

Colliers

Accelerating success.



Brigitte Owens
Vice President
+1 502 387 1957
Brigitte.Owens@colliers.com

Jenny Johnston
Executive Vice President
+1 502 645 1729
Jenny.Johnston@colliers.com

Desmond Martin
Associate
+1 502 553 3296
Desmond.Martin@colliers.com

FOR SALE

Highlands Restaurant Investment Opportunity

1578 Bardstown Road
Louisville, KY 40205

View online at colliers.com/louisville

Sale Price

\$1,300,000

CAP Rate

6%

NNN Income

\$78,000

Colliers Louisville
1757 Frankfort Ave
Suite 102
Louisville, KY 40206
+1 502 365 3840

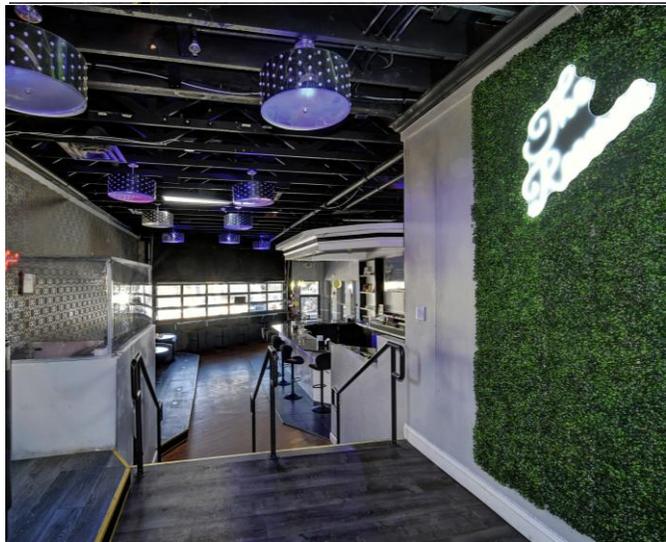
Stabilized NNN Retail Investment

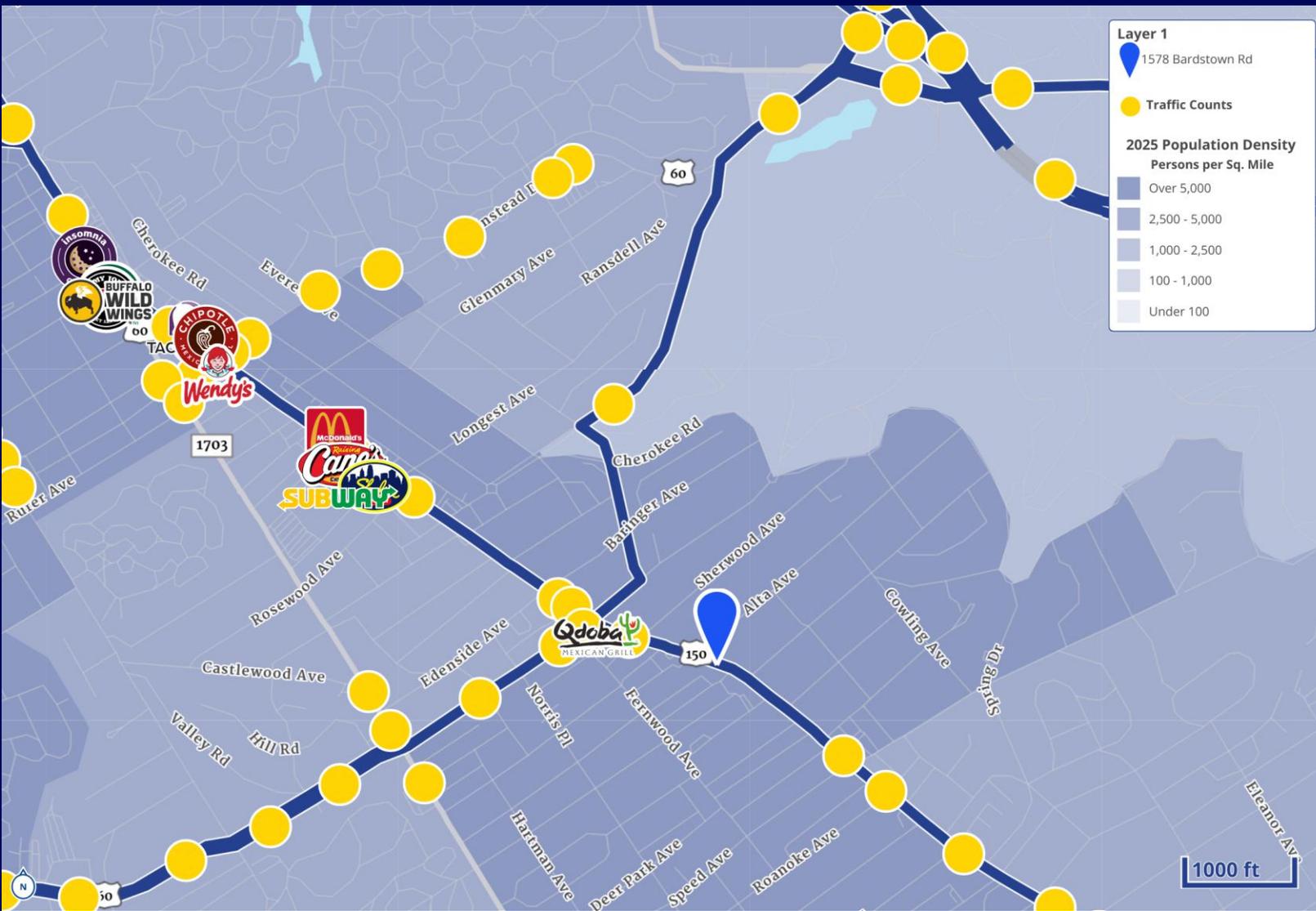
Highlands Corridor Location

This 2,405 SF retail investment opportunity offers stabilized income through an existing NNN tenant with a 5-year lease term in place. Positioned along Bardstown Road in the Highlands — one of Louisville's most established retail and dining corridors — the property benefits from strong visibility, consistent pedestrian traffic, and long-term market desirability. The space is fully built out for restaurant/lounge use, minimizing future capital requirements and supporting continued tenancy or ease of re-leasing, making it an attractive addition to an income-focused portfolio.

