



## 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

prsmith@naiisaac.com | KY #183529

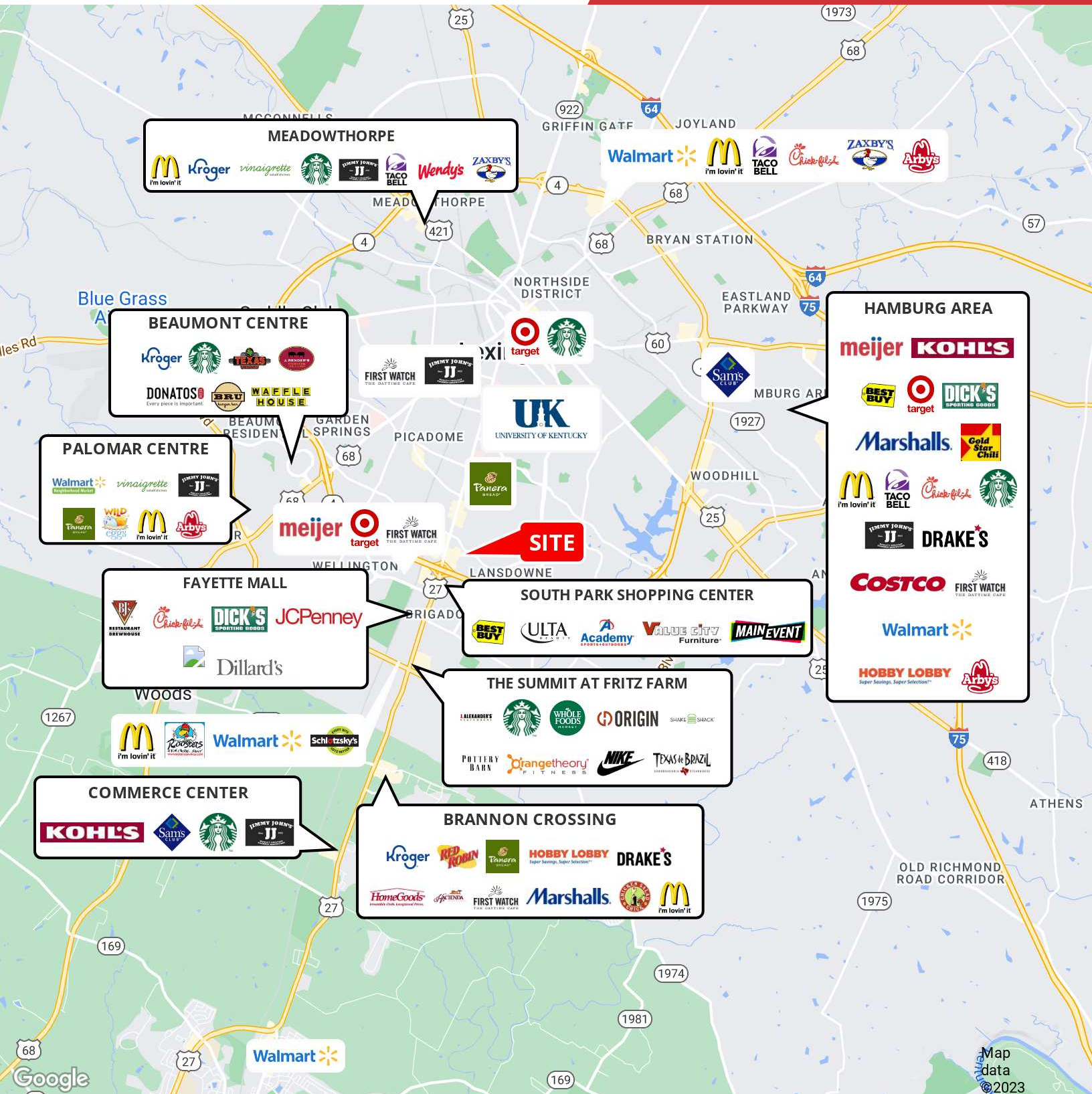
