

541 Main Street | First Floor – South (Showroom Opportunity)

Shelbyville, KY 40065

≈ 2,242 SF indoors/enclosed + Main Street frontage

Climate-controlled showroom, office and inventory support

Property Overview

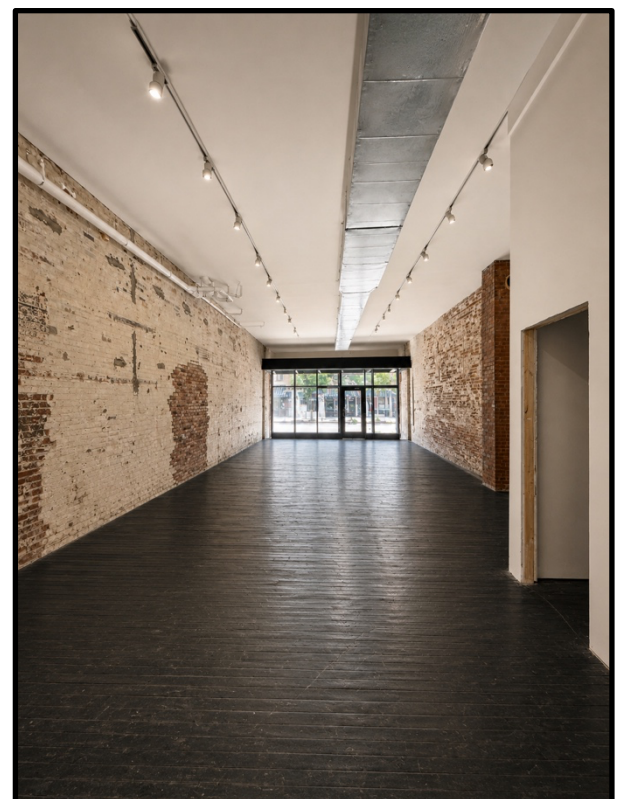
- **Location:** Ground-floor southwest corner, prime exposure with 34 FT of street frontage directly on Main Street
- **Building:** Historic brick façade, recessed entry & display windows
- **Leasable Area:** 2,242 SF
- **Open Layout:** Provides flexibility for merchandising, display, customer flow, and brand presentation; The private office and storage area support daily operations, inventory, packaging, or owner/operator workspace
- **Versatile Concept:** Retail, spirits tasting room, specialty market, showroom, gallery, apparel, gifts, floral, home goods, wellness
- **Availability:** Q3 2026



Exterior: 34 FT Main Street Frontage

Highlights & Layout

- **Open Retail:** ≈ 1,992 SF open for merchandise display
- **Private Office:** ≈ 150 SF dedicated back-office work
- **Storage Closet:** ≈ 100 SF storage or inventory staging
- **Customer-Friendly Layout:** Open sightlines and flexible circulation allow customers to compare equipment, finishes, water-care products and outdoor-living options in one location.
- **Utilities Included:** Business-grade high-speed internet, all utilities and trash receptacles
- **Historic Showroom Character:** Original hardwood refinished floors, exposed brick walls and LED lighting.
- **HVAC:** State-of-the-art heating and cooling systems with individual/tenant- controlled thermostats
- **Restrooms:** Tenant access to ADA-compliant restrooms



Interior: Open Showroom Facing Main Street

Terms & Conditions

- **Lease Rate:** \$1.56 /SF/MTH
- **Lease Term:** 3-5 years preferred
- **Lease Type:** Full-service gross; all CAM, utilities, internet, property taxes included
- **Security Deposit:** One (1) months' rent

Ideal Pool & Outdoor-Living Showroom Configuration

- Pool and spa equipment displays
- Water-care and maintenance retail
- Tile, liner, decking and finish samples
- Outdoor-living and patio product displays
- Customer consultation and design area
- Private estimating and scheduling office
- Small-product and sample storage

