



RESTAURANT / BAR / EVENT VENUE FOR LEASE

1030 & 1032 STORY AVE

Louisville, KY 40206



Negotiable

NNN Lease Rate

7,425 SF

1st Floor

1,045 SF

2nd Floor

0.17 AC

Lot Size

PROPERTY OVERVIEW



8,470 SF

Total Building Area



7,425 SF

1st Floor Area



1,045 SF

2nd Floor Area



0.17 Acres

Lot Size



M-2

Zoning



~ 10'

Ceiling Height



9,715 - Story Ave

2020 Traffic Count (AADT)



Street & Private Lot

Parking



Now available for immediate occupancy, 1030 & 1032 Story Avenue is a rare, commercial opportunity located at the front door of NuLu, one of Louisville's most active and supply-constrained retail and entertainment districts. The property consists of two contiguous M-2 zoned parcels totaling 0.167 acres and contains approximately 8,470 SF across two stories, including 7,425 SF on the first floor and 1,045 SF on the second floor. Originally built in 1900, the building combines historic character with modern, food-and-beverage-ready improvements, including a commercial kitchen, existing bar infrastructure, and recently renovated restrooms, allowing an incoming tenant to reduce upfront capital and accelerate opening timelines. The flexible second-floor space is well suited for private events, office use, or additional entertaining area. Positioned along Story Avenue with approximately 9,715 vehicles per day, the property benefits from strong urban visibility, proximity to NuLu, Butchertown, and Downtown Louisville, and primarily on-street parking with the ability to negotiate dedicated off-street parking nearby—making it an ideal location for a restaurant, bar, event venue, or creative hospitality concept seeking a flagship presence near the urban core.



ADDITIONAL DETAILS

UTILITIES

Electrical

- 3 - Phase power

Heating/Air

- Central HVAC for entire building

Plumbing

- Connected to city water and sewers.
- Both large community bathrooms were renovated in 2025.
- All bar areas are having plumbing already.

Building Breakdown

Room	Quantity
Entrances	2
Bar Areas	2
Bathrooms	4
Commercial Kitchen	1
Offices	1-4
Stage	1

LEASE SCENARIO & TERMS

Cost Breakdown

Base Rent/SF/YR	Annual	Monthly
\$18.00	\$152,460	\$12,705
NNN Estimate ***		
\$3.00 ***	\$25,410	\$2,117.50
Base Rent + CAM		
\$21.00	\$177,870	\$14,822.50

*** Includes: Actual Property Taxes, Actual Insurance, and estimates for Repairs/Maint and Utilities.

Additional Parking

- There is an estimated 0.31 Acre parking lot that can be divided and secured for additional parking on a first come, first serve basis. Property taxes and additional rent will be applied in accordance with the prorated share of the lot being used.
 - Property taxes for the lot alone is about \$2,735.81 annually.

Lease Terms

- NNN - Tenant pays for all operating expenses of the property.
- 5-Year minimum term.
- Single Tenant
- Additional terms negotiable based on tenant credit and lease conditions.

Tenant Responsibilities

- Taxes: \$7,460.59 Annually (\$621.72/Mo. or \$0.88/SF/Yr)
- Insurance: \$11,000 Annually (\$916.67/Mo. or \$1.30/SF/Yr)
 - 2.18/SF/YR for Taxes and Insurance
- Utilities: Tenant Dependent
- Repairs & Maintenance: Tenant Dependent

Ideal Users

- Bar/Tavern
- Event Space
- Restaurant



SITE OUTLINE



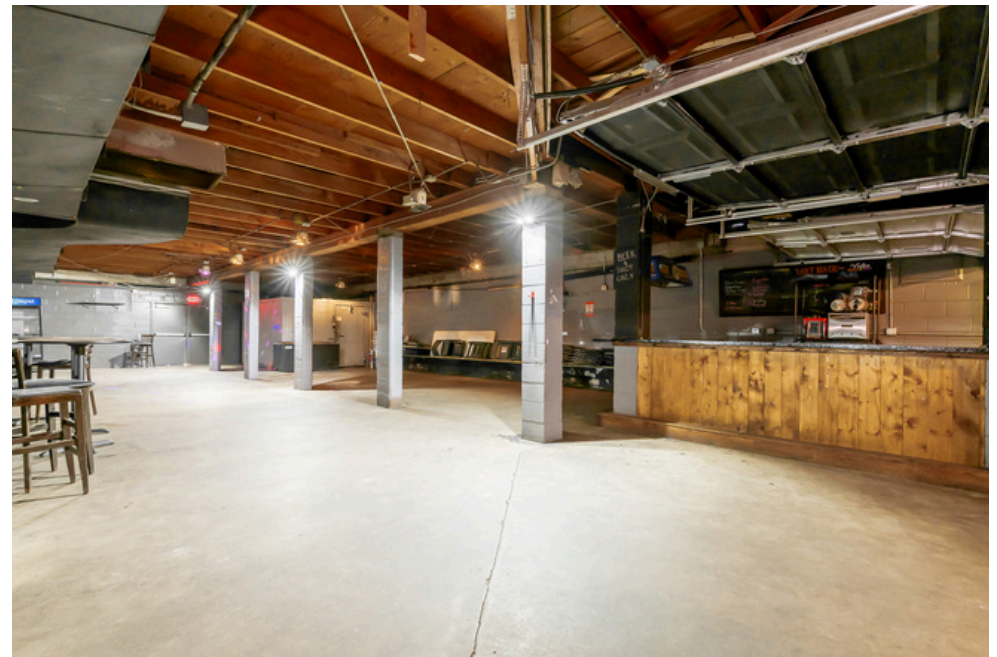
NEARBY POINTS OF INTEREST



(Minutes shown are approximate drive times from the property)

- **NuLu Core (E Market & E Main St) – 2 minutes;** home to Louisville’s highest concentration of chef-driven restaurants, cocktail bars, galleries, and boutique retail.
- **Frankfort Avenue – 4 minutes;** dense neighborhood retail corridor featuring local restaurants, coffee shops, and specialty retail.
- **Clifton – 5 minutes;** established dining and bar scene with consistent local patronage and strong repeat traffic.
- **Downtown Louisville – 6 minutes;** central business district with office, hotel, event, and tourism-driven demand.
- **Louisville Slugger Field – 6 minutes;** seasonal and event-driven traffic generator supporting food and beverage concepts.
- **Lynn Family Stadium – 6 minutes;** home of Louisville City FC and Racing Louisville FC; consistent event-driven traffic supporting food, beverage, and pre/post-game demand.
- **Waterfront Park – 7 minutes;** major regional draw for festivals, concerts, and recreational traffic.
- **KFC Yum! Center – 7 minutes;** downtown arena hosting concerts, NCAA basketball, and major regional events with strong spillover demand for bars and restaurants.
- **Bardstown Road – 10 minutes;** one of Louisville’s most established retail and nightlife corridors.

GALLERY



GALLERY CONTINUED



DEMOGRAPHICS

	1 - Mile	5 - Miles	10 - Miles
2024 Population	10,507	256,638	698,899
Daytime Employment	38,589	239,626	487,059
2024 Households	5,774	116,565	298,172
Avg. Household Income	\$61,532	\$72,466	\$78,449
Median Household Income	\$40,882	\$48,524	\$56,437



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