



# Manati Villa Maria S.C.

Manati, PR

San Juan-Bayamón-Caguas (PR)



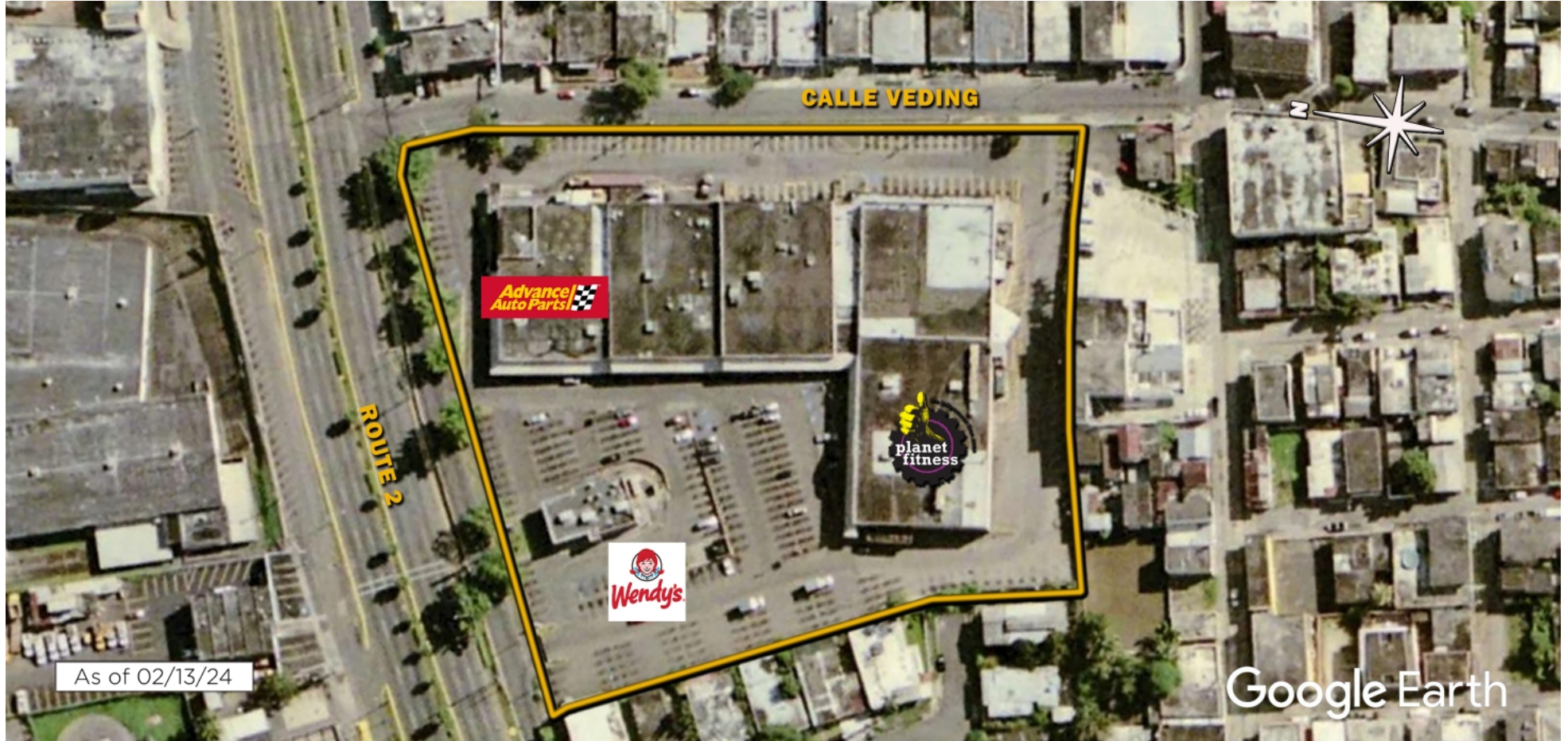
**Matt Hockeborn**

Leasing Representative

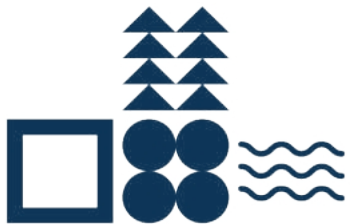
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AERIAL



GROSS LEASABLE AREA (GLA)

