



The Venue

124 & 148 Malabu Drive
Lexington, Kentucky 40503

Space

Suite 110

Size

1,819 SF

Rate

Contact Agent

Property Highlights

- Located within The Venue, a new Lexington retail development
- Suite 110: 1,819 SF for lease; Second generation restaurant with roll up garage door and exterior patio area
- Cross parking is available within the development
- Other tenants include Club Pilates, Jason's Deli, Floyd's 99 Barbershop, HYLO Fitness, La Petite Academy, Eyecare Center, Spectrum, Buff City Soap and more
- Nicholasville Road is one of Lexington's most desirable and highly trafficked retail corridors with over 45,326 VPD in front of the site
- University of Kentucky Campus (30,000+ enrollment) is located within 2 miles
- Close proximity to the +1.2 Million SF Fayette Mall, Plaza at Fayette Mall, Summit at Fritz Farm, Blue Grass Airport, downtown and Baptist Health
- Contact agent for rental rate and more information

For More Information

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Executive Vice President

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Zach Smith, CCIM

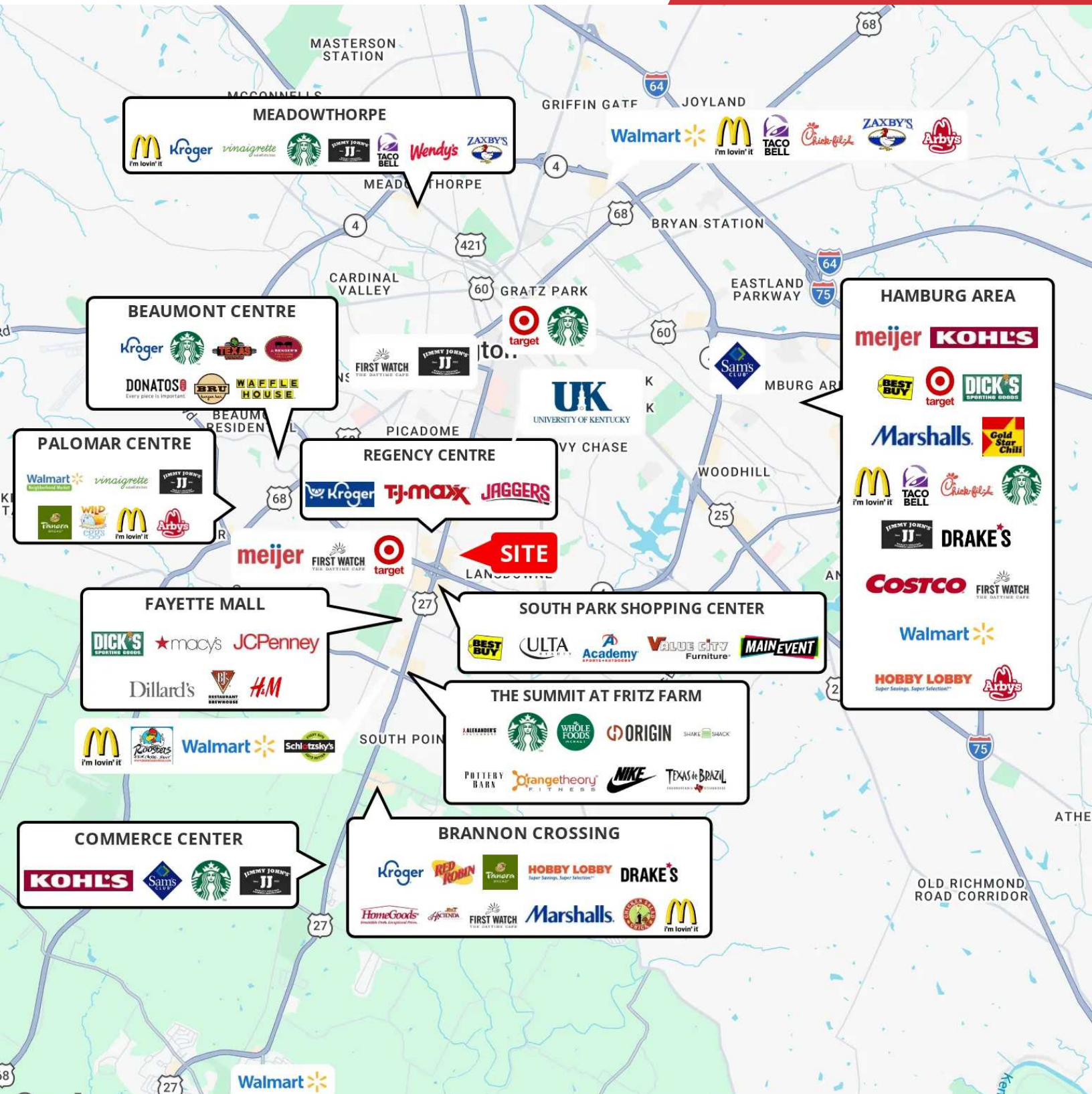
Senior Associate

O: 859 422 4406

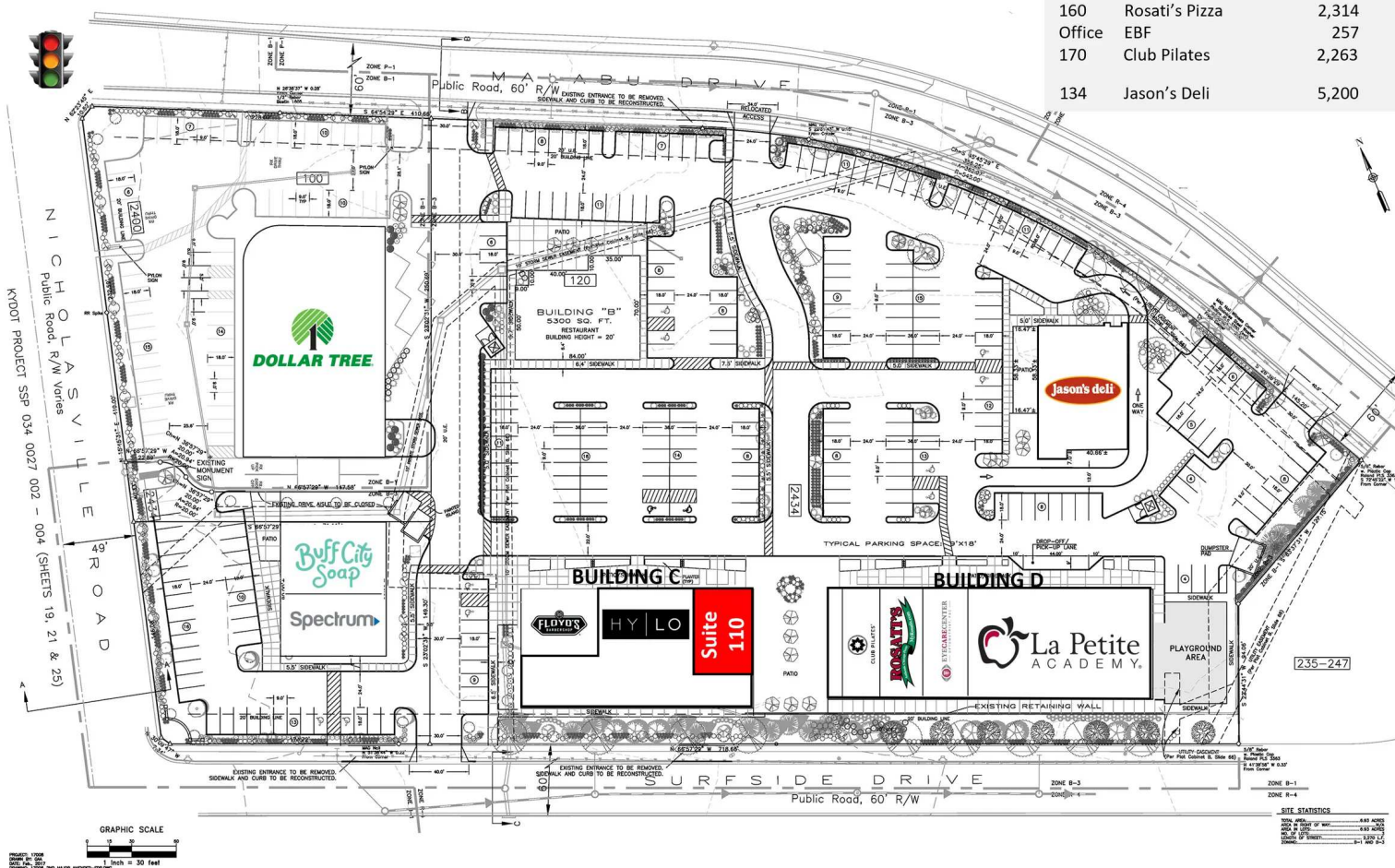
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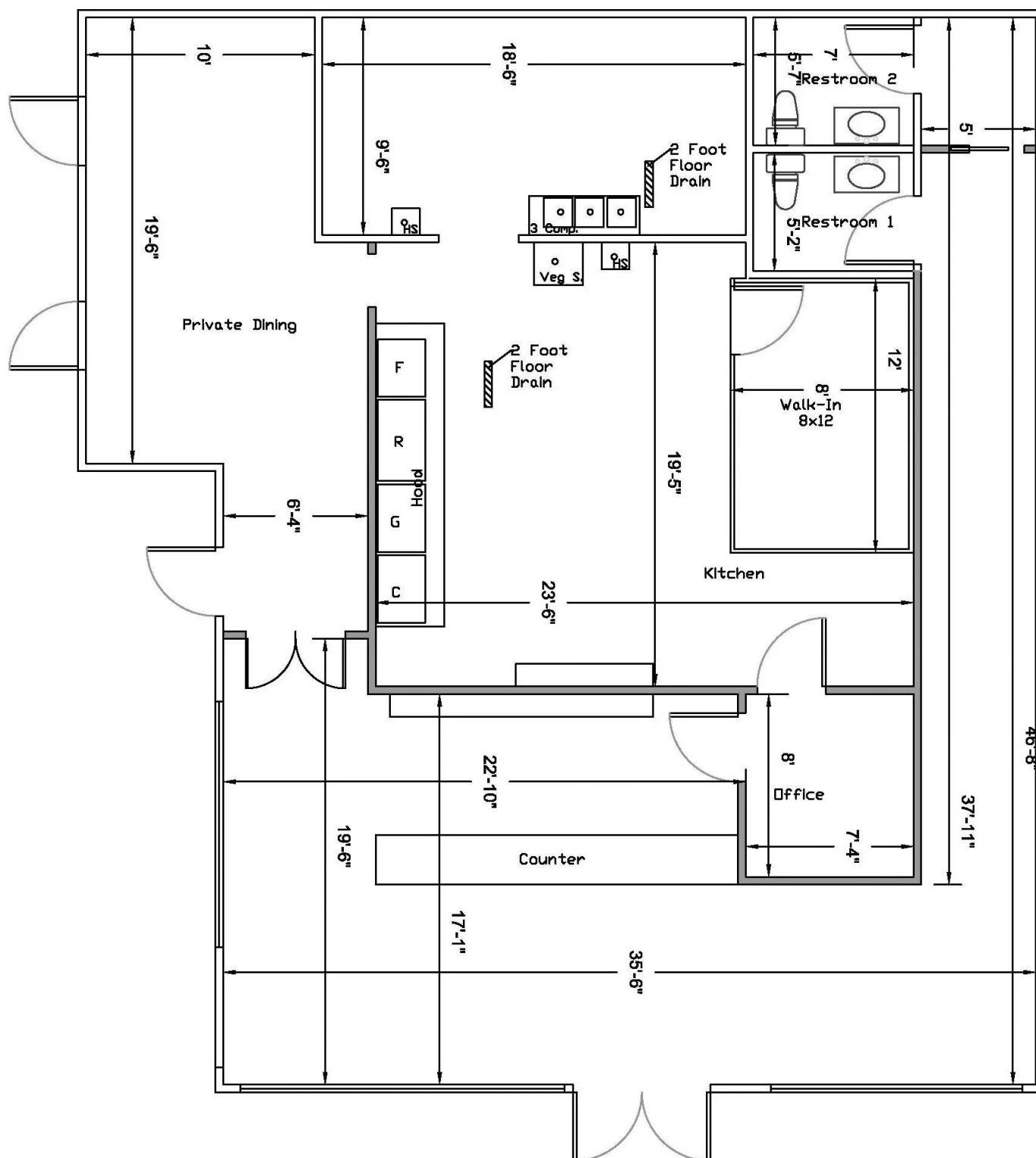


