

For Sale - Business and Real Estate

Bourbon on Main

2,600 SF | \$895,000



Prime Bourbon Trail Restaurant

103 W Main Street
Frankfort, Kentucky 40601

Property Highlights

- Strong Digital Proof & Popularity: #2 of 114 Restaurants in Frankfort, KY – TripAdvisor; 94% Recommend on Facebook reviews; 4.4/5 (1,800+ reviews) – Google
- Historic 2-story brick building in downtown Frankfort, KY, directly on the Kentucky River
- Turnkey Operating Restaurant Property with Full Kitchen
- Numerous recent owner upgrades & systems
- Efficient, chef designed kitchen (rebuilt from scratch) with walk-in coolers x2, fryer, stove, and reach-ins; Includes basement storage with locked liquor room and small freezer space
- Classic downtown charm with brick veneer exterior, colorful murals, central HVAC, and excellent visibility/foot traffic on Frankfort's main historic and bourbon corridor
- Additional information available upon signing a Confidentiality Agreement

OFFERING SUMMARY

| | |
|--------------------------|-------------|
| Sale Price | \$895,000 |
| Building Size | +/-2,600 SF |
| Stories | 2 |
| Multi-Level Covered Deck | +/-1,147 SF |
| Indoor/Outdoor Seating | +/-200 |

For more information

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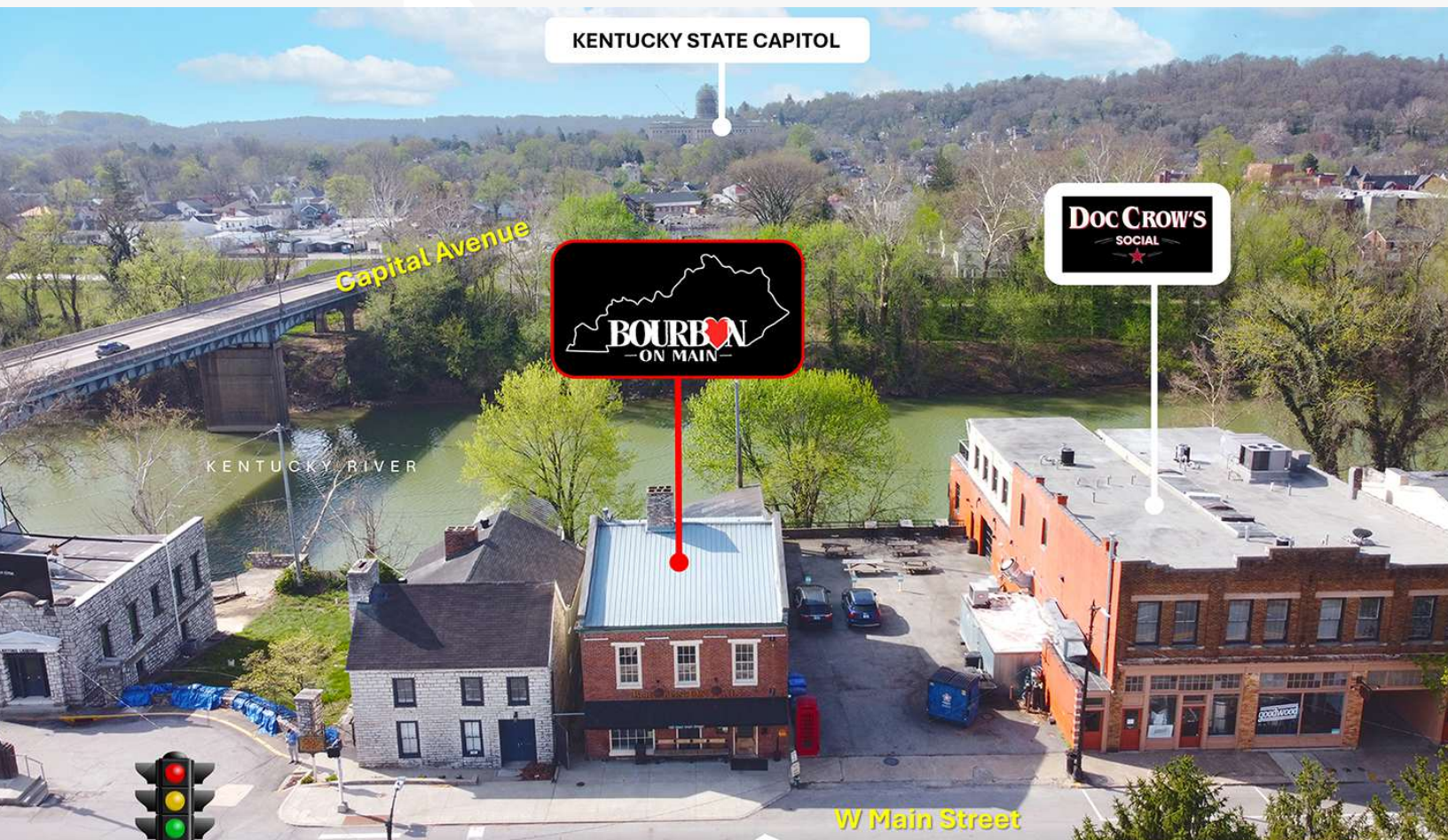
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Additional Photos



