



*Abukini*

ANNEX

Rendering is for illustrative purposes only, may not be accurately depicted and may be changed at any time.

3-3212 KUHIO HIGHWAY  
LIHUE, KAUAI, HAWAII



WHERE BUSINESS MEETS

# *Paradise*

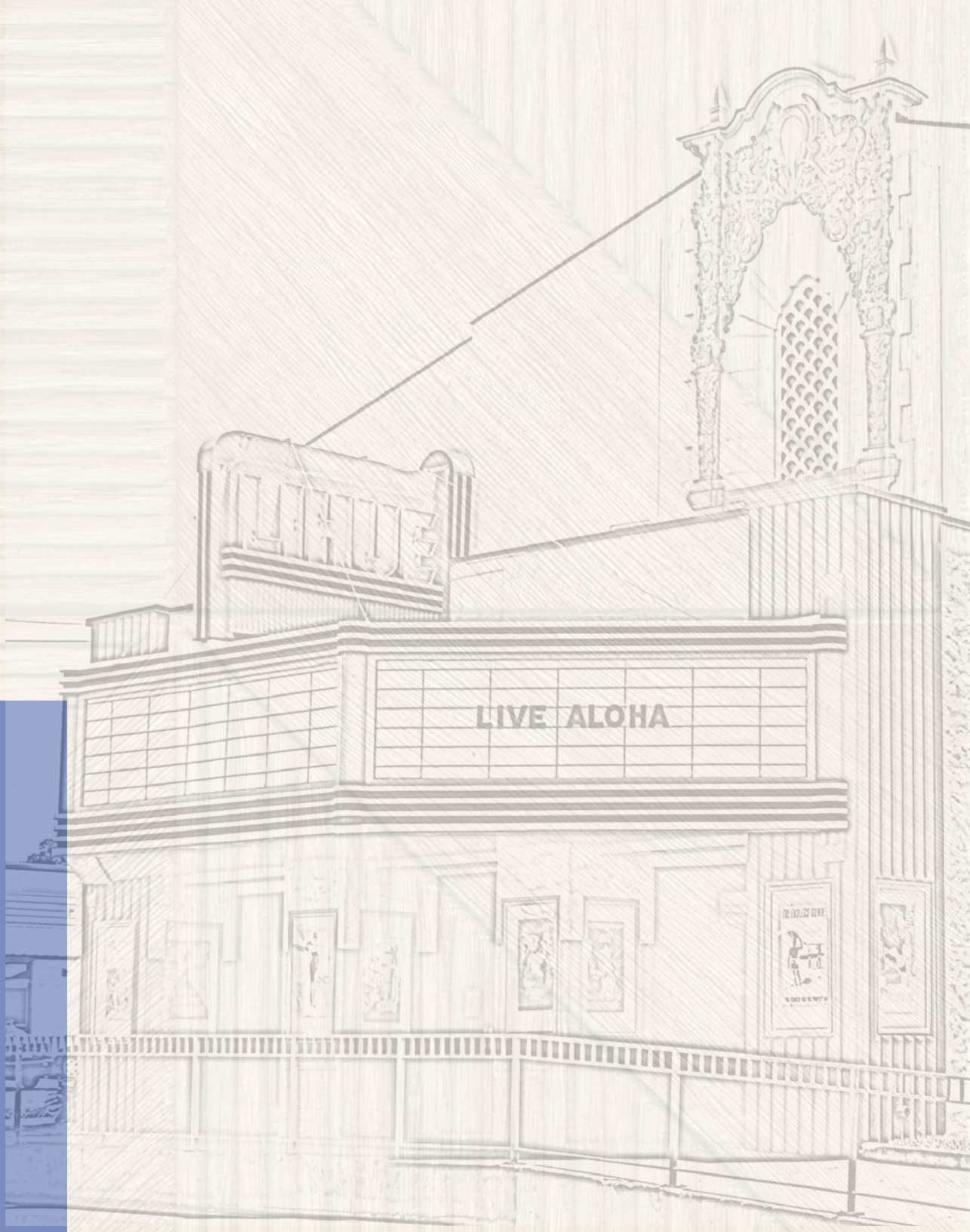
Situated in the dynamic heart of Lihue, this prime commercial space is surrounded by the lush landscapes of Kauai and an engaging community vibe. The area boasts a relaxed yet sophisticated atmosphere, attracting a mix of locals and tourists.

This property is ideally located along Lihue's bustling main street, known for its eclectic mix of shops, eateries, and cultural landmarks. Nearby, you'll find established shopping centers like Kukui Grove Center and anchor stores such as Walmart, Costco and Home Depot, ensuring a steady flow of visitors and potential customers.



