

Fee Simple - Free Standing Building

**AVAILABLE FOR SALE**

**CBRE**

# 81-6644 Hawaii Belt Road

Kealakekua, HI 96750

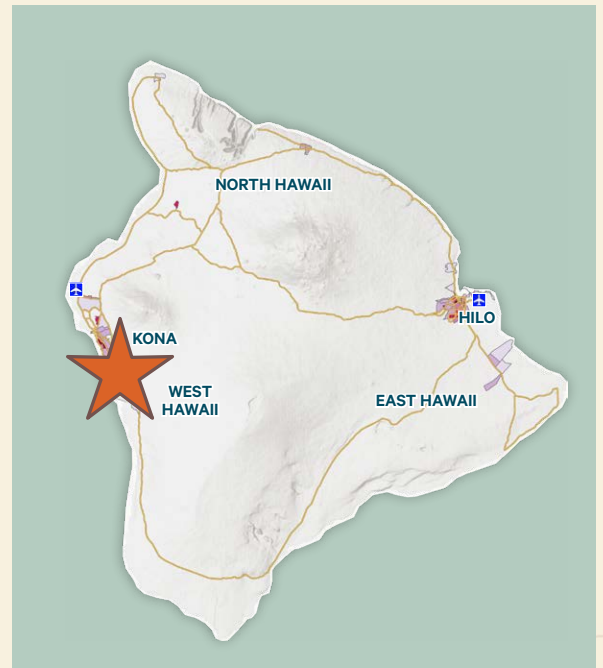


**PRICE**  
**Improvement**  
**\$999,000**  
**~~\$1,700,000~~**

Well situated in a trade area frequented by both residents and visitors alike, this independent single story building offers an array of versatile opportunities.

# Property Details

TMK	3-8-1-2-47
Zoning	CV-10 Village Commercial District
Land Area	23,834 SF
Building Area	1,968 SF
<b>IMPROVED ASKING PRICE</b>	<b>\$999,000 \$1,100,000</b>
Tenure	Fee Simple



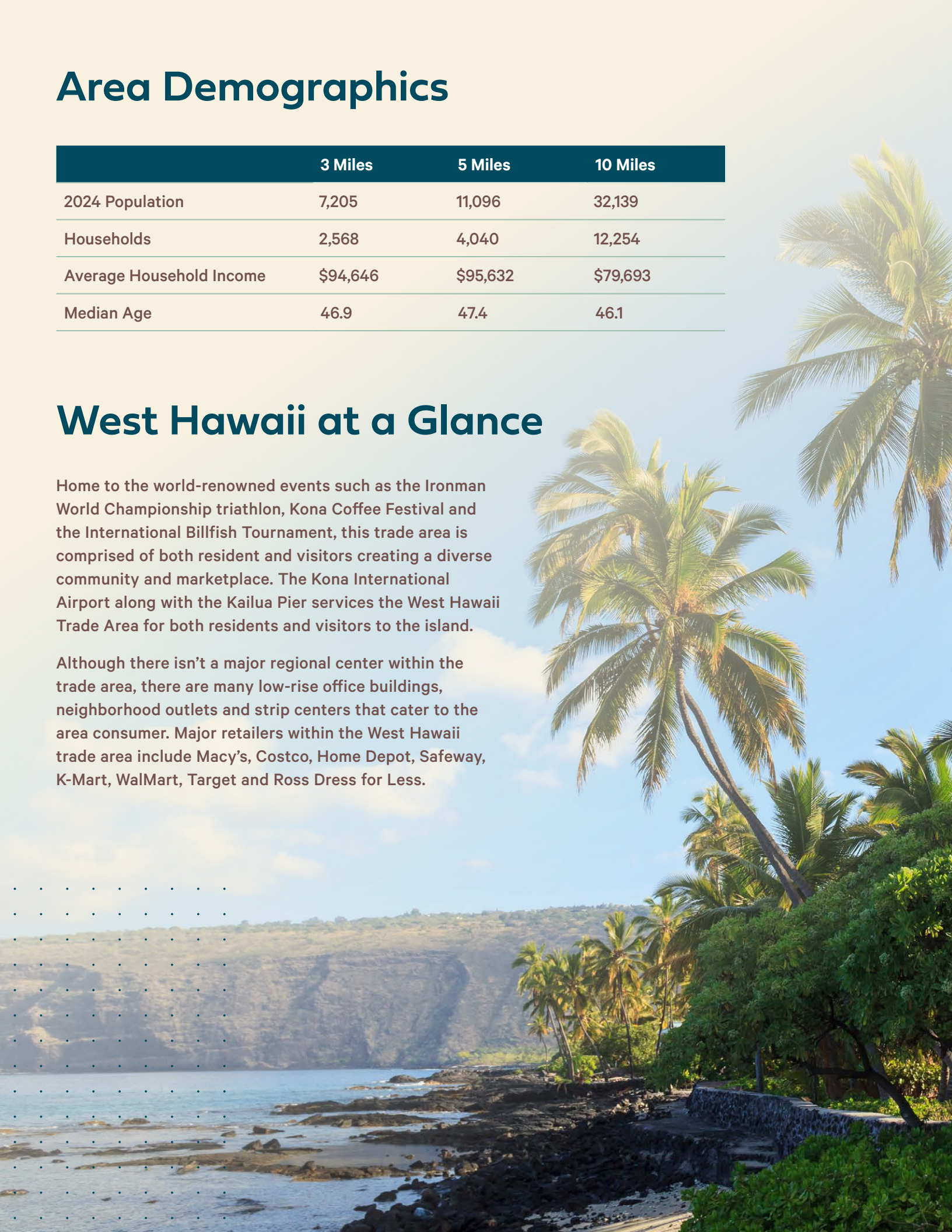
# Area Demographics

	3 Miles	5 Miles	10 Miles
2024 Population	7,205	11,096	32,139
Households	2,568	4,040	12,254
Average Household Income	\$94,646	\$95,632	\$79,693
Median Age	46.9	47.4	46.1

## West Hawaii at a Glance

Home to the world-renowned events such as the Ironman World Championship triathlon, Kona Coffee Festival and the International Billfish Tournament, this trade area is comprised of both resident and visitors creating a diverse community and marketplace. The Kona International Airport along with the Kailua Pier services the West Hawaii Trade Area for both residents and visitors to the island.

Although there isn't a major regional center within the trade area, there are many low-rise office buildings, neighborhood outlets and strip centers that cater to the area consumer. Major retailers within the West Hawaii trade area include Macy's, Costco, Home Depot, Safeway, K-Mart, WalMart, Target and Ross Dress for Less.



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## Contacts

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