

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

Shelbyville, KY 40065

≈ 1,622 SF indoors + 400 SF common space + 1,850 SF outdoor patio

Owners: Restauranters Turned Developers • Brian & Kristin Grubb with First Roar, LLC

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.

- **Space:** First Floor – North (≈ 1,622 SF indoor)
- **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:** Q4 2025



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 370 SF lounge—the space accommodates **81 total indoor seats**.

The lounge overlooking Washington St. is equipped to operate as a *dedicated cigar lounge* if desired yet remains equally well suited for standard dining or additional lounge seating.

Along with the dining areas and kitchen, the Inventory Room (112 b) and the Janitorial Closet (107), listed on the plans in First Floor – South, are included in the restaurant tenant’s lease space.

There are private tenant restrooms adjacent to the kitchen & bar. Plus, approximately 400 SF of shared “common” space in the center of the first floor. This includes shared restrooms (2 men’s + 2 women’s fixtures).

Outdoor Patio Highlights

- **Size:** 1,850 SF blank-canvas terrace—only outdoor seating on 6th St.
- **Capacity:** Flexible seating for ≈ **59 patio guests** (or more depending on concept)
- **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.
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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 used 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:** \$10,000
 - **Term:** Negotiable (min. 3 years preferred)
 - **Insurance:** Landlord's property insurance included; tenant responsible for own liability insurance.
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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 proj.)
- **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, cigar lounge or hybrid
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Architectural Plans

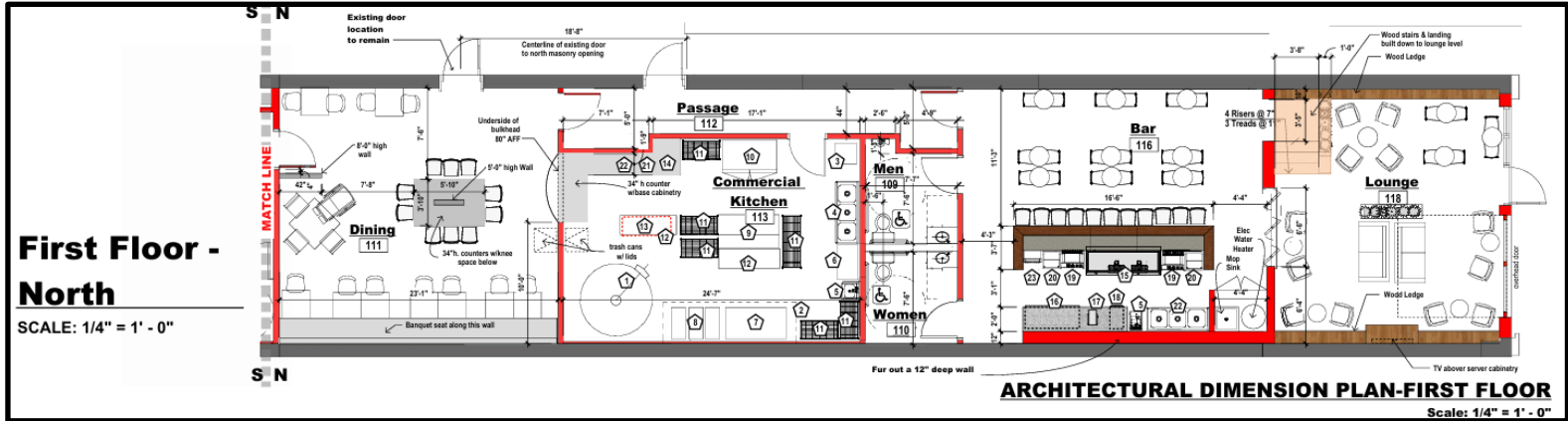
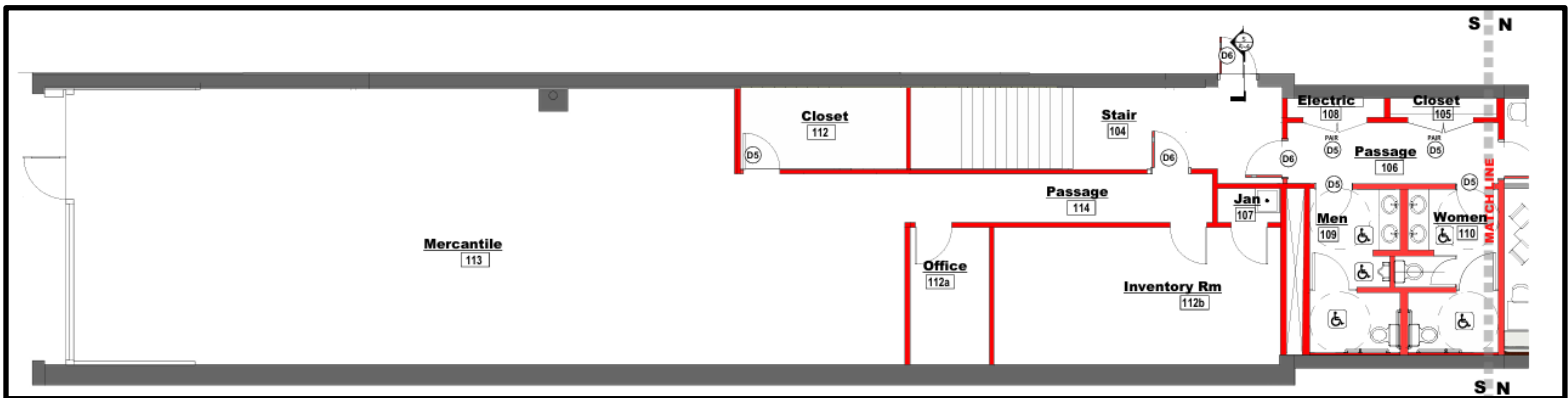


