



Overview

The site is located at the southwest corner of State Road PR-156 and Grand Boulevard, at the intersection to the Los Prados development. The site is where most of the new housing developments are being built in Caguas, just a mile west of PR-52 Expressway. Los Prados has 867 houses and apartments. The houses range from \$300,000 to \$550,000, the apartments start at \$204,000. Adjacent to Los Prados is the Hacienda San José housing development with 1,300 houses ranging from \$250,000 to \$1,000,000. State Road PR-156 connects the town of Caguas with the towns of Aguas Buenas, Comerio and Barranquitas.

Demos

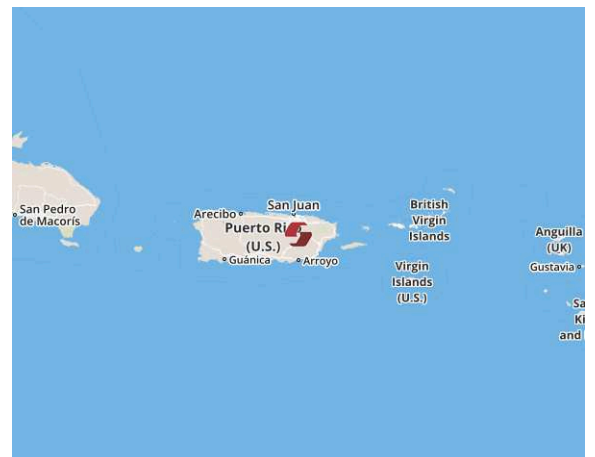
3 Miles 5 Miles 7 Miles

	3 Miles	5 Miles	7 Miles
Population	89,254	157,421	236,928
Households	33,941	57,765	85,743
Avg Household Income	\$37,008	\$39,535	\$38,337

Leasing Contact

Guillermo Cruz
 787-745-4805
 guillermo.cruz@sembler.com

Traffic Counts (AADT)





A0100	Capri	35,114	F0200A	Starbucks	1,500
B0100	Sally Beauty Supply	2,000	F0200B	Taco Maker/Subway	1,500
B0200	Bakers	2,000	F0300	Wendy's	2,659
B0300	Sola Boutique	4,500	F0400A	China Star	1,800
B0500	Tendencias Didi	2,500	F0400B	The Wings	3,000
B0600	Kress	5,000	F0400C	Subway	1,200
B0700	5-A-Sec	2,000	K0002	Ortho & Rehab Center	2,995
B0800	All Ways 99	5,000	K0100	Available	399
B1100	RL Armeria	3,000	X0100	Almacenes Colon	6,560
C0100	Selectos	32,081	Y0100	AT&T Mobility	1,397
D0100	Lab Boriquen	3,950	Y0200	Be Jeweled	1,220
D0300	Little Caesars Pizza	2,000	Y0300	Optica Centro	1,220
D0400	Firehouse Subs	2,000	Y0400	SANOS Primary Care	1,865
D0500	T-Mobile	2,000	Z0100	Dr. Rivera DMD	1,209
D0600	Gala Salon & Spa	2,000	Z0200	Yogen Fruz	1,209
E0100	Claro	2,000	Z0300	Ichihana	3,000
E0200	Beautiful Body	2,000	Z0500	Medicine and Orthopedic Wellness	1,494
F0100	Banco Popular	3,500	10	Walgreens	-