

3200 & 3202 Shelbyville Road
Shelbyville, KY 40065

Historic Hospitality Landmark

- Claudia Sanders Dinner House
- Blackwood Hall (residence)
- Operating Restaurant Business
- Brand Assets & Intellectual Property



Sealed Bid Offering
Bid Deadline: July 31, 2026

Presented by
The Menish Group Auction & Real Estate

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General Overview

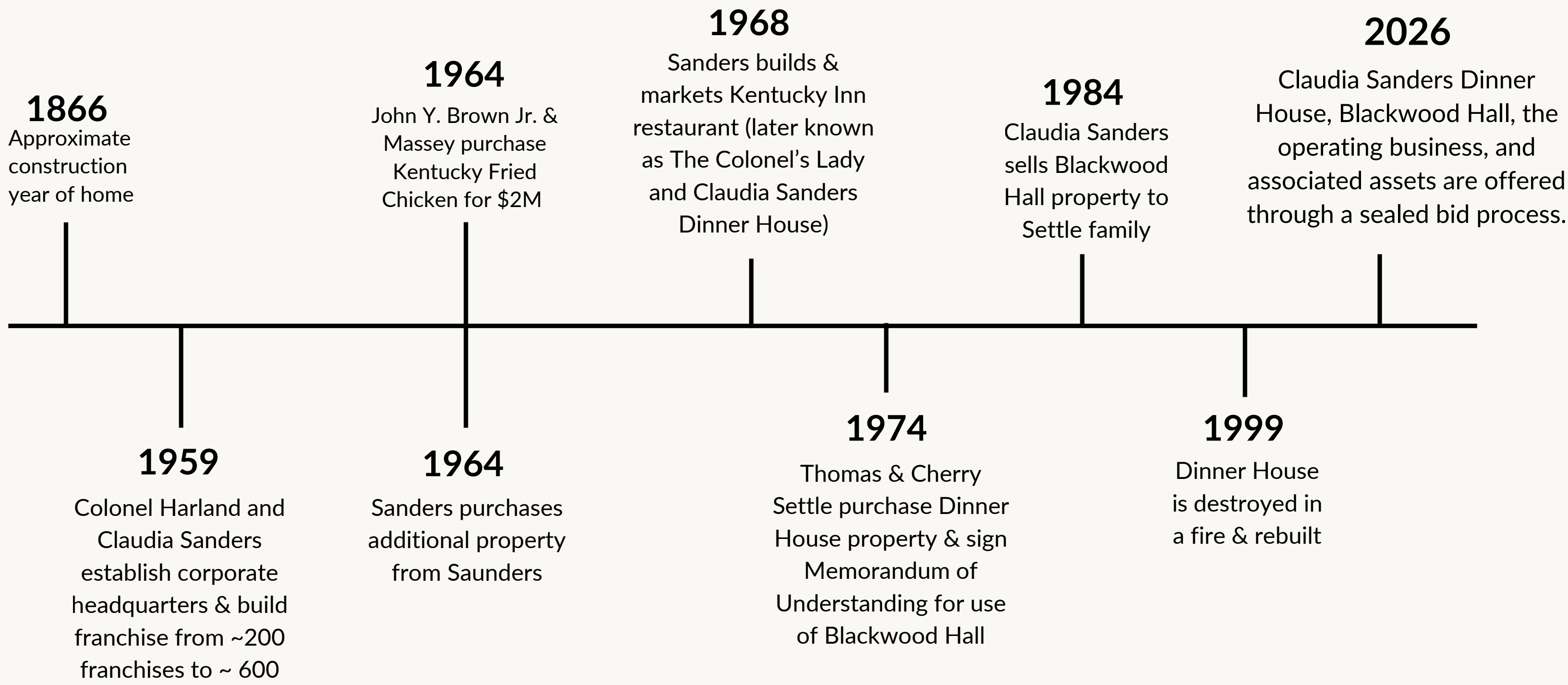


Claudia Sanders Dinner House and **Blackwood Hall** are being offered through a sealed bid process, presenting a rare opportunity to acquire one of Kentucky's most recognizable hospitality properties.

