

Malabu Heights Plaza

2348 & 2358 Nicholasville Road, Lexington, KY 40503



Property Description

Malabu Heights Plaza, located on Nicholasville Road (45,326 avg. cars/day), is at the center Lexington's premier retail corridor. The property boasts high traffic counts and excellent visibility. It is perfect for retail, showroom, or office type users.

Space Descriptions:

Suite 156/160: Current fit up is a dental office with a reception, five op stations, three offices, two restrooms, breakroom, multiple storage rooms, sterilization area, and a lab area.

Location Description

Malabu Heights Plaza is located on Nicholasville Road surrounded by high-end retail including Trader Joes, Verizon, Lasik Plus, and many others. Inside New Circle Road, the property is convenient to the University of Kentucky, hospitals, and hotels. It is supported by strong office, commercial, and residential volume in the immediate and surrounding areas.

Google Maps: [CLICK HERE](#)

Google Streetview: [CLICK HERE](#)

Malabu Heights Plaza

2348 & 2358 Nicholasville Road

Lexington, KY 40503

Zoned: B-1 (Neighborhood Business)

Available: Bldg. 2358 Suite 156/160 - 1,600-3,200 SF - \$22.25-\$24.25/SF + NNN

Contact:

Colleen Barr, MBA, CCIM

C: 859.489.6133

Colleen@BALrealstate.com



Malabu Heights Plaza

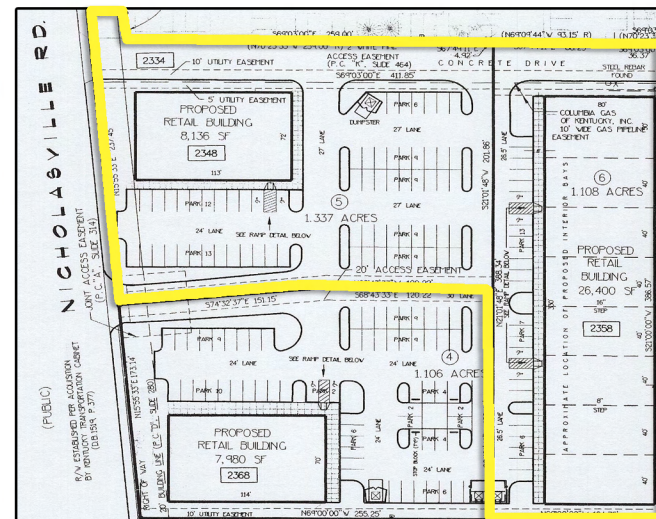
Available Space & Site Plan

Milan Laser		Nothing Bundt Cakes				Lifeline Healthcare		University of Kentucky	
Panda Cuisine		Spa Nails	Better Blend	Subway		OneMain Financial	Available	The Good Feet Store	
Suite 105/115	Suite 120	Suite 130	Suite 135	Suite 140	Suite 145	Suite 150	Suite 156/160	Suite 165	Suite 170
							1,600-3,200 SF		

2358 Nicholasville Road

Verizon Wireless	West Coast Gourmet Pizza	Bank of America	Lasik Plus
Suite 100	Suite 120	Suite 130	Suite 112

2348 Nicholasville Road



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Aerial & Demographics



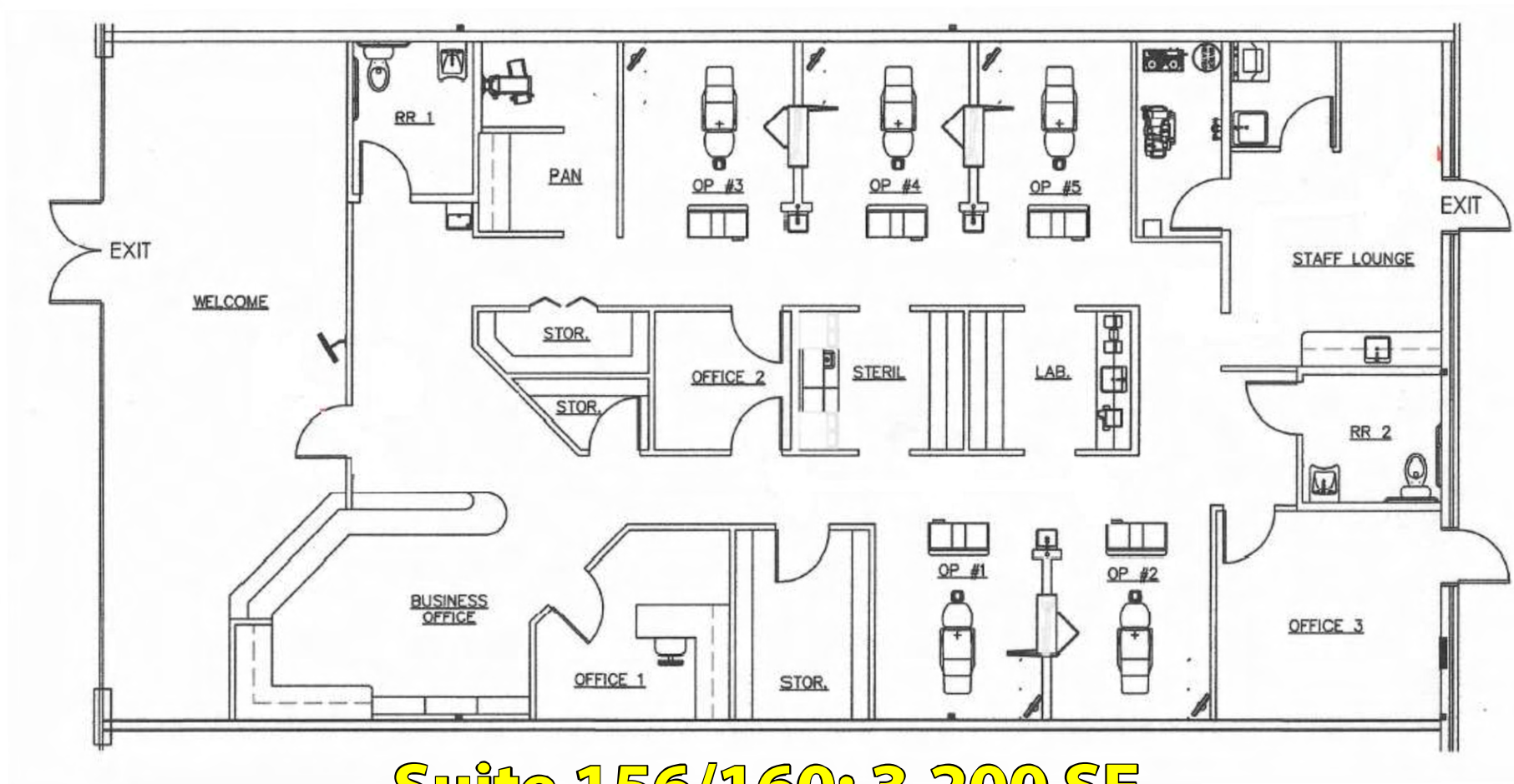
Malabu Heights Plaza

Photos



Malabu Heights Plaza

Floor Plan: Suite 156/160



Suite 156/160: 3,200 SF