#### Zach Smith

Senior Associate

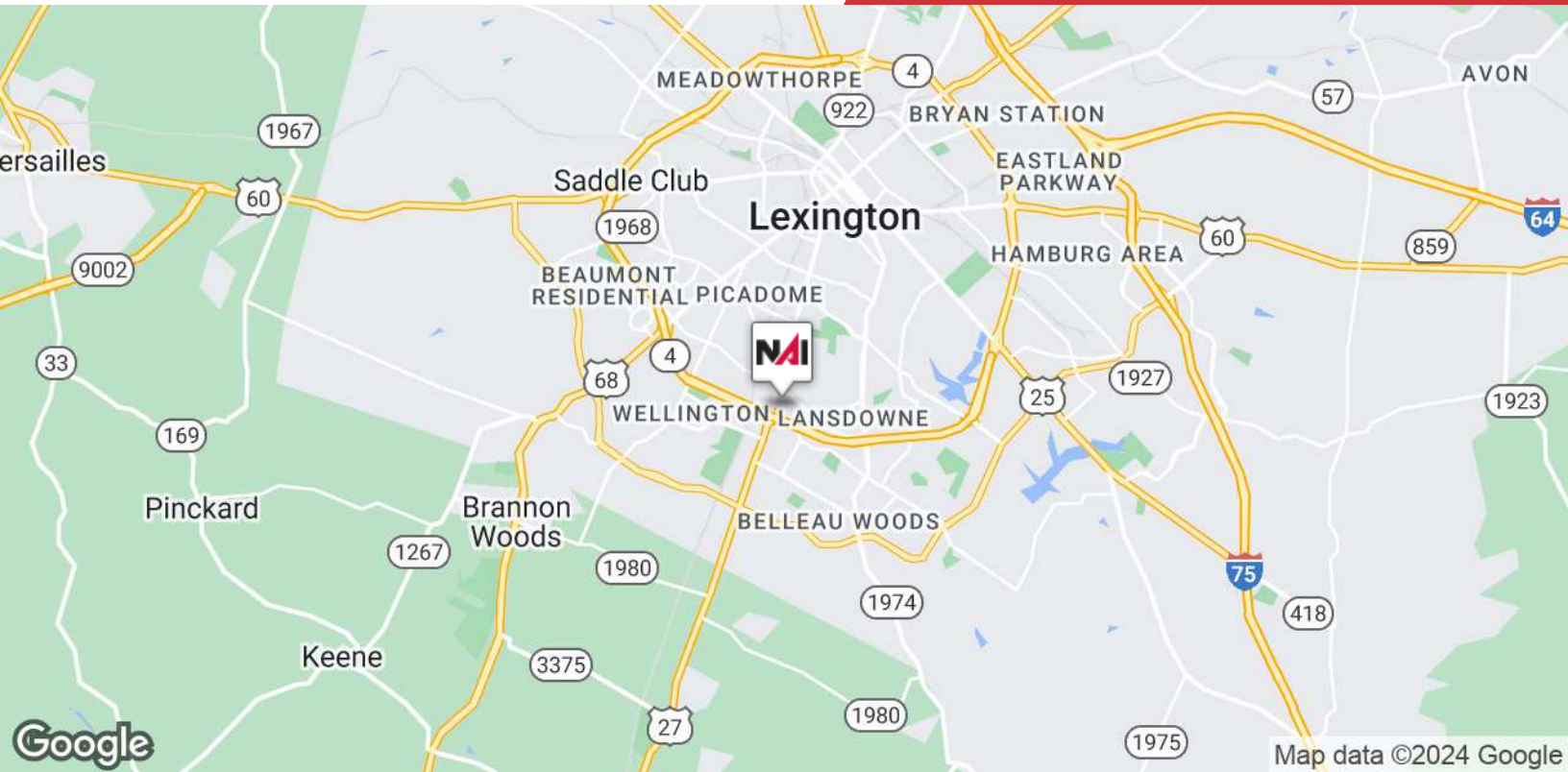
O: 859 422 4406

zachsmith@naiisaac.com











For Sublease  
