

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

Shelbyville, KY 40065

≈ 1,867 SF indoors/enclosed + 1,850 SF outdoor patio

Owners: Restauranters Turned Developers

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.

- **Indoor Space:** First Floor – North at ≈ 1,867 SF
- **Patio:** Newly built ≈ 1,850 SF outdoor dining terrace on pedestrian-only 6th St.
- **HVAC:** State-of-the-art heating and cooling systems with 100 % return-air system throughout the building
- **3 Phase Electric:** Most energy efficient electric for restaurants with high-power equipment & utilization
- **Availability:** Q2 2026



FIGURE 1: 541 Main Street (South)

Indoor Capacity

Between the commercial kitchen and three (3) distinct indoor experiences—main dining area, bar with counter seating, and a lounge—the space can accommodate **81 indoor seats**.

The indoor/outdoor lounge overlooking Washington St. can operate as a *dedicated cigar lounge*, *tasting room* or standard dining or private-dining experiences.

The Inventory Room (112 b) and the Janitorial Closet (107), listed on the plans in First Floor – South (Figure 4), are included in the restaurant tenant’s lease space.

ADA-compliant restrooms (Suite 110 & 109) are adjacent to the kitchen. Along with another set of restrooms by the bar. Totalling 2 women’s and 2 men’s.

Outdoor Patio Highlights

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

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

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

Also available: Miscellaneous kitchen & bar equipment for tenant installation.

Terms & Conditions

- **Lease Rate:** \$6,500 /mo. triple-net (NNN)
 - **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:** New pedestrian plaza on 6th St.; average daily traffic on US-60 exceeds 30,000 vehicles
- **Shelby County Population:** ≈ 50,880 (2025)
- **Visitor Economy:** \$98.9 M generated in 2024 supporting hundreds of local jobs; part of Kentucky Bourbon Trail (2.7 M visitors)

Why Shelbyville? Limited existing dining establishments in market; prime downtown location within 40 miles of Louisville & Lexington.

Why 541 Main?

- **Historic charm + modern upgrades:** New roof, gutters, superior HVAC & electrical
 - **Prime foot traffic:** Between Main St. and Washington St. shops & recently redesigned, pedestrian-only 6th St. corridor.
 - **Turnkey fit-out:** Premium pizza oven, refrigeration, hood, walk-in & plumbing included
 - **Versatile concept:** Ideal for restaurant, bar, tasting room, cigar lounge or hybrid
-

