

541 Main Street | First Floor – North (Restaurant + Patio)

Shelbyville, KY 40065

≈ 1,867 SF indoors + approximately 1,850 SF outdoor patio

≈ 3,717 SF combined indoor and outdoor area

Developed by Experienced Restaurant Owners

Property Overview

Restaurant, Bar & Lounge with Premium Patio Space:

Fully equipped, turnkey commercial kitchen—only interior finishes, fixture styling, and seating configuration remain for tenant build-out.

- **Location:** Ground-floor prime exposure with street frontage directly on Washington Street and 6th Street patio access
- **Indoor Space:** Three (3) distinct experiences + kitchen; ≈ 1,867 SF
- **Patio:** Large outdoor dining terrace; ≈ 1,850 SF
- **HVAC:** State-of-the-art heating and cooling with 100% return-air throughout the building; individual/tenant- controlled thermostats
- **3 Phase Electric:** Best energy efficiency for restaurants with high-power equipment & utilization
- **Availability:** Q3 2026



Exterior: Main Street Façade

Indoor Capacity & Highlights

- Between the main dining area, bar with counter seating, and a lounge—the space can accommodate **81 indoor seats**
- The indoor lounge overlooking Washington Street can operate as a **dedicated cigar lounge, tasting room,** standard dining or private-dining experience(s)
- Additional tenant areas: **Inventory/dry storage room** and **two (2) janitorial closets**
- **ADA-compliant restrooms:** One (1) set is adjacent to the kitchen with the other restrooms located by the bar - totaling two (2) women's and two (2) men's

Outdoor Patio Highlights

- **Size:** ≈ 1,850 SF blank-canvas terrace—only outdoor seating on 6th Street
- **Capacity:** Flexible seating for ≈ **60 patio guests** (depends on concept); large patio extends seating by **70-75%**.
- **Features:**
 - Overlook onto Washington Street perfect for private or carefully curated dining experiences
 - Walk-in coolers for quick access and ample storage



Interior: Rendering – Bar and Cocktail Lounge

- Custom pavers with ADA-accessible ramp for seamless entry
- Dual access (6th Street & Washington Street)
- Ideal for live music, pop-up events, and entertainment on 6th Street

Included Equipment (Brand New)

- Rotary Pizza (multi-use) Oven (wood & gas combo, 90 s throughput)
- 12 FT Exhaust Hood with fire suppression
- 12 × 12 FT Walk-in refrigeration & freezer
- 3-compartment sink + hand sink + grease trap
- Miscellaneous kitchen & bar equipment for tenant installation.

Terms & Conditions

- **Lease Rate:** \$6,500 /mo. triple-net (NNN) – no increase
- **NNN:** Tenant pays all utilities & property taxes
- **Security Deposit:** Two (2) months' rent
- **Term:** Negotiable
- **Insurance:** Tenant responsible for all insurances.

