



# 45-1029 KAMEHAMEHA HWY

Kaneohe, Oahu, Hawaii

## FOR SALE

Rare Fee Simple  
Parcel In The Heart Of  
Kaneohe

### INVESTMENT SUMMARY

Asking Price	\$2,850,000
Address	45-1029 Kamehameha Highway, Kaneohe, HI
Tenure	Fee Simple
Building Area	8,048 square feet
Land Area	15,871 square feet
TMK No.	1-4-5-15-4
Zoning	B-2

*\*Subject to PUC approval.*

### INVESTMENT HIGHLIGHTS

- › Rare opportunity in the heart of Kaneohe
- › Prime location on Kamehameha Highway
- › Close proximity to Kaneohe Shopping Center, fast food operators and banks
- › Great frontage and visibility along Kaneohe's major thoroughfare
- › Great opportunity to add more parking on either side by reconfiguring building

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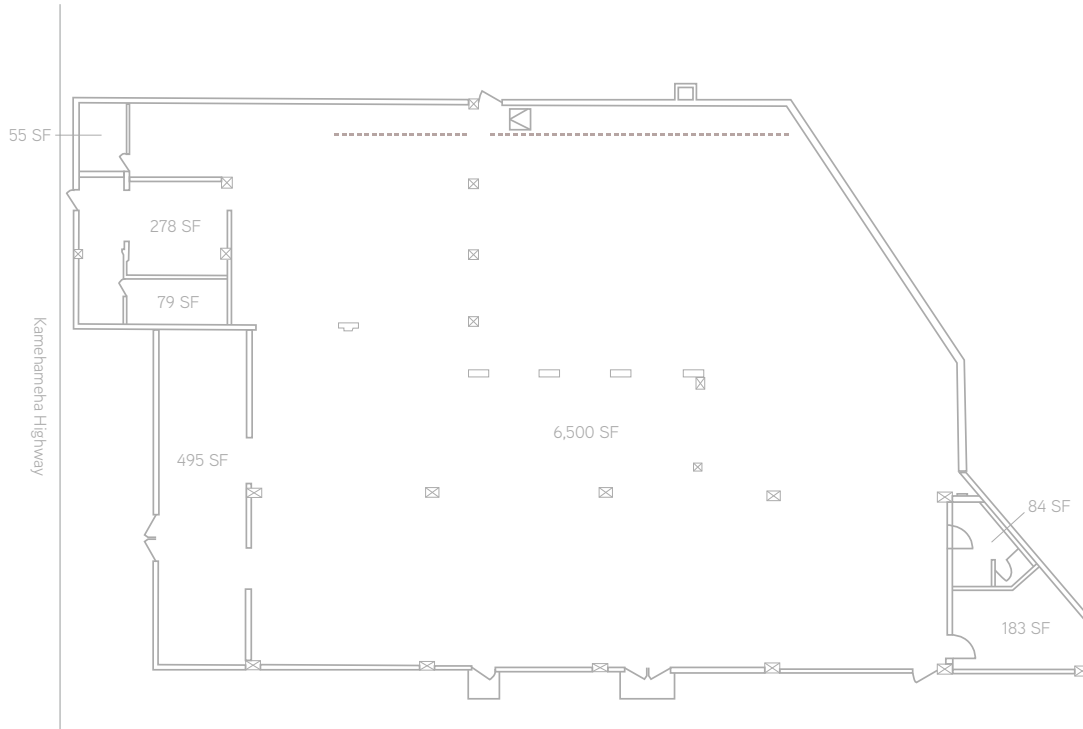


## PROPERTY LOCATION

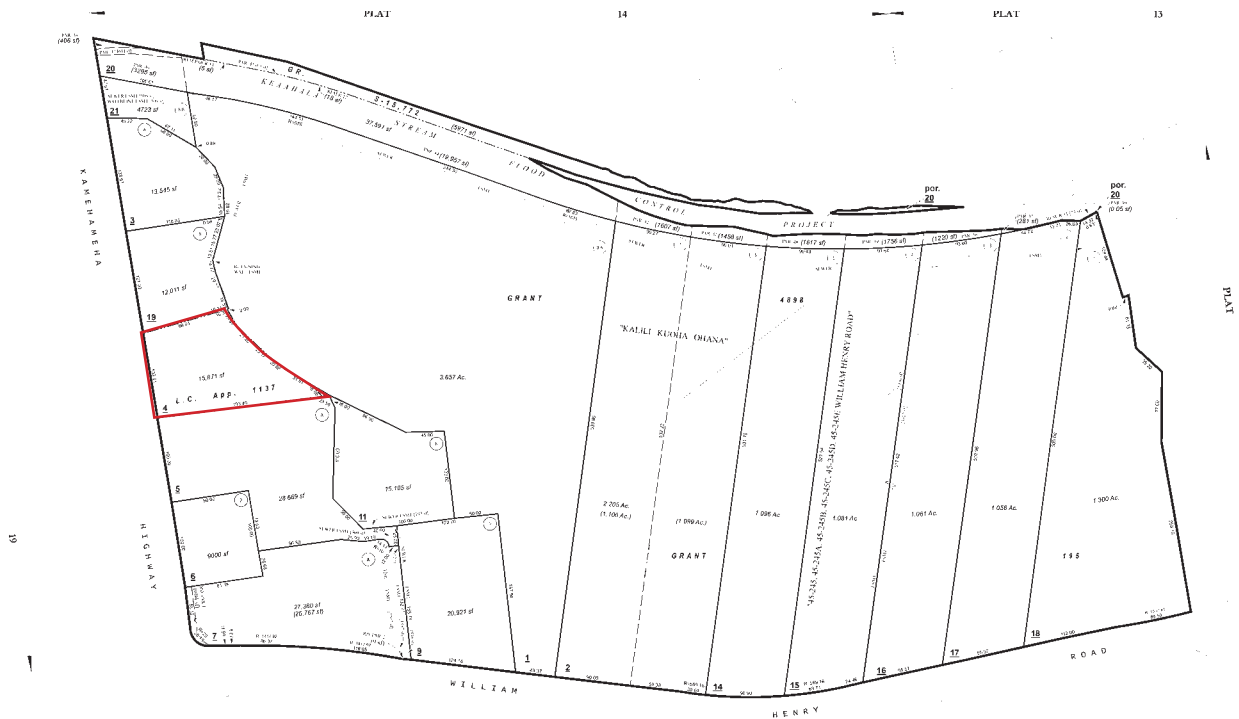
- › Located in the center of Kaneohe's main retail district
- › Within close proximity to Windward Community College, shopping centers, and retail stores
- › Offers easy access to Kailua or downtown Honolulu



## CURRENT SITE PLAN



## TMK MAP







## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	22,904	48,350	95,672
Avg Household Income	\$101,336	\$109,977	\$115,602
Median Age	39.2	40.6	38.1
Bachelor Degree+	5,288	12,896	25,370

## CONTACT US

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