



Office/Retail Condo For Sale: Nicholasville Rd Corridor



121 Malabu Drive, Unit 4

LEXINGTON, KY 40503

PRESENTED BY:

TRAVIS ROSE, MBA

C: 859.806.1591

travis.rose@svn.com

PROPERTY SUMMARY

NICHOLASVILLE ROAD CORRIDOR OFFICE/RETAIL CONDO FOR SALE

121 MALABU DRIVE, UNIT 4
LEXINGTON, KY 40503

OFFERING SUMMARY

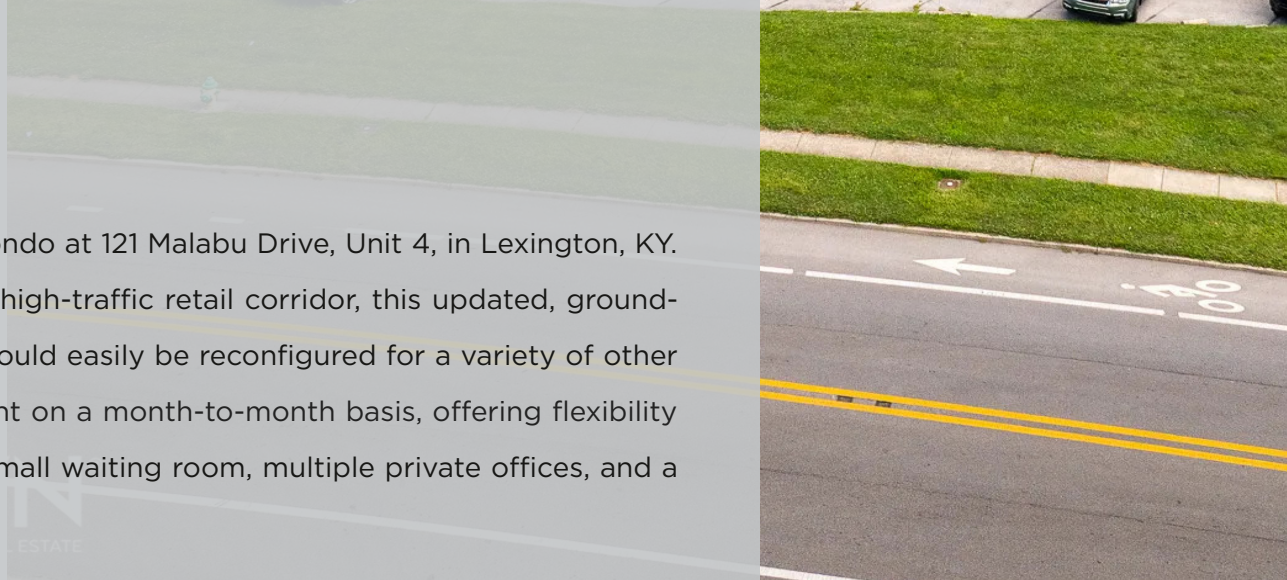
SALE PRICE:	\$170,000
BUILDING SIZE:	946 SF
PRICE / SF:	\$179.70



PROPERTY SUMMARY

SVN Stone is pleased to present for sale the office condo at 121 Malabu Drive, Unit 4, in Lexington, KY. Conveniently located just off Nicholasville Road in a high-traffic retail corridor, this updated, ground-level unit is currently configured as a hair salon but could easily be reconfigured for a variety of other uses. The unit is currently leased to a hair salon tenant on a month-to-month basis, offering flexibility for an owner-user or investor. The space includes a small waiting room, multiple private offices, and a restroom, with ample parking and easy access.

Please call Travis Rose 859-806-1591 for a showing.



PROPERTY HIGHLIGHTS

- **Prime location: high-traffic corridor directly off Nicholasville Rd**
- **Current tenant paying month to month**
- **Turnkey salon fit-up: updated, move-in ready**
- **Clean, updated, stylish interior**
- **Low HOA fee (\$300/quarter): covers roof and all exterior maintenance**
- **Ample parking, ground-level access**



PRIME LOCATION



**TURNKEY SALON
FIT-UP**



**LOW-MAINTENANCE
OWNERSHIP**



University of Kentucky

TJ-maxx
five BELOW
Michaels

Kroger

JAGGERS

DUNKIN'
DONUTS



Panera
BREAD



Walgreens

HOME 2
SUITES BY HILTON

TRADER JOE'S

TireDiscounters

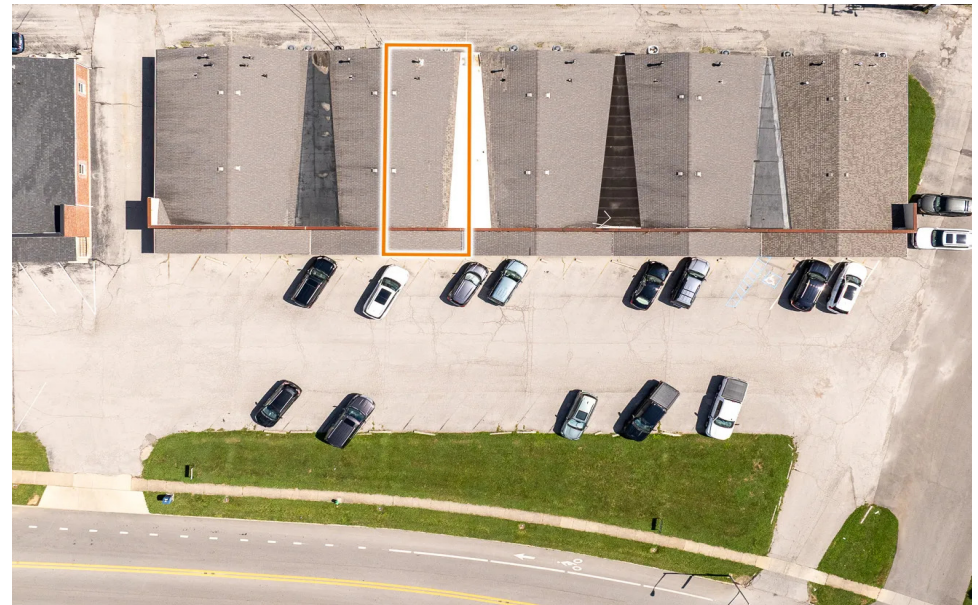
SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property
Unit 4

Nicholasville Rd | 36,400+ VPD

DOLLAR TREE



ADDITIONAL PHOTOS





TRAVIS ROSE, MBA

travis.rose@svn.com

Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

Bachelors - Eastern Kentucky University
(President's List, Golf Team, Academic All-American)
MBA - Murray State University

SVN | Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.