



## Prime Freestanding Restaurant Opportunity

134 Malabu Dr  
Lexington, Kentucky 40503

### Property Highlights

- Rare second-generation restaurant opportunity directly off Nicholasville Road
- +/-5,200 SF freestanding turn-key restaurant for sublease
- Existing drive-thru lane and large exterior patio area in place
- All furniture, fixtures & equipment are available for purchase (contact Broker for details)
- Located in The Venue (now 100% leased) on Nicholasville Road, one of Lexington's most desirable and highly trafficked retail corridors with over 45,326 VPD in front of the site
- This location provides strong daytime and evening traffic, retail support and residential density
- Cross parking is available within the development
- Other tenants include Club Pilates, Rosati's Pizza, Tuk Tuk Snack Shop, Floyd's 99 Barbershop, HITS Fitness, La Petite Academy, Eyecare Center, Spectrum, Buff City Soap and more
- University of Kentucky Campus (30,000+ enrollment) is located within 2 miles

Spaces

Building

Lease Rate

Contact Broker

Space Size

5,200 SF

### For More Information

**Paul Ray Smith, Jr**

Executive Vice President

O: 859 422 4401

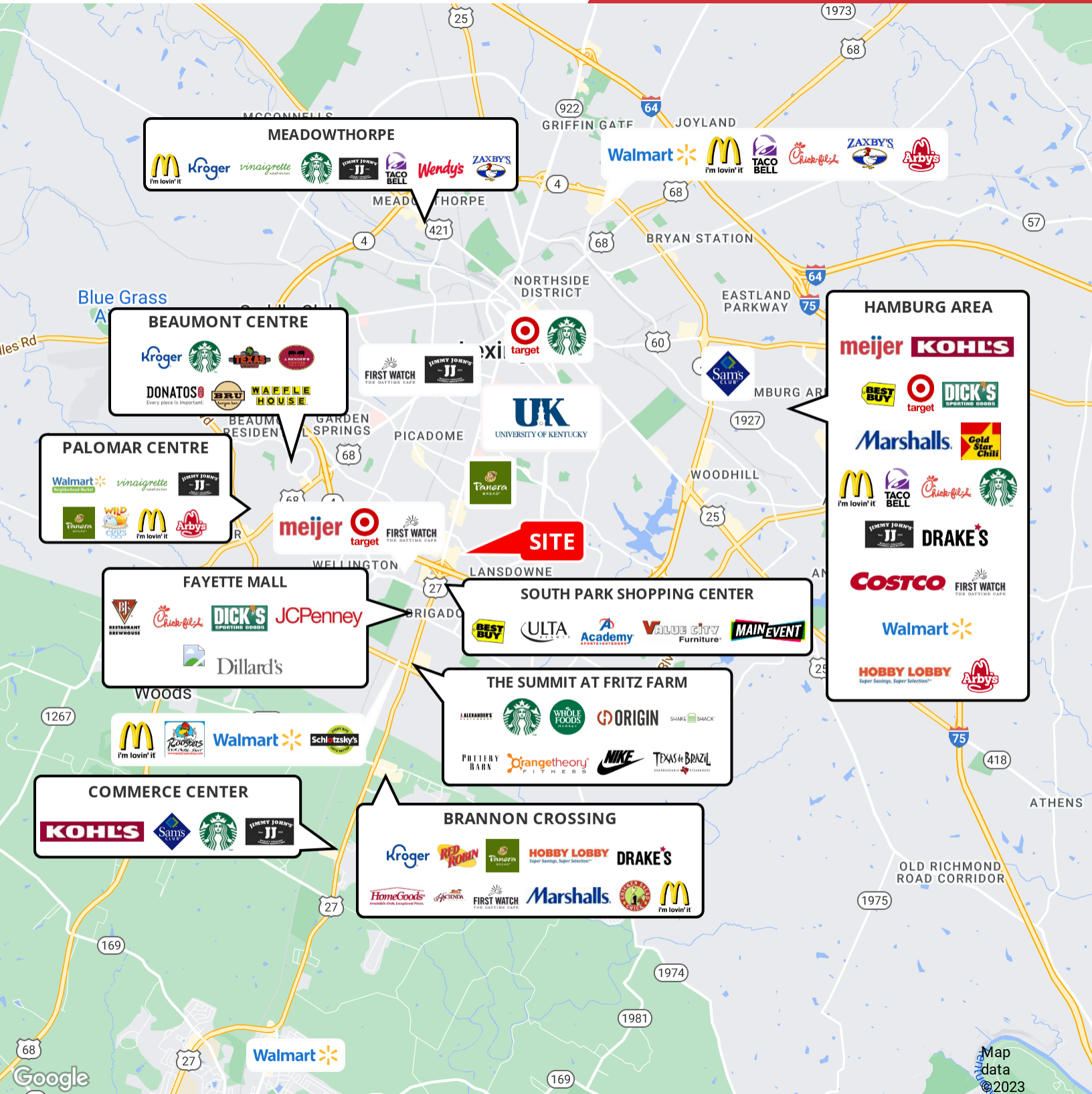
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**Zach Smith**

