



## 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**

|                      |          |          |          |
|----------------------|----------|----------|----------|
| 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 | Available                        | 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  | Ichiban                          | 3,000 |
| E0200 | Beautiful Body       | 2,000  | Z0500  | Medicine and Orthopedic Wellness | 1,494 |
| F0100 | Banco Popular        | 3,500  | 10     | Walgreens                        | -     |