KEY HIGHLIGHTS

- **Turnkey Operating Restaurant Property with Full Kitchen** – The +/- 2,600 sq ft interior (1,300 sq ft per floor) plus a large 1,147 sq ft multi-level covered deck delivers 200+ indoor/outdoor seats. Efficient, chef-redesigned kitchen (rebuilt from scratch) with walk-in coolers x2, fryer, stove, and reach-ins. Includes basement storage with locked liquor room and small freezer space.
- **Recent owner upgrades & systems:** Fully covered rear deck (2023), silicon roof treatment (2023), roof replaced 2020, LVL beam reinforcement on upper floor, brick chimney repair, gas-log fireplace, high-efficiency HVAC units (2018, well maintained), and complete electrical overhaul – all panels moved and upgraded from basement to first floor in 2025 (now fully flood-resilient).
- **Classic downtown charm:** Brick veneer exterior, colorful murals, central HVAC, and excellent visibility/foot traffic on Frankfort's main historic and bourbon corridor.
- **Flood resilience:** Historic 2025 flood (highest level since 1978) caused only a 3.5-week closure; with current upgrades, full operations could have resumed in ~3 days. Minimal impact beyond electrical (now permanently solved). Flood insurance in place and current.



BUSINESS SUMMARY

- **Turnkey, High-Appeal Asset** – Established, scalable destination concept with loyal following, events (cocktail classes, flights), pet-friendly deck mentions, and proven cash-flow performance in a desirable Bourbon Country micro-market.
- **Experienced General Manager** (operating partner) - is fully aware of the sale and willing to stay on for training, continued GM role, or potential partnership – provides seamless transition.
- **Attractive Sale Structure** – Restaurant business + historic real estate available (bundle for full control/appreciation upside). Ideal for operators seeking a lifestyle/business play, investors wanting passive income + asset growth, or 1031 exchange buyers. Seller has successfully owned and operated for 10 years and is transitioning into soft retirement and new professional directions (one partner relocating, one serving as city commissioner).

STRONG DIGITAL PROOF & POPULARITY

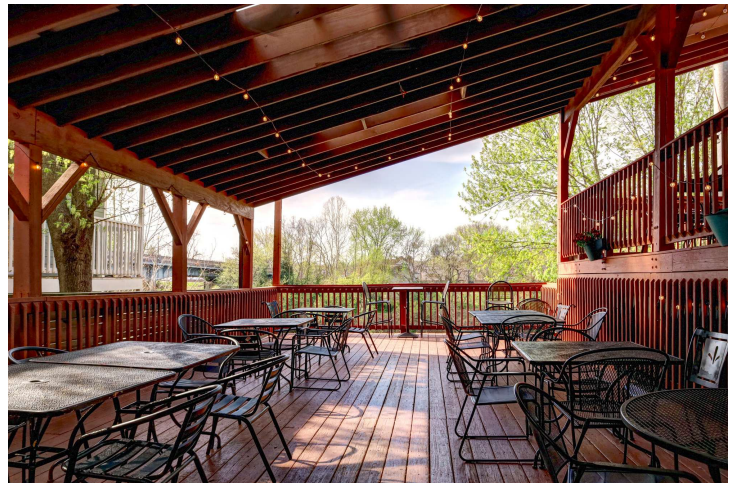
- TripAdvisor: 4.2/5 (436+ reviews) – Ranked #2 of 114 restaurants in Frankfort + Travelers' Choice Award (top 10% globally).
- Google: 4.4/5 (1,800+ reviews) – Composite ~4.3/5 across platforms.
- Yelp: 3.9/5 (461 reviews) with 428+ photos showcasing vibrant interiors, deck, and food.
- Facebook: ~4.3/5 with 94% recommend – Frequent “must-stop” on the Bourbon Trail.



