

**EXCELLENT DEVELOPMENT OPPORTUNITY
SHADOW ANCHORED BY WALMART**

4460 Ahukini Road

Lihue, HI 96766



**CUSHMAN &
WAKEFIELD**

ChaneyBrooks

4460 AHUKINI ROAD



Property Summary

\$2,800,000
ASKING PRICE

4460 Ahukini Road
Lihue, HI 96766
ADDRESS

(4) 3-7-1:34
(portion of, subdivision pending)
TAX MAP KEY

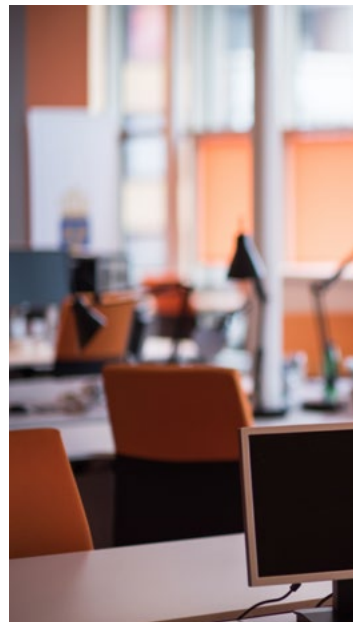
Fee Simple
TENURE

2.3 Acres
LAND AREA

General Commercial (C-G)
ZONING







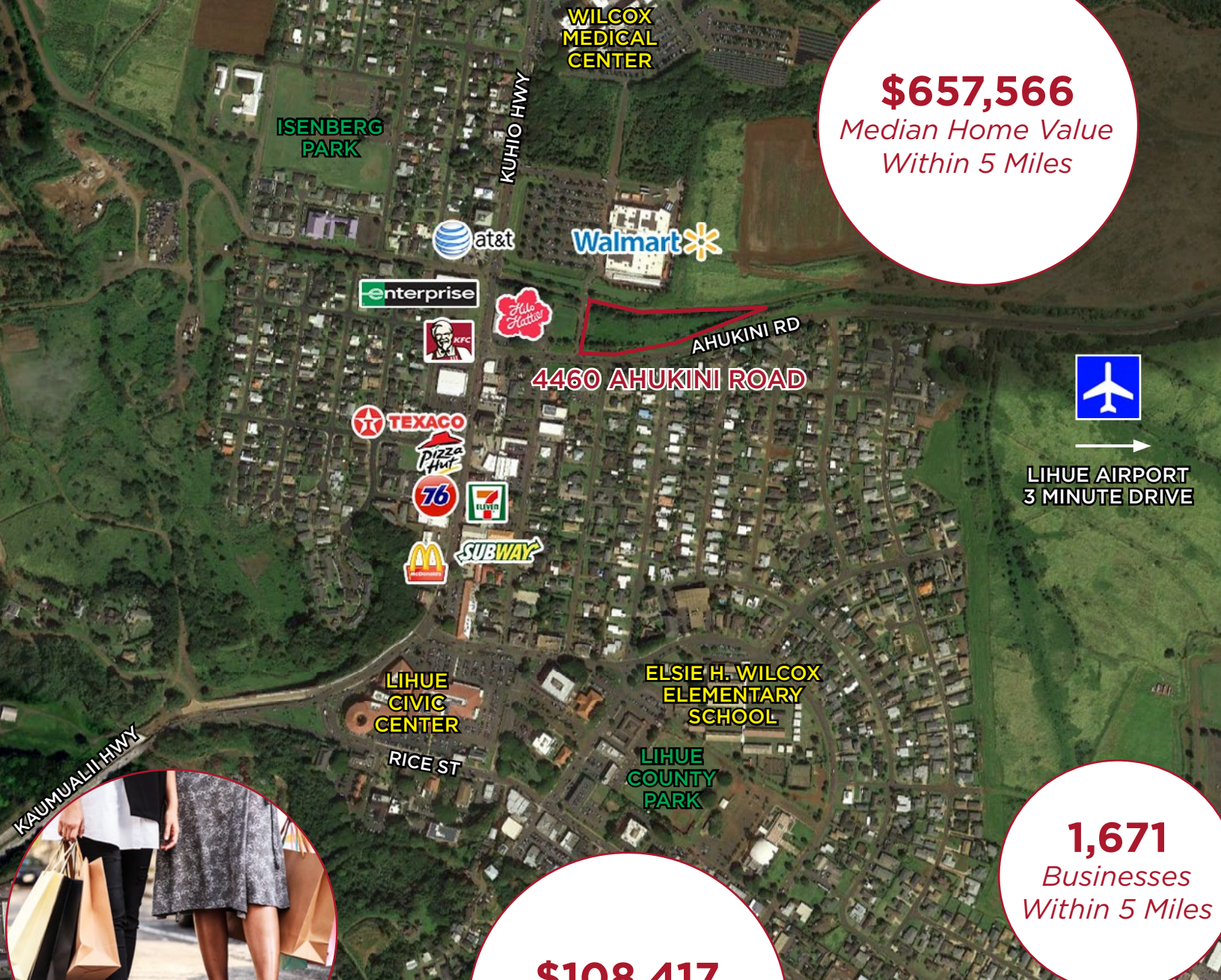


Investment Highlights

- Prime Development Opportunity of Large, Flat Parcel
- Shadow Anchored by Walmart, Attracting Thousands of Customers Daily
- Zoned General Commercial with a Wide Range of Permitted Uses
- Fee Simple Offering
- Surrounded by Commercial and Residential Uses
- Desirable Location in the Heart of Lihue on the beautiful island of Kauai
- High Barriers to Entry Due to Lack of Available Land and New Development
- Nestled between Kuhio Highway (56) and Kapule Highway (51) with High Visibility and Vehicular Traffic

Development Overview

| | |
|------------------------------------|---|
| LAND AREA: | 2.3 Acres |
| ZONING: | General Commercial (C-G) |
| HEIGHT LIMIT: | 50 Feet |
| LOT COVERAGE: | <p>Not to exceed 90%</p> <p>The amount of land coverage created, including buildings and pavement, shall not exceed ninety percent (90%) of the lot or parcel area within a General Commercial District.</p> <p>No single retail or wholesale establishment within a General Commercial District or within a Neighborhood Commercial District may occupy more than seventy-five thousand (75,000) gross square feet in floor area. The gross square feet in floor area of any retail or wholesale establishment within eight hundred (800) feet of each other, regardless of whether they are attached or detached, shall be aggregated in cases where the stores:</p> <p>(A) are engaged in the selling of similar or related goods, wares or merchandise and are operated under common management; or</p> <p>(B) share check-out counters, storage areas, or warehouse facilities; or</p> <p>(C) are owned, leased, possessed or otherwise controlled, in any manner, by the same individual(s) or business or non-business entity(ies); or</p> <p>(D) otherwise operate as associated, integrated or cooperative business enterprises.</p> |