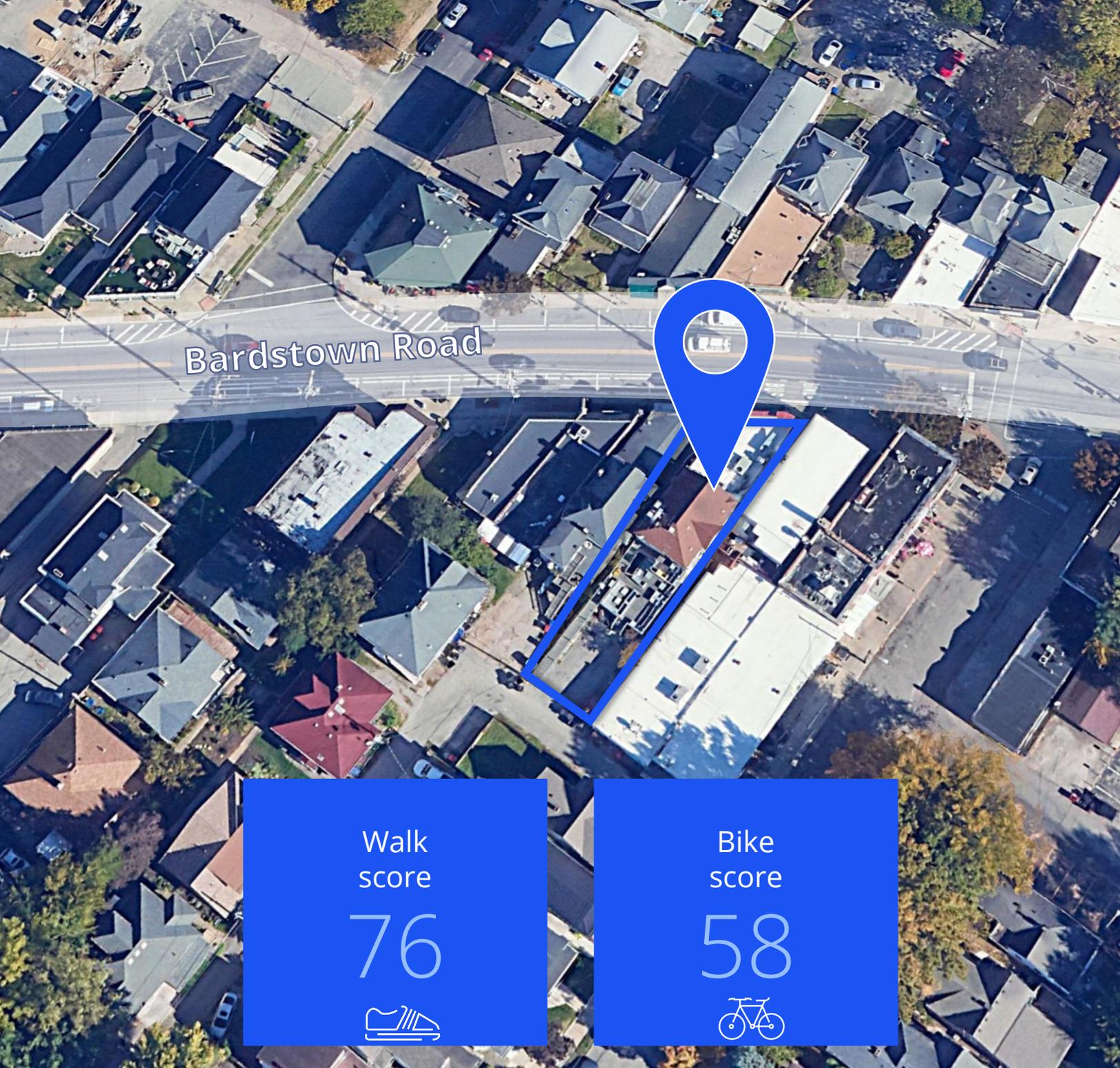
Investment Highlights

- **2,405 SF** retail asset
- **NNN lease structure** providing reduced landlord responsibilities
- **5-year lease term** offering near-term income stability
- **Prime Highlands corridor location** with strong consumer activity
- **High-visibility frontage** and pedestrian exposure
- **Turn-key restaurant buildout** supporting tenant retention or repositioning
- **Indoor/outdoor functionality** via roll-up glass door
- **Flexible layout** adaptable for future food & beverage users
- **Rear patio/deck** enhancing tenant appeal and revenue potential
- **Modern interior finishes** limiting immediate capital investment

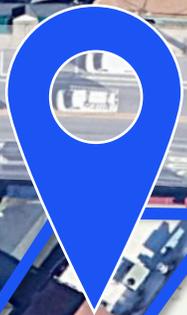




Situated on Bardstown Road in the heart of The Highlands, this location offers strong visibility, steady traffic, and access to one of Louisville's most active retail and dining corridors — supporting consistent consumer demand and long-term retail viability.



Bardstown Road



Walk
score
76


Bike
score
58


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+1 502 365 3820

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