

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

Shelbyville, KY 40065

≈ 2,300 SF indoors + approximately 1,850 SF outdoor patio
≈ 4,150 SF combined indoor and outdoor area

Developed by Experienced Restaurant Owners

Property Overview

Restaurant, Bar & Lounge with Premium Patio Space:

Near 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; ≈ 2,300 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:** Q4 2026

Indoor Capacity & Highlights

- Between the main dining area, bar with counter seating, and a lounge, the space can accommodate **81 indoor seats**
- The indoor areas can operate as a dedicated **cigar lounge, tasting room, standard dining or private dining**
- **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
- Inventory/dry storage room, and janitorial closets

Outdoor Patio Highlights

- **Size:** ≈ 1,850 SF 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
 - 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



Exterior: Main Street Façade



Interior: Rendering – Bar and Cocktail Lounge

Included Equipment (Brand New)

- Morello Forni rotary pizza (multi-use) wood & gas oven; 90 second throughput
- 12 FT Exhaust Hood with fire suppression
- 12 × 12 FT Walk-in refrigeration & freezer
- 3-compartment sink + hand sink + grease trap

Additional Food Trailer Opportunity

A commercial food trailer may be included in the negotiated lease package for the restaurant tenant's exclusive use. This additional operating asset could allow the tenant to extend its concept beyond the building while reducing the cost and lead time associated with acquiring a separate mobile unit.

Potential uses include:

- Off-site catering and private events
- Festivals and community events
- Promotional pop-ups and brand activations
- Mobile food and beverage sales
- Testing additional markets or service areas

Final equipment inventory, condition, branding, transportation, storage, maintenance, licensing, permitting, insurance and return requirements will be documented in a separate exhibit.



Food Trailer

Terms & Conditions

- **Lease Rate:** \$6,500 /mo. triple-net (NNN); Tenant pays all utilities & property taxes
- **Term:** Negotiable
- **Security Deposit:** Equal to One (1) month's rent + First month's rent
- **Insurance:** Tenant responsible for all insurances

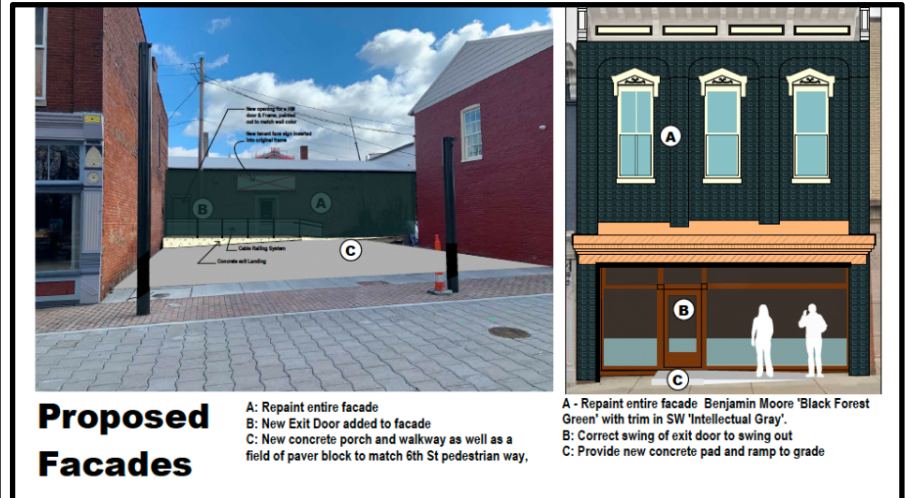
Market & Area Highlights

- **Downtown Revitalization:** Located beside Shelbyville's redesigned pedestrian-only 6th Street corridor, creating an attractive setting for outdoor dining, entertainment and community activity.
- **High-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.
- **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)
- **Regional Accessibility:** Centrally located between Louisville and Lexington with convenient access to I-64, supporting both local patronage and regional destination dining.

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.
- **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.
- **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.
- **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.

Renderings



Photos



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

3D Rendering: Equipment added under the hood added



Exterior: 12x12 Walk-in Refrigeration & Freezer



Interior: Restaurant Bar



Interior: Restaurant Seating | Restrooms



Interior: Facing Towards Main Street

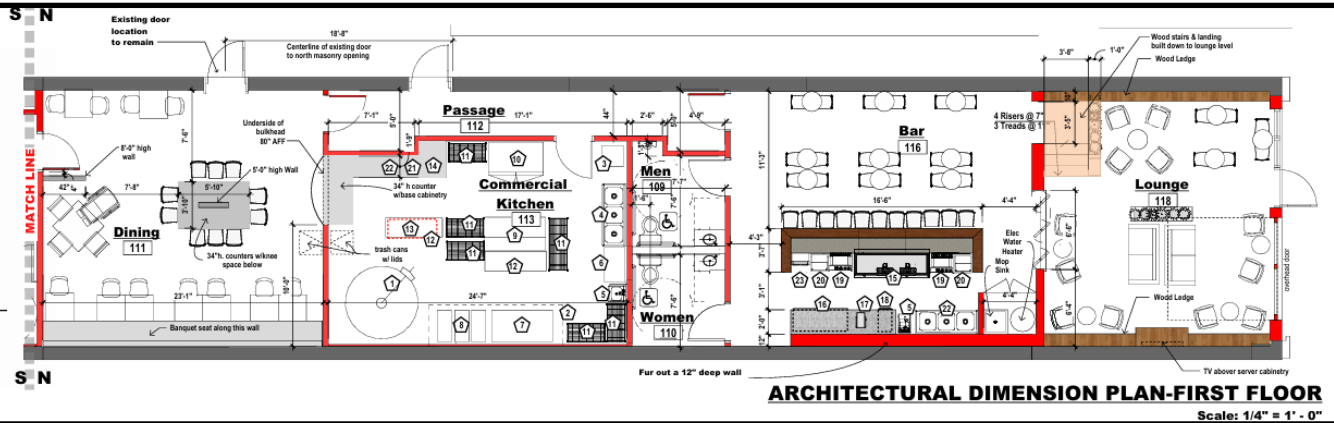


Exterior: Renovated 6th Street Patio

Architectural Plans

First Floor - North

SCALE: 1/4" = 1' - 0"



First Floor Plan

SCALE: 1/8" = 1' - 0"



Group M Occupancy
1,992 sf
1 Occ. @ 60 sf
34 Occupants

M & F Toilets
Not required per IRC to be counted in Assembly Occ

Dining Area
282 sf
1 Occ. @ 15sf
19 Occupants

Counter Seats
18" per Occ = 162"
= 9 Occupants

Commercial Kitchen
375 sf
1 Occ. @ 200 sf =
2 Occupants

Bar (Unfixed T & C)
275 sf 1 Occ. @ 15sf
19 Occupants
Bar Counter Seats
18 LF @ 18" per Occ =
10 Occupants

Lounge
370 sf
1 Occ. @ 15sf
22 Occupants

Total Assembly Occ Seats = 81

Schedule your walkthrough today!

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