# PROPERTY SUMMARY

Area	Lihue
TMK Number	4-3-6-6-91
Available Space	793 SF - 1,039 SF
Base Rent	Contact Broker
Operating Expenses	TBD
Term	3 - 5 Years
Zoning	C-G
Traffic Count	36,527 ADT (Kaunualii Hwy & Hoomana Rd)

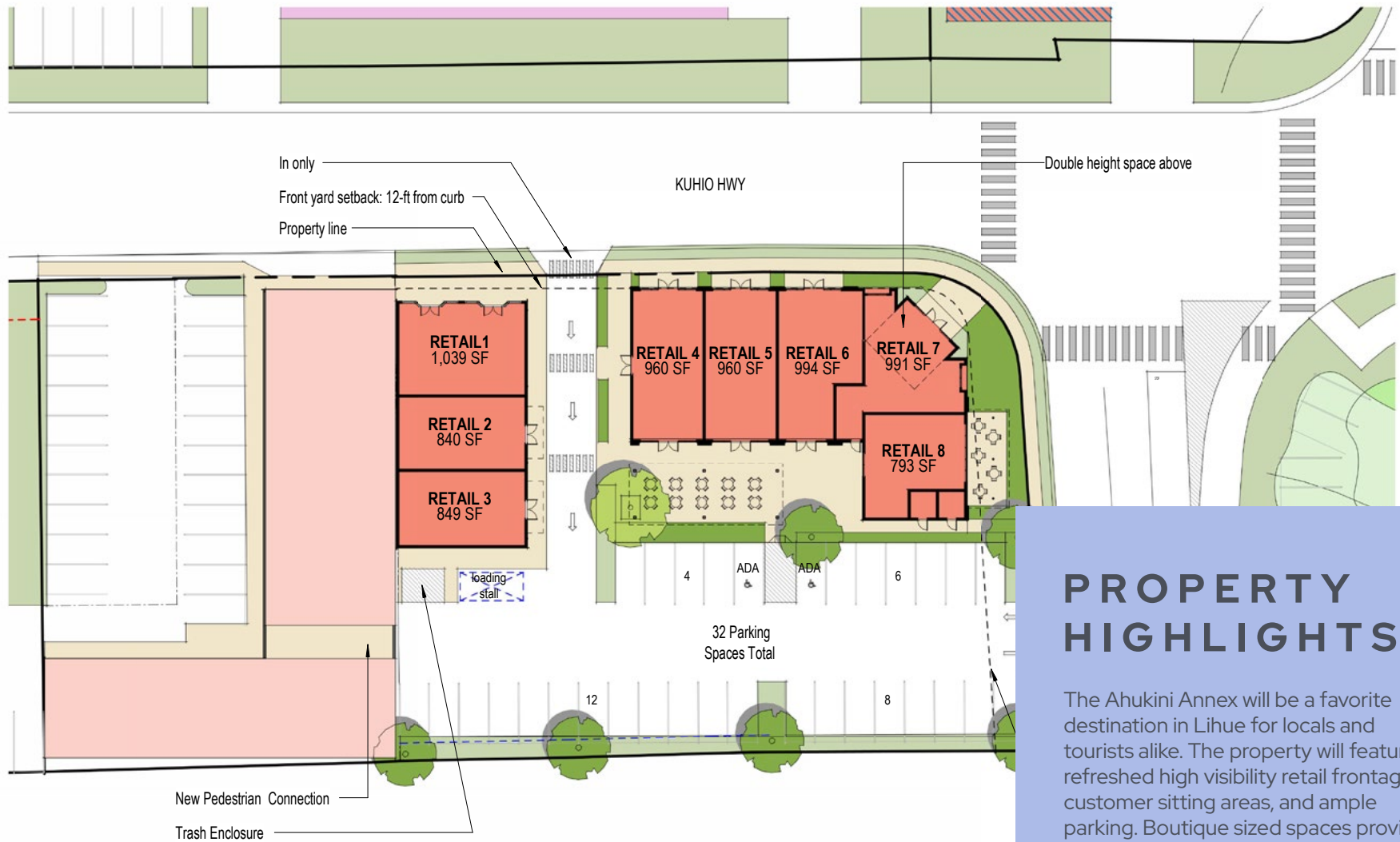




Kaunualii Hwy &  
Hoomana Rd  
36,527 ADT

Abukini  
**ANNEX**

Demographics	1-Mile	3-Mile	5-Mile
Population	4,787	17,147	18,303
Daytime Population	9,025	23,949	25,180
Households	1,651	5,612	5,921
Avg HH Income	\$145,783	\$128,954	\$133,015
Bachelor Degree+	25.3%	20.3%	19.6%



## PROPERTY HIGHLIGHTS

The Ahukini Annex will be a favorite destination in Lihue for locals and tourists alike. The property will feature refreshed high visibility retail frontage, customer sitting areas, and ample parking. Boutique sized spaces provide the perfect spot for coffee shops, clothing, jewelry, grab-and-go food, and many more. This redevelopment will breathe fresh air into Lihue town for the local community.



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## CONTACT

**Larson Leu (S)**  
Associate  
Retail Services Division  
Lic# RS-81295  
808 628 8260  
larson.leu@colliers.com

**Emalia Pietsch (S)**  
Senior Vice President  
Retail Services Division  
Lic# RS-70893  
808 523 9710  
emalia.pietsch@colliers.com



220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
colliers.com