

# DOWNTOWN LOUISVILLE REDEVELOPMENT OPPORTUNITY

614 W Main St | Louisville, KY 40202

[www.lovetheagent.com](http://www.lovetheagent.com)

## KEY HIGHLIGHTS

- Amongst one of the highest foot traffic and densely populated blocks of business & tourism in the local market.
- Located on Main Street, amongst the heart of Bourbon Tourism, this building is able to provide the space and visibility for the next up-and coming attraction in Louisville.
- Recently built in 2002, there are six floors to create, repurpose, or simply fill up that are structurally solid and have up to date mechanicals available on each floor.
- The first floor's elegant lobby leads to prime retail / office / restaurant space, with one of the most walkable locations in the city.
- Upper floors feature large windows overlooking beautiful downtown and the historic facades along Main Street.
- Street side balcony on 5th floor with breathtaking views of the Ohio River.
- Parking is no issue with an 8-story parking structure provided by Parking Authority of River-City at 6th & Main, attached to the rear of the building with courtyard access.

Acres	.4758
Year Built	2002
Total SF	<b>84,934 SF</b>
Stories	6
SF / Floor	14,029 SF / Floor
Zoning	C-3

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	<b>8,623</b>	<b>107,019</b>	<b>255,084</b>
Households	<b>3,802</b>	<b>47,938</b>	<b>112,941</b>
Med. HH Income	<b>\$16,365</b>	<b>\$35,885</b>	<b>\$44,647</b>



**Alexandria Bolton**

Principal Broker

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## RESTAURANTS AND BARS

- 1 Vincenzo's
- 2 Quiznos
- 3 Jimmy John's
- 4 Addis Grill
- 5 Bristol Bar & Grille
- 6 Potbelly Sandwich Shop
- 7 Atlantic No. 5
- 8 Smashburger
- 9 Jimmy Can't Dance
- 10 Dunkin'
- 11 Mussel & Burger Bar
- 12 Chipotle Mexican Grill
- 13 Morton's The Steakhouse
- 14 Jeff Ruby's Steakhouse
- 15 MilkWood Restaurant
- 16 Main Eatery
- 17 Proof On Main
- 18 Bluegrass Brewing Co
- 19 The Old Spaghetti Factory
- 20 Jockey Silks Bourbon Bar
- 21 Whiskey Dry
- 22 Down One Bourbon Bar
- 23 Hard Rock Cafe
- 24 Porch Kitchen & Bar
- 25 Howl at the Moon Louisville
- 26 PBR Louisville: A Cowboy Bar
- 27 Bourbon Raw
- 28 Sports & Social Club
- 29 Subway
- 30 Brazeiros Louisville
- 31 Manhattan Grill
- 32 Papa John's Pizza
- 33 The Old Seelbach Bar
- 34 Third Street Dive
- 35 Saffron's Persian Cuisine
- 36 Library Bar
- 37 The Water Company @ Omni
- 38 Brendon's Catch 23
- 39 Sidebar at Whiskey Row
- 40 Subway Restaurants
- 41 Doc Crow's Southern
- 42 Troll Pub Under the Bridge
- 43 Merle's Whiskey Kitchen
- 44 Patrick O'Shea's
- 45 Mi Casita on 4th
- 46 Impellizzeri's Pizza
- 47 George's Bar
- 48 Hell or High Water
- 49 Abyssinia
- 50 White Castle
- 51 META
- 52 The Limbo
- 53 BUP Elevated Drinkery/Kitch.
- 54 Safier Mediterranean Deli
- 55 Stevie Ray's Blues Bar
- 56 Joe's Crab Shack
- 57 FoodCare Inc.
- 58 Subway
- 59 Bluegrass Brewing Company
- 60 Jimmy John's

