



## Pad Site with Drive Thru Capability Available for Long Term Ground Lease

### 1240 Kuala St

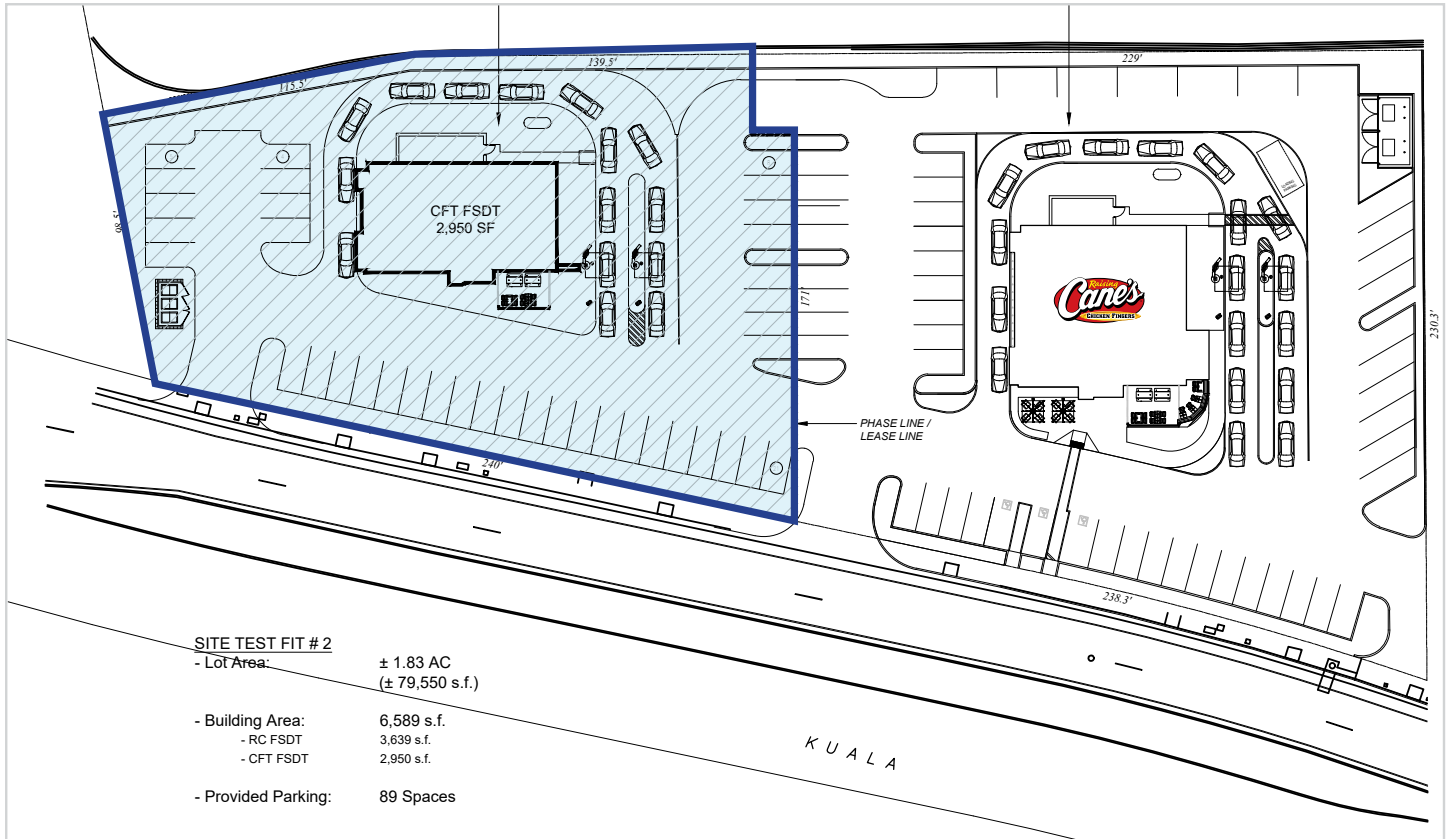
Pearl City, HI 96782

Colliers is pleased to present a rare ground lease opportunity on approximately 34,925 square feet in densely populated Pearl City. This is a potential drive thru location and a chance to be located adjacent to Raising Cane's Chicken Fingers.

This is an ideal location on Kuala Street, where traffic counts exceed 28,500 vehicles a day in the heart of Pearl City's retail hub! The site is conveniently located to H-1 and H-2 Freeways and Kamehameha Highway.



# Sample Rendering



Area	Pearl City
Address	1240 Kuala Street Pearl City, HI 96782
TMK Number	(1) 9-7-24-79
Land Area	34,925 SF
Ground Lease Rent	Negotiable
Zoning	IMX-1
Term	20 Years



## Location & Access



## Area Demographics - (5 Mile Radius)



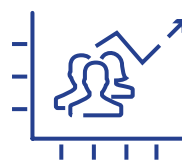
## Bachelor's Degree +

31%



## Current Population

220,920



## Projected Population

222,194



### Avg Household Income

\$95,104





# Contact

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