69,640 SF

PARKING SPACES

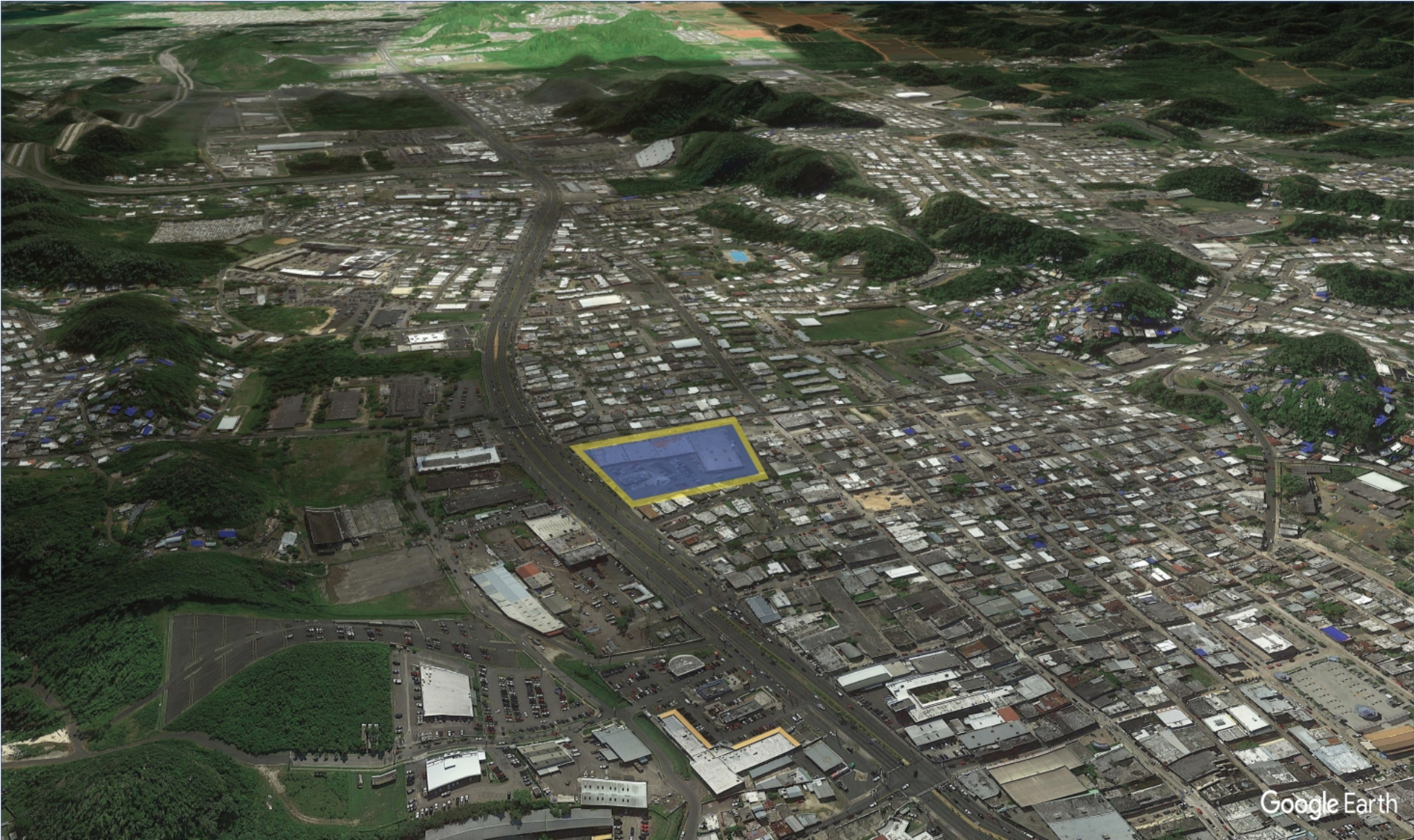
325

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DENSITY AERIAL

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Available



TENANT	SQ FT
1 Caribbean Cancer Care Services	4,442
2 Advance Auto Parts	8,463
3 Farmacias Savia	11,525
4 Marianne & Marianne Plus	5,120
5 Triple - S Vida	3,000
6 Nutrition World	2,001
7 Healthy Living Café Bistro	798
8 Nuo Body Esthetic	383
9 Available	1,619
10 Available	4,475
11 Available	4,714
12 Planet Fitness	20,350
13 Wendy's	2,750