## RESTAURANTS AND BARS

- 61 Wild Eggs
- 62 McDonald's
- 63 Haymarket Whiskey Bar
- 64 Jimmy John's
- 65 Quick Wok
- 66 White Castle
- 67 McDonald's
- 68 Los Aztecas Mexican Grill
- 69 Against the Grain
- 70 Panera Bread
- 71 Subway Restaurants
- 72 The Bar at Fort Nelson

## SHOPPING

- 1 Lobby Shop (C-store)
- 2 Mocha Delight & Deli
- 3 Ah, Whatta 'Bout Mimi!
- 4 The UPS Store
- 5 Seng Jewelers
- 6 The Fudgery
- 7 T-Mobile
- 8 Louisville City Football Club
- 9 The Flea Off Market
- 10 Engage in Store LLC
- 11 Payton Flameworks
- 12 Art Eatables
- 13 Justins' House of Bourbon
- 14 Messie Shop
- 15 Celler Door Chocolates
- 16 Modern Trousseau Louisville
- 17 Extra Space Storage
- 18 St. Vincent Thrift Store
- 19 Cricket Wireless
- 20 Winston Wags
- 21 GQ Unlimited

## CIVIL

- 1 Louisville Metro Hall
- 2 Jefferson Co. Sheriff's Office
- 3 Louisville City Hall
- 4 Louisville Finance Dept.
- 5 Louisville Revenue Commission
- 6 Kentucky Civil District Court
- 7 Louisville Metro Metrosafe
- 8 Louisville Metro Police Dept.
- 9 Louisville Dept. of Corrections
- 10 Jefferson Co. Public Defender
- 11 Louisville Metro Planning & Design Services
- 12 Kentucky Career Center
- 13 Kentucky Court of Justice
- 14 Louisville MSD
- 15 Louisville Metro Section 8
- 16 Louisville Water Company
- 17 US Internal Revenue Service
- 18 US Social Security
- 19 US Attorney
- 20 L&N Building
- 21 Community Correctional
- 22 Health Department

