Property for commercial, residential or office use

**Comprised of:**
- Building with 5,211 SF and a área 765 SM
- Parking facilities: 12 parking spaces
- Adjacent additional parking spaces.
- Zoning: C-2
- Flood Zone: X (low risk area)

**Property Highlights**
- Ideal for retail, professional offices, hospitality or mixed-use (including residential).
- Located next to PR-21 and Las Americas Expressway (PR-18).
- Nearby Puerto Rico Science, Technology & Research Trust, Centro Médico, Centro de Cáncer, Veteran Administration Hospital and Urban Train Station (Cupey & San Francisco), among other important locations.
FOR SALE
2 St., Corner S St., Villa Nevarez, San Juan, PR

Demographics

<table>
<thead>
<tr>
<th>Distance</th>
<th>Population</th>
<th>Households</th>
<th>Median Income</th>
<th>Average Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>13,818</td>
<td>5,832</td>
<td>$31,736</td>
<td>$49,210</td>
</tr>
<tr>
<td>3 Miles</td>
<td>212,775</td>
<td>89,266</td>
<td>$26,430</td>
<td>$47,111</td>
</tr>
<tr>
<td>5 Miles</td>
<td>459,262</td>
<td>188,308</td>
<td>$26,685</td>
<td>$47,109</td>
</tr>
</tbody>
</table>

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield’s (C&W) client and the property offered by C&W, is incidental only, and not intended to connote any affiliation. Connection, association, sponsorship or approval by or between that which is incidentally depicted or its client. This listing shall not be deemed an offer to lease, sell or sell such property; and, in the event of any transaction for such property, no commission shall be earned or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W’s agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.) Brokers representing purchasers or tenants must look to their clients for commissions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental and other conditions, withdrawal without notice, and to specific listing conditions, imposed by our principals.