| PERMITTED USE OR STRUCTURE: | <ul style="list-style-type: none"> • Accessory uses and structures • Automobile sales, repair and storage • Automobile services • Churches, temples and monasteries • Clubs, lodges and community centers • Commercial indoor amusement and parks • Department stores • Hotels and motels • Household services • Light manufacturing, such as handicrafts and garment fabrication • Minor food processing, such as cracked seeds, jellies, candies and ice cream • Museums, libraries and public services • Offices and professional buildings • Parking garages • Personal services • Public offices and buildings • Public parks and monuments • Research and development • Restaurants and food services • Retail sales • Supermarkets and shopping centers • Transient Vacation Rentals, provided they are located within the designated Visitor Destination Areas established pursuant to Article 17 of this P Chapter. These uses are prohibited in non-VDA areas. • Transportation terminals and docks • Warehouses • Wholesale Outlets |
| USE PERMIT REQUIRED: | <ul style="list-style-type: none"> • Animal hospitals • Bars • Botanical and zoological gardens • Commercial outdoor amusement • Communications facilities • Construction materials storage • Diversified agriculture • Food processing and packaging • Nightclubs and cabarets • Private and public utilities and facilities • Project development in accordance with Article 10 of this Chapter. • Residential dwellings, detached, attached or multi-family • Schools and day care centers • Warehouses • Any other use or structure which the Planning 8-2.4(1)(15) Director finds to be similar in nature to those listed U in this Section and appropriate to the District |



\$657,566
Median Home Value
Within 5 Miles



LIHUE AIRPORT
3 MINUTE DRIVE

1,671
Businesses
Within 5 Miles

\$108,417
Average Household
Income
Within 5 Miles

5,287
Households
Within 5 Miles

16,519
Population
Within 5 Miles



4460 Ahukini Road

Lihue, HI 96766



CUSHMAN &
WAKEFIELD

ChaneyBrooks



ANTHONY PROVENZANO (B) SIOR, CCIM

+1 808 387 3444

aprovenzano@chaneybrooks.com

KELLY A. VEA (S)

+1 808 489 2703

kvea@chaneybrooks.com

ARACELI BENSON (S)

+1 808 246 0634

abenson@chaneybrooks.com

WWW.CHANEYBROOKS.COM

1440 KAPIOLANI BLVD., SUITE 1010 | HONOLULU, HAWAII 96814 | MAIN +1 808 544 1600 | FAX +1 808 544 9574

©2023 CUSHMAN & WAKEFIELD CHANEYBROOKS. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.