## HOTELS

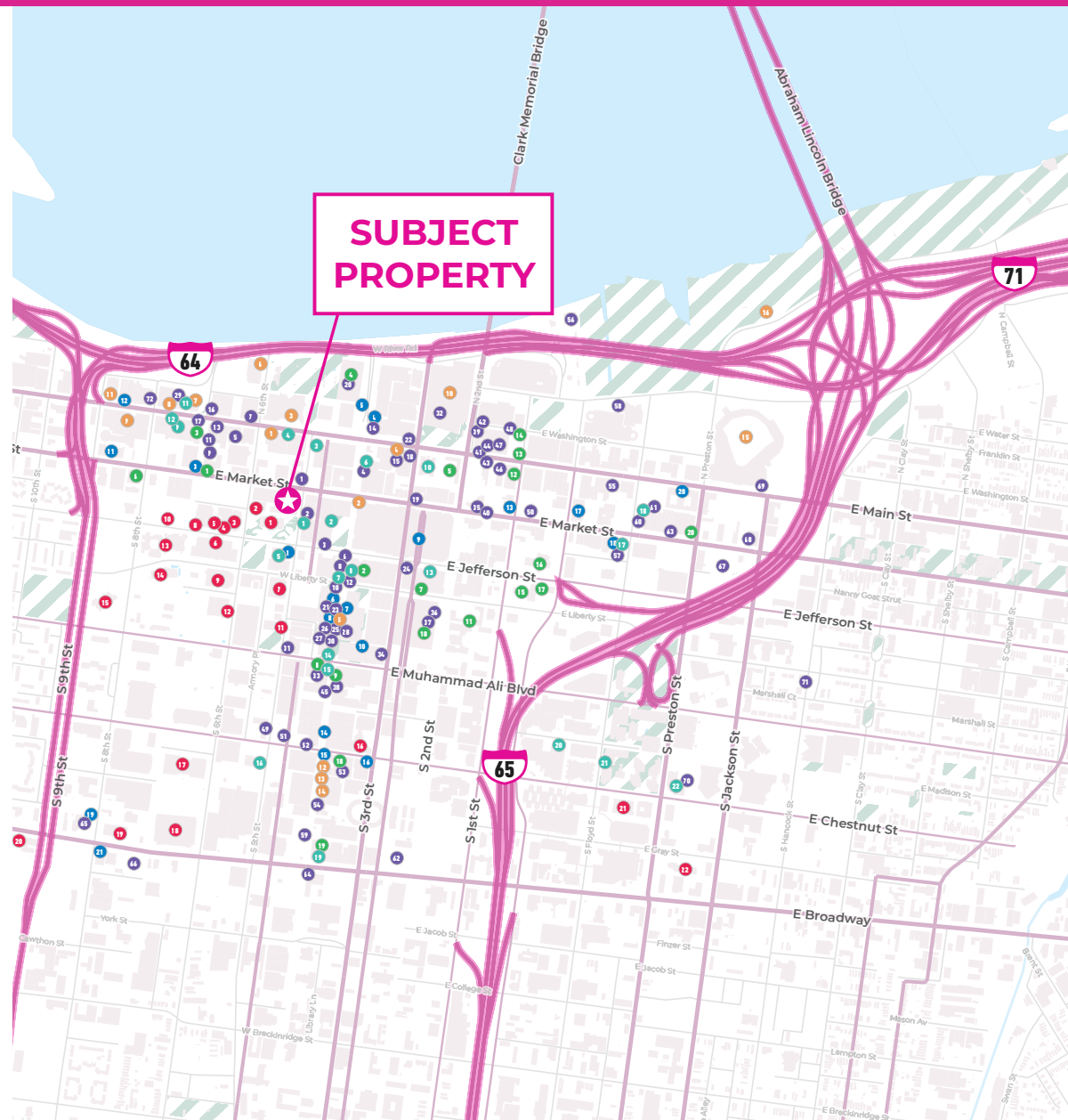
- 1 Homewood Suites
- 2 Hyatt Regency
- 3 21c Museum Hotel
- 4 The Galt House Hotel,
- 5 Courtyard by Marriott
- 6 Holiday Inn Express & Suites
- 7 Louisville Marriott Downtown
- 8 The Seelbach
- 9 Embassy Suites
- 10 Omni Louisville Hotel
- 11 Econo Lodge
- 12 Aloft Louisville
- 13 Hotel Distil
- 14 Moxy Louisville
- 15 Fairfield Inn & Suites
- 16 Hampton Inn
- 17 SpringHill Suites
- 18 Hilton Garden Inn
- 19 The Brown Hotel
- 20 Residence Inn

## COFFEE

- 1 Sunergos Coffee
- 2 Panera Bread
- 3 Starbucks
- 4 Heine Brothers' Coffee
- 5 Mocha Delight & Deli
- 6 Addis Cafe
- 7 Dunkin'
- 8 Starbucks Hyatt Hotel
- 9 Blackbeard Espresso
- 10 Queue Cafe
- 11 KMAC Cafè 1/2
- 12 Boomer's Cafe
- 13 Starbucks
- 14 Heine Brothers' Coffee
- 15 Starbucks
- 16 Yafa Cafe
- 17 Please & Thank You
- 18 Wild Eggs
- 19 J Graham's Cafe
- 20 Chestnut Cafe
- 21 Starbucks
- 22 Panera Bread

## ENTERTAINMENT

- 1 Evan Williams
- 2 Kentucky Int'l Convention Center
- 3 The Kentucky Center for the Performing Arts
- 4 Actors Theatre of Louisville
- 5 Fourth Street Live!
- 6 Muhammad Ali Center
- 7 KMAC Museum
- 8 Kentucky Science Center
- 9 Louisville Slugger Museum & Factory
- 10 KFC Yum! Center
- 11 The Frazier History Museum
- 12 The Mercury Ballroom
- 13 WFPK
- 14 Louisville Palace Theatre
- 15 Louisville Slugger Field
- 16 Waterfront Park



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