Architectural Plans

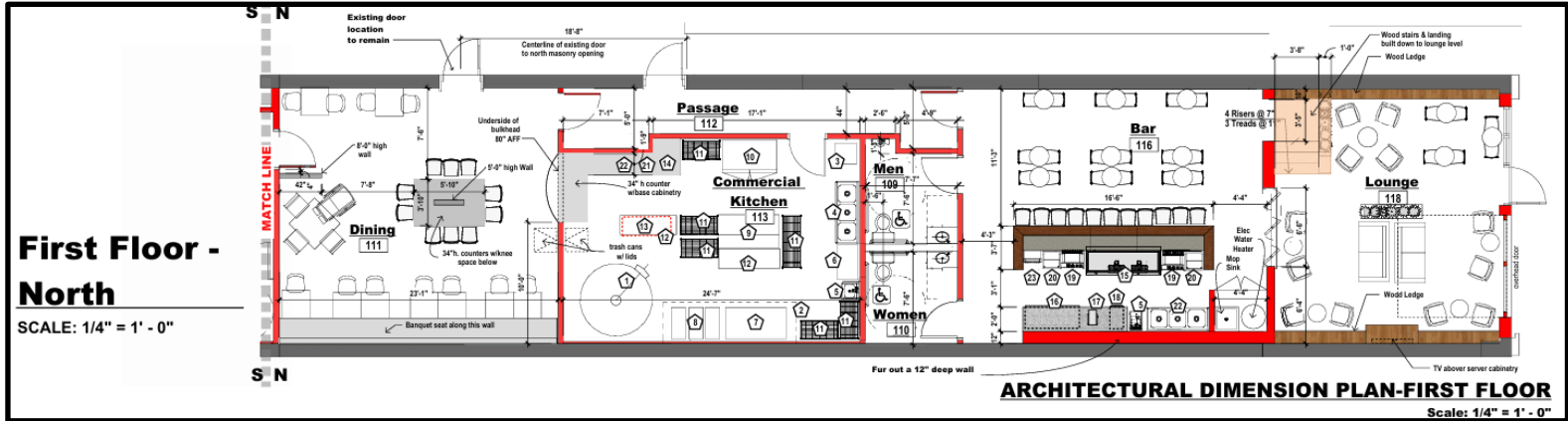


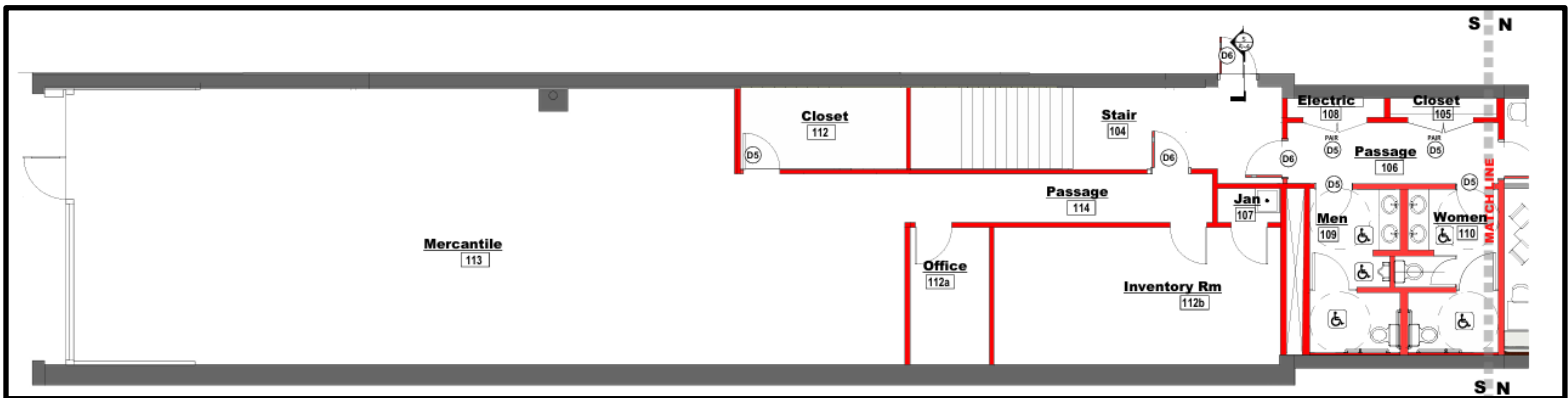
FIGURE 2: FIRST FLOOR – NORTH

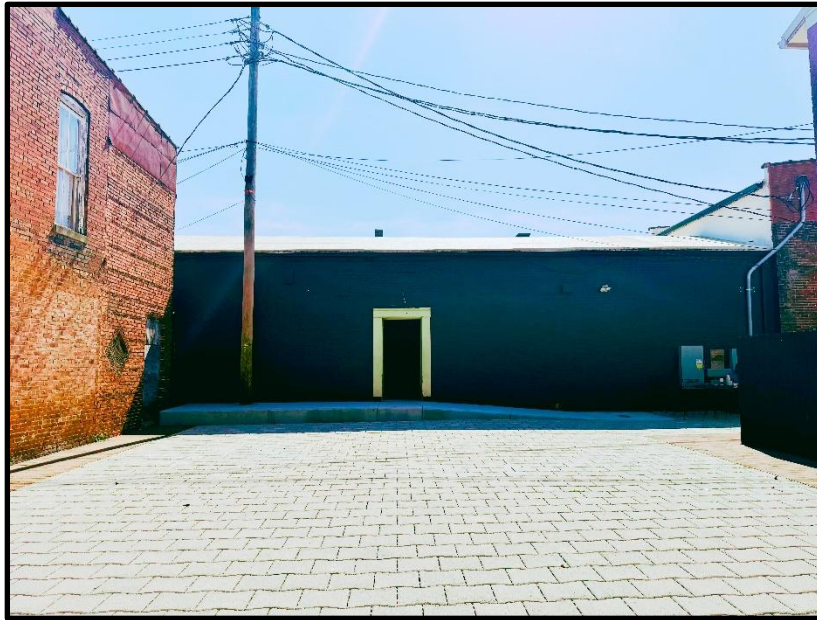
EQUIPMENT SCHEDULE					
KEY#	ITEM	Electric	Plumbing	Gas	COMMENTS
1	Pizza Oven	Yes	No	Yes	Gas Pizza Oven
2	Exhaust Hood	Yes	No	No	Includes Fire Suppression System
3	Dishwasher	Yes	Yes	No	CMA-180 High Temp Dishwasher-'CORNER MODEL'
4	3 Comp Sink	No	Yes	No	freestanding Stn. Stl.
5	Hand Sink	No	Yes	No	freestanding 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 High Temp UC Glass Washer

CONTRACTOR NOTES:
 1. This equipment and furnishing information is provided to indicate the quantity, location and basic spatial arrangement within the floor plan.
 2. 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.

FIGURE 3: EQUIPMENT SCHEDULE





PICTURE 1: RENOVATED 6TH STREET PATIO
WALK INS ARE LOCATED IN THE RIGHT CORNER. NOT PICTURED.



PICTURE 2: 12X12 WALK IN REFRIGERATION & FREEZER



**PICTURE 3: ROTARY PIZZA (MULTI-USE)
OVEN**

Schedule your walkthrough today!

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