

# EMERALD BUILDING

4381 KUKUI GROVE ST, LIHUE, HI 96766



## PROPERTY DESCRIPTION

Explore a premier 1140 sq ft office space, strategically positioned across from Kukui Grove Shopping Mall and the Kukui Executive Center. Recently remodeled, this gem boasts a grand entrance with vaulted ceilings, wood grain accents, and ample natural light. The layout encompasses a well-defined office area, conference room, kitchenette, manager's office, one bathroom, and generous closet space. Ideal for professionals, neighbors include dentists, lawyers, and medical offices. Flexible lease options make this space perfect for your business. Contact us for details and secure this prime location.

## PROPERTY HIGHLIGHTS

- Ample Parking for Staff and Customers
- Lease Flexibility: Choose from 3 or 5-year terms.
- Prime Location: Across from Kukui Grove Shopping Mall and Kukui Executive Center.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,140 SF
Lot Size:	16,901 SF
Building Size:	5,113 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	362	1,530	2,738
Total Population	1,099	4,537	8,252
Average HH Income	\$120,648	\$99,475	\$95,170



HONOLULU

Each office independently owned and operated

SEANN HARTNELL

808.652.9045

seannhartnell@remax.net

HI #RS-85775

400 Keawe St Ste 104  
Honolulu, HI 96813-5997



FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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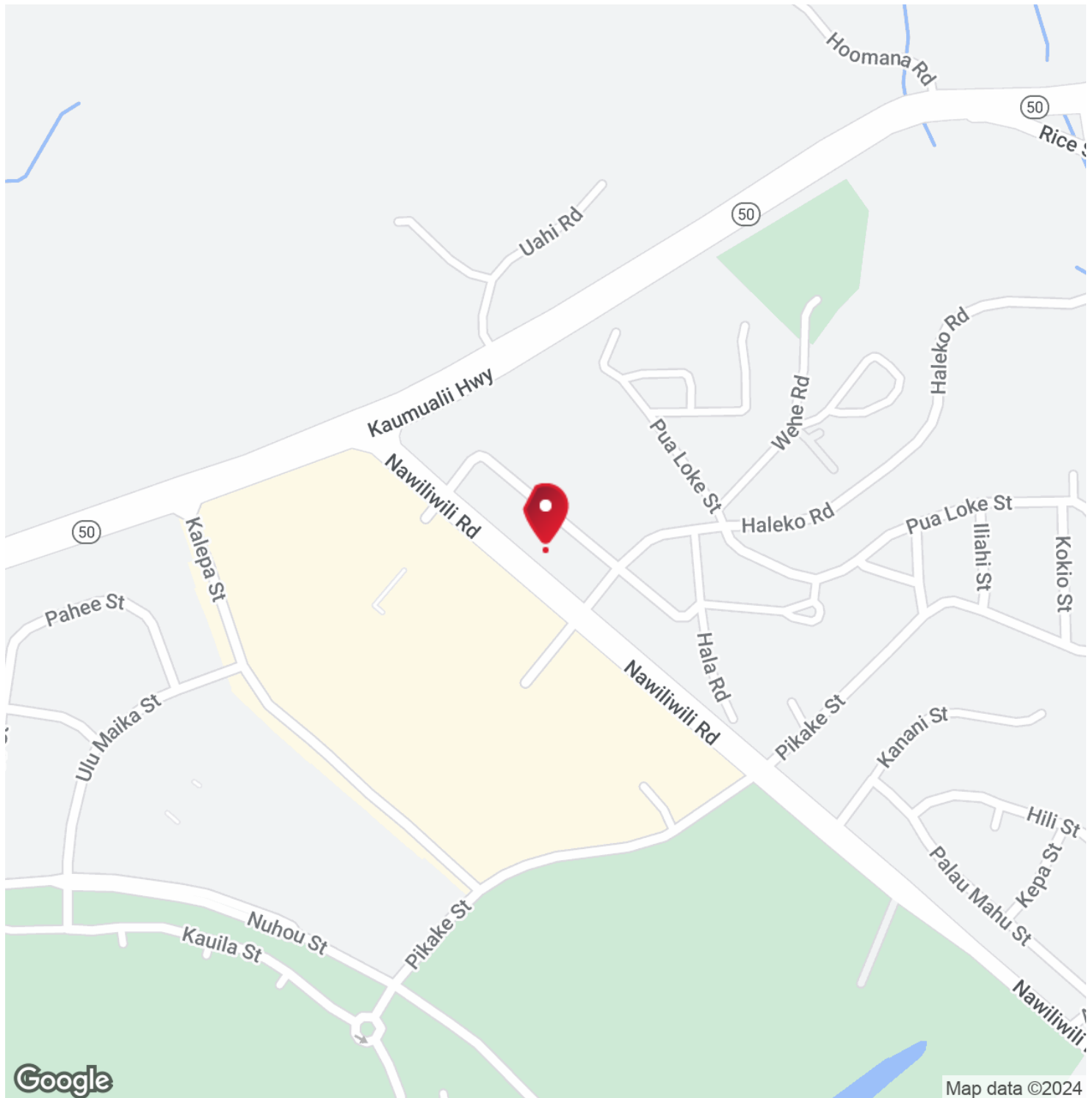
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LOCATION MAP

