

# Malabu Heights Plaza

## 2348 & 2358 Nicholasville Road, Lexington, KY 40503



### 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 - \$21.25/SF-\$23.25/SF + NNN

Available: Bldg. 2348 Suite 100 - 2,000 SF - \$38.00/SF + NNN

### 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: Two 1600 SF in-line retail spaces now available for Lease. The spaces have flexible layouts suitable for a wide range of users. The spaces can be combined into one 3200 SF unit.
- Suite 100: Premiere retail space coming available on busy Nicholasville Road. A corner 2000 SF suite with outstanding visibility and strong signage opportunities with Nicholasville Road frontage. The space boasts many windows, easy access and ample parking.

### 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](#)

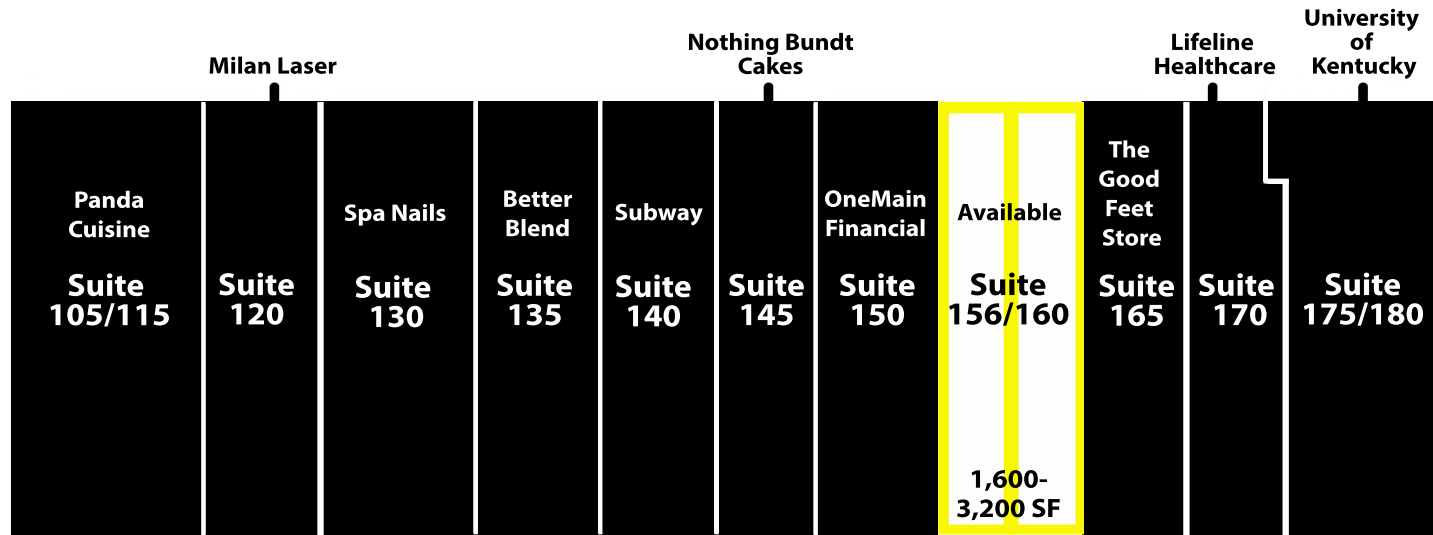
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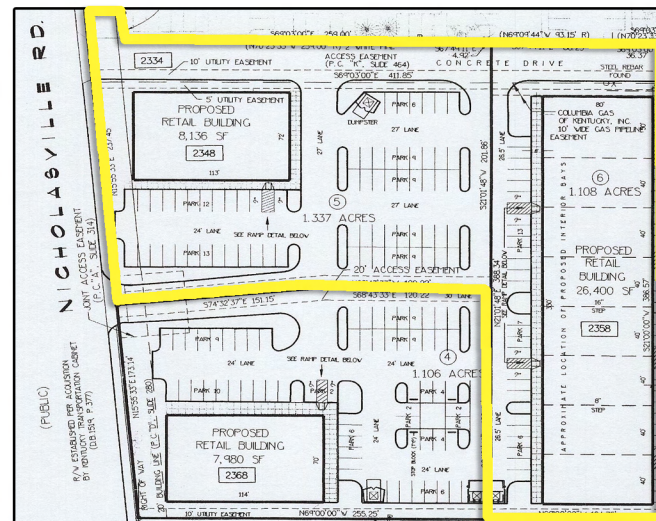
## Available Space & Site Plan



