

FOR LEASE

Open Retail Space In Windward Square

**45-1151 Kamehameha Hwy,
Kaneohe HI 96744**

Located in the center of Kāneohe Town, Windward Square is a high-visibility neighborhood retail center serving the Windward Community. The property features a strong mix of local food operators that drive consistent foot traffic throughout the day.

With convenient access, ample parking, and great visibility along the Kamehameha Highway, the center provides an ideal environment for retailers looking to capture steady consumer demand. Positioned within an established and growing residential base, Windward square offers a prime opportunity for businesses seeking exposure and performance in Kāneohe's core retail corridor.



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PROPERTY DESCRIPTIONS

- Heavy foot traffic with the local restaurants in plaza
- Parking lot available for businesses
- Open layout for medical practices
- Prime location as its adjacent from Windward Mall and down the road from Kaneohe Shopping Center

INVESTMENT SUMMARY

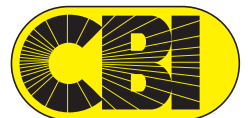
TMK:	1-4-5-14-073
Zoning:	B-2
Space:	Unit G (1,650) SF
Base Rent:	Contact Broker
Operating Expenses	\$1.05 PSF/Month
Term	3-5 Years



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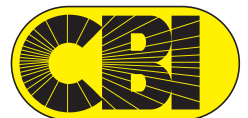




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DEMOGRAPHICS (2025)

POPULATION	1 MILE	2 MILES	3 MILES	HH & INCOME	1 MILE	2 MILES	3 MILES
Total Population	21,966	50,947	96,529	Total Households	7,230	16,489	30,857
Average Age	42.0	45.0	40.7	Families	5,223	12,452	23,128
				Avg HH Income	\$113,832	\$129,066	\$126,076

* Demographic data derived from 2010 US Census



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