

NOKA FAIR PAD SITES



PAD SITE DRIVE THRU OPPORTUNITIES

Rare project on Kauai for multiple pad sites with drive-thru access directly on Kuhio Highway. Maximum exposure and easy access. Ideal for QSRs, Gas Stations, and Free Standing Retail.



Current Population
(2019)
21,783



Projected Population
(2024)
22,090



Average Household Income (2019)
\$79,248

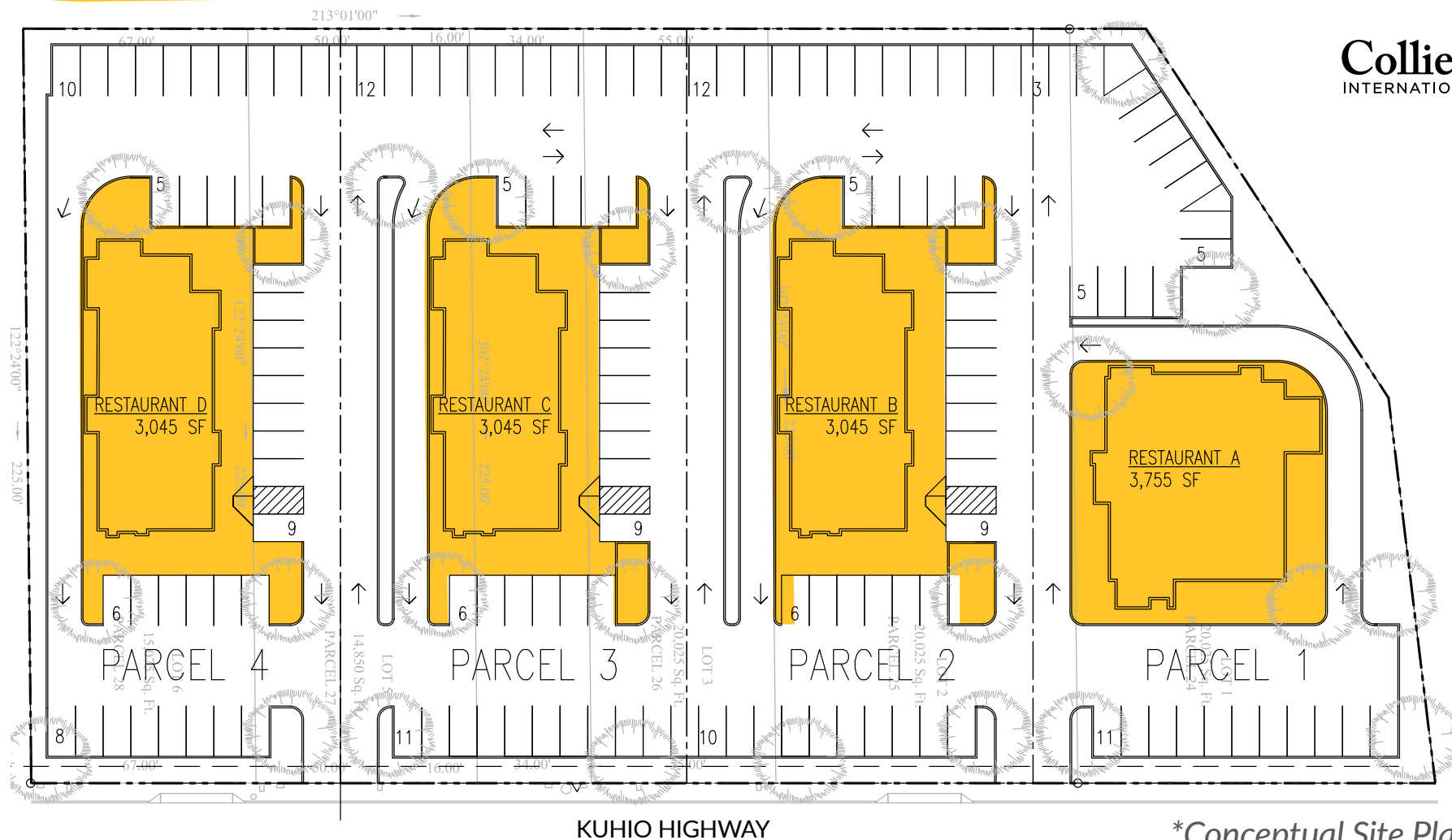


Education Attainment
Adult Population over 25: 15,359
High School Degree: 20.2%
College Degree+: 28.8%



Traffic Count - Average Daily Traffic
Kuhio Hwy 16,225





**Conceptual Site Plan*

PROPERTY INFO

Area:	North Kapaa
Address:	4-1639 Kuhio Highway
TMK Number:	(4) 4-5-12-24, 25, 26, 27 and 28
Zoning:	C-G

GROUND LEASE TERMS

Term:	20 Years	
PARCEL	GROUND RENT	SIZE
Parcel 1	\$240,000	20,661
Parcel 2	\$200,000	23,231
Parcel 3	\$200,000	23,228
Parcel 4	\$200,000	21,012



Kuhio Hwy

HANALEI
NORTH KAUAI

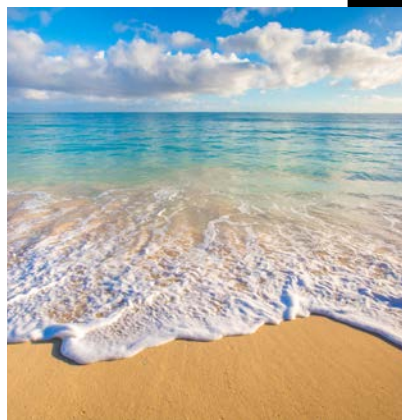
SOUTH KAUAI

CENTRAL
KAUAI

WAIIMEA

LIHUE

POIPU



VIBRANT

NORTH KAPAA

Located north of Wailua on the East Side is Kapa'a Town, a great area for shopping on Kauai. NoKa Fair has excellent visibility along Kuhio Hwy, which is the main route heading north to Princeville and Kilauea. Kapa'a also is also one of the largest residential areas on Kauai.

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