2358 Nicholasville Road



2348 Nicholasville Road



# Malabu Heights Plaza

## Aerial & Demographics



### Demographics

2025 Population:

1 Mile: 10,016  
 3 Miles: 126,480  
 5 Miles: 246,807

2025 Daytime Population:

1 Mile: 10,379  
 3 Miles: 110,811  
 5 Miles: 186,679

2025 Avg. Household Income:

1 Mile: \$104,837  
 3 Miles: \$99,104  
 5 Miles: \$98,170

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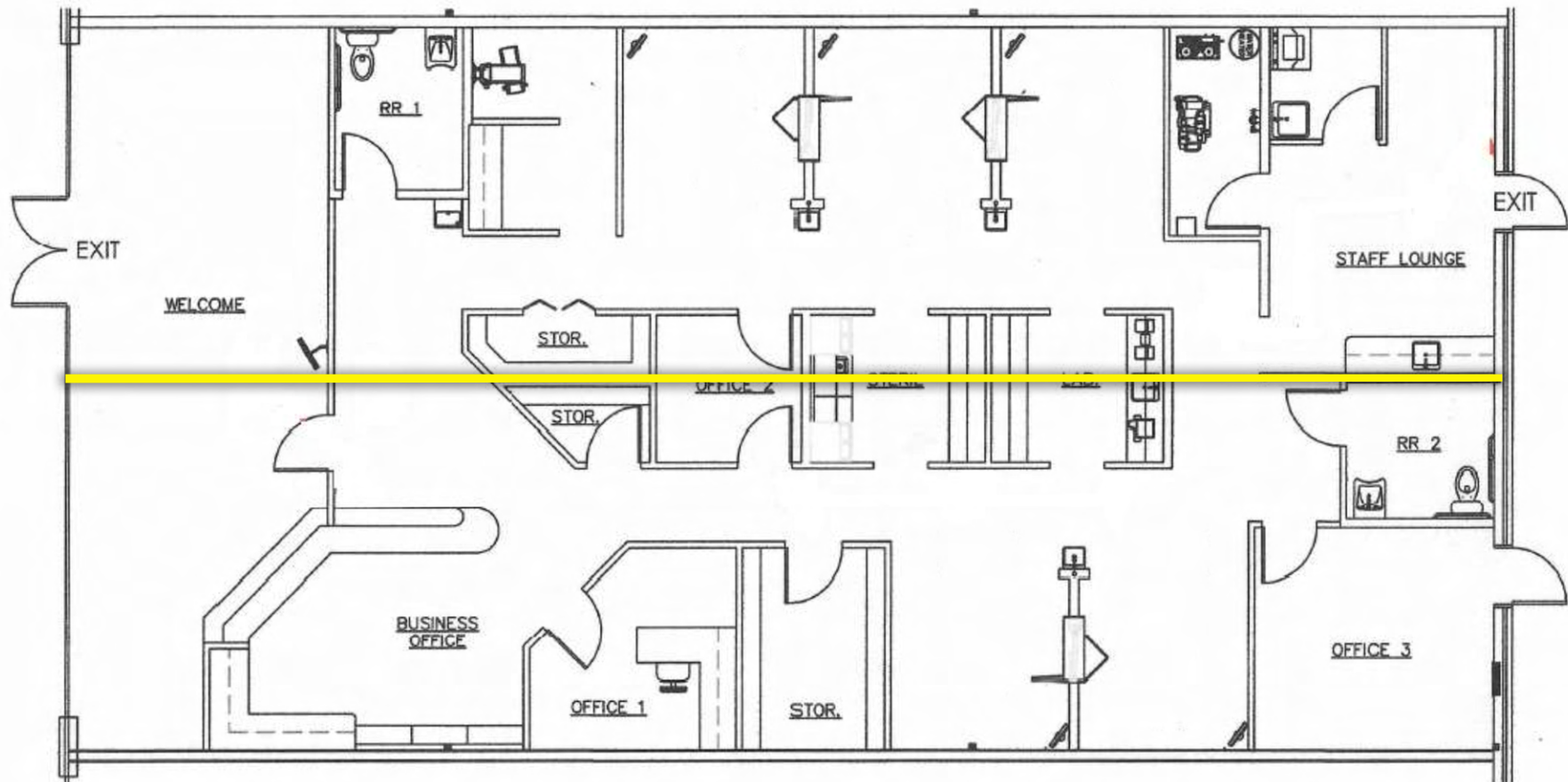
## Photos



# Malabu Heights Plaza

## Floor Plan: Suite 156/160

Suite 156: 1,600 SF



Suite 160: 1,600 SF