Associate

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Commercial Real Estate Services, Worldwide.

For Lease

5,200 SF | Contact Broker

Turn-Key Restaurant



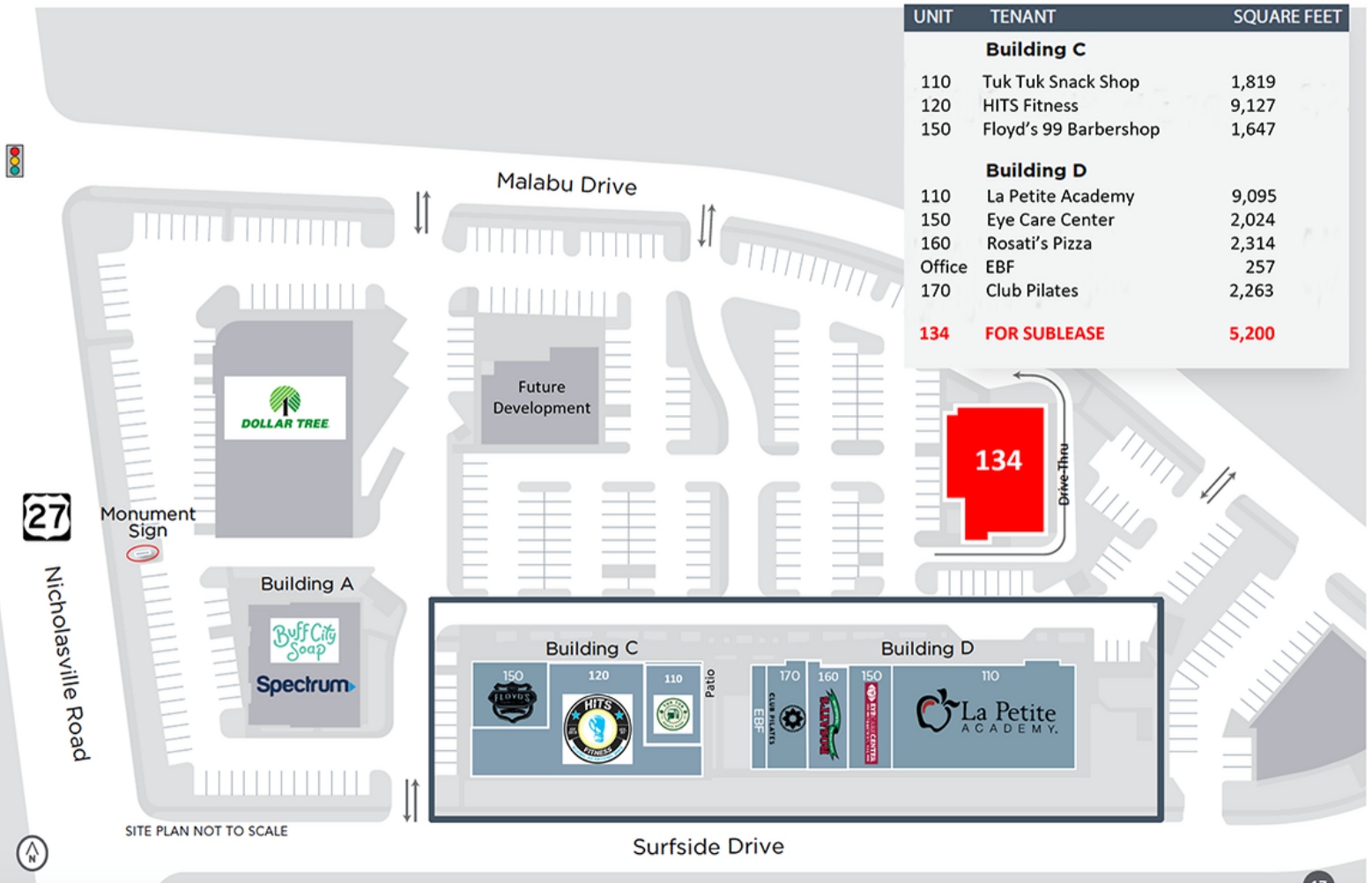
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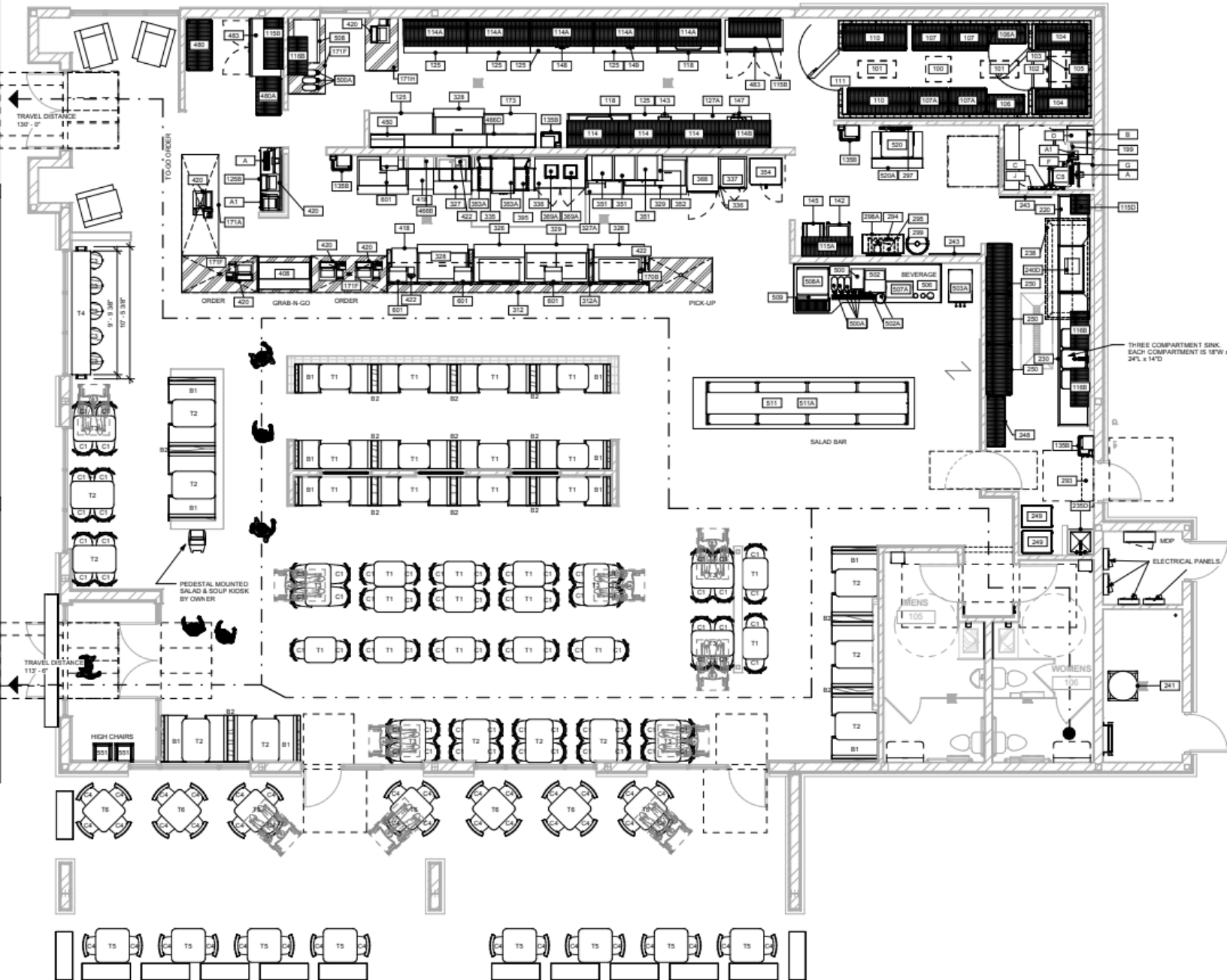
