



250

*Kinoole Street*

RETAIL FOR LEASE

Colliers

# THE INSPIRATION



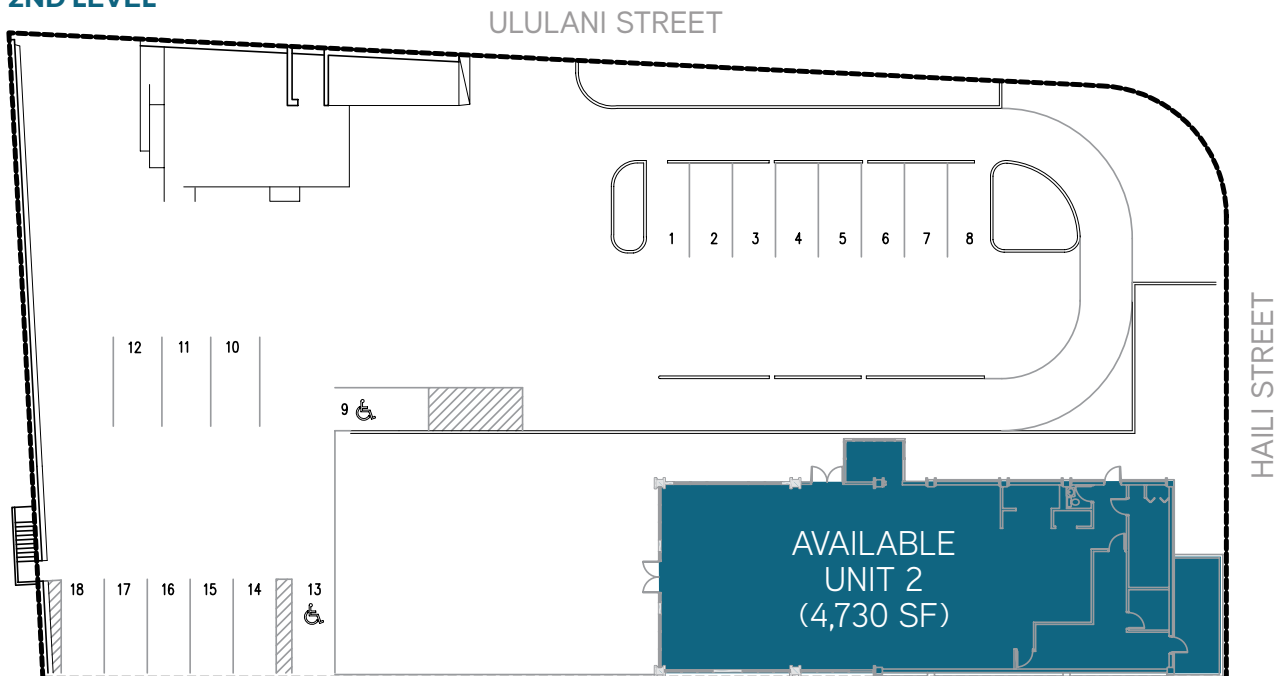
- **FREE STANDING BUILDING WITH ABILITY FOR A DRIVE-THRU**
- **PARKING AREA DEDICATED TO THIS BUILDING ONLY**
- **Great central downtown location**
- **Landlord willing to assist with renovation to fit your business**



# THE PROPERTY

250 Kinoole Street is anchored by Sack-N-Save on the 1st level with great visibility. The current available drive-thru space is located on the 2nd level with its own parking field. Formerly a McDonald's restaurant, the property provides a prime opportunity for a thriving business looking for a new home with great views, ample parking and access to Downtown Hilo.

## 2ND LEVEL



<b>Area</b>	Hilo	<b>Term</b>	3 - 5 Years
<b>Address</b>	250 Kinoole St Hilo, HI 96720	<b>Building Size</b>	86,666 SF
<b>TMK</b>	3-2-3-12-40	<b>Space Available</b>	Unit 2 (4,730 SF) - Drive Thru
<b>Zoning</b>	CDH		
<b>Base Rent</b>	Negotiable		
<b>Operating Expense</b>	\$0.58 PSF/Mo. (Estimated)		



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,035	31,851	47,540
Households	3,028	12,174	17,799
Average Income	\$52,490	\$71,290	\$75,158
Education (Bachelor's Degree or higher)	1,558	7,143	11,160



*Debbie Parmley* (B) CCIM

Vice President  
Retail Services Division  
808 987 7722  
debbie.parmley@colliers.com

*Emalia Pietsch* (S)

Vice President  
Retail Services Division  
808 523 9710  
emalia.pietsch@colliers.com

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