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For sale

Commercial Land in Aguada

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About the site

This offering presents a development opportunity: a 1.95-cuerda (7,710 SM) parcel of land located at the intersection of PR-415 and Avenida Nativo Alers. The property benefits from C-I (Intermediate Commercial) zoning, one of the most flexible commercial designations, permitting a high density of uses including retail, service, office, and certain mixed-use residential/commercial applications.

The site is positioned to capitalize on the area's economic activity and recent infrastructure upgrades, such as the \$5.6 million improvement to the Nativo Alers roadway. This investment has enhanced traffic flow and accessibility, directly benefiting this property.

PROPERTY SUMMARY

ADDRESS	PR-415 & Avenida Nativo Alers, Aguada, Puerto Rico
LOCATION	18.377079806697335, -67.18820516051764
PROPERTY TYPE	Land
LOT SIZE	7,710 SM (1.95 cuerdas)
ZONING	C-I (Intermediate Commercial District)
FLOOD ZONE	AE, A



Location highlights

The site offers excellent visibility and access at the intersection of PR-415 and Avenida Nativo Alers in the heart of Aguada, Puerto Rico. The location benefits from outstanding exposure and steady traffic. Near the site, you can find significant traffic drivers such as Aguada Town Center and Aguada Shopping Center, anchored by Selectos Supermarket, along with other national and local businesses that draw consistent visitors to the area.

Demographics	1-mile	3-mile	5-mile
Population	8,223	30,048	68,328
Households	3,020	9,922	24,113
Median HH Income	\$22,249	\$22,890	\$20,869

Source: Esri, 2023

Traffic Counts: 13,836 ADT (Ave. Nativo Alers)



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