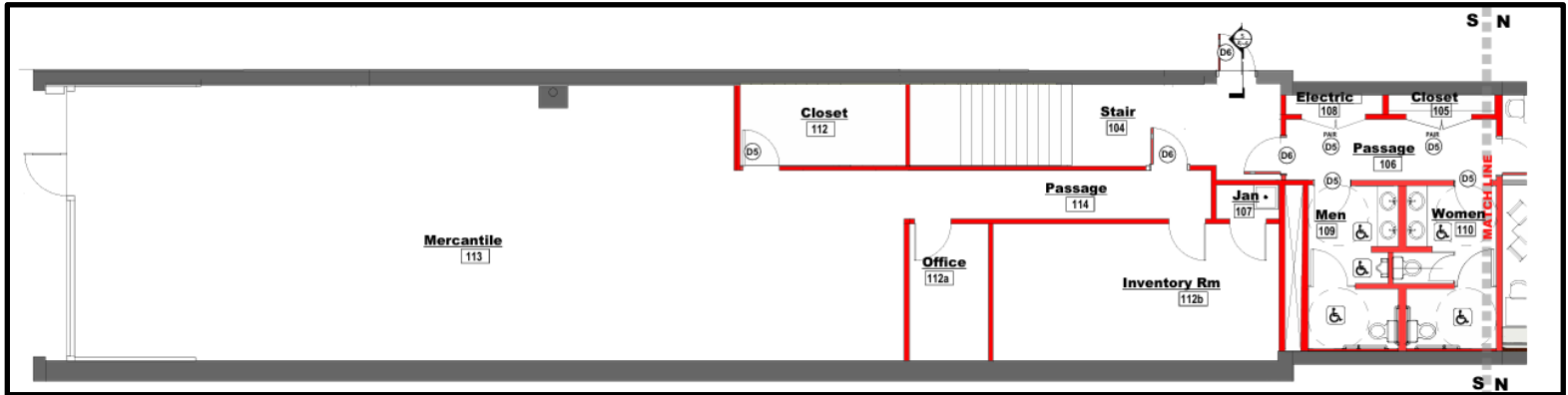
Market & Area Highlights

- **Downtown Revitalization:** New pedestrian plaza on 6th Street; average daily traffic on US-60 exceeds 30,000 vehicles (2025)
- **Shelby County Population:** ≈ 50,880 (2025)
- **Growing Shelby County Market:** Positioned to serve homeowners throughout Shelbyville, Shelby County and surrounding communities.
- **Highly Visible US-60/Main Street Location:** Strong roadway exposure and an easily identifiable destination for showroom customers.
- **Established Downtown Setting:** Located within Shelbyville's continuing downtown revitalization and commercial investment corridor.
- **Convenient Customer Destination:** A central location for design consultations, product selection, equipment purchases and service coordination.
- **Visitor Economy:** \$98.9 M generated in 2024 supporting hundreds of local jobs; part of Kentucky Bourbon Trail (2.7 million visitors)

Why 541 Main?

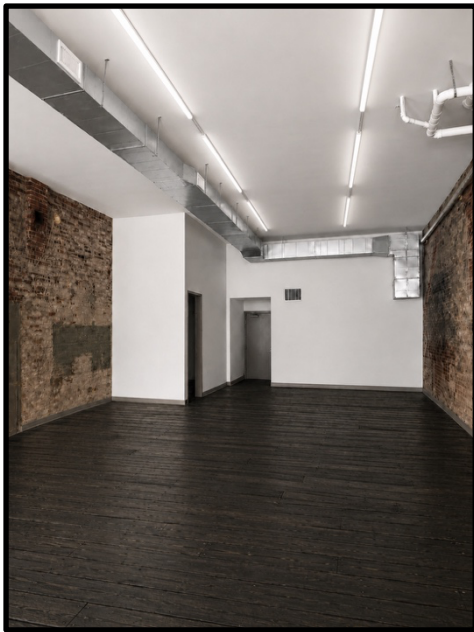
- **A Showroom Customers Will Remember:** Historic brick architecture and modern finishes create a more distinctive and credible sales environment than a conventional strip-center storefront.
- **High-Visibility Main Street Presence:** Prominent frontage supports exterior signage, brand awareness and an established professional image.
- **Flexible Product Presentation:** The long open layout can accommodate equipment displays, pool and spa samples, water-care retail, finish boards and outdoor-living product collections.
- **Consultation and Sales Functionality:** Separate office and storage areas support estimates, design meetings, customer scheduling and daily business operations.
- **Historic Character + Modern Infrastructure:** Renovated commercial space with upgraded HVAC, electric, lighting and building systems.
- **Prime foot traffic:** Between Main Street and Washington Street shops & recently redesigned, pedestrian-only 6th Street corridor.
- **Regional Destination Potential:** Downtown Shelbyville provides a central and recognizable setting for customers seeking pool, spa and outdoor-living products and services.

Architectural Plans



Layout: Open floor (113), Closet (112) and Office (112a)

Photos



Interior: Flexible Showroom and Display Floor



Interior: Hallway + Storage + Display Floor

Schedule your walkthrough today!

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541 Main Street — Where historic character meets the modern showroom.