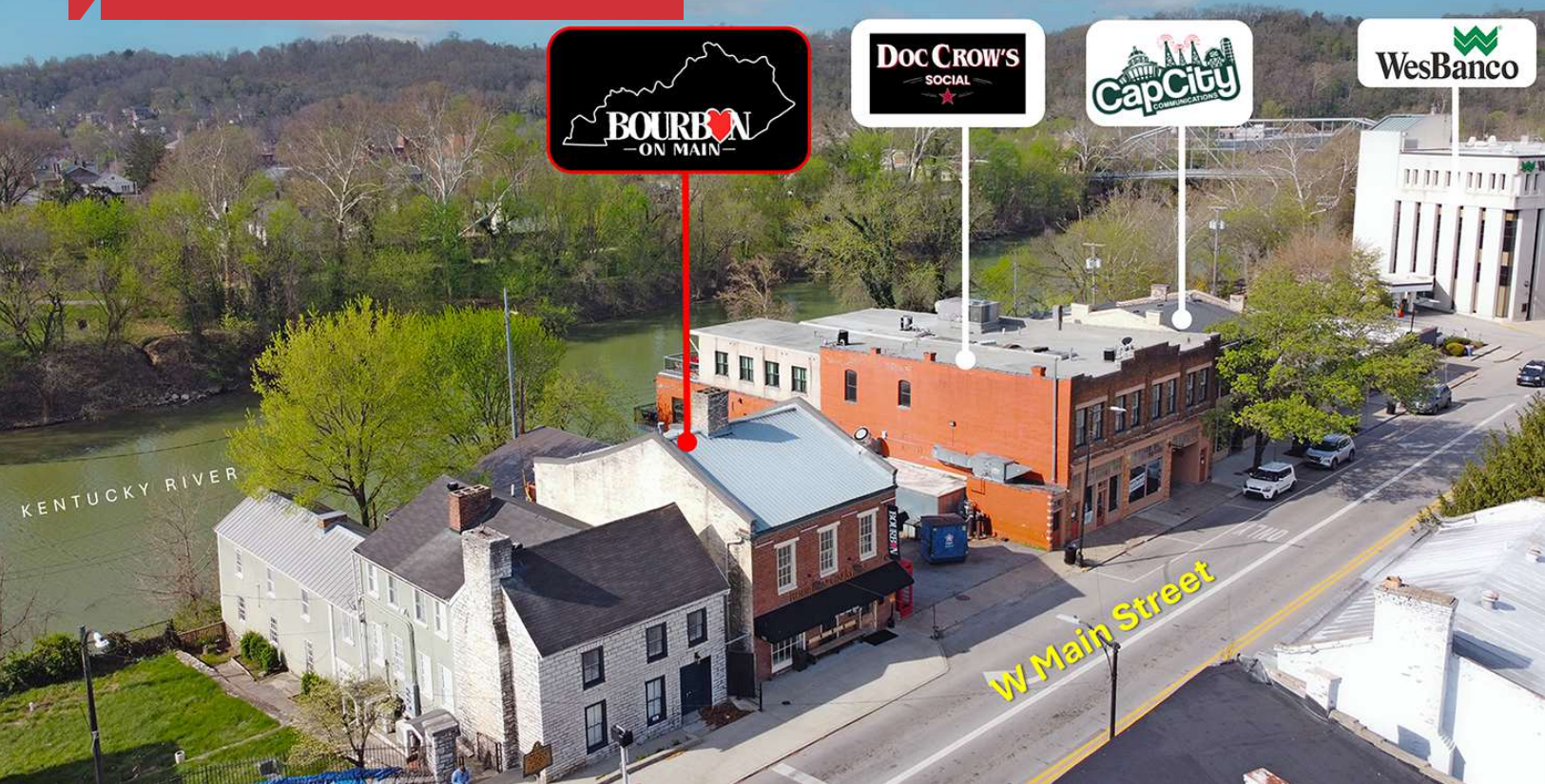
RAVING REVIEWS ON KEY STRENGTHS

- Extensive bourbon selection & experience – “Excellent bourbon list,” “great selection,” “personalized flights & events,” “You haven’t done the Bourbon Trail until you’ve been to Bourbon on Main.”
- Chef-driven, scratch-made food – “Hands down the best burgers and fries ever,” “House burger exceptional,” “Deviled eggs are a standout,” “Flavorful pork belly,” “Nashville Hot Chicken & apps get repeated love.”
- Top-notch service & vibe – “Service definitely TOP NOTCH,” “Friendly and attentive,” “Laid-back, scenic place,” “Cute decor,” “Relaxing atmosphere.”
- Value & broad appeal – “Good food, reasonably priced,” “Family-friendly bourbon experience,” strong mix of repeat locals + tourists.