Located at 3200 & 3202 Shelbyville Road in Shelbyville, Kentucky, the offering includes the historic Claudia Sanders Dinner House, Blackwood Hall, the operating restaurant and event business, furniture, fixtures and equipment, commercial kitchen equipment, gift shop operations, intellectual property, trademarks, goodwill, and associated historic brand assets.

The property consists of approximately 3.03 acres, an approximately 25,000-square-foot restaurant and banquet facility, and Blackwood Hall, the longtime residence of Colonel Harland Sanders and Claudia Sanders. Together, the property represents a unique combination of real estate, operating business, hospitality infrastructure, regional brand recognition, and historic significance.

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Property Overview



**3200 & 3202 Shelbyville Road
Shelbyville, Kentucky 40065**

Claudia Sanders Dinner House and Blackwood Hall sit on approximately 3.03 acres in Shelbyville, Kentucky. The property includes an operating restaurant and event venue totaling approximately 25,000 square feet, along with Blackwood Hall, the former residence of Colonel Harland Sanders and Claudia Sanders.

The restaurant and event facility includes dining, banquet, kitchen, retail, and hospitality spaces, with seating for approximately 700 total guests and event capacity for approximately 430 guests.

Blackwood Hall, Grounds & Exterior Views





Property Highlights



- 3.03 Acres
- Approximately 25,000 SF Restaurant & Event Facility
- Blackwood Hall (residential)
- Approx. 700 total seats across restaurant and event areas, including approx. 430-person event/banquet capacity.
- Operating Restaurant & Event Business
- Commercial Kitchen Infrastructure
- Gift Shop / Retail Area





Kitchen & Back-of-House Photos

Included in the Offering

This offering represents a rare opportunity to acquire not only a historic Kentucky property, but also the operating business and brand assets behind one of the Commonwealth's most recognizable hospitality destinations.

- Claudia Sanders Dinner House Real Estate
- Blackwood Hall (residence)
- Operating Restaurant Business
- Furniture, Fixtures & Equipment (FF&E)
- Commercial Kitchen Equipment
- Gift Shop Operations
- Claudia Sanders Trademark
- Intellectual Property
- Brand Goodwill
- Historic Brand Assets
- Existing Business Operations



INVESTMENT HIGHLIGHTS

01

Historic Kentucky Landmark

A recognizable hospitality property tied directly to Colonel Harland Sanders, Claudia Sanders, and the broader history of Kentucky Fried Chicken.



02

Operating Restaurant Business

The offering includes an existing restaurant and event business with established revenue, existing operations, and long-standing regional recognition.

03

Real Estate + Business + Brand Assets

This is not simply a real estate purchase. The offering includes the property, business operations, FF&E, kitchen equipment, gift shop operations, trademark, intellectual property, goodwill, and historic brand assets.



04

Large Event & Banquet Capacity

Approx. 700 total seats across restaurant and event areas, including approx. 430-person event/banquet capacity.

INVESTMENT HIGHLIGHTS CONTINUED

05

Multiple Revenue Channels

Restaurant dining, Sunday buffet, private events, gift shop operations, beverage sales, tourism, retail, and potential brand expansion.



06

Underutilized Revenue Opportunities

Future ownership may explore expanded events, bourbon tourism, retail merchandise, online sales, licensing, preservation concepts, and destination hospitality experiences.

07

Established Customer Base

The Claudia Sanders Dinner House has remained a beloved Kentucky institution for decades. At the same time, future ownership has multiple opportunities to build on the existing restaurant, event, retail, tourism, and brand foundation.



08

Operational Upside

Opportunities exist to further refine menu pricing, food costs, labor efficiency, revenue management, staffing systems, and operating procedures while building on the existing customer base.

Growth Opportunities

Events & Hospitality

With seating for approximately 700 total guests and event capacity of approximately 430 guests, the property offers significant opportunity for weddings, corporate events, private functions, tourism groups, bourbon-related programming, and destination hospitality experiences.

Bar & Beverage Program

The property has opportunities to reintroduce or expand beverage operations, bourbon-focused experiences, private tastings, special events, and hospitality programming.

Retail & Merchandise

The existing gift shop provides an opportunity to expand branded merchandise, tourism-focused retail, collectibles, online sales, and visitor spending.

