NEW WAREHOUSE SPACE FOR LEASE

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

SHOWROOM/Retail WAREHOUSE

BEALL CORP
RETAIL REAL ESTATE

SITE PLAN

PUHI ROAD

15 FT BUILDING SETBACK LINE

FLOOR LINE LEVEL 2

LOT LINE

LOT LINE

PROPOSED WAREHOUSE

12 FT x 9 FT
ROLL UP DOOR

| 11 | 12 |

| 10 | 13 |

FLOOR LINE LEVEL 2

12 FT x 10 FT
RESTROOM   ROLL UP DOOR

9	14
8	15
7	16
6	17 ♿
5	ACCESS ISLE
4	18 ♿
3	
2	
1	

LOADING DOCK

OFFICE AREA

ENTRY/EXIT

HANAHAO PLACE

artist's rendering

B BEALL CORP
RETAIL REAL ESTATE

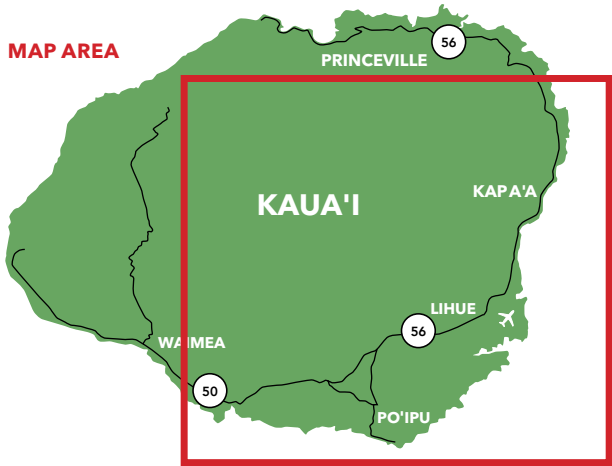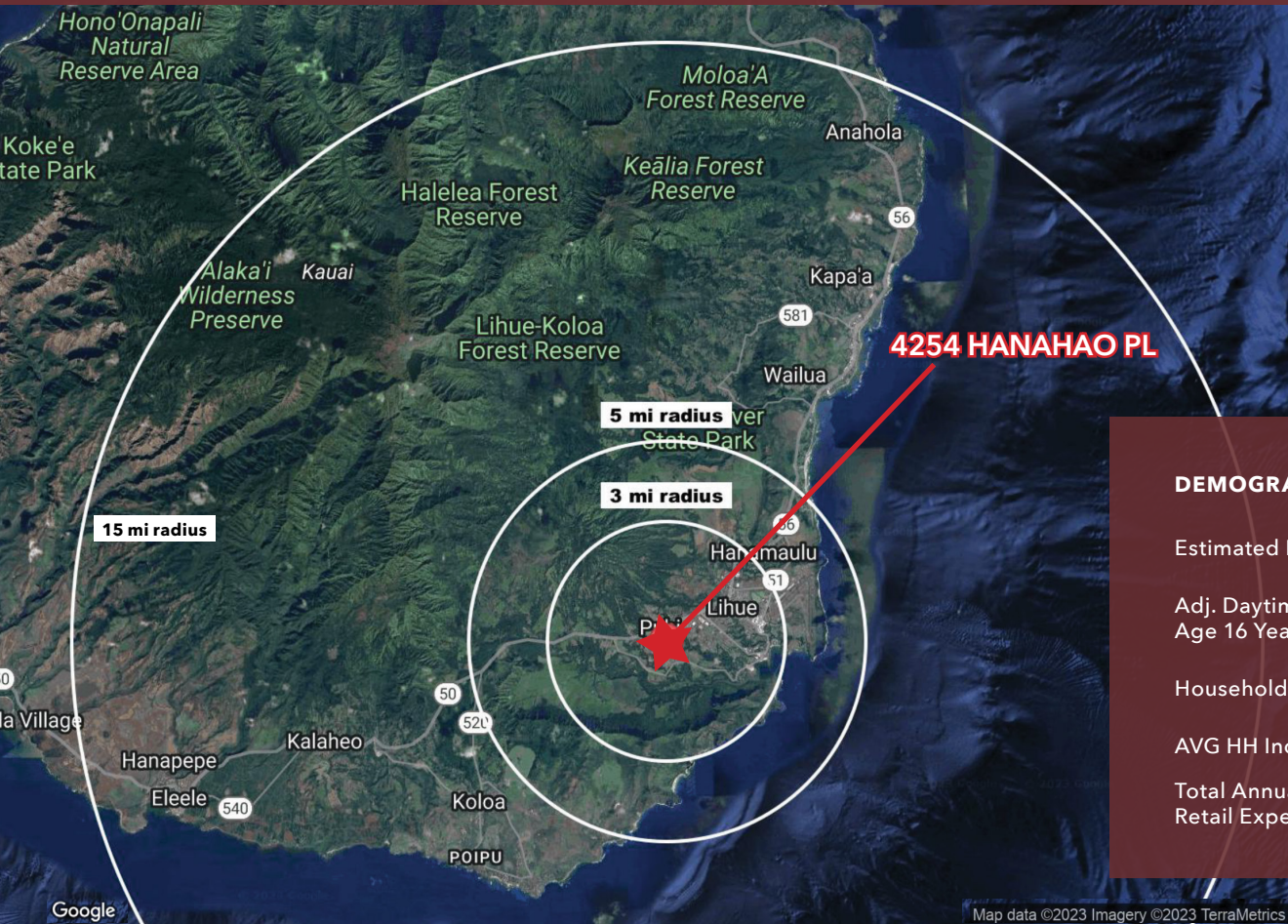**DAN METSCH (B), VICE PRESIDENT - ASSET MANAGEMENT**
(808) 652-9205
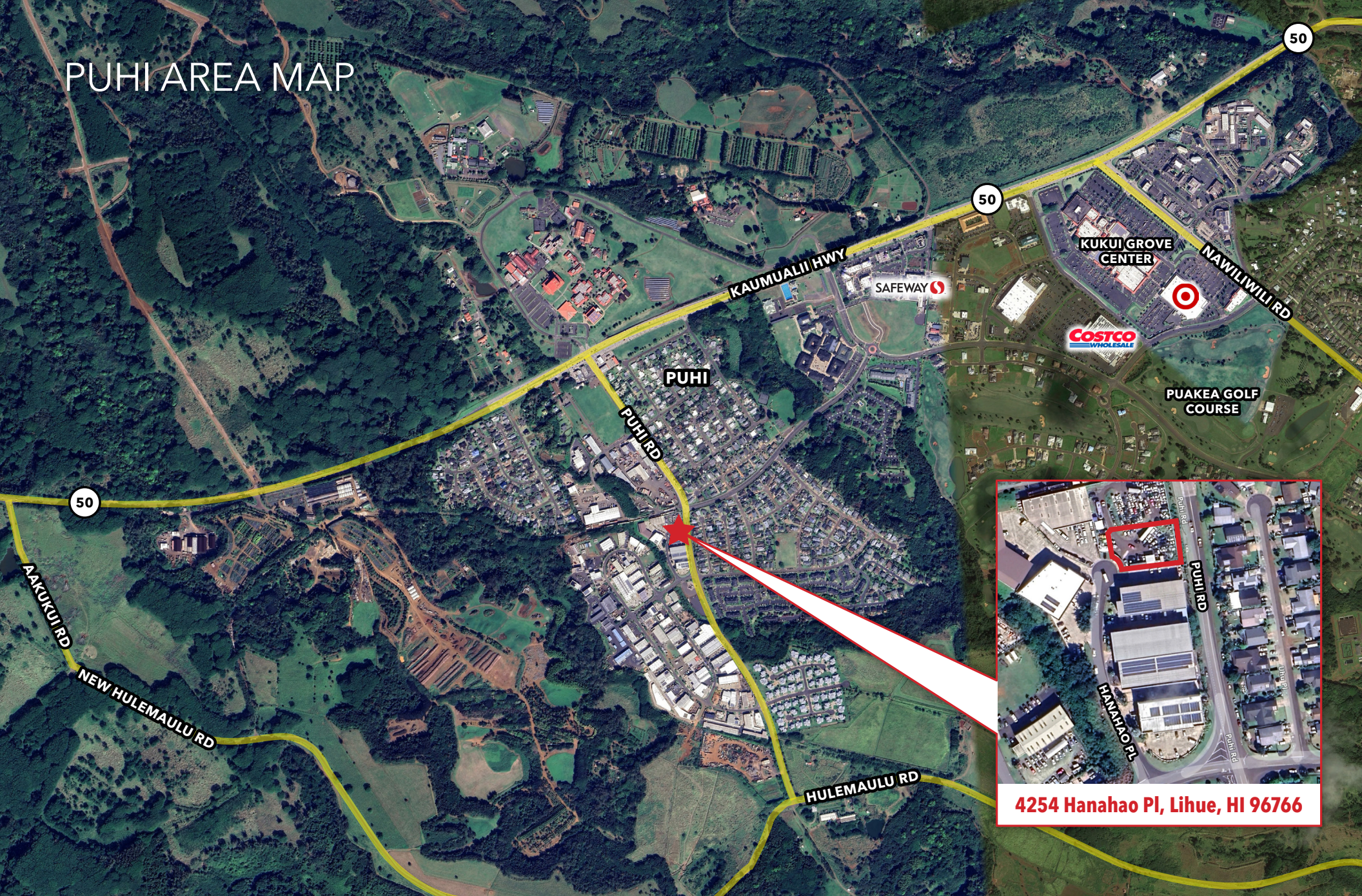DAN@THEBEALLCORPORATION.COM

