 1,249 SM land parcel in Levittown, Puerto Rico, offers a unique opportunity in a high-demand, low-supply market. Formerly home to a national fast-food brand, the site is ideally positioned for businesses looking to establish themselves in a prime, high-visibility location. With neighboring tenants like Pep Boys and Church's Chicken, this parcel benefits from strong daily traffic and an ideal alignment for retail or service-oriented establishments. Its strategic layout and accessible footprint make it an attractive prospect business looking to establish a presence in a high-traffic area making it an ideal location for retail.

### Location Overview

Situated in the commercial district of Levittown, this property enjoys strategic placement along one of the area's most trafficked routes. Also located across Parque y Complejo Deportivo Avoli which covers approximately 21 acres featuring a running track, sports center, and a swimming pool. The site's proximity to established brands such as Pep Boys, Church's Chicken and Dominicos Shopping Center draws consistent foot traffic from local and visiting consumers alike. Levittown's dense residential areas and limited commercial availability add to the appeal, creating a rare opportunity to secure a foothold in this market. The location offers easy access to major roadways, making it ideal for businesses looking to serve both neighborhood residents and the broader market.



## PROPERTY PHOTOS

Levittown | Calle José de Diego | Levittown, PR 00949



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## AERIAL MAP

Levittown | Calle José de Diego | Levittown, PR 00949





## AERIAL VIEW - NORTH

Levittown | Calle José de Diego | Levittown, PR 00949





## AERIAL VIEW - SOUTH

Levittown | Calle José de Diego | Levittown, PR 00949







## Uses Allowed in C-1 (Commercial Intermedio)

Category	Description
<b>Commercial</b>	Retail and wholesale sales, professional offices, gas stations, pharmacies, theaters, vehicle rental, short-term lodging, etc.
<b>Industrial</b>	Light industries (e.g., laundries, bakeries, small manufacturing shops, indoor repair shops) without harmful emissions.
<b>Other</b>	Museums, cinemas, certain cultural and civic uses.
<b>Food Service</b>	Sale of prepared food, including beverages. <b>Note:</b> Fast food or quick-service restaurants (QSRs) are permitted as part of food service uses.