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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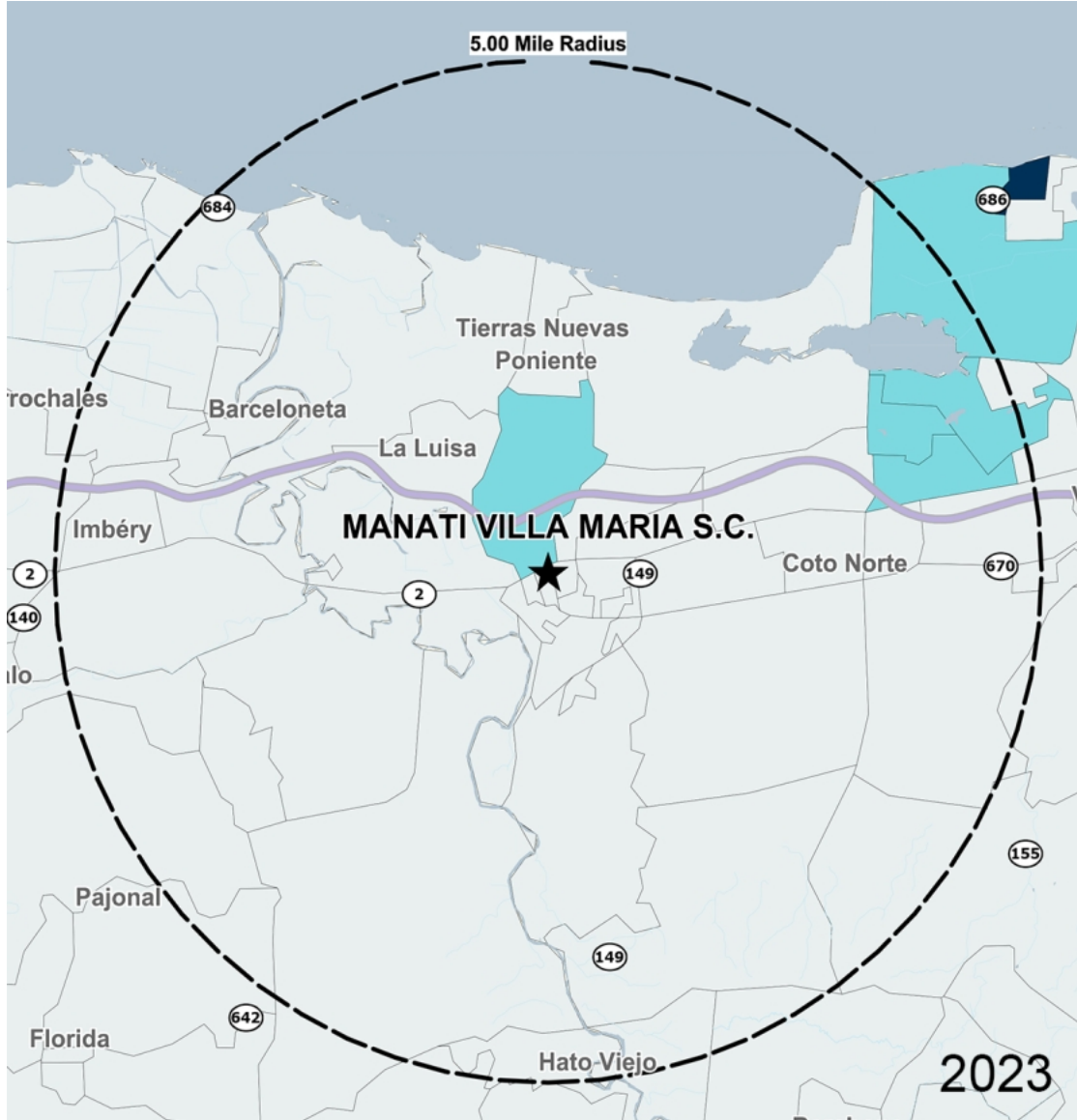
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COMPETITION MAP





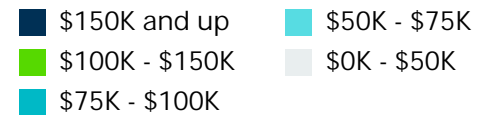
by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,720	29,787	59,486
Households	5,394	12,171	23,912
Average HH Income	\$29,059	\$35,290	\$36,318
Median HH Income	\$19,229	\$23,547	\$23,490
Per Capita Income	\$12,430	\$14,521	\$14,687

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems



# Manati Villa Maria S.C.

PR-2 & Rte.149, Manati, PR



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