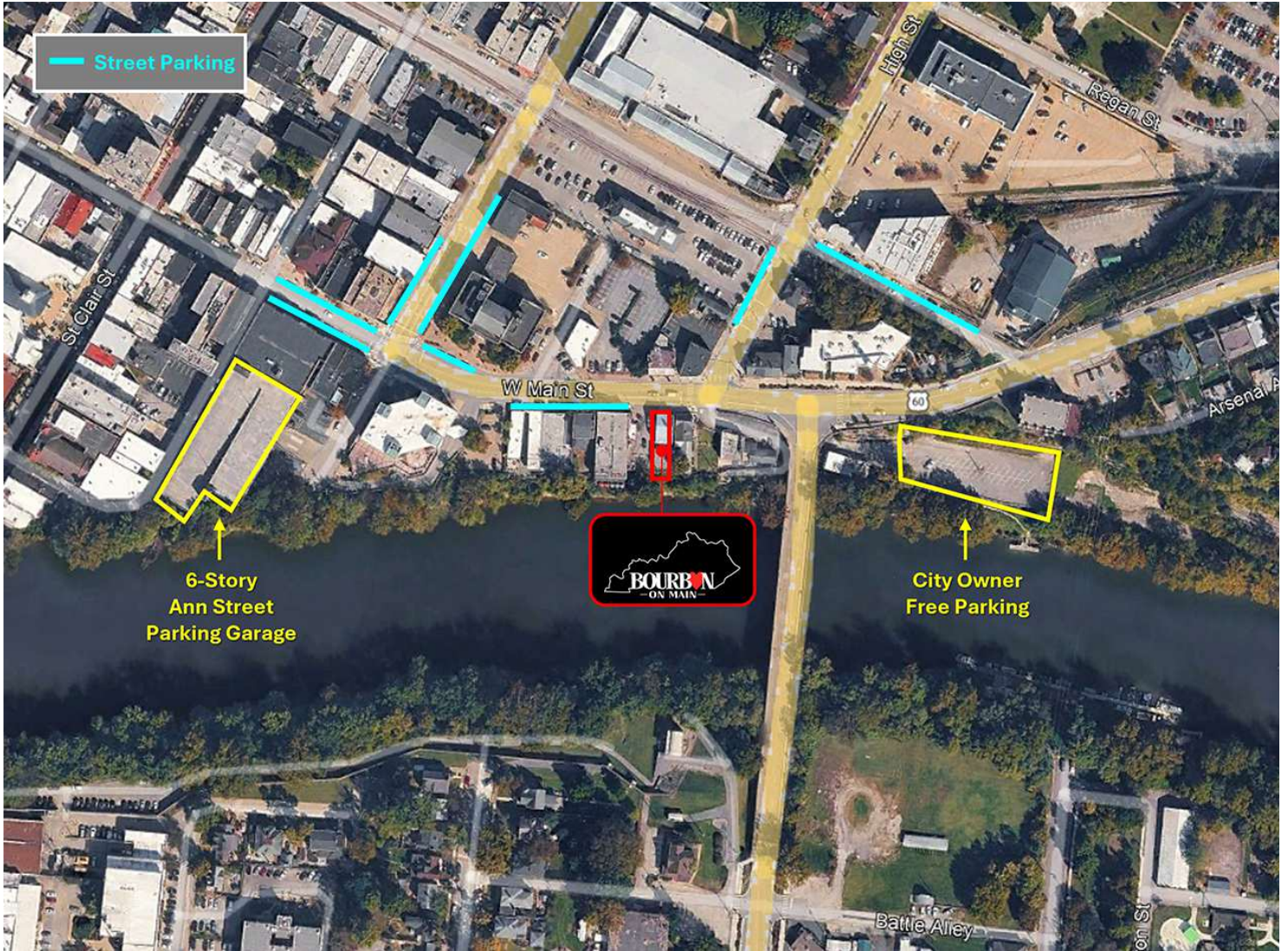
Additional