

4265 RICE STREET

LIHUE, HAWAII 96766



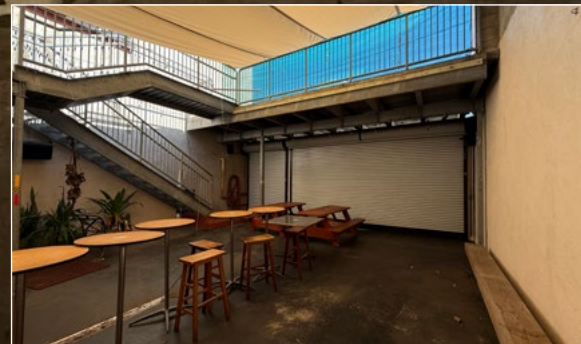
COMMERCIAL SPACE FOR LEASE



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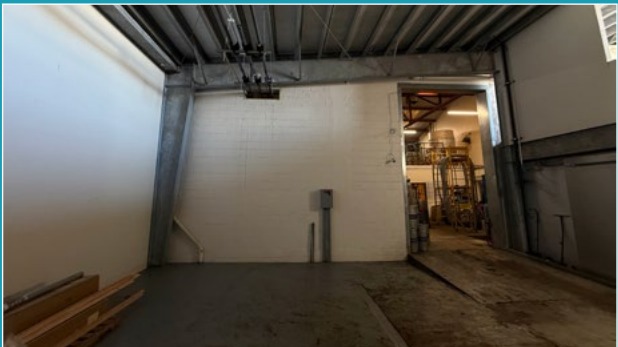
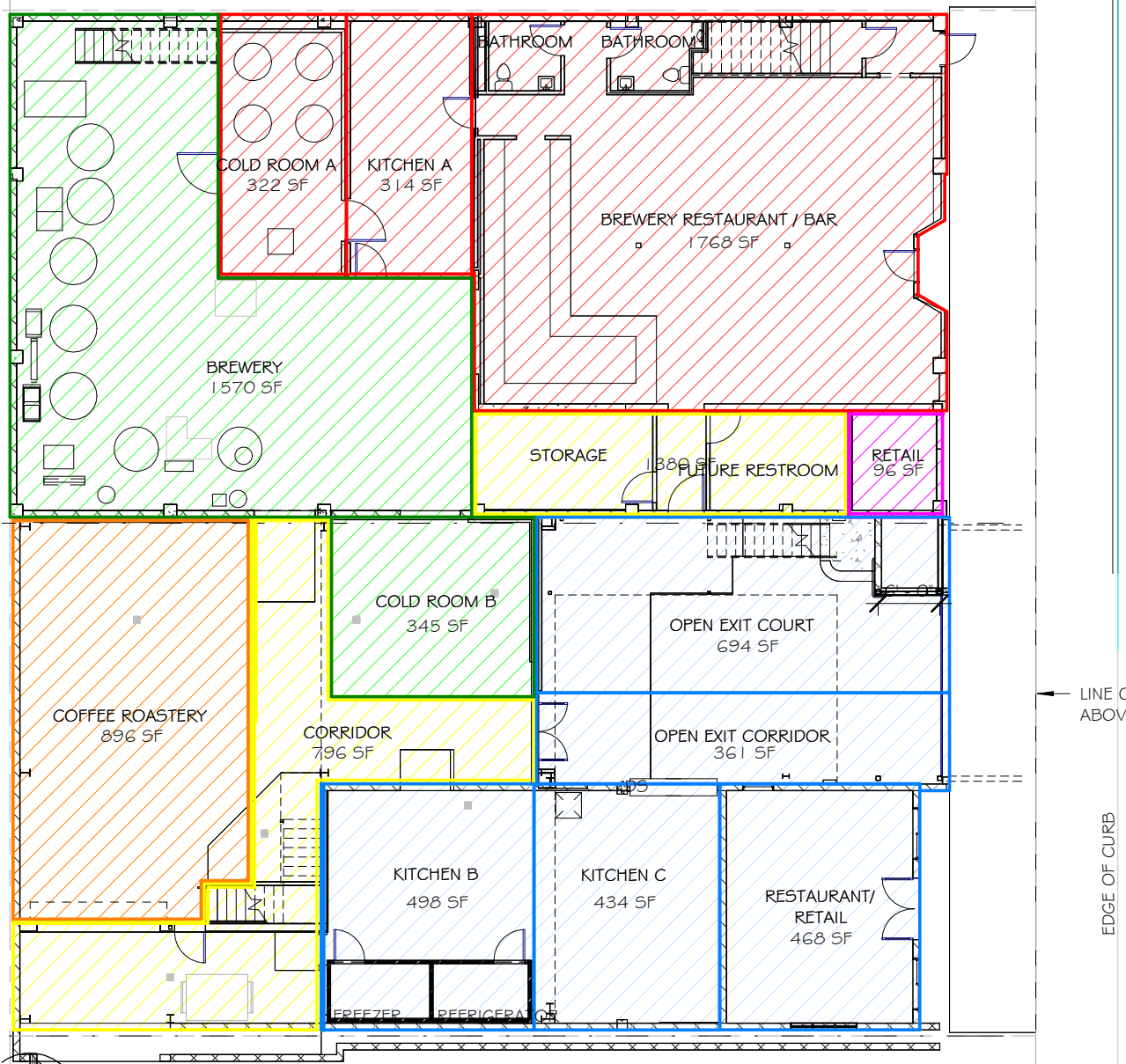
PROPERTY DETAILS

Base Rent	\$2.50 SF/MO
CAM	~\$1.00/SF/Mo
Building Size	8,603 SF
Available Range	694 SF to 8,603 SF
Land Size	10,000 SF
Zoning	C-G