Market & Area Highlights

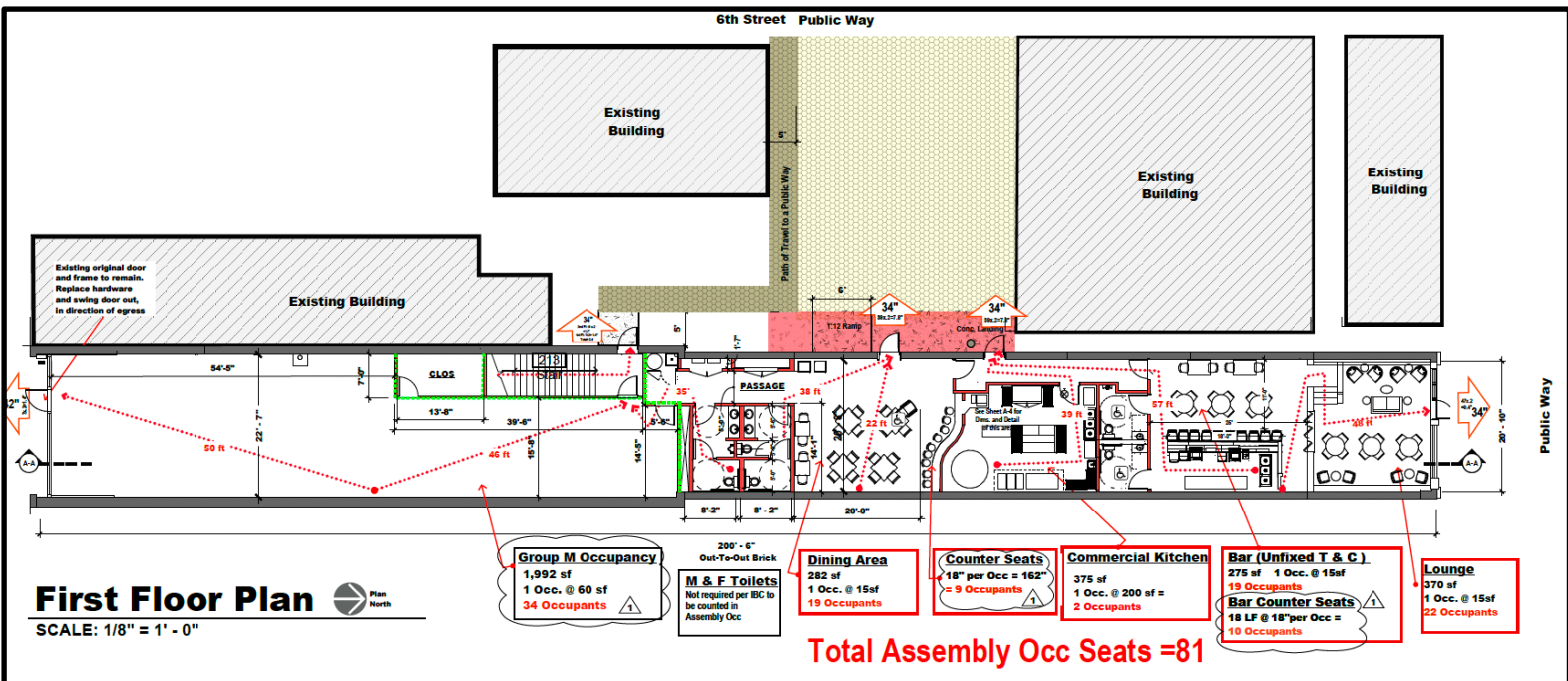
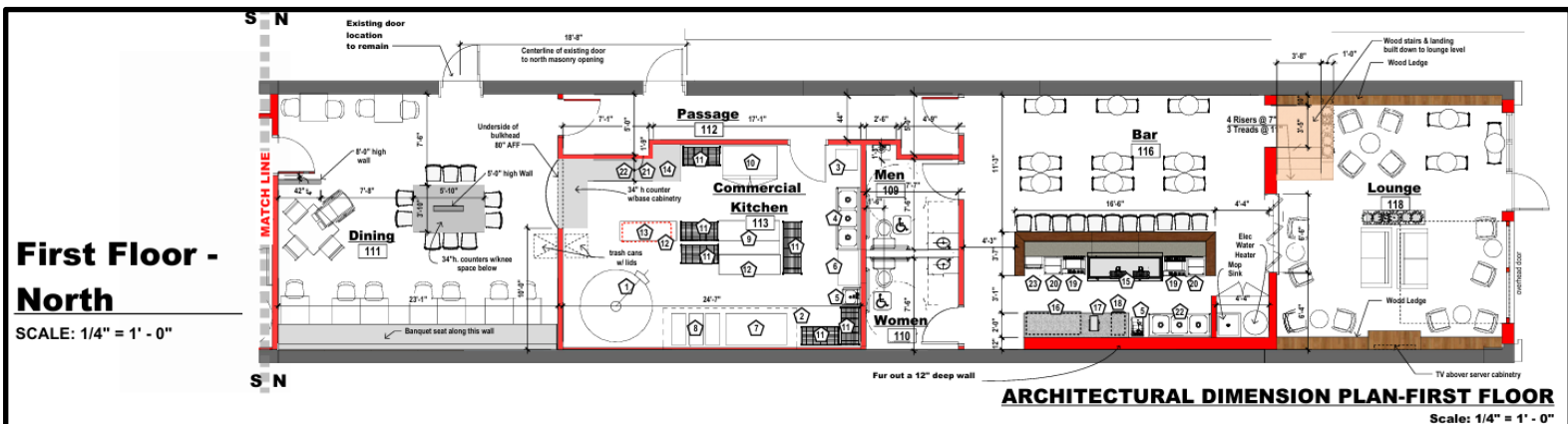
- **Downtown Revitalization:** Located beside Shelbyville's redesigned pedestrian-only 6th Street corridor, creating an attractive setting for outdoor dining, entertainment and community activity.
- **High-Traffic Downtown Location:** Positioned within the US-60/Main Street commercial corridor, where average daily traffic exceeds 30,000 vehicles.
- **Growing Shelby County Market:** Shelby County's estimated population of approximately 50,880 provides a growing customer base of residents, professionals and families.
- **Regional Accessibility:** Centrally located between Louisville and Lexington with convenient access to I-64, supporting both local patronage and regional destination dining.
- **Visitor and Bourbon Economy:** Shelby County generated approximately \$98.9 million in visitor spending during 2024 and benefits from Kentucky's expanding bourbon-tourism market.
- **Distinctive Downtown Destination:** The building's historic architecture, Washington Street exposure, 6th Street patio and multiple dining environments create a memorable setting that stands apart from conventional restaurant spaces.
- **Restaurant Growth Opportunity:** Well suited for an operator seeking to introduce an artisan pizza, upscale-casual, steak, burger, tavern, tasting-room or restaurant-bar concept to Shelbyville's growing downtown market.