Photos



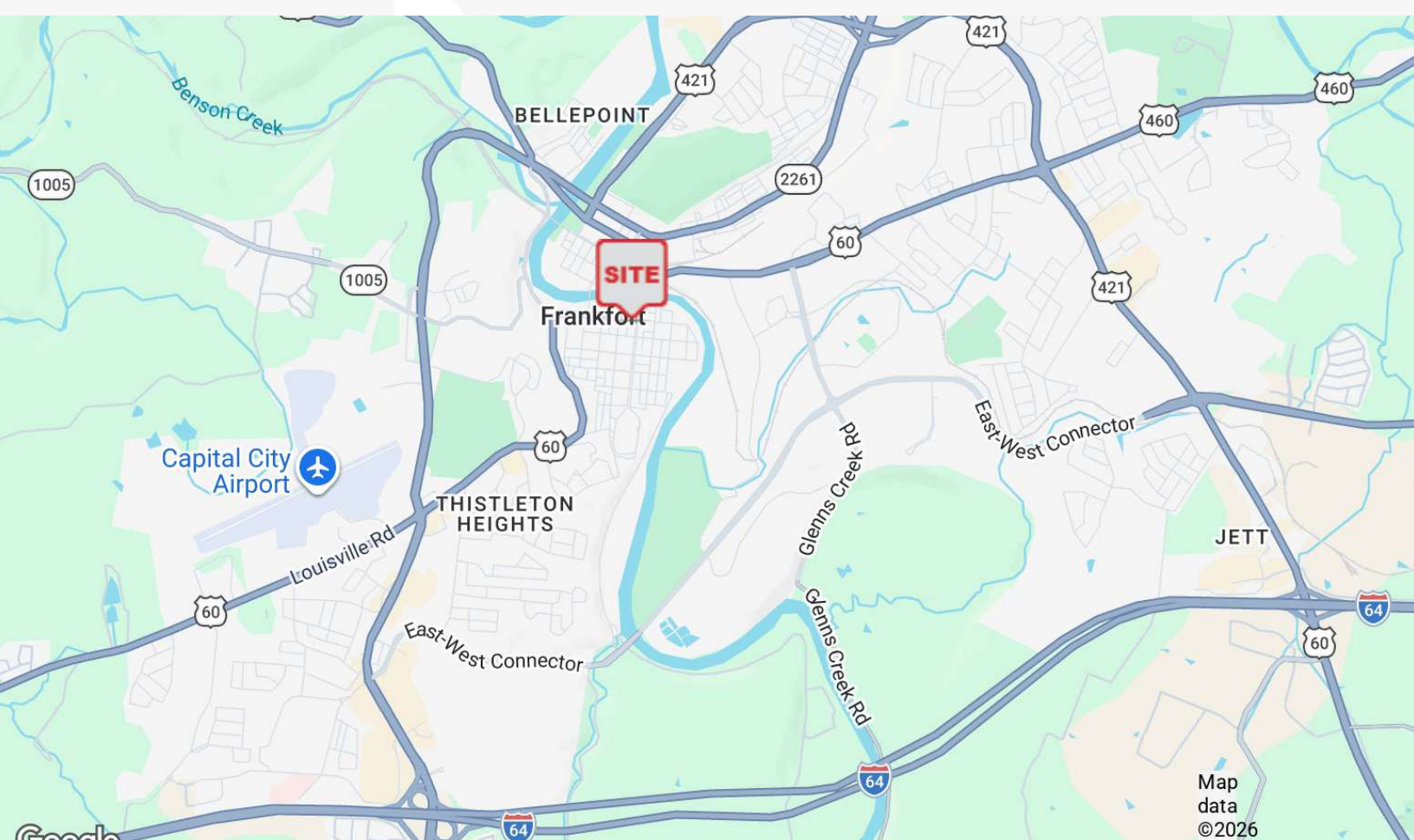
