



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Carolina, Puerto Rico

COMMERCIAL LAND FOR SALE



DESCRIPTION:

Commercial lot consisting of approximately **7,774.39 square meters**, equivalent to **1.921 Acres**, located between Plaza Escorial Shopping center and the University of Puerto Rico Carolina Campus.

LOCATION:

Lot IV-3B, South of De Diego Avenue, corner 65th Infantry Avenue (State Road PR-3), Parque Escorial Development, San Anton Ward, Carolina, Puerto Rico.

DEVELOPMENT POTENTIAL:

- Any type of department store, wholesale club or supermarket, any other type of single retail store consisting of no more than 25,000 square feet of gross floor area, among others.
- Any proposed development should preserve the character of the Office Park, prohibiting the use of funeral home parlors and any other business on which is detrimental in its looks to the values of the park, including bars, nightclubs, liquor stores (except only as part of a restaurant), and any other business that caters to adults.
- Design standards, setback, height and square footage restrictions must comply with local zoning.

LOCATION INFLUENCE:

Located near many commercial establishments, such as car dealerships, Ikea, Sam's Club, restaurants, and movie theaters. Also in the immediate vicinity is Plaza Escorial Shopping Center, the University of Puerto Rico Carolina Campus and several residential neighborhoods.

Other properties fronting State Road PR-3 include Ford Dealerships, Auto Union Nissan, Triangle Honda, Hyundai Escorial Dealership, McDonalds, Sherwin Williams and American Plastics, among others.

ZONING:

Intermediate Commercial (C-I)

SITE AREA:

7,774.39 square meters, equivalent to **1.921 Acres**