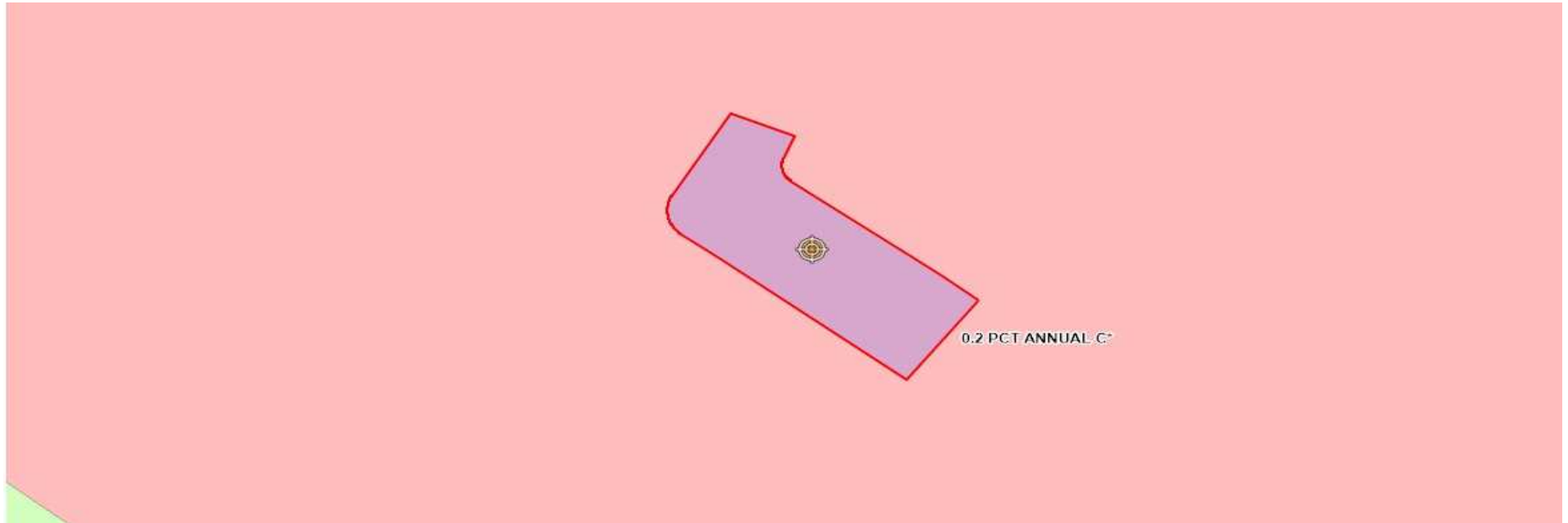
## Setbacks and Area Limits for C-1

Parameter	Requirement
<b>Front Setback</b>	Not required for the first three floors, unless specific site conditions apply.
<b>Rear Setback</b>	Minimum 3 meters or 1/5 of building height, whichever is greater.
<b>Side Setback</b>	Each side yard must be at least 2 meters or 1/5 of building height, whichever is greater.
<b>Lot Occupancy</b>	Interior lots: up to 75%, corner lots: up to 85%, corner-adjacent lots: up to 95%.
<b>Floor Area Ratio</b>	Interior lots: up to 375%, single-corner lots: 425%, multiple-corner lots: 475%, whole-block lots: 500%.



## FLOOD ZONE MAP

Levittown | Calle José de Diego | Levittown, PR 00949



FEMA's 0.2% Annual Chance Flood Zone, also known as the 500-year flood zone or Zone X (shaded), represents areas where there is a 0.2% chance of flooding in any given year. This flood zone is distinct from the 1% annual chance flood zone (often called the 100-year flood zone or Zone A), where flood insurance is typically required for properties with mortgages from federally regulated or insured lenders.

