

NEW WAREHOUSE SPACE FOR LEASE

4254 HANAHAO PL, PUHI INDUSTRIAL PARK, LIHUE, HI 96766 | KAUAI



SITE PLAN

PUHI ROAD

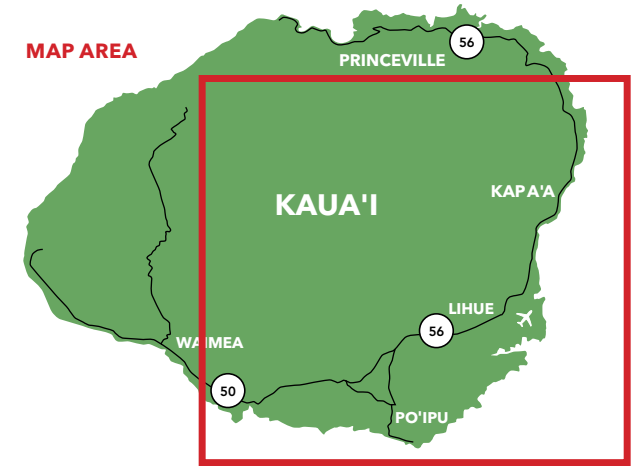
drawing not to scale



artist's rendering

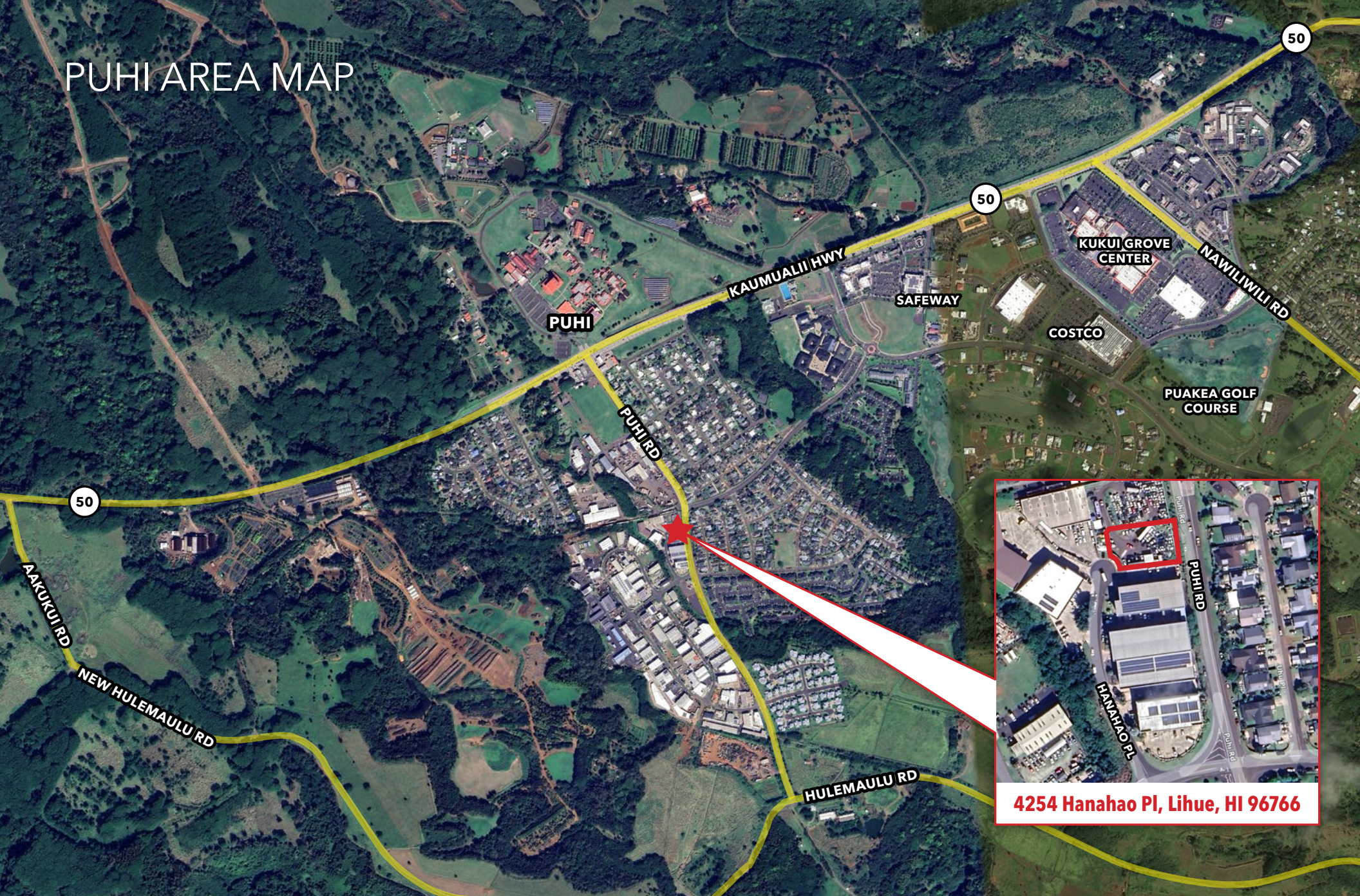
AREA HIGHLIGHTS & DEMOGRAPHICS

- 1,934 Visitor Units in the Wailua/Kapa'a Area
- Additional 1,599 Visitor Units in the nearby Lihue Area
- Kaua'i received an estimated 1.3 million visitors in 2022
- Kaua'i resident population (2022 estimated): 74,540



DEMOGRAPHICS	3 MILE	5 MILE	15 MILE
Estimated Population 2022	12,643	16,910	58,701
Adj. Daytime Demographics Age 16 Years or Over	17,825	19,992	41,970
Households	4,293	5,398	19,618
AVG HH Income	\$104,261	\$99,989	\$100,944
Total Annual Consumer Retail Expenditure	\$146.91 M	\$179.59 M	\$660.15 M

PUHI AREA MAP



4254 Hanahao Pl, Lihue, HI 96766

LEASE DETAILS

New, proposed warehouse for lease in Puhi Industrial Park, located less than three miles from downtown Lihu'e, Kaua'i. Many potential uses as your future showroom, retail outlet, warehouse, or multi-level office space with ample natural light. This is a very unique parcel with excellent visibility from Puhi Road and vehicle access from Hanohao Place or Puhi Road. Features include a planned 18-stall lot, on-street parking, full-size loading bay, two roll-ups, and a covered lanai with views. Perfect for a single tenant user, this space could be built-to-suit.



PROPOSED BLDG.	Ground Floor Area: 7,722 SF Second Floor Area: 1,326 SF Total Floor Area: 9,048.00 SF
PARKING	18 Stalls + Street Parking
POTENTIAL USE	Retail, Showroom, Warehouse, Office
TERM	10 Years
GROSS RENT	\$3.00 PSF + Utilities
AVAILABILITY	Upon completion (est. 2025)
HIGHLIGHTS	<ul style="list-style-type: none">• Brand new construction, could be built-to-suit• Located in Puhi Industrial Park, Lihu'e• Storefront visibility from Puhi Rd• Vehicle access from Hanahao Pl & Puhi Rd• Single tenant building

