



FOR SALE

1765 & 1769 Mellwood Ave

Louisville, KY 40206



\$1,625,000

ASKING PRICE

7,304 SF

TOTAL

0.45 Acre

LOT SIZE

OVERVIEW

eXp Commercial is pleased to present this prime two-building property at the high-traffic corner of Mellwood Avenue and Brownsboro Road. With a long track record as a successful restaurant destination the site benefits from steady traffic from Clifton and the rapidly growing Butchertown and NuLu districts.

This property is a proven hospitality destination, highlighted by its award-winning patio—widely recognized by locals as one of the best outdoor dining venues in Louisville. With exceptional curb appeal, private and public parking, and on-site commissary kitchen space, the property is ideally suited for owner-users, restaurateurs, or investors seeking a value-add opportunity.



PROPERTY DETAIL

Totals:

# OF PARCELS	Four
# OF BUILDINGS	Two
# OF UNITS	Three to Five
TOTAL LOT SIZE	0.45 Acres
TOTAL SQFT	7,304 SF
ZONING	C-2
TRAFFIC COUNT	~17,000

Building #1 - Restaurant:

# OF STORIES	Two
# OF UNITS	One to Three
LOT SIZE	0.36 Acres
TOTAL SQFT	4,328 SF
PARKING	17 Spots + Street

Building #2 - Accessory:

# OF STORIES	Two
# OF UNITS	Two
LOT SIZE	0.09 Acres
TOTAL SQFT	2,976 SF
PARKING	Street



INCOME OVERVIEW

SCENARIO	ANNUAL RENT	NOTES
Current Income	\$74,000	Existing lease w/ short term remaining. Existing tenant is happy to vacate early.
Market Rent (As-Is)	\$120,000 - \$130,000	Based on nearby retail, commissary kitchen, & restaurant demand.
Market (Renovated)	\$150,000 - \$160,000	Assumes activation of the second floor & tenant reset.

Market rent estimates reflect broker opinion based on comparable space in the corridor; stabilized scenario assumes activation of the 2nd floor (conceptual) and tenant reset.

SALE TERMS

Seller Financing:

Offers requesting seller financing are preferred by our client and will take priority over traditional financing or cash deals. Our client will request:

- \$500,000 Down
- 6% Interest Rate

All other terms are negotiable.

Lease Potential

Our client IS NOT motivated to lease the property, unless it is a reputable operator with strong financial backing.