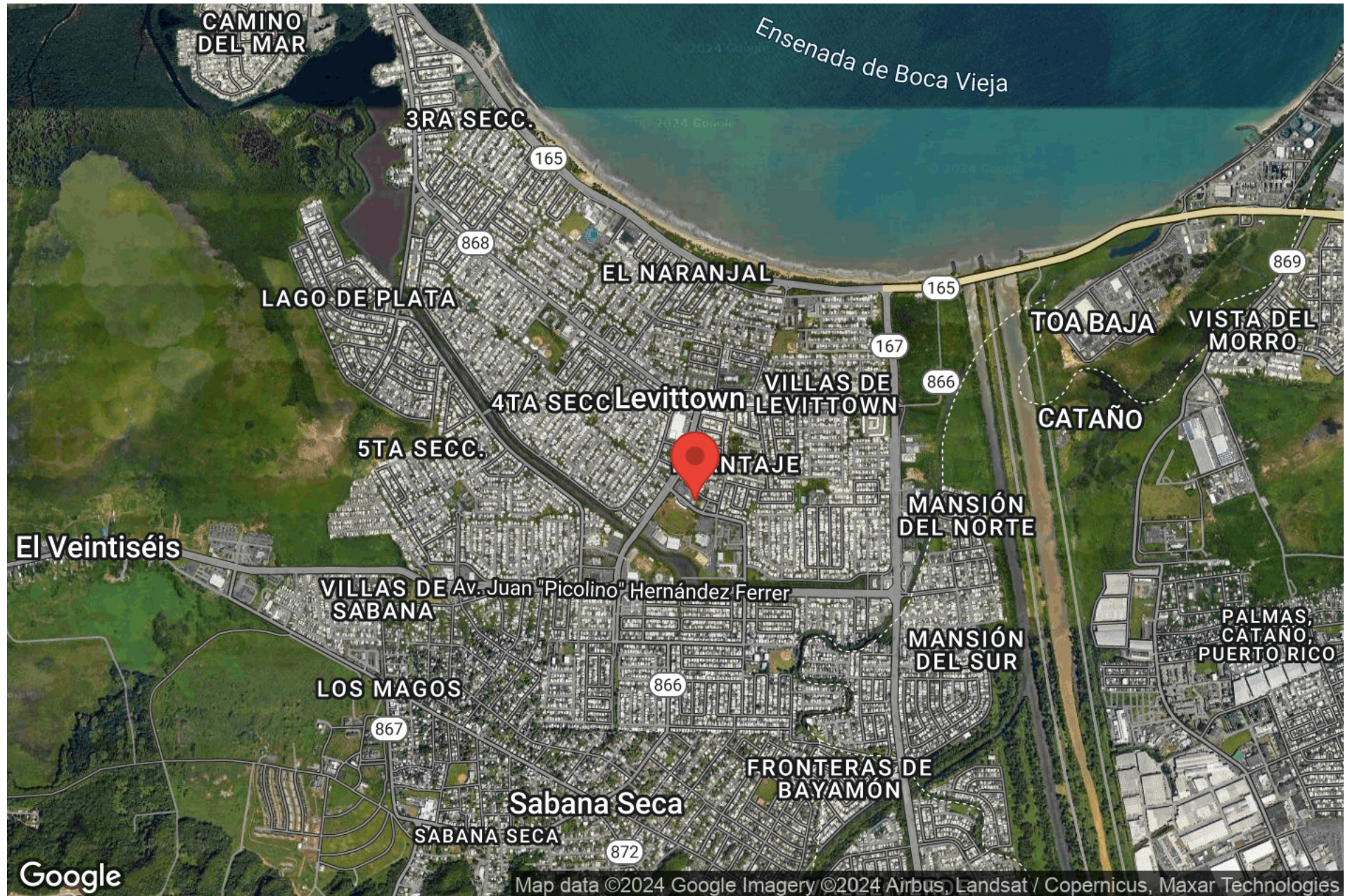
1. Risk Level: The 0.2% flood zone carries a lower risk than the 1% annual chance flood zone, with a much less frequent probability of flooding, though flooding is still possible.
2. Insurance Requirements: Flood insurance is generally not required in this zone by federal law, but it may still be recommended as flooding risks exist, albeit at a lower frequency.
3. Mitigation and Building Codes: While building requirements may be less strict than in higher-risk zones, some local governments might still encourage flood-resistant measures to prepare for rare but possible flooding events.

This zone typically includes areas outside of high-risk floodplains but close enough to bodies of water, rivers, or coastal areas where there's a measurable, though rare, chance of flooding.



