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# For sale or lease

Corner Lot next to Walgreens  
on 65<sup>th</sup> Infantry in Carolina

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## About the site

Available for sale or lease is a 2 cuerdas (7,860 SM) corner lot located at a signalized intersection on PR-3 (65th Infantry Ave.) in Carolina. The site benefits from high visibility with a daily traffic count of 60,882 vehicles and serves a dense population of 98,806 residents within a three-mile radius. This prime parcel is located next to Walgreens and O'Reilly Auto Parts and across Hyundai and Kia, and is within one mile of key destinations including Dewey University, The Roberto Clemente Stadium, multiple industrial parks, and Carolina Shopping Court, guaranteeing a steady stream of local activity and potential customers..

### PROPERTY SUMMARY

<b>ADDRESS</b>	PR-3 Km 10.6, Carolina PR
<b>LOCATION</b>	<a href="#">18.375014663429386, -65.95451814780846</a>
<b>PROPERTY TYPE</b>	Commercial Land
<b>LOT SIZE</b>	7,860 SM~ or 2 cuerdas
<b>PARCEL NUMBER</b>	088-098-803-23-000
<b>ZONING</b>	IL-1
<b>FLOOD ZONE</b>	X (74.5%) , 0.2 PCT (21.6%) , AE (3.9%)

## Site Aerial



# Gallery



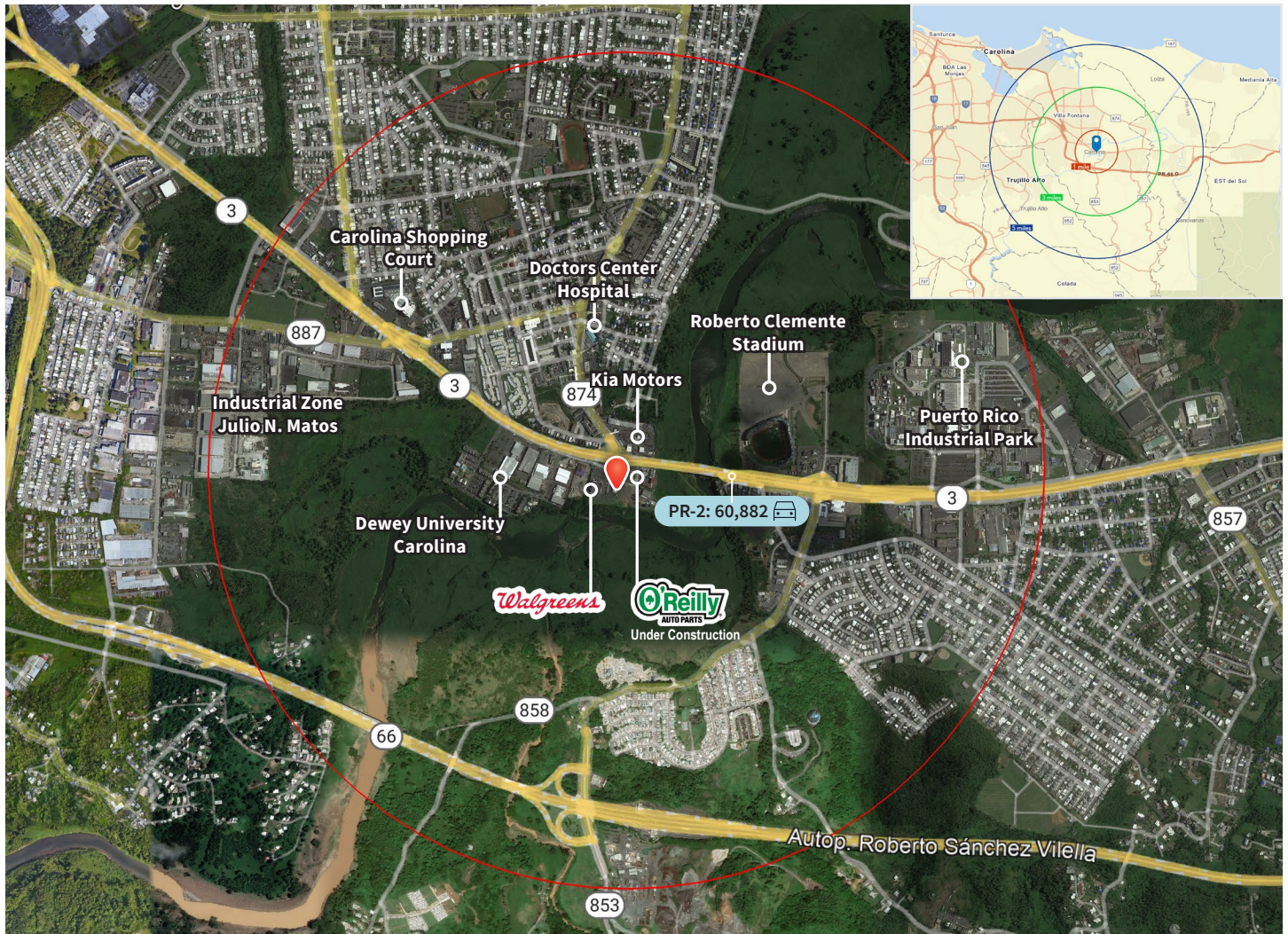
## Location highlights

Located on PR-3 with a significant traffic count of 60,882 (AADT). Across O'Reilly Auto Parts, 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	11,426	115,374	261,766
Households	4,267	44,080	103,513
Purchasing Power*	\$34,800	\$36,025	\$33,408

Source: Esri, 2023 - \*Per Capita

**Traffic Count: 60,882 (PR-3)**



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