5,200 SF | Contact Broker  
Turn-Key Restaurant





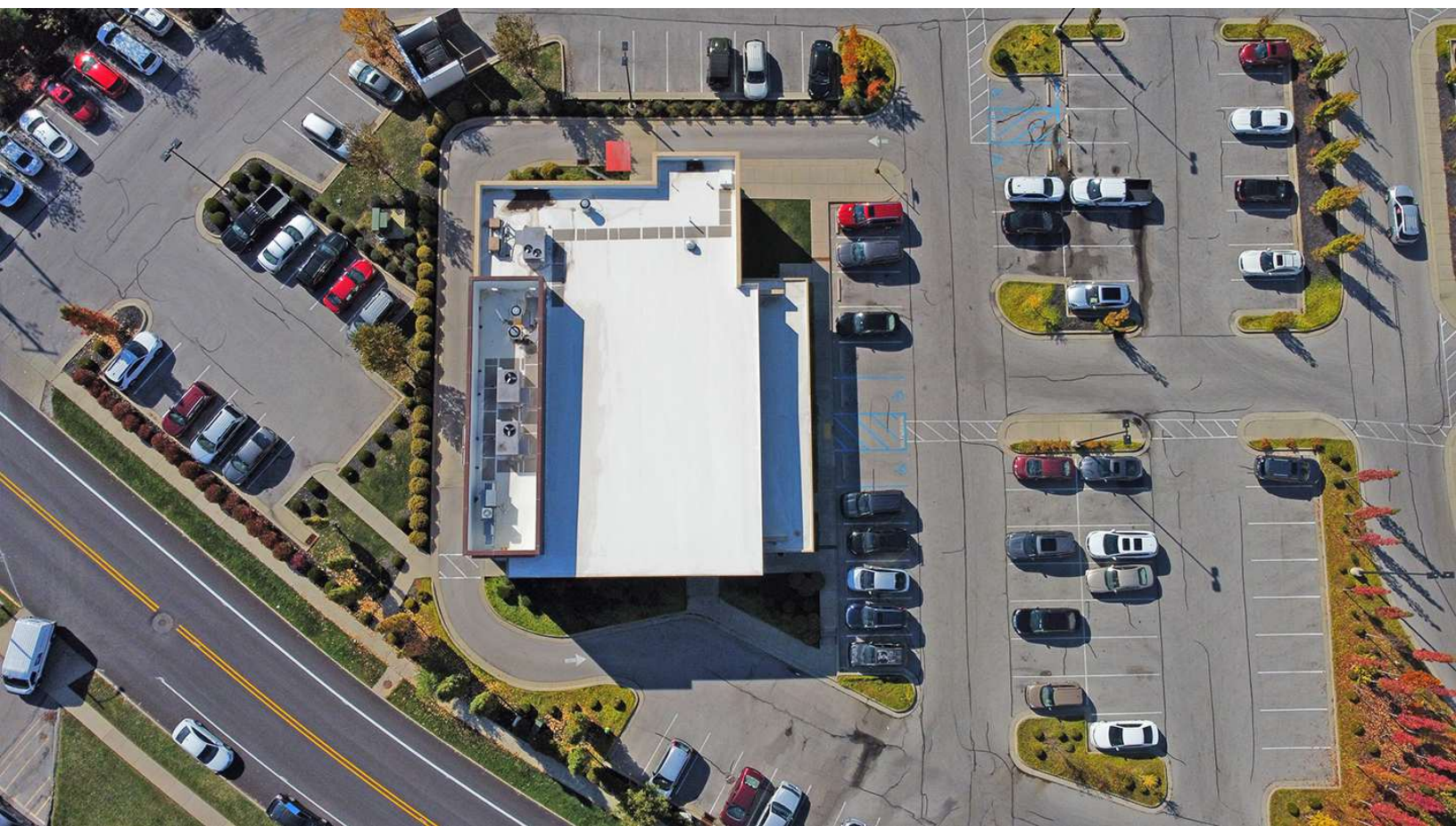


Commercial Real Estate Services, Worldwide.

