



COMING SOON!

NEW Retail Space - The Venue

120 Malabu Drive

Lexington, Kentucky 40503

Spaces

Suite 120

Lease Rate

\$30.00 SF/yr

Space Size

1,500 - 5,300 SF

Property Highlights

- NEW RETAIL SPACE COMING SOON!
- +/-1,500 - 5,300 SF for lease
- Located within The Venue, a new Lexington retail development
- Cross parking is available within the development
- Nearby tenants include Dollar Tree, Jason's Deli, Tuk Tuk Snack Shop, HITS Fitness, Floyd 99 Barbershop, 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
- Rental Rate: \$30.00 PSF NNN

For More Information

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For Lease

1,500 - 5,300 SF | \$30.00 SF/yr

Retail Space



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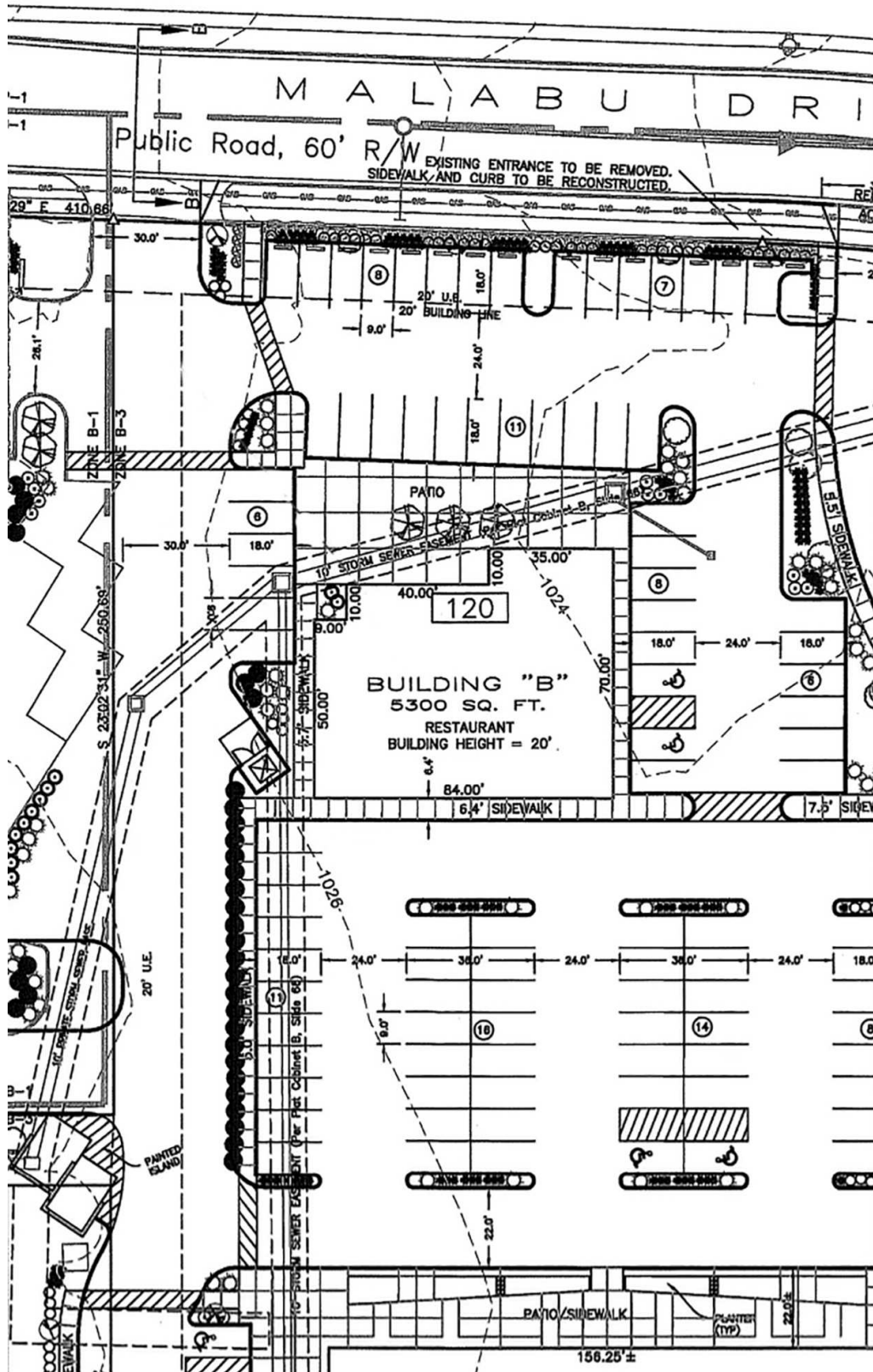
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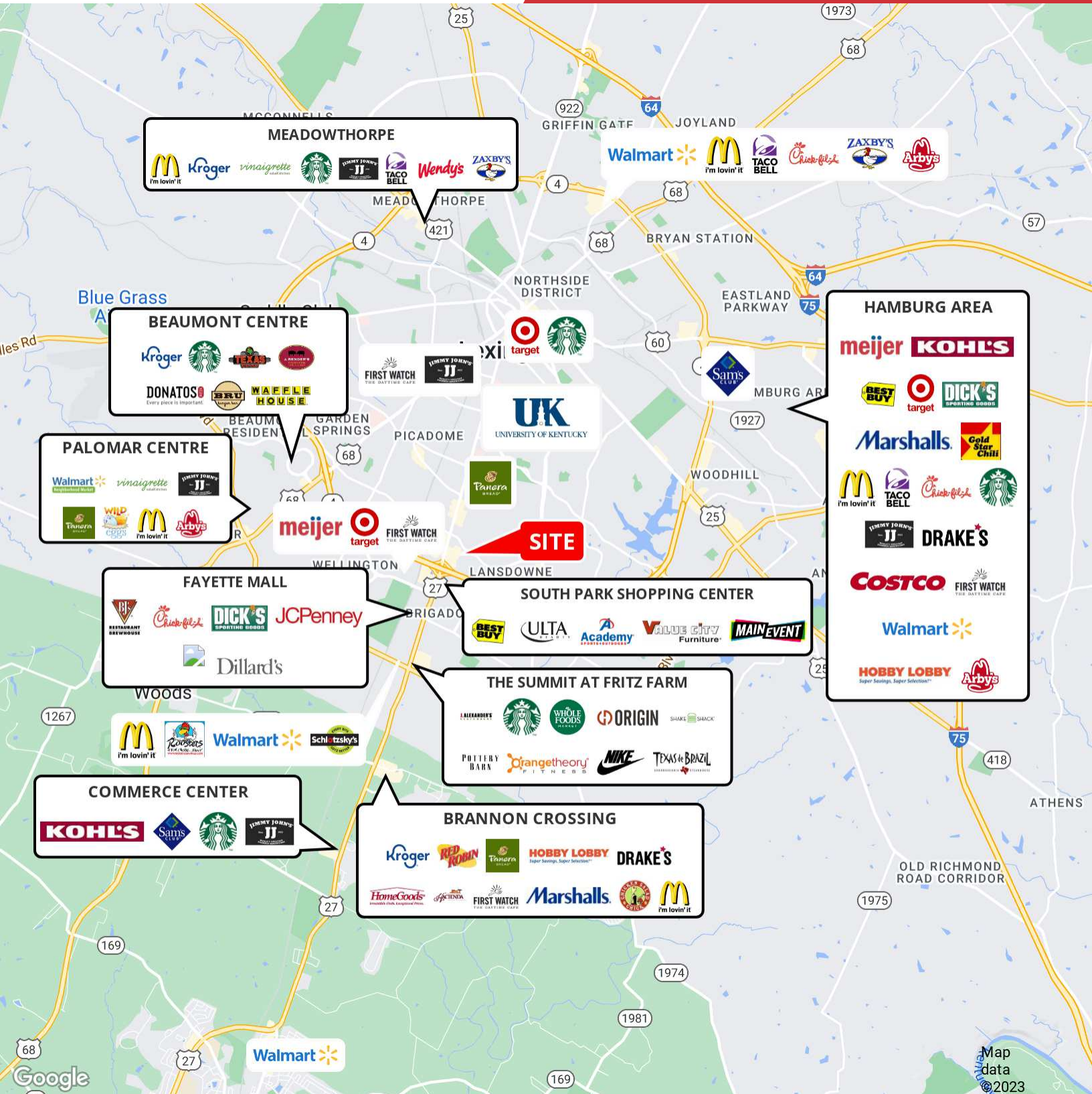
UNIT	TENANT	SF
BUILDING C		
110	Tuk Tuk Snack Shop	1,819
120	HITS Fitness	9,127
150	Floyd's 99 Barbershop	1,647
BUILDING D		
110	La Petite Academy	9,095
150	Eye Care Center	2,024
160	Rosati's Pizza	2,314
Office	EBF	257
170	Club Pilates	2,263
134	Jason's Deli	5,200