## AERIAL MAP

Levittown | Calle José de Diego | Levittown, PR 00949





## DEMOGRAPHIC SUMMARY

Levittown | Calle José de Diego | Levittown, PR 00949



Population	5-Minute Drive	10-Minute	15-Minute	Income Level	5-Minute Drive	10-Minute	15-Minute
<b>Total</b>	30,135	82,800	140,500	<b>Median</b>	\$31,000	\$34,500	\$37,200
<b>Male</b>	13,783	37,380	63,800	<b>&lt; \$15,000</b>	21.80%	19.10%	16.50%
<b>Female</b>	16,352	45,420	76,700	<b>\$15,000-\$24,999</b>	18.40%	17.00%	14.90%
				<b>\$25,000-\$34,999</b>	8.20%	7.70%	6.10%
				<b>\$35,000-\$49,999</b>	12.90%	11.90%	10.80%
				<b>\$50,000-\$74,999</b>	11.50%	10.70%	9.50%
				<b>\$75,000-\$99,999</b>	5.00%	5.80%	8.20%
				<b>\$100,000-\$149,999</b>	9.70%	9.40%	11.40%
				<b>\$150,000-\$199,999</b>	10.50%	10.00%	8.30%
				<b>&gt; \$200,000</b>	12.00%	8.50%	6.40%
Age	5-Minute Drive	10-Minute	15-Minute	Housing	5-Minute Drive	10-Minute	15-Minute
<b>Ages 0-14</b>	4,350	12,000	20,100	<b>Total Housing</b>	14,316	39,250	68,600
<b>Ages 15-24</b>	4,250	11,500	18,750	<b>Occupied Units</b>	11,603	32,740	55,400
<b>Ages 25-54</b>	14,100	39,300	66,000	<b>Vacant Units</b>	2,713	6,510	13,200
<b>Ages 55-64</b>	5,040	13,600	23,200	<b>Owner</b>	7,110	19,700	33,800
<b>Ages 65+</b>	4,395	12,400	20,450	<b>Renter</b>	4,493	13,040	21,600
Race	5-Minute Drive	10-Minute	15-Minute				
<b>White</b>	12,400	35,600	60,400				
<b>Black</b>	2,300	6,600	11,500				
<b>American</b>	225	640	1,180				
<b>Asian</b>	25	75	130				
<b>Some Other</b>	8,300	23,700	40,500				
<b>Two or More</b>	6,085	16,185	29,785				



## DEMOGRAPHIC SUMMARY

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Total Population	30,112	85,405	145,603	Median	\$30,800	\$34,900	\$38,500
Male	13,818	41,735	70,441	< \$15,000	22.20%	19.40%	16.80%
Female	16,294	43,670	75,162	\$15,000-\$24,999	18.30%	17.20%	15.10%
				\$25,000-\$34,999	7.50%	8.30%	6.50%
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				\$100,000-	8.90%	9.10%	11.60%
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Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	4,305	12,180	20,420	Total Housing	14,319	41,256	69,493
Ages 15-24	3,995	11,020	18,490	Occupied Units	11,697	34,925	58,241
Ages 25-54	13,892	40,180	67,530	Vacant Units	2,622	6,331	11,252
Ages 55-64	4,804	14,290	23,930	Owner	7,229	21,739	35,212
Ages 65+	4,116	12,235	19,233	Renter	4,468	13,186	23,029
Race	1 Mile	3 Miles	5 Miles				
White	12,613	36,219	61,743				
Black	2,517	7,456	12,702				
American Indian	229	715	1,225				
Asian	20	59	112				
Some Other	8,471	24,133	41,328				
Two or More	6,262	17,263	30,159				



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<b>Black</b>	2,300	6,600	11,500	<b>Occupied Units</b>	11,603	32,740	55,400
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## PROFESSIONAL BIO

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With over a decade of experience in the commercial real estate industry, Diego Sampson has built a reputation for delivering value-driven results to a wide spectrum of clients, from start-ups to national corporations. Starting his career as a valuation analyst in Puerto Rico, Diego developed a solid foundation in property fundamentals, expense analysis, and market research, skills that continue to inform his work today.

As a licensed broker in both Puerto Rico and Florida, Diego specializes in helping businesses and investors seamlessly navigate these two key markets. He provides tailored solutions that align with client objectives, whether they are looking to acquire, sell, or lease properties. His portfolio includes a diverse range of transactions across retail, industrial, office, and mixed-use properties. He has successfully represented clients in high-profile deals in both Puerto Rico and Florida, consistently surpassing expectations.

Diego holds an electrical engineering degree from the Polytechnic University of Puerto Rico, which he leverages to bring a unique analytical approach to real estate, combining technical insight with market expertise. A Certified Commercial Investment Member (CCIM) and a Board Member of the Florida Central District CCIM Chapter, Diego is committed to advancing the real estate profession and creating long-term value for his clients.

In his personal time, Diego enjoys spending quality time with his family, traveling, playing golf, and perfecting his barbecue skills. He is passionate about connecting people with opportunities, always working with integrity and dedication to his clients' success.



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