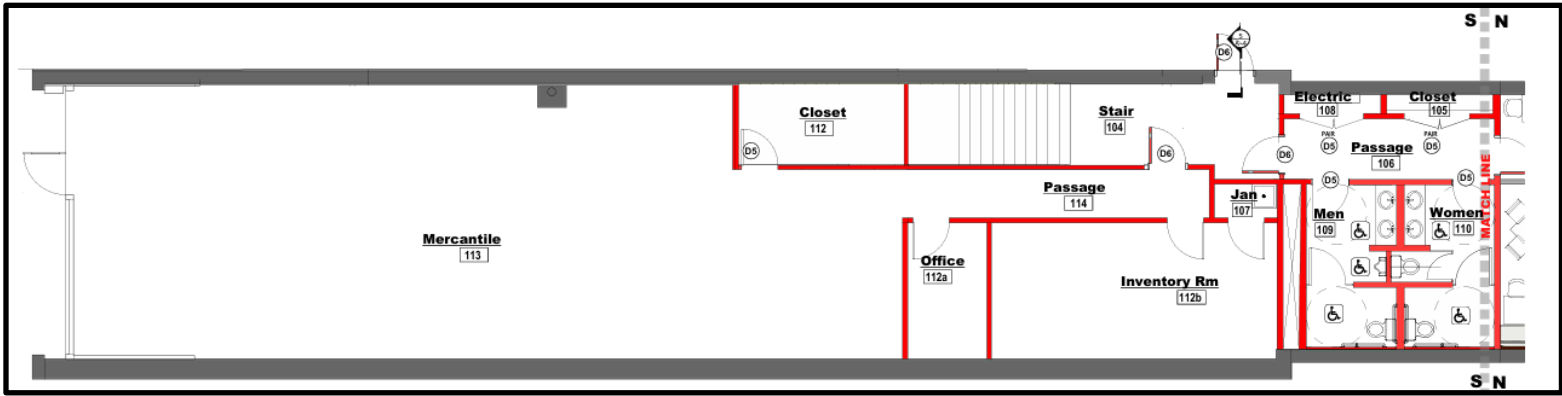
Why 541 Main?

- **Historic Character + Modern Infrastructure:** An extensively renovated historic property with updated roof, electrical service, HVAC, lighting, plumbing and commercial building systems.
- **Major Kitchen Infrastructure Already Completed:** Commercial exhaust hood with fire suppression, rotary wood- and gas-fired pizza oven, walk-in refrigeration and freezer, sinks, grease-management infrastructure and three-phase electrical service are already incorporated.
- **Reduced Start-Up Burden:** Significant landlord investment in core restaurant infrastructure can substantially reduce the tenant's initial build-out costs and development timeline.

