



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

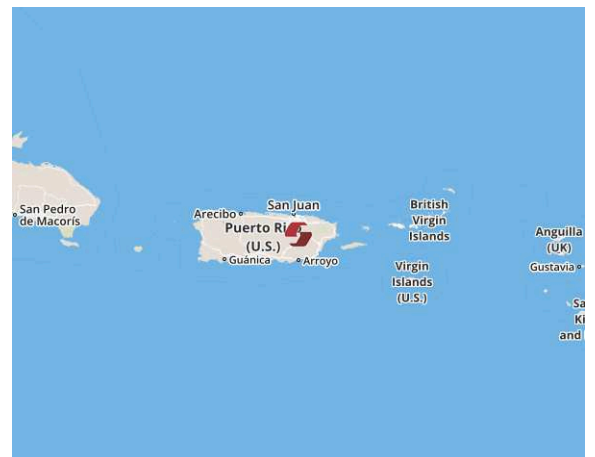
3 Miles 5 Miles 7 Miles

| | 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

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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 | - |