

RETAIL & RESTAURANT SPACE FOR LEASE

4-1543 KUHIO HWY

KAPA'A, HI 96746

 BEALL CORP  
RETAIL REAL ESTATE



# KAPAA TOWN MAP



# 4-1543 KUHIO HWY NEIGHBORHOOD MAP



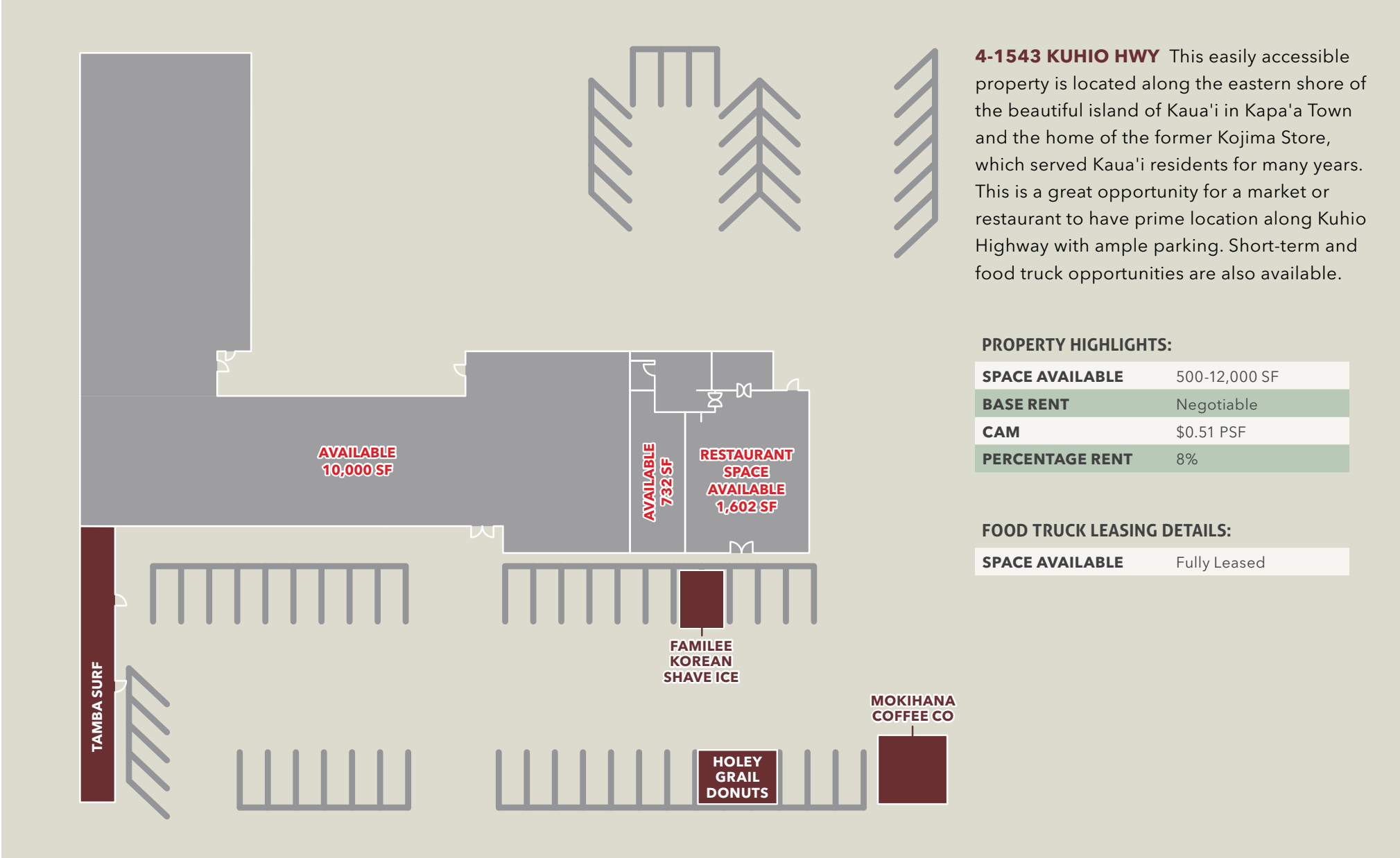
### DEMOGRAPHICS (2022)

	3 Mile	5 Mile	15 Mile
<b>ESTIMATED POPULATION</b>	13,237	21,765	47,613
<b>ESTIMATED AVG. HOUSEHOLD INCOME</b>	\$99,674	\$100,475	\$98,022
<b>ESTIMATED MEDIAN AGE</b>	39.9	40.6	41.1

### AREA HIGHLIGHTS

- 1,934 Visitor Units in the Kapa'a Area
- Additional 1,599 Visitor Units in the nearby Lihu'e Area
- Kaua'i received 1.3 million visitors in 2022
- Total Kaua'i resident population (2022): 74,540

# 4-1543 KUHIO HWY SITE PLAN



**4-1543 KUHIO HWY** This easily accessible property is located along the eastern shore of the beautiful island of Kaua'i in Kapa'a Town and the home of the former Kojima Store, which served Kaua'i residents for many years. This is a great opportunity for a market or restaurant to have prime location along Kuhio Highway with ample parking. Short-term and food truck opportunities are also available.

**PROPERTY HIGHLIGHTS:**

<b>SPACE AVAILABLE</b>	500-12,000 SF
<b>BASE RENT</b>	Negotiable
<b>CAM</b>	\$0.51 PSF
<b>PERCENTAGE RENT</b>	8%

**FOOD TRUCK LEASING DETAILS:**

<b>SPACE AVAILABLE</b>	Fully Leased
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