

PRIME WAILUKU STREET-FRONT INVESTMENT OPPORTUNITY
 1234 Lower Main Street, Wailuku, HI 96793



PROPERTY DESCRIPTION

Prime street-front location in the heart of Wailuku, just off Lower Main Street. The property features a small, free-standing building with a private parking lot, offering strong visibility and accessibility. Ideal for a single-tenant NNN investment, this opportunity combines a central location with steady income potential in a well-established commercial area. **Tenant has one year remaining on existing lease and a 5-year option. Current NOI approximately \$54,650 per annum. Cap Rate 5%.**

PROPERTY HIGHLIGHTS

- Single Tenant NNN Investment Property
- Rare opportunity to own on Lower Main Street
- Free standing building with private parking
- Established local bar business tenant

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	6,574 SF
Building Size:	1,181 SF

GREG SHEEHAN, R(B) EMALIA FISHER, R(B)

Principal Broker
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Sales & Leasing
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COMMERCIAL PROPERTIES
 OF MAUI

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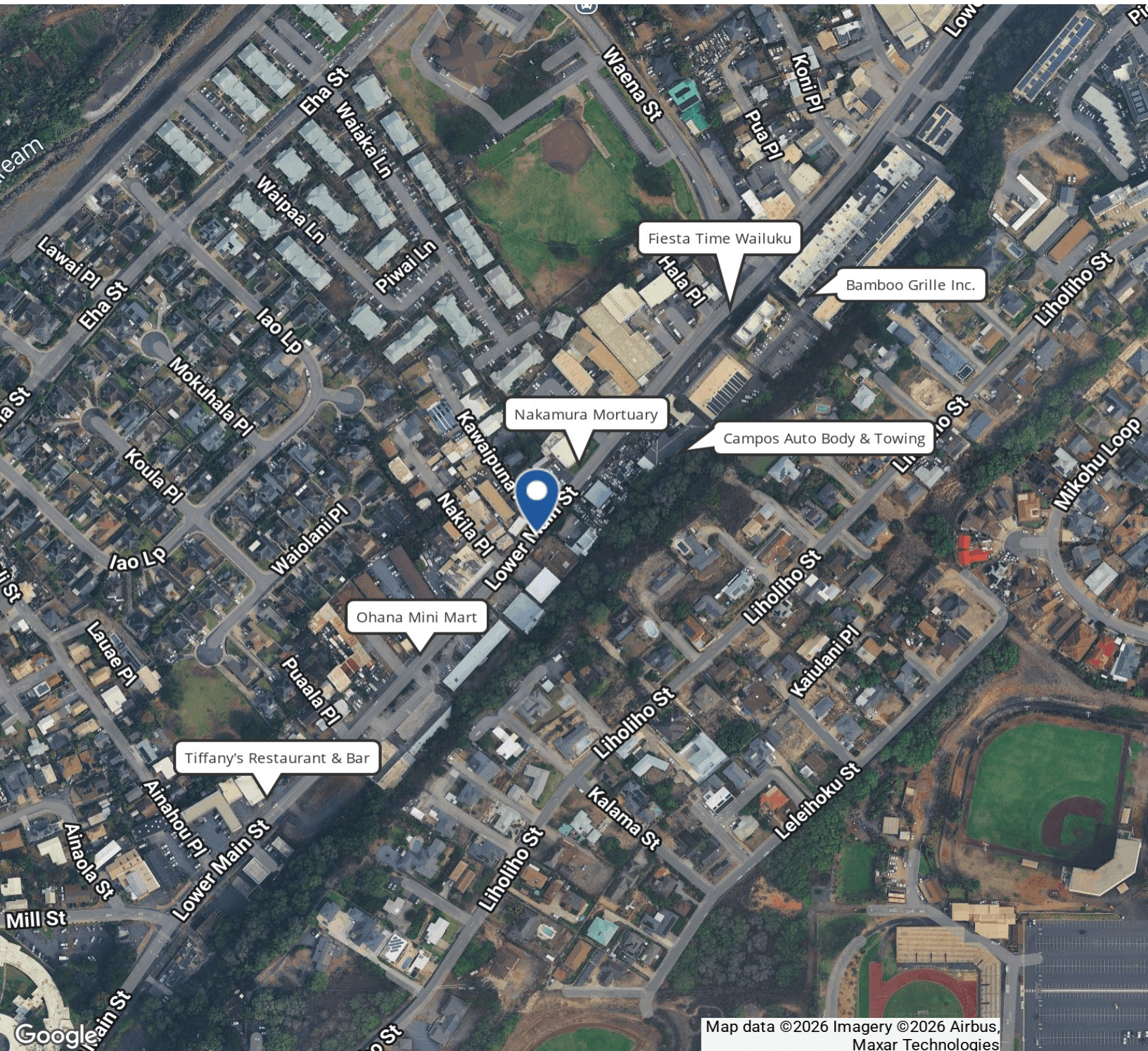
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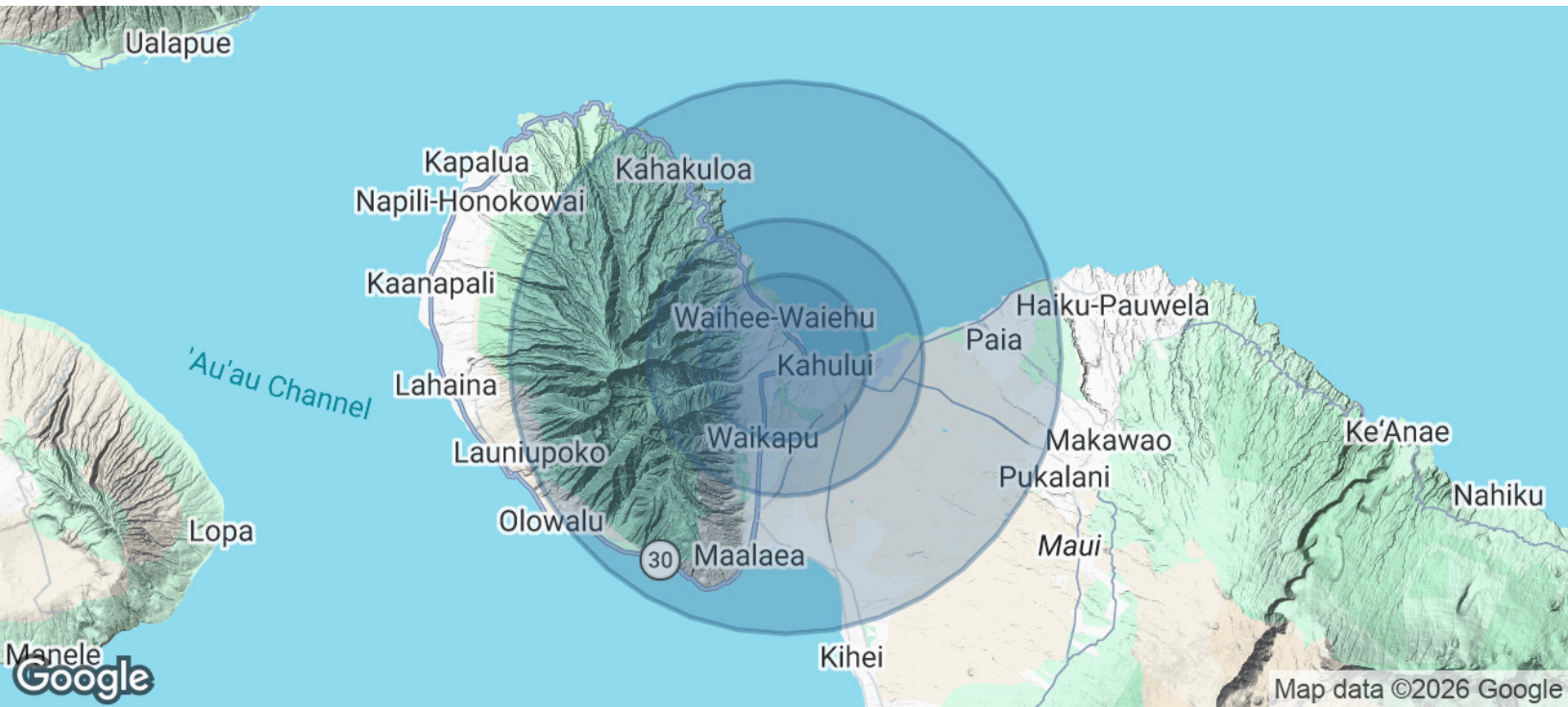
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,804	53,959	81,410
Average Age	44.0	43.5	42.5
Average Age (Male)	43.0	42.7	41.9
Average Age (Female)	44.9	44.3	42.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,335	16,918	25,838
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$122,262	\$122,632	\$125,531
Average House Value	\$912,683	\$905,564	\$903,845

2023 American Community Survey (ACS)

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