Brand Expansion

The Claudia Sanders name, trademark, intellectual property, goodwill, and historic brand assets create opportunities for licensing, partnerships, consumer products, hospitality collaborations, and future brand extensions.

Historic Preservation

Future ownership may explore historic designation, preservation incentives, tax credit programs, museum concepts, adaptive reuse, and other preservation-focused strategies.

Tourism & Destination Use

The property's history, location, event capacity, and recognizable brand create opportunities for tourism programming, group visits, bourbon-adjacent experiences, and destination hospitality use.

Financial Highlights

Overview

Claudia Sanders Dinner House continues to operate as an established restaurant and event business with multiple revenue streams, including food sales, Sunday buffet, beverage sales, alcohol sales, retail gift shop sales, and private event-related activity.

Recent Revenue

2024 Total Income

\$2,558,499.49

2025 Total Income

\$2,636,647.05

Key 2026 Metrics

Serves over 100,000 guests a year.

Easter Day 2026 generated over \$64,000 in sales.

Mother's Day 2026 generated over \$57,000 in sales.

Father's Day 2026 generated nearly \$30,0000 in sales.

2026 YTD Total Income: \$1,079,118.64 (January through May 2026)

Revenue Sources

The business generates revenue from restaurant dining, Sunday buffet, beverage sales, alcohol sales, and retail gift shop operations. In 2025, total income included food sales of \$1,556,572.51, Sunday buffet sales of \$929,575.47, and retail gift shop sales of \$37,588.78.

Food Sales

\$1,556,572.51

Sunday Buffet

\$929,575.47

Gift Shop

\$37,588.78

Financial information provided by Seller. Additional financial materials available to qualified buyers upon execution of NDA.

Shelbyville Market Overview

Louisville / Lexington Corridor

Shelbyville is positioned between two of Kentucky's largest metro areas, offering access to both local and regional demand.

Bourbon Tourism Region

Shelby County is part of Kentucky's bourbon tourism landscape, with nearby destinations including Jephtha Creed Distillery and Bulleit Distilling Co.

Growing Shelby County Market

Shelby County has experienced population and housing growth, supporting continued demand for dining, events, and hospitality uses.

Event & Destination Potential

With a recognizable historic brand, large event capacity, and existing hospitality infrastructure, the property is positioned for continued restaurant use, private events, tourism programming, and destination experiences.