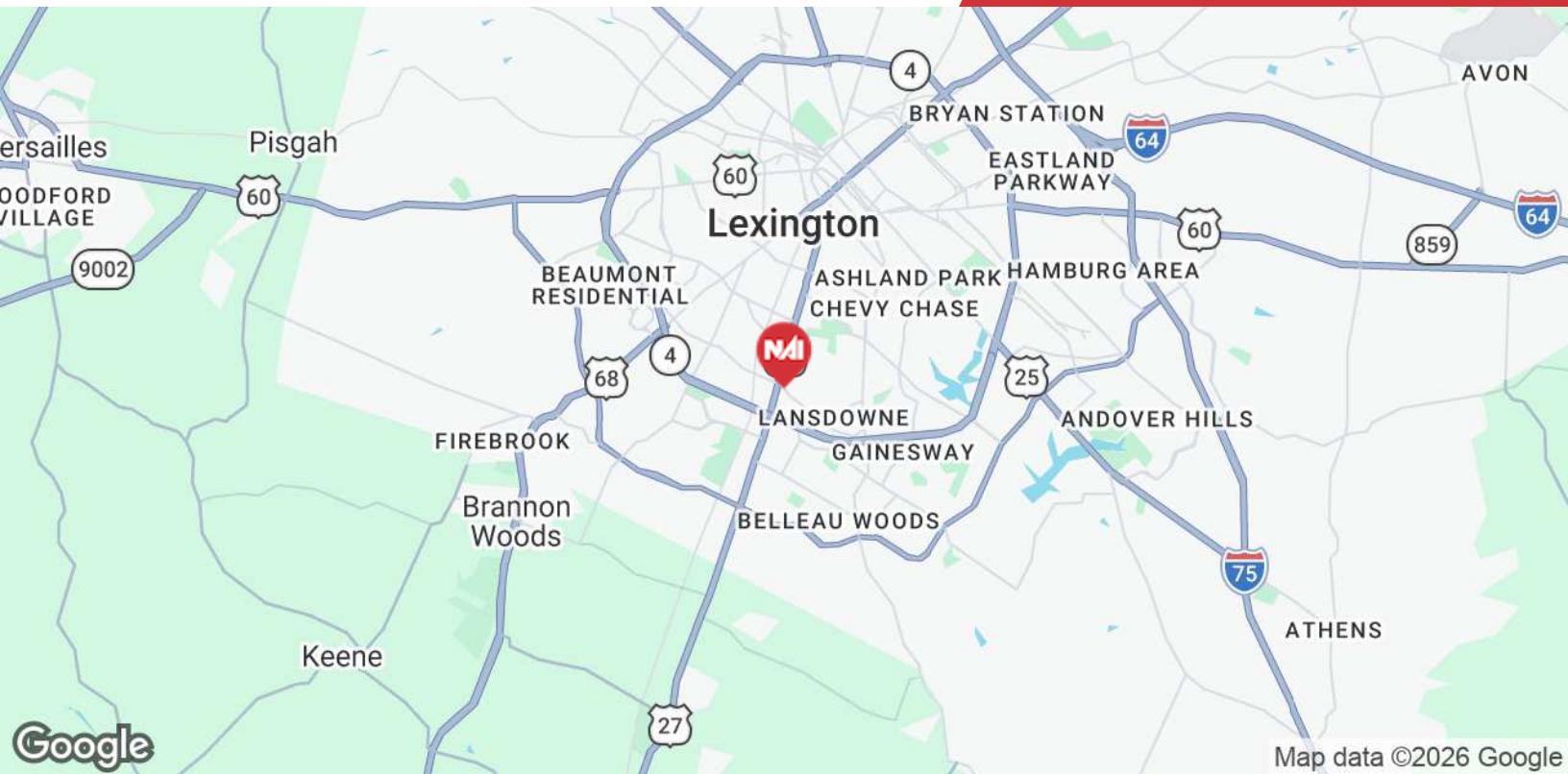


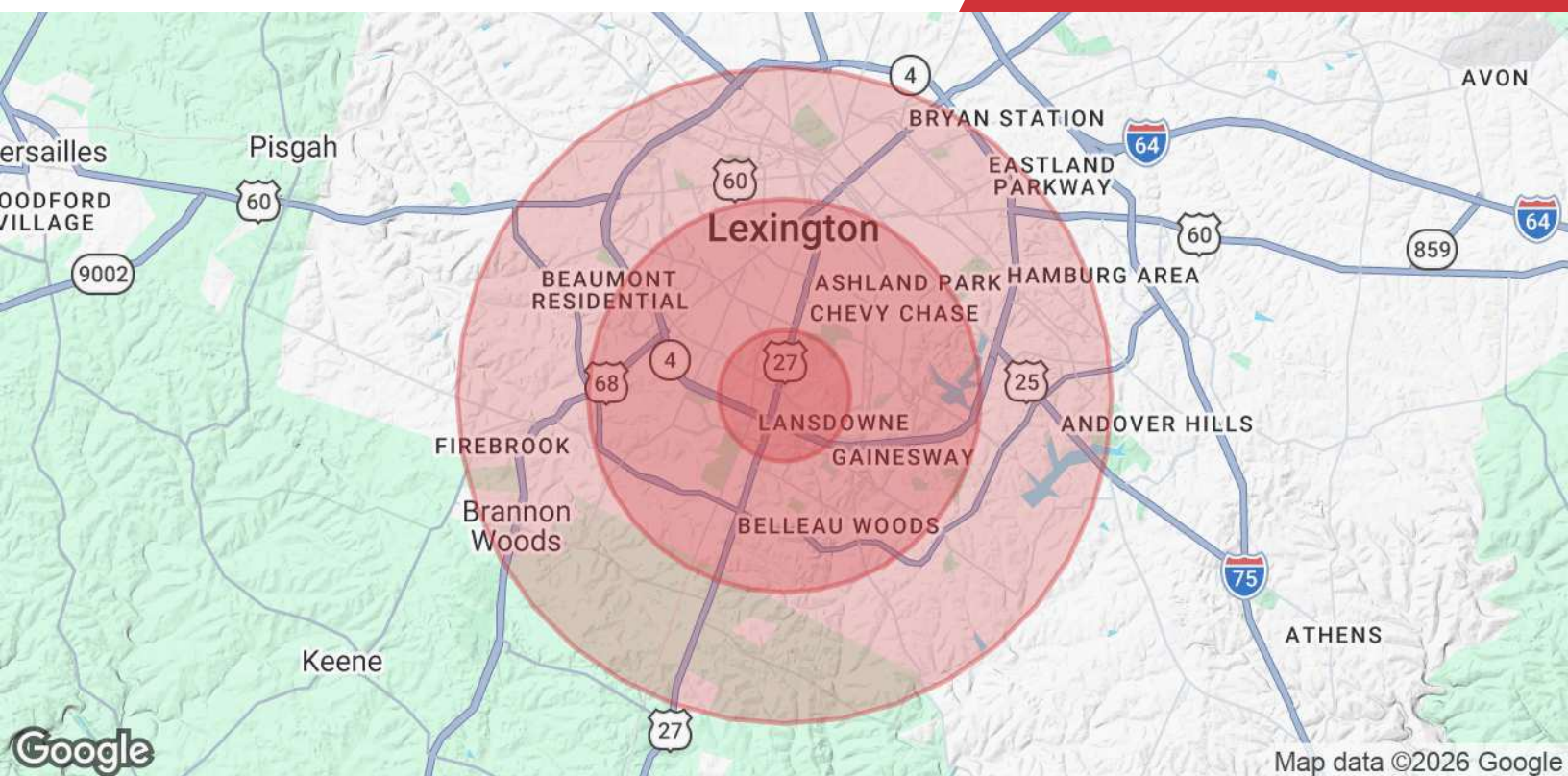


UNIT	TENANT	SF
110	BUILDING C AVAILABLE	1,819
120	HYLO Fitness	9,127
150	Floyd's 99 Barbershop	1,647
BUILDING D		
110	La Petite Academy	9,095
150	Eye Care Center	2,024
160	Rosati's Pizza	2,314
Office	EBF	257
170	Club Pilates	2,263
134	Jason's Deli	5,200









	1 Mile	3 Miles	5 Miles
Population			
Total Population	9,921	127,643	248,282
Average Age	38.8	34.3	34.7
Average Age (Male)	37.6	32.9	33.6
Average Age (Female)	39.8	35.4	36
Households & Income			
Total Households	4,648	55,618	108,724
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$121,132	\$113,361	\$110,025
Average House Value	\$174,560	\$235,092	\$238,609

* Demographic data derived from STDB 2026