LOCATION



KFC Yum! CENTER

WATERFRONT PARK

Hotel Bourgeois Bonne

LYNN FAMILY STADIUM

DOWNTOWN LOUISVILLE

NULU DISTRICT

BUTCHERTOWN MARKET

ANGELS ENVY

Jewish Hospital

UL Health

NORTON HEALTHCARE

market

Goodwill

Walgreens
STARBUCKS

Headliners
MUSIC HALL

PURSUIT SPIRITS

SUBJECT PROPERTY

Kroger

McDonald's

Dominos

PENN STATION
EAST COAST PLUS

Lee's Famous
recipe chicken

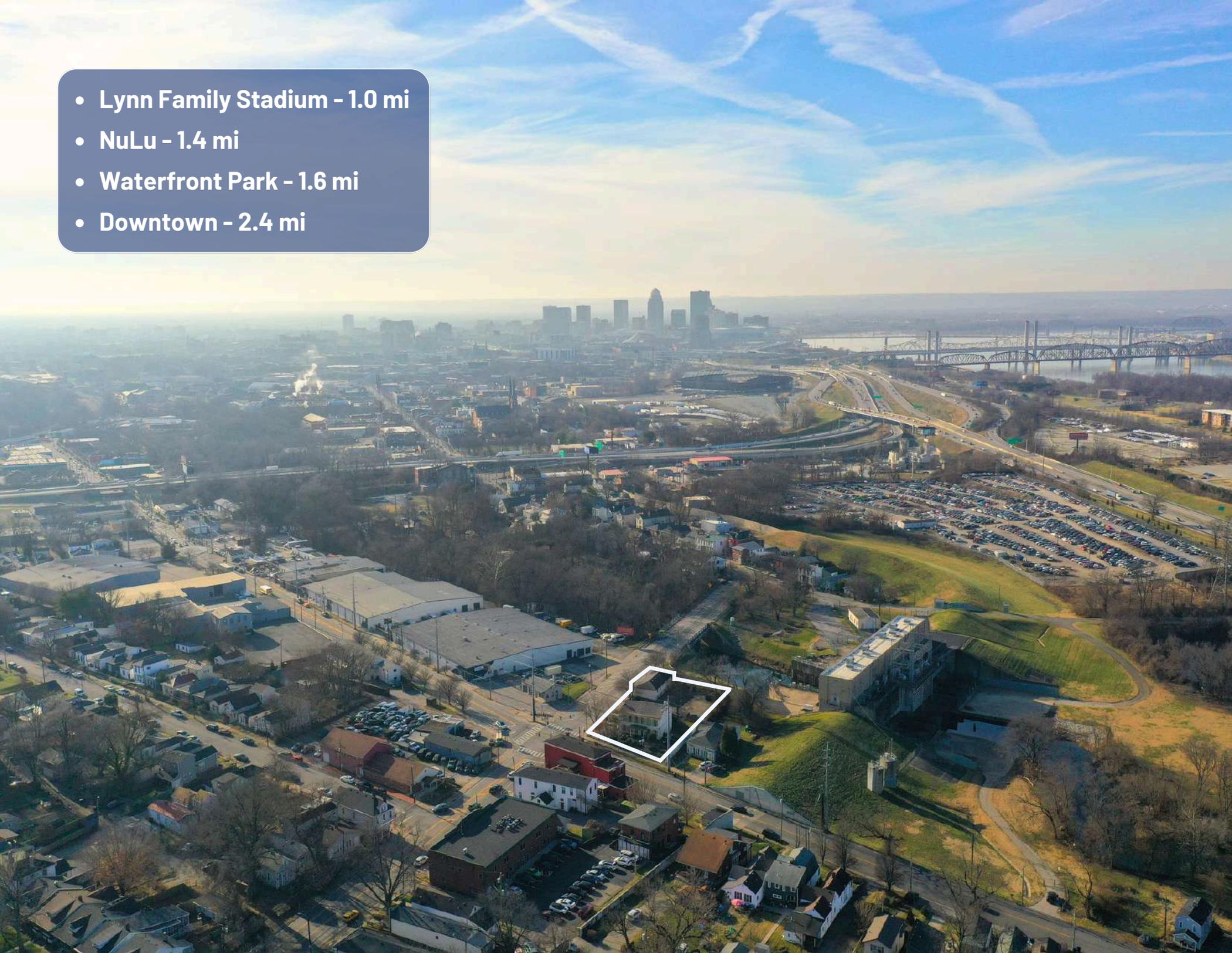
LOUISVILLE VA
MEDICAL CENTER

MELLWOOD
art center

WATERFRONT
BOTANICAL
GARDENS

BIG FOUR
BRIDGE

- Lynn Family Stadium - 1.0 mi
- NuLu - 1.4 mi
- Waterfront Park - 1.6 mi
- Downtown - 2.4 mi



HIGHLIGHTS

- 0.441-acre lot with two buildings (built 1870 & 1965); total 7,578 SF
- Corner location in Clifton at the threshold of Butchertown and NuLu with quick access to I-71 and I-64.
- Excellent visibility with ~17,000 combined AADT (Mellwood Ave & Brownsboro Rd) and onsite parking.
- Outdoor patio and seating area – a favorite feature among customers of the current operator.
- Established restaurant infrastructure including hood system and freezers.
- Expansion potential with the unfinished 2nd-Story of the main building; convert to apartment(s) or additional seating/event area.
- Accessory building includes two commercial units of approximately 1,400 SF each; the second floor is built out as general retail/office space, while the first floor is configured as a commissary kitchen suitable for restaurant or catering operations.
- Variety of commercial uses are permitted within the C-2 Zoning category, please see the Land Development Code for a comprehensive list.



WHAT THE LOCALS ARE SAYING

★★★★★: "Loved the cute patio area perfect spot for a summer meal." -NM

★★★★★: "Our new favorite date night spot. Such a cute place and has great outdoor seating." -Carrie

★★★★★: - "Huge patio!" -Ashley

★★★★★: - "One of my favorite places to eat in Louisville! The restaurant and patio are both beautiful." -Natasha

★★★★★: - "The environment, atmosphere and the location are great!" -Tori

IN THE NEWS

Voted #