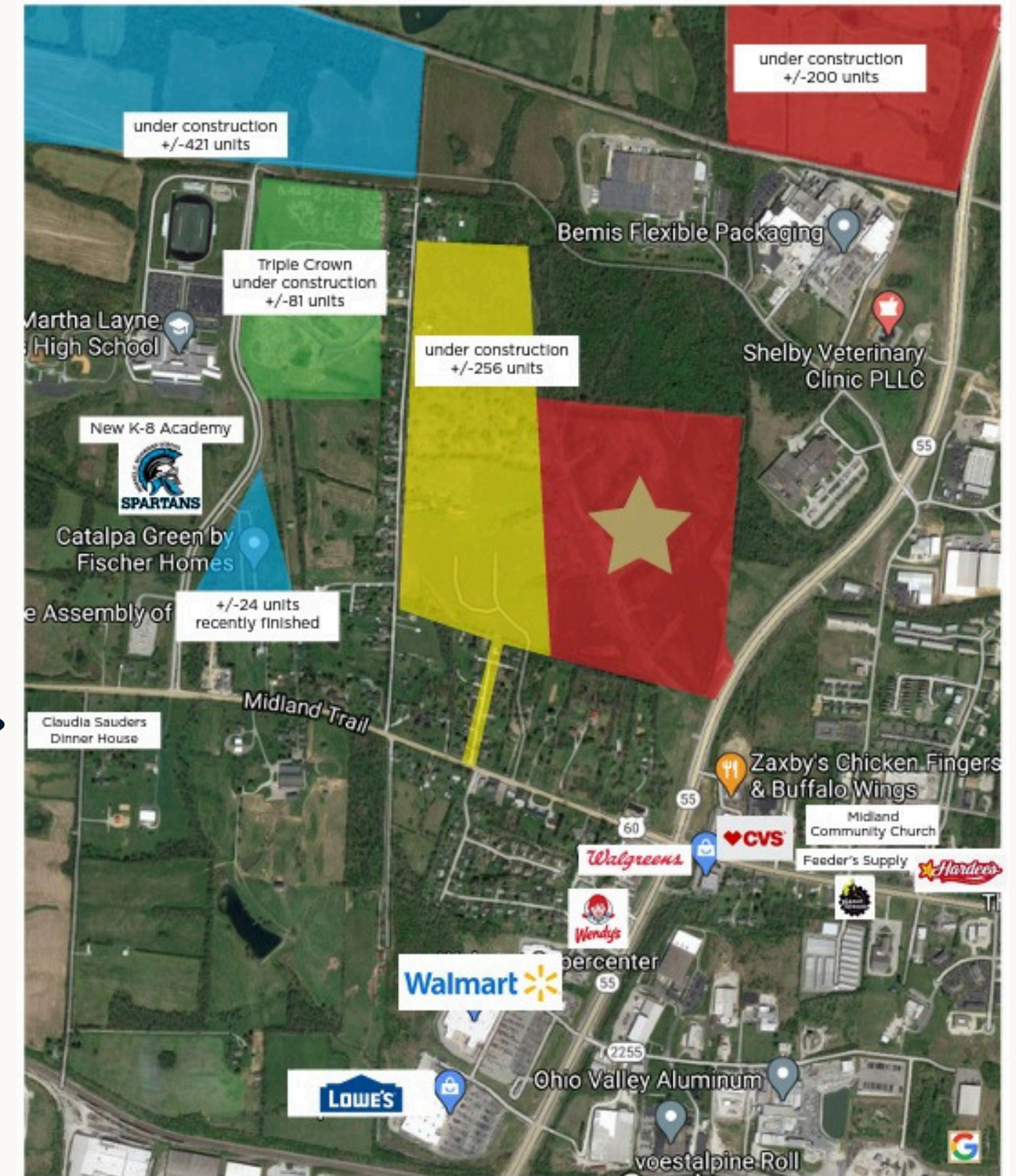
Regional Accessibility

Shelby County sits within Kentucky's "Golden Triangle," connecting Louisville, Lexington, and Northern Kentucky through nearby interstate access.



Growth and Development

Shelby County continues to experience growth across residential, commercial, manufacturing, tourism, and hospitality sectors. This regional momentum supports continued demand for dining, events, and destination-based hospitality uses.



Sealed Bid Process

Step 1: Review Offering Materials

Prospective buyers review the Offering Memorandum and available public-facing property information.

Step 2: Execute NDA

Qualified buyers may request access to additional confidential materials by completing the NDA process.

Step 3: Review Financial Information

Financial records and supporting business information will be made available to qualified buyers upon approval.

Step 4: Conduct Due Diligence

Approved buyers may conduct additional review of the property, business operations, assets, and offering terms.

Step 5: Submit Sealed Bid

Interested buyers submit their sealed bid in accordance with the instructions provided by the auction and broker team.

Step 6: Seller Review & Negotiation Period

The seller will review submitted bids and may enter into further negotiations with one or more bidders.

Bid Deadline
July 31, 2026

Seller reserves the right to accept, reject, or negotiate any bid, and is not obligated to accept the highest bid or any bid submitted.

Investor Resources

Additional information is available to qualified buyers.

Qualified buyers may request an NDA for access to additional offering materials, financial information, supporting business records, property details, and sealed bid instructions through a member of the auction and/or real estate team.

- Available Upon Request
- Offering Memorandum
- NDA & Confidentiality Agreement
- Financial Information
- Property Information
- Business & Asset Information
- Sealed Bid Instructions
- Auctioneer & Broker Contact Information

Access to confidential materials is subject to seller approval and execution of required confidentiality documentation.

Auction & Real Estate Team



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For additional offering materials, NDA access, financial information, property details, or sealed bid instructions, prospective buyers should contact the auction and real estate team.

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Thank You

Own a Piece of Kentucky History

Opportunities to acquire operating hospitality businesses come along. Opportunities to acquire a historic Kentucky landmark, operating restaurant business, intellectual property portfolio, and one of Kentucky's most recognizable hospitality brands *are rare*.

The next steward of Claudia Sanders Dinner House and Blackwood Hall will have the opportunity to preserve their legacies while shaping their futures.

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