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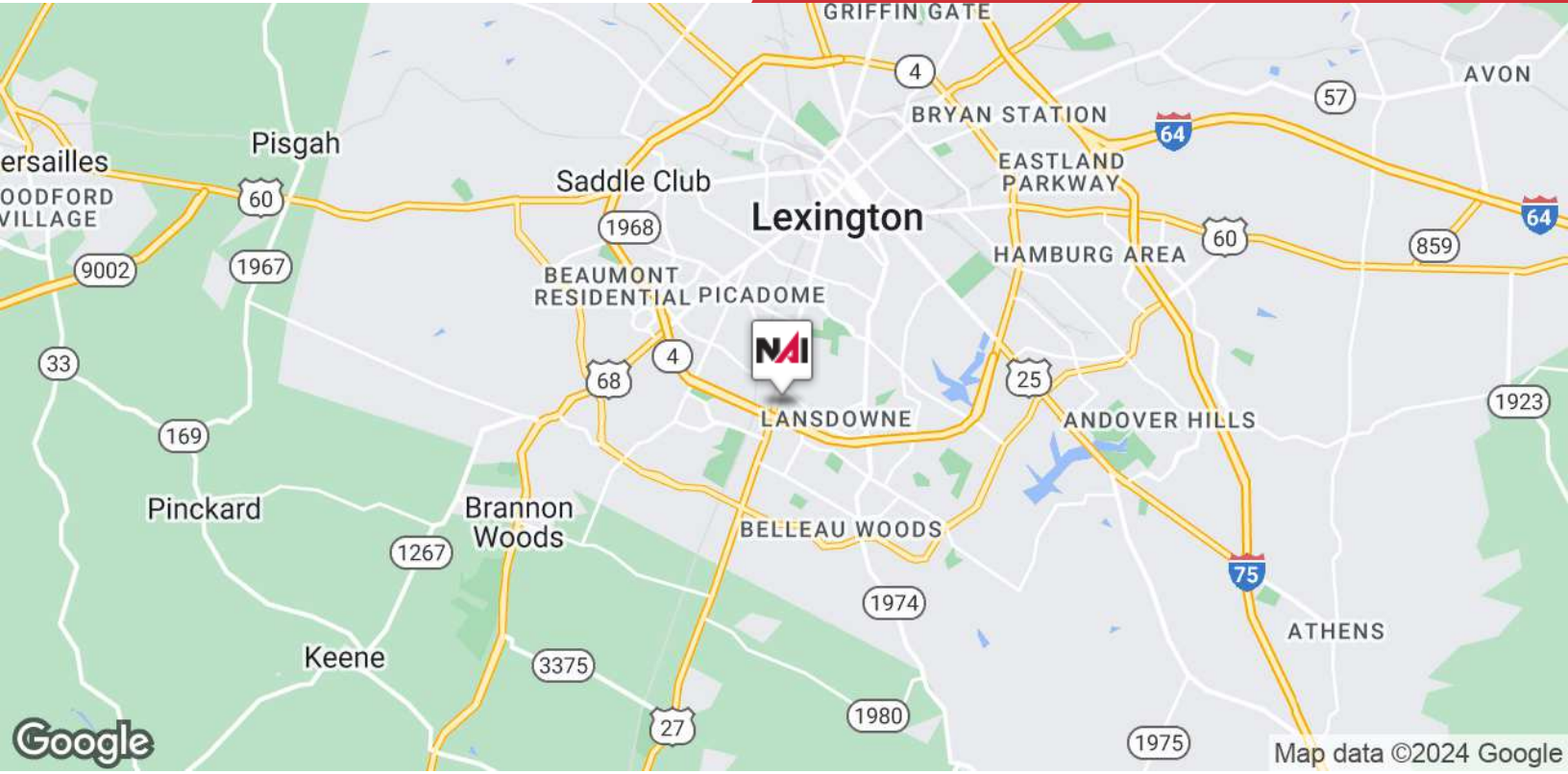