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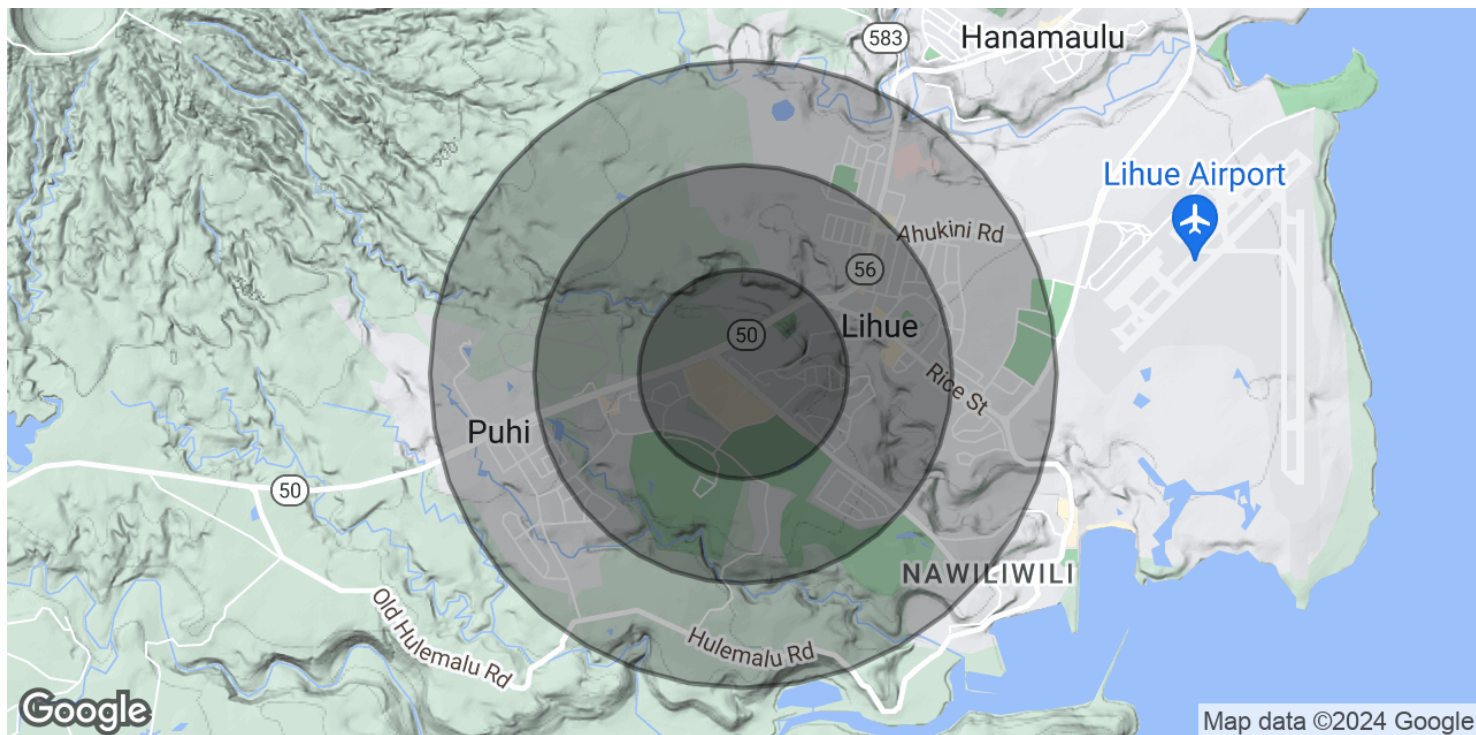
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,099	4,537	8,252
Average Age	45.9	45.0	44.1
Average Age (Male)	44.5	43.1	41.9
Average Age (Female)	46.0	46.1	45.8

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	362	1,530	2,738
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$120,648	\$99,475	\$95,170
Average House Value	\$809,486	\$719,981	\$693,099

\* Demographic data derived from 2020 ACS - US Census



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