For Lease

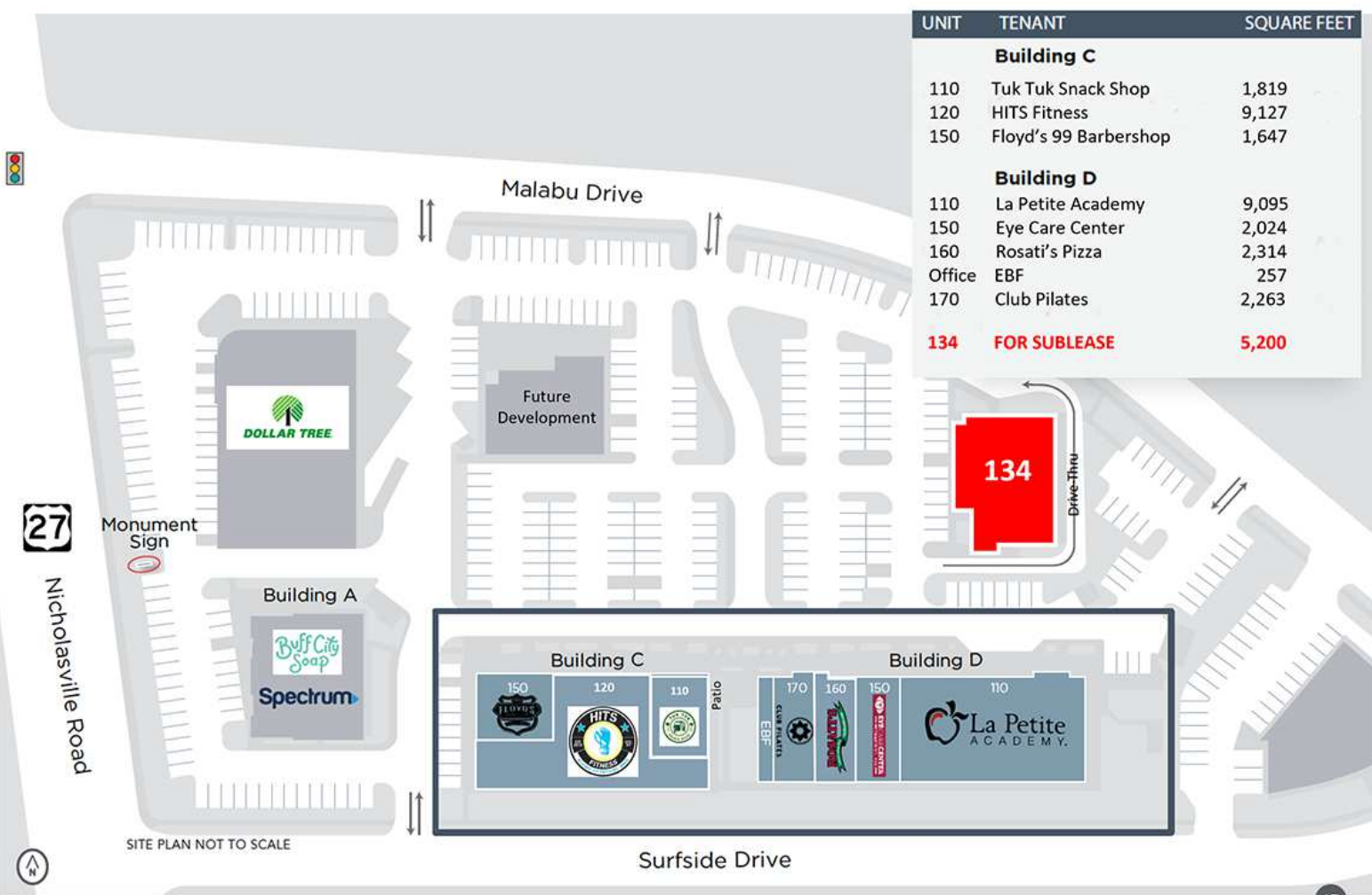
5,200 SF | Contact Broker

Turn-Key Restaurant

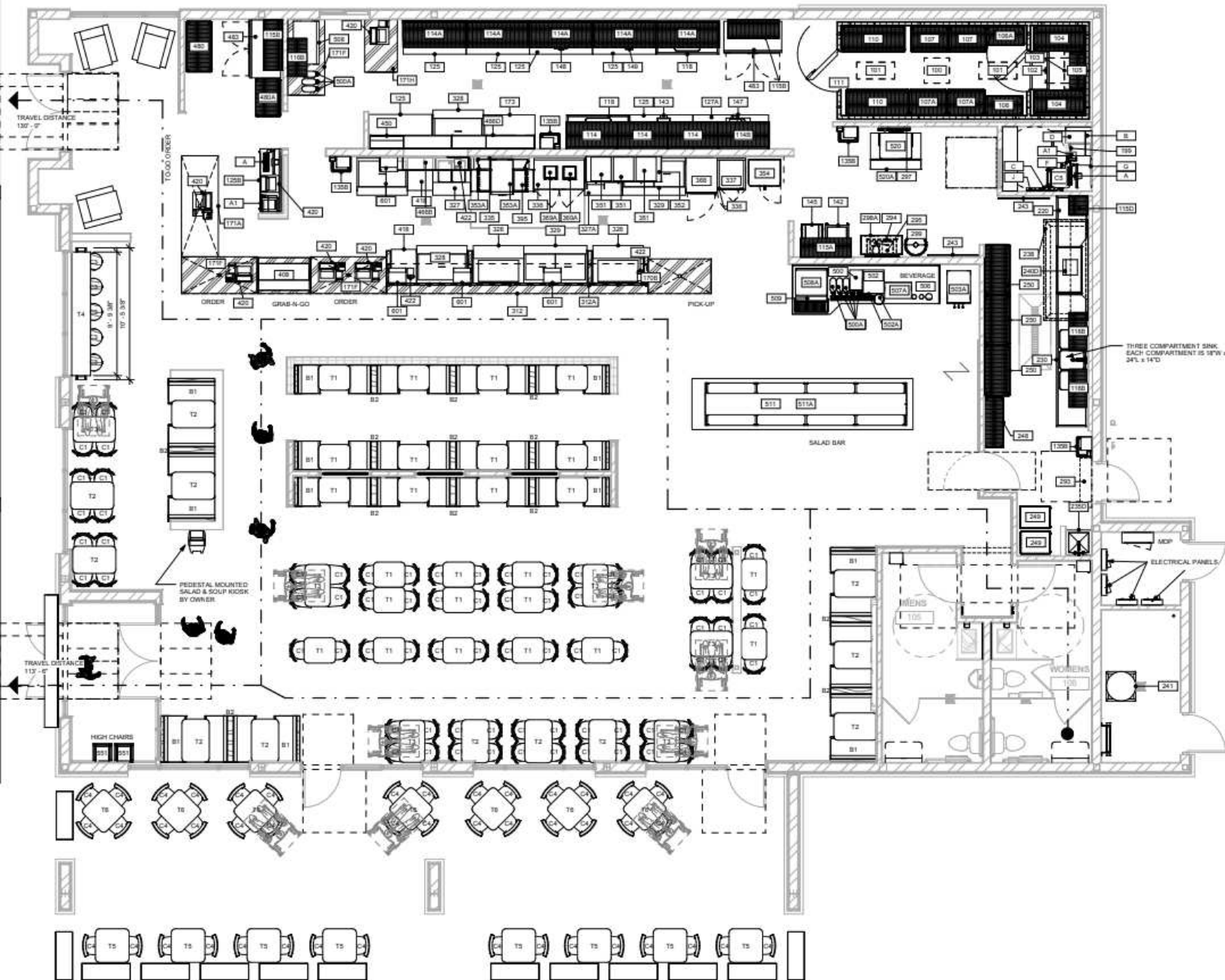


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)

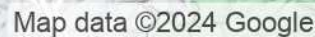








## Turn-Key Restaurant



| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,568     | 58,102    | 111,254   |
| # of Persons per HH | 2.0       | 2.2       | 2.2       |
| Average HH Income   | \$70,599  | \$76,682  | \$74,705  |
| Average House Value | \$236,308 | \$224,311 | \$204,111 |

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
**naiisaac.com**