

541 Main Street | First Floor – South (Mercantile)
Shelbyville, KY 40065

≈ 2,242 SF indoors + Main Street frontage

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 square feet (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, full-service wellness spa or studio, medical aesthetics, spirits tasting room, specialty market, showroom, gallery, apparel, gifts, floral, home goods
- **Availability:** Q4 2026



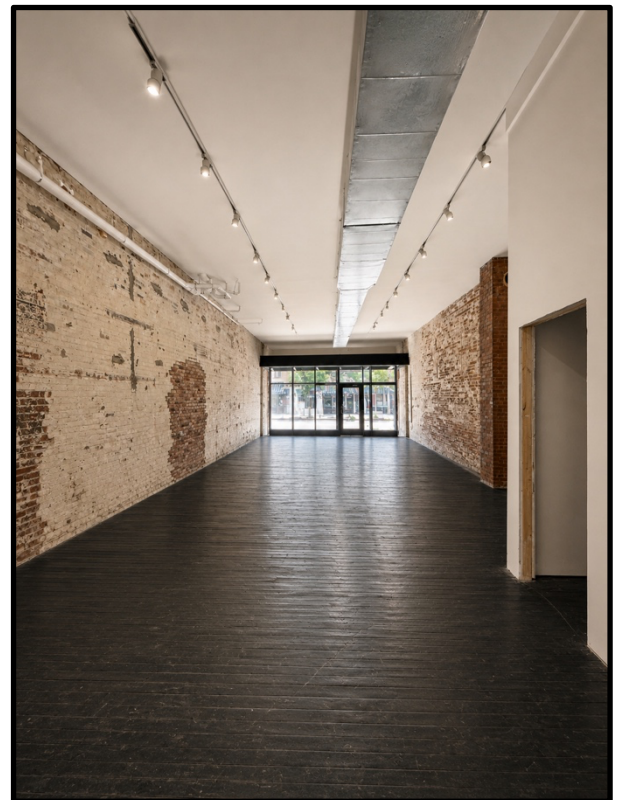
Exterior: Main Street Façade

Highlights & Layout

- **Open Retail:** ≈ 1,992 SF clear span for merchandise display or tenant-designed offices or rooms
- **Private Office:** ≈ 150 SF dedicated back-office work
- **Storage Closet:** ≈ 100 SF storage or inventory staging
- **Utilities Included:** Business-grade high-speed internet, all utilities and trash receptables
- **Floors & Finishes:** Original hardwood- refinished and painted, LED lighting, exposed brick accents
- **HVAC:** State-of-the-art heating and cooling systems with individual/tenant- controlled thermostats
- **Restrooms:** Tenant access to ADA-compliant restrooms

Terms & Conditions

- **Lease Rate:** Negotiable => \$1.56 SF/MTH
 - \$3,500 MTH - \$4,500 MTH
- **Lease Term:** 3-5 years preferred
- **Lease Type:** Full-service gross; all CAM, utilities, internet, property taxes included
- **Security Deposit:** Equal to One (1) month's rent + First month's rent



Interior: Facing Main Street

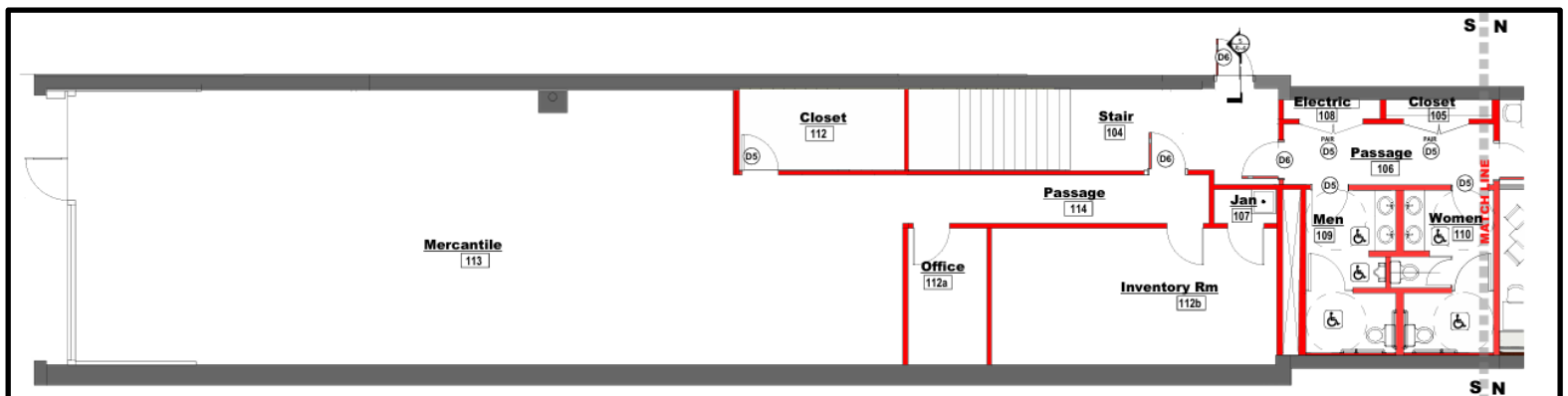
Market & Area Highlights

- **Downtown Revitalization:** New pedestrian plaza on 6th Street
- **High-visibility downtown location:** Spanning Main and Washington Streets, with KYTC-recorded traffic of 8,373 annual average daily traffic (AADT) on Main Street and 12,033 AADT on Washington Street, plus direct frontage on pedestrian-only 6th Street.
- **Shelby County Population:** ≈ 50,880 (2025)
- **Growing Shelby County Market:** Positioned to serve homeowners throughout Shelbyville, Shelby County and surrounding communities.
- **Established Downtown Setting:** Located within Shelbyville's continuing downtown revitalization and commercial investment corridor.
- **Available Parking:** 350+ free shared public parking spaces within a 2-block walk of Shelbyville's historic Main Street corridor. Five (5) public parking locations and additional on-street parking.
- **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 new roof, upgraded HVAC, electric, lighting and building systems.
- **Regional Destination Potential:** Downtown Shelbyville provides a central and recognizable setting for customers seeking pool, spa and outdoor-living products and services.

Architectural Plans

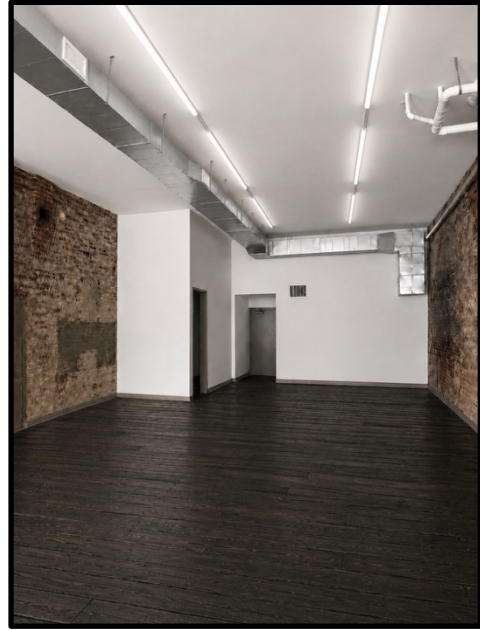


Layout: Open floor (113), Closet (112) and Office (112a)

Photos



Interior: Facing Towards Main Street



Interior: Back-end of Suite

Schedule your walkthrough today!

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