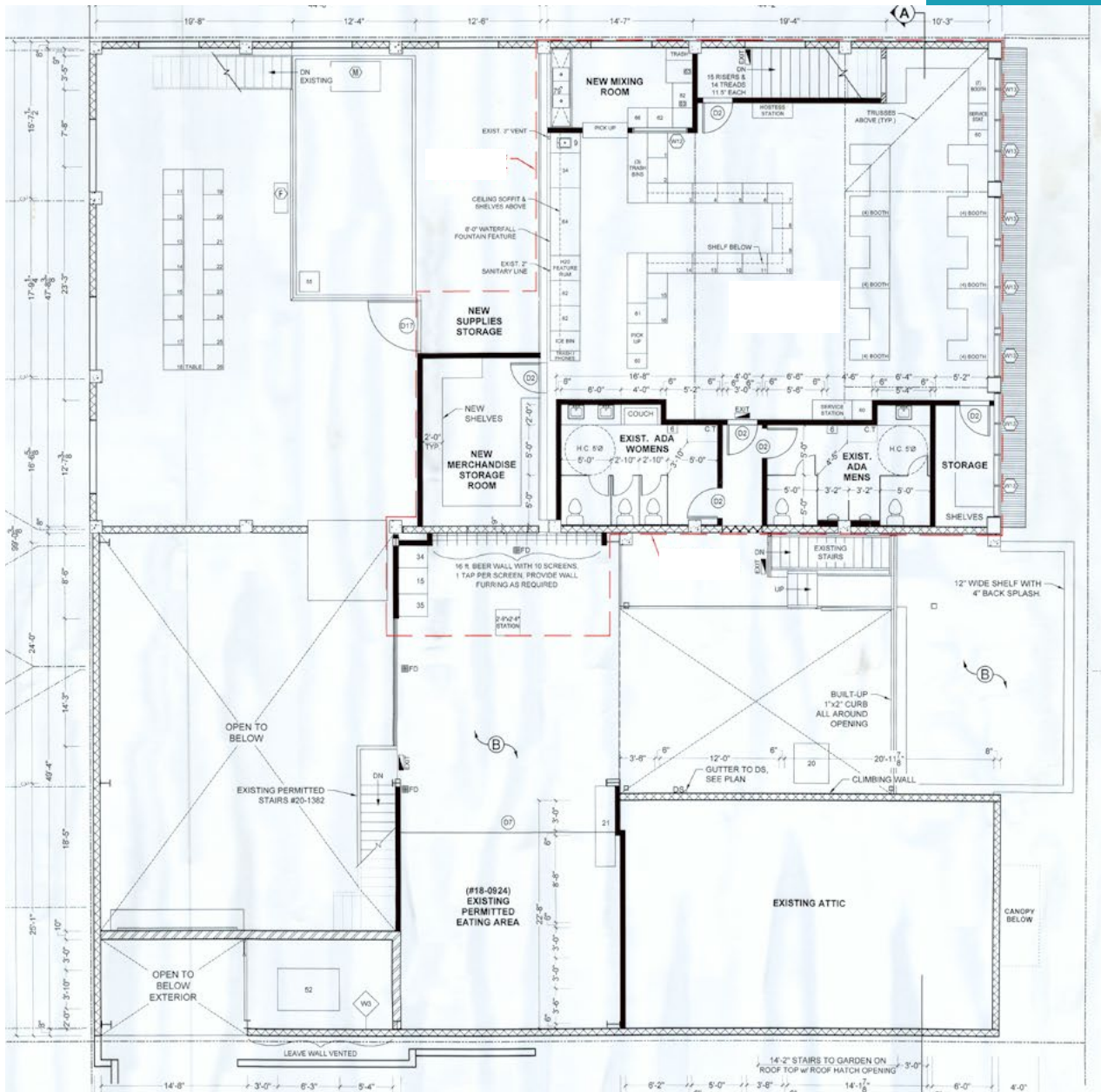
4265 Rice Street offers a unique opportunity to lease commercial space in the heart of Lihue, ideally positioned along Rice Street, one of the areas most well-traveled corridors. The property benefits from steady foot traffic throughout the day from both local residents and visitors, with street parking fronting the space and plenty of community parking close by. Surrounded by a mix of retail and office users, the location offers an established customer base and strong opportunity to serve the immediate community.

The space is ideally suited for a restaurant or craft beer concept looking to establish their presence in a well-known location. Conveniently located for both pedestrians and vehicles, this property is the ideal location for vibrant dining and a social atmosphere. Availabilities nearby are limited, making this a rare opportunity for operators seeking to expand in the Lihue market. New Tenants may benefit from the soon to be completed 66 unit apartment complex close by and Kauai County's continued emphasis to enhance Rice Street as it's pedestrian friendly Town Core.

FIRST FLOOR SITE PLAN

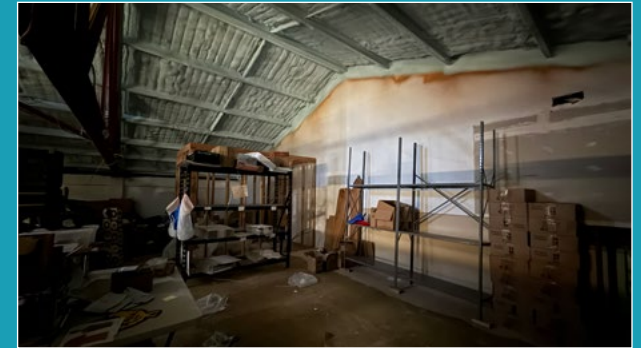


PROPOSED SECOND FLOOR SITE PLAN



Portions of the drawings shown here are proposed improvements that could be considered by a new Tenant

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CONTACT US FOR MORE INFORMATION

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