- **Multiple Guest Experiences:** The layout supports main dining, bar seating and a separate lounge, tasting-room or private-dining environment.
- **Premium Outdoor Dining:** Approximately 1,850 SF of dedicated patio space along the pedestrian-only 6th Street corridor, with dual access and flexible seating for approximately 60 guests.
- **Distinctive Downtown Presence:** Located between Main Street, Washington Street and 6th Street, creating a memorable destination with strong visibility and access.
- **Event and Entertainment Potential:** The patio and varied interior spaces can support live music, private events, special dinners and seasonal programming.
- **Built by Restaurant Owners:** Developed with an operator's perspective, prioritizing guest flow, kitchen functionality, storage, refrigeration and multiple revenue-producing areas.

Architectural Plans





EQUIPMENT SCHEDULE

KEY#	ITEM	Electric	Plumbing	Gas	COMMENTS
1	Pizza Oven	Yes	No	Yes	Gas Pizza Oven
2	Exhaust Hood	Yes	No	No	Includes Fire Suppression System
3	Dishwasher	Yes	Yes	No	CMA-180 High Temp Rack Dishwasher-'CORNER MODEL'
4	3 Comp Sink	No	Yes	No	freestanding Stn. Stl.
5	Hand Sink	No	Yes	No	freestanding Stn. Stl.
6	Grease Trap	No	Yes	No	Above Ground Gravity interceptor
7	Range	Yes	No	Yes	Verify w/Owner
8	Fryers	Yes	No	Yes	(3) Deep Fryers
9	Food Prep Unit	Yes	Drain	No	Refrigerated Food Prep Unit
10	Refrigerator	Yes	Evap. Pan	No	2-Door reach-in refrigerator
11	Wire Shelving	N/A	N/A	N/A	freestanding Stn. Stl.
12	Stn Stl prep tables	N/A	N/A	N/A	freestanding Stn. Stl.
13	Overhead Rack	N/A	N/A	N/A	TBD

KEY#	ITEM	Electric	Plumbing	Gas	COMMENTS
14	Drink Dispenser	Yes	No	No	Countertop
15	Beer Dispenser	Yes	Yes	No	Empura Model# E-KDD4-2
16	3 Door Coolers	Yes	Yes	No	freestanding-Undercounter
17	Frozen Drink Maker	Yes	Yes	No	Countertop
18	Ice Machine	Yes	Yes	No	Freestanding-Undercounter
19	Drink Well	No	Drain	No	Stn. Stl. freestanding-undercounter
20	Ice Well	No	Drain	No	Stn. Stl. freestanding-undercounter
21	Coffee Maker	Yes	Drain	No	Verify
22	Ice Tea Maker	Yes	No	No	Verify
23	Glass Washer	Yes	Yes	No	MoTak MGW-HT-30 Hight Temp UC Glass Washer

CONTRACTOR NOTES:

- This equipment and furnishing information is provided to indicate the quantity, location and basic spatial arrangement within the floor plan.
- Owner will provide subcontractors with manufacturer's information for any power, water or gas requirements necessary for the equipment's operation. Contractors are responsible to coordinate equipment rough-ins with bar counter layout and profiles.

Photos



- A - Remove all damaged facade materials above opening and replace with Hardie Board products. Repaint entire facade
- B: This portion of opening should be replaced with a stained wood overhead door.
- C: This area should be trimmed out with Hardie board trim and panels

Proposed Facades



Proposed Facades

- A: Repaint entire facade
- B: New Exit Door added to facade
- C: New concrete porch and walkway as well as a field of paver block to match 6th St pedestrian way,



- A - Repaint entire facade Benjamin Moore 'Black Forest Green' with trim in SW 'Intellectual Gray'.
- B: Correct swing of exit door to swing out
- C: Provide new concrete pad and ramp to grade



**Kitchen; Newly Installed Range Hood & Rotary
(multi-use) Pizza Oven**

3D Rendering: Equipment added under the hood added



Exterior: 12x12 Walk In Refrigeration & Freezer

Current State



Interior: Restaurant Bar



Interior: Restaurant Seating | Restrooms



Exterior: Renovated 6th Street Patio



Interior: Facing Towards Main Street

Schedule your walkthrough today!

First Roar, LLC • Brian & Kristin Grubb • 502-321-4402 | 606-344-0445 • Grubb@FirstRoarLLC.com