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For Lease

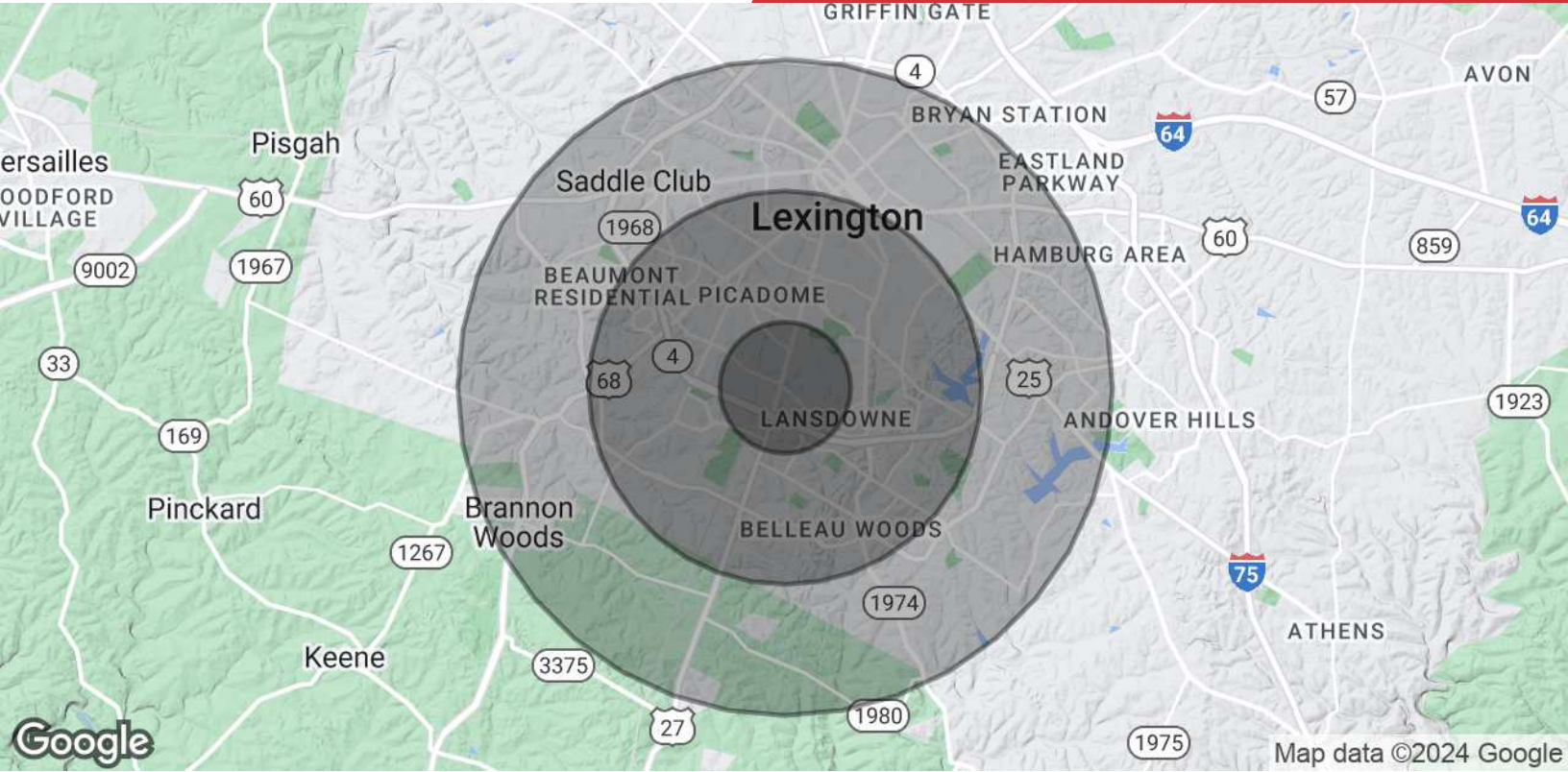
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Retail Space



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Population	1 Mile	3 Miles	5 Miles
Total Population	10,082	126,255	246,070
Average Age	41	38	39
Average Age (Male)	40	37	37
Average Age (Female)	42	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,672	54,323	106,173
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$101,685	\$101,500	\$98,423
Average House Value	\$360,941	\$362,828	\$342,100

Demographics data derived from STDB 2024