

# LIHUE TOWN PLAZA

**PRIME RETAIL FOR LEASE IN THE HEART OF LIHUE**



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## A Prime Opportunity in the Heart of Kauai's Vibrant Future

Located on bustling Rice Street, Lihue Town Plaza offers a unique opportunity to become a part of Kauai's premier retail destination.

The property is currently undergoing a comprehensive renovation, designed to elevate both the aesthetic and functional appeal for tenants and their customers alike.

With unmatched visibility, abundant on-site and off-site parking, high vehicle traffic and high ceilings, Lihue Town Plaza is poised to become the centerpiece of Rice Street's exciting revitalization initiative led by the County.



# HIGHLIGHTS



**UNMATCHED VISIBILITY**  
Prime location on Lihue's main thoroughfare



**CONVENIENT ACCESS**  
Dedicated left turn lane into the property



**ABUNDANT PARKING**  
Ample on-site spaces with additional street parking

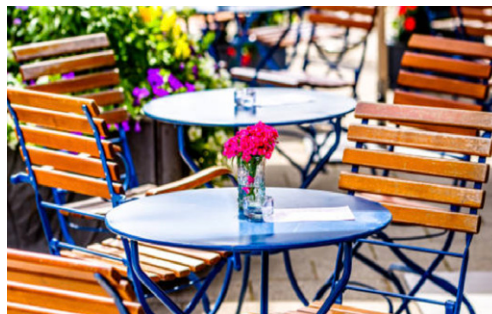


**COMPREHENSIVE BUILDING UPGRADES**  
Include refreshed exterior paint, modernized signage, enhanced landscaping, and more



**VERSATILE HIGH-CEILING SPACES**  
Flexible configurations suitable for various retail concepts

CENTRAL TO A MAJOR GOVERNMENT-BACKED REVITALIZATION



# LEASING INFORMATION

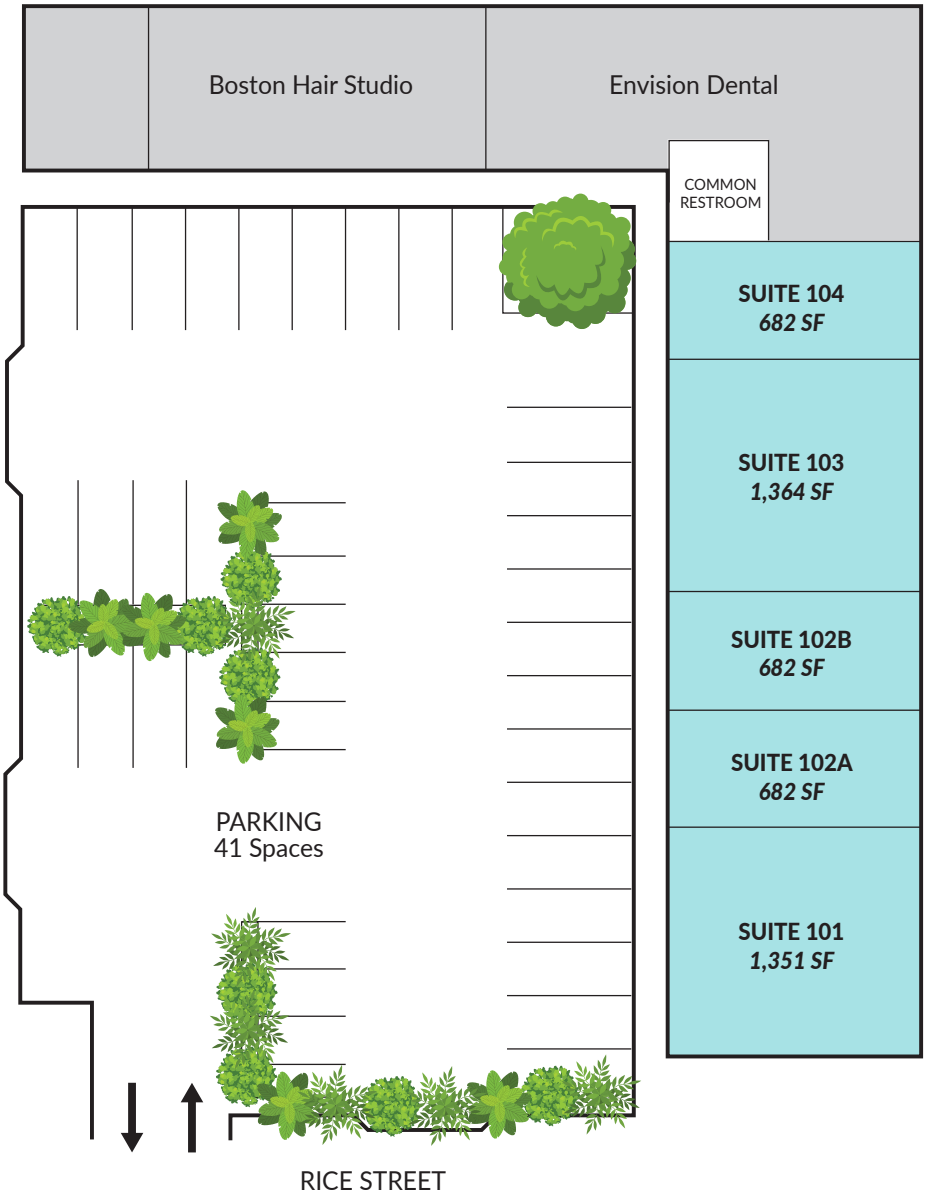
## LEASING INFORMATION

ADDRESS	4180 Rice Street, Lihue, HI 96766
ASKING BASE RENT	\$3.00 - \$3.25/SF/MO
OPERATING EXPENSES	\$1.14/SF/MO (estimated 2025)
LEASE TERM	Negotiable

## AVAILABLE SPACES

SUITE 101	1,351 SF	Prime retail space fronting Rice Street, opportunity for dedicated outdoor seating
SUITE 102A	682 SF	Retail space with grease trap and plumbing, ideal for a restaurant. Can be combined with 101 and/or 102B.
SUITE 102B	682 SF	Retail space - ready for customization
SUITE 103	1,364 SF	Retail space - ready for customization
SUITE 104	682 SF	Retail space - ready for customization

*Note: Suites 101 through 104 can be combined with adjacent spaces to accommodate various sizes.*



# LOCATION



## LOCATION HIGHLIGHTS

Minutes from Downtown Lihue and surrounded by excellent restaurants, retail boutiques, coffee shops, and bars. Rice Street is the heart of the city's revitalization, featuring a night market, block party, and other exciting community projects.

## DEMOGRAPHICS

2024 Population	2024 Avg Household Income	Annual Average Daily Traffic (AADT)
1 mile 6,507	1 mile \$109,866	16,000
3 mile 16,900	3 mile \$103,291	
5 mile 17,003	5 mile \$103,280	

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