



BUILD-TO-SUIT GROUND LEASE OPPORTUNITY

PLAZA LA CEIBA
PR-542, KM 0.3
SANTA ISABEL, PR 00757

Position your business within one of Southern Puerto Rico's most active commercial corridors. This ±1,965-square-meter pad site offers a premier build-to-suit opportunity at Plaza La Ceiba, a well-established neighborhood retail center anchored by Banco Popular de Puerto Rico and complemented by Rent-A-Center, Nova Pharmacy, Wellness Medical Spa, and C Store Bar & Grill. The site directly benefits from the daily customer traffic, visibility, and brand recognition generated by these established tenants.

Located directly across from Plaza Prados del Sur, the property also enjoys exposure to one of the region's leading retail and entertainment destinations, featuring Marshalls, Walgreens, a major supermarket, Caribbean Cinemas, Starbucks, and Cold Stone Creamery. Together, these complementary commercial centers create a powerful retail node that attracts consumers from Santa Isabel and the surrounding municipalities serving a regional trade area of more than 122,000 residents. Ownership is seeking a long-term ground lease, providing tenants with the opportunity to develop a customized facility within a proven and growing commercial destination.

PROPERTY DETAILS:

Approx 1,965 m2

Zoning: AD

Cadastral 392-069-276-87

18.010326, -66.382395

Direct access to PR-542, close proximity to intersection of PR-52 and PR-153

(across Plaza Prados del Sur)

ANNUAL BASE RENT: \$60,000

FOR PROPERTY INQUIRIES:

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