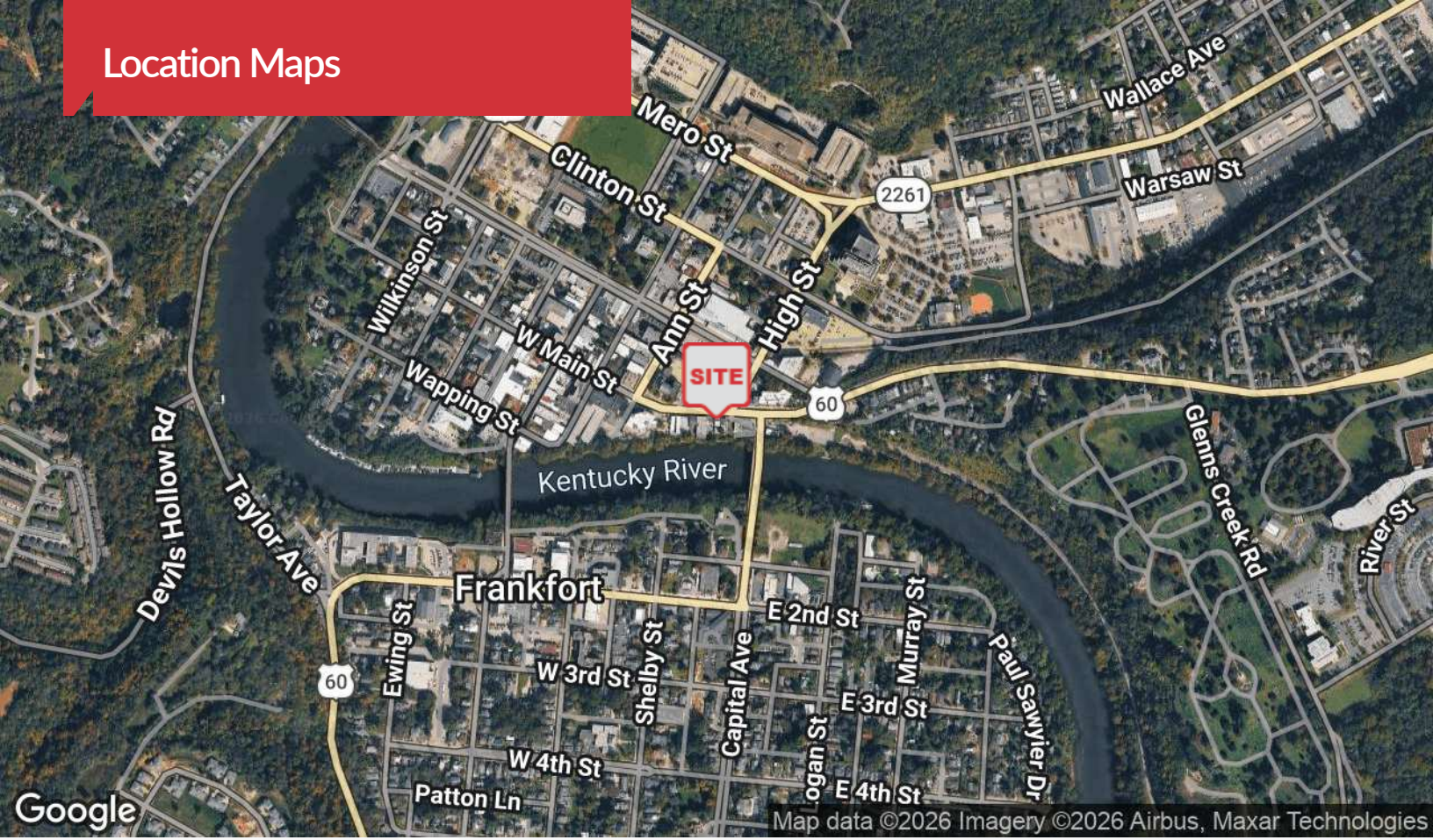
Aerial Views