AREA HIGHLIGHTS & DEMOGRAPHICS

- 1,736 Visitor Units in the Lihue Area
- Additional 1,903 Visitor Units in the nearby Wailua/Kapaa Area
- Kauai received an estimated 1.37 million visitors in 2024
- Kauai resident population (2025 estimated): 73,996

MAP AREA

KAUA'I

PRINCEVILLE · KAPA'A · LIHUE · WAIMEA · PO'IPU

5 mi radius

3 mi radius

15 mi radius

4254 HANAHAO PL

DEMOGRAPHICS	3 MILE	5 MILE	15 MILE
Estimated Population 2025	12,167	16,154	58,164
Adj. Daytime Demographics Age 16 Years or Over	15,039	17,102	38,659
Households	4,186	5,260	19,772
AVG HH Income	$133,669	$128,383	$132,958
Total Annual Consumer Retail Expenditure	$241.1 M	$302.38 M	$1.14 B

Map data ©2023 Imagery ©2023 TerraMetrics

BEALL CORP
RETAIL REAL ESTATE

DAN METSCH (B), VICE PRESIDENT - ASSET MANAGEMENT
(808) 652-9205
DAN@THEBEALLCORPORATION.COM

PUHI AREA MAP

50

KAUMUALII HWY

SAFEWAY

KUKUI GROVE CENTER

NAWILIWILI RD

COSTCO WHOLESALE

50

PUHI

PUHI RD

PUAKEA GOLF COURSE

50

AAKUKUI RD

NEW HULEMAULU RD

HULEMAULU RD

PUHI RD

HANAHAO PL

Ulu Pl

4254 Hanahao Pl, Lihue, HI 96766

BEALL CORP
RETAIL REAL ESTATE

DAN METSCH (B), VICE PRESIDENT - ASSET MANAGEMENT
(808) 652-9205
DAN@THEBEALLCORPORATION.COM

LEASE DETAILS

New, proposed warehouse for lease in Puhi Industrial Park, located less than three miles from downtown Lihue, Kauai. 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 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
- Brand new construction, could be built-to-suit
- Located in Puhi Industrial Park, Lihue
- Storefront visibility from Puhi Rd
- Vehicle access from Hanahao Pl & Puhi Rd
- Single tenant building