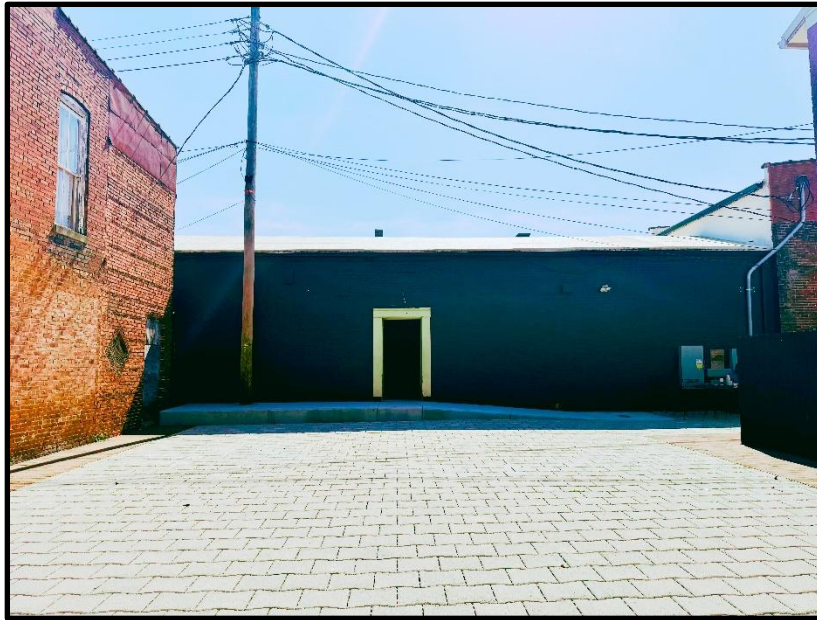
FIGURE 2: FIRST FLOOR – NORTH

EQUIPMENT SCHEDULE						EQUIPMENT SCHEDULE					
KEY#	ITEM	Electric	Plumbing	Gas	COMMENTS	KEY#	ITEM	Electric	Plumbing	Gas	COMMENTS
1	Pizza Oven	Yes	No	Yes	Gas Pizza Oven	14	Drink Dispenser	Yes	No	No	Countertop
2	Exhaust Hood	Yes	No	No	Includes Fire Suppression System	15	Beer Dispenser	Yes	Yes	No	Empura Model# E-KDD4-2
3	Dishwasher	Yes	Yes	No	CMA-180 High Temp Dishwasher-'CORNER MODEL'	16	3 Door Coolers	Yes	Yes	No	freestanding-Undercounter
4	3 Comp Sink	No	Yes	No	freestanding Stn. Stl.	17	Frozen Drink Maker	Yes	Yes	No	Countertop
5	Hand Sink	No	Yes	No	freestanding Stn. Stl.	18	Ice Machine	Yes	Yes	No	Freestanding-Undercounter
6	Grease Trap	No	Yes	No	Above Ground Gravity interceptor	19	Drink Well	No	Drain	No	Stn. Stl. freestanding-undercounter
7	Range	Yes	No	Yes	Verify w/Owner	20	Ice Well	No	Drain	No	Stn. Stl. freestanding-undercounter
8	Fryers	Yes	No	Yes	(3) Deep Fryers	21	Coffee Maker	Yes	Drain	No	Verify
9	Food Prep Unit	Yes	Drain	No	Refrigerated Food Prep Unit	22	Ice Tea Maker	Yes	No	No	Verify
10	Refrigerator	Yes	Evap. Pan	No	2-Door reach-in refrigerator	23	Glass Washer	Yes	Yes	No	MoTak MGW-HT-30 High Temp UC Glass Washer
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						

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!

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