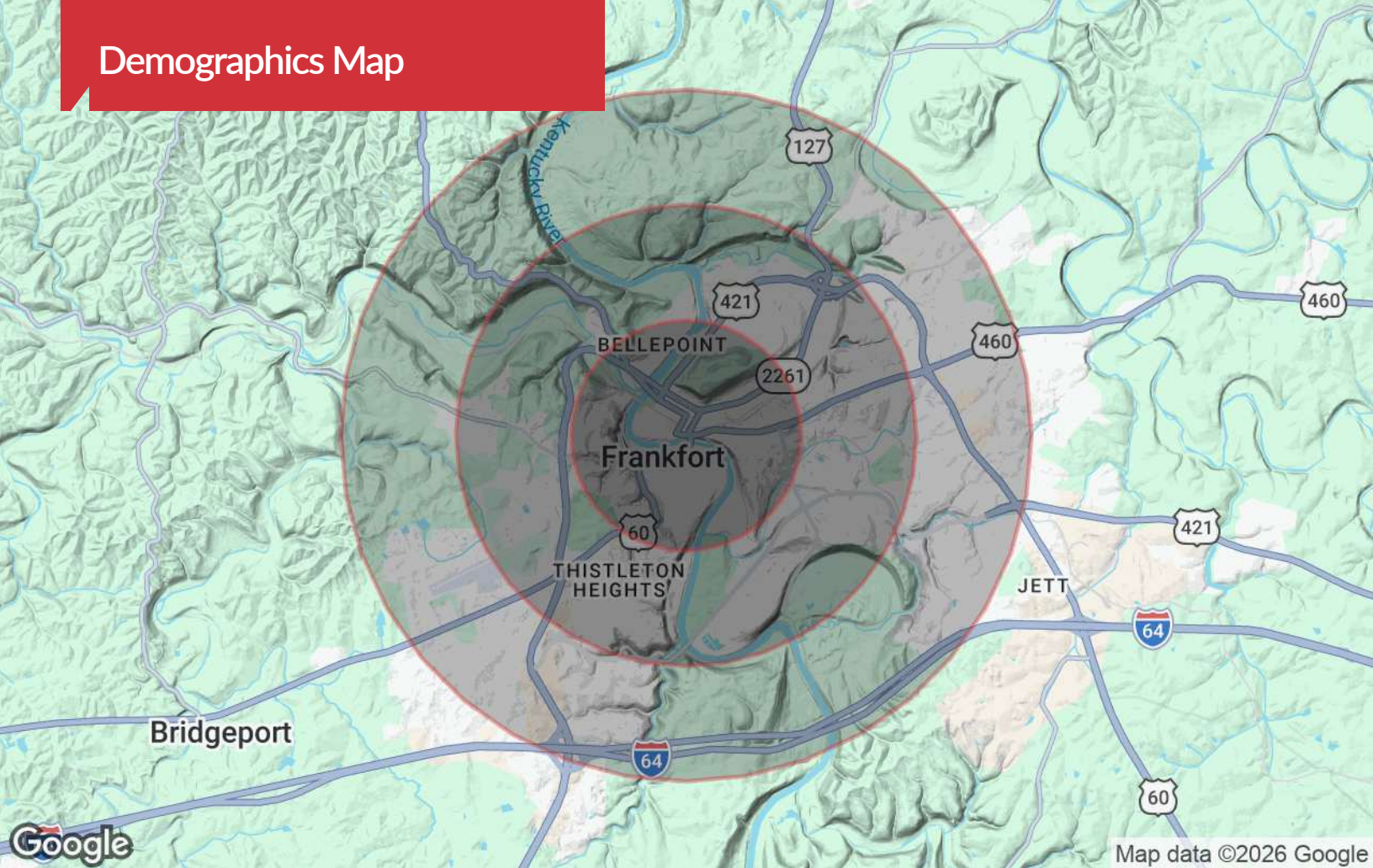
Parking Diagram



Location Maps



Demographics Map



Population

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 5,837 | 15,203 | 27,798 |
| MEDIAN AGE | 35.3 | 34.8 | 36.5 |
| MEDIAN AGE (MALE) | 33.9 | 34.8 | 36.4 |
| MEDIAN AGE (FEMALE) | 37.4 | 35.2 | 37.6 |

Households & Income

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,892 | 6,667 | 12,358 |
| # OF PERSONS PER HH | 2.1 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$69,954 | \$71,563 | \$78,418 |
| AVERAGE HOUSE VALUE | \$159,495 | \$156,580 | \$180,631 |

* Demographic data derived from 2025 STDB