

Fee Simple - Free Standing Building

AVAILABLE FOR SALE

CBRE

81-6644 Hawaii Belt Road

Kealahou, HI 96750

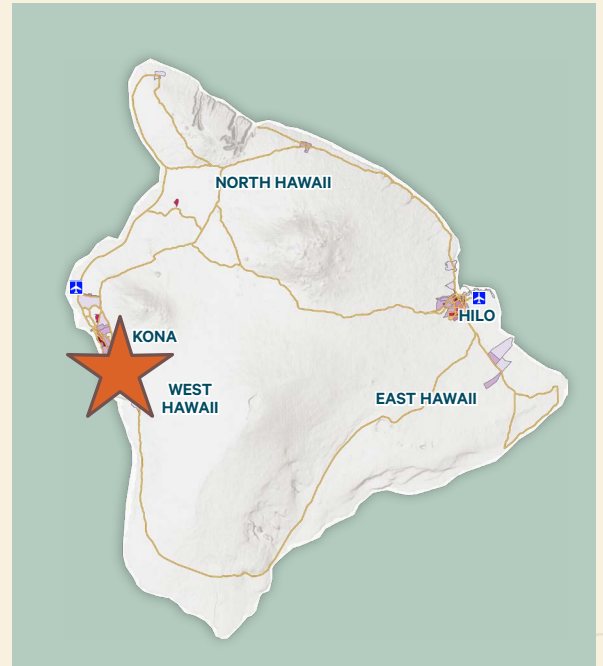


PRICE
Improvement
\$999,000
~~\$1,700,000~~

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: Parcel 41 |
| Zoning | CV-10 Village Commercial District |
| Land Area | 23,834 SF |
| Building Area | 1,968 SF |
| IMPROVED ASKING PRICE | \$999,000 \$1,100,000 |
| Tenure | Fee Simple |



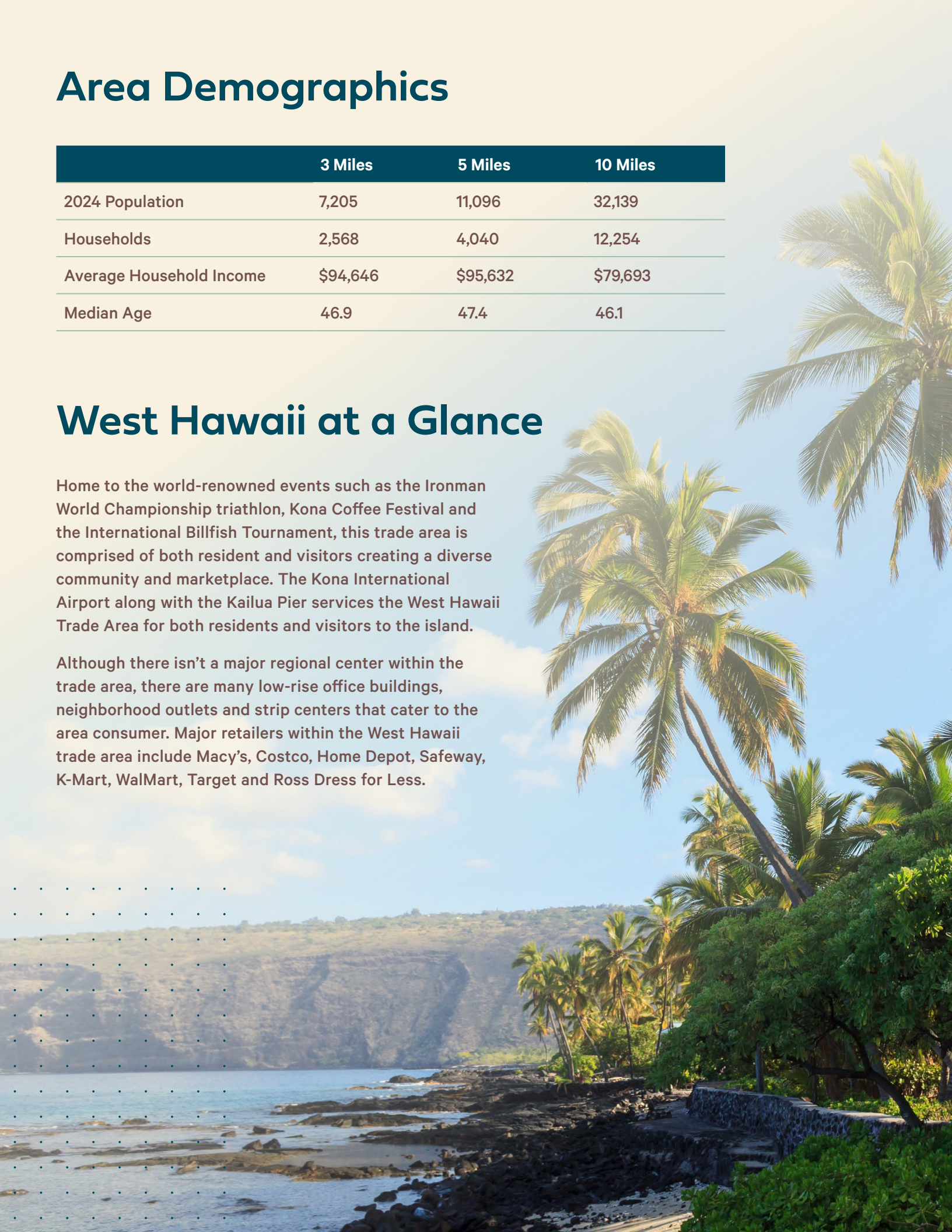
Area Demographics

| | 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.



Fee Simple - Free Standing Building
AVAILABLE FOR SALE



81-6644 Hawaii Belt Road
Kealahou, HI 96750

Contacts

**Kenneth G. “Kenny”
Whiting (S)**

Associate
+1 808 541 5110
Kenny.Whiting@cbre.com
Lic RS-82297

**Nicholas T.
Adler (S)**

First Vice President
+1 808 859 0588
Nicholas.Adler@cbre.com
Lic RS-78419

**Wendell F.
Brooks, III (S)**

Executive Vice President
+1 808 541 5101
Wendell.Brooks@cbre.com
Lic RS-32651

**James L. “Kimo”
Greenwell (S)**

Senior Vice President
+1 808 541 5102
Kimo.Greenwell@cbre.com
Lic RS-57966

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.