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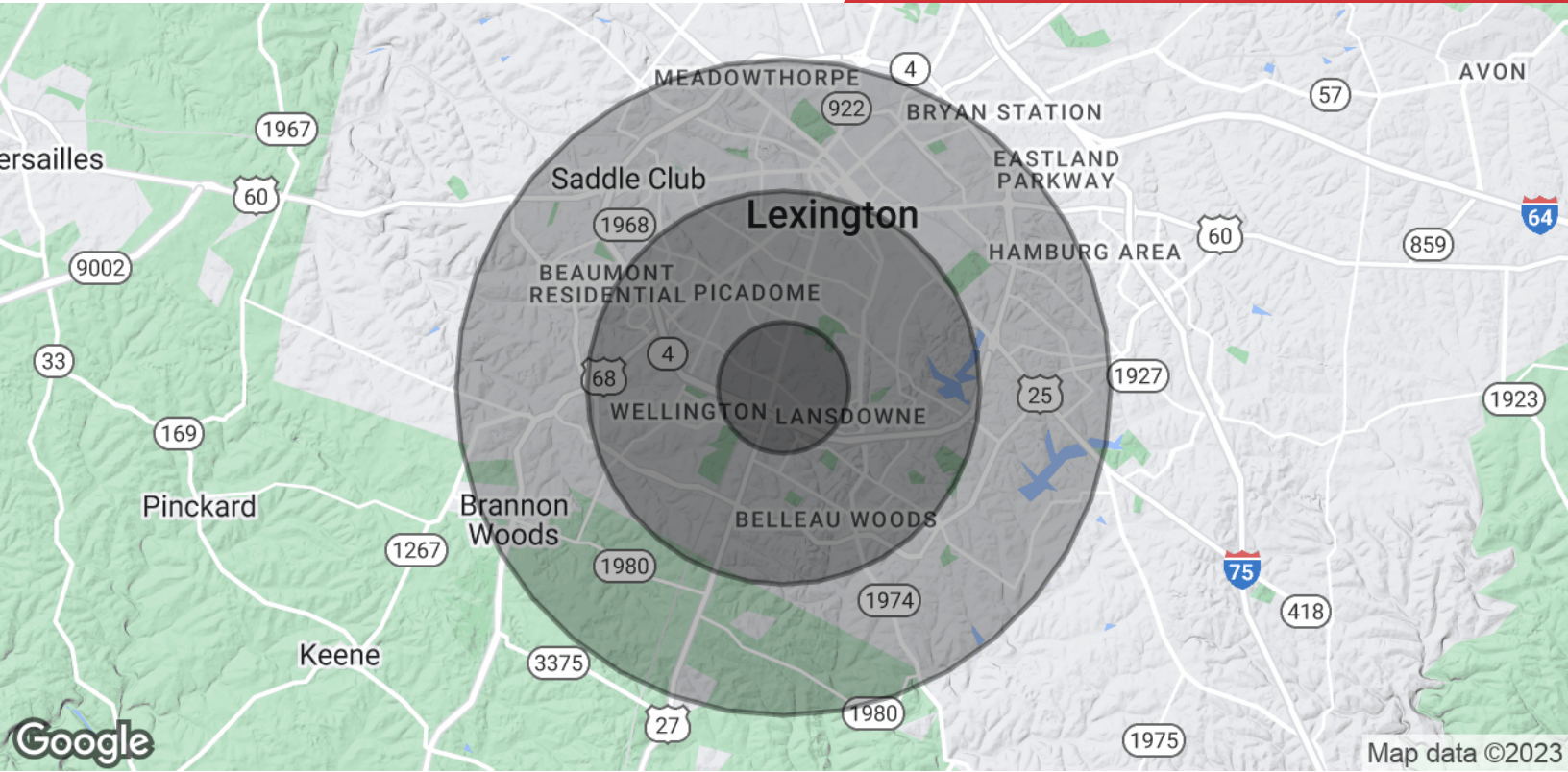
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	10,978	128,164	245,408
<b>Average Age</b>	36.1	35.8	36.3
<b>Average Age (Male)</b>	35.3	34.5	35.1
<b>Average Age (Female)</b>	39.7	37.4	37.9
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,568	58,102	111,254
<b># of Persons per HH</b>	2.0	2.2	2.2
<b>Average HH Income</b>	\$70,599	\$76,682	\$74,705
<b>Average House Value</b>	\$236,308	\$224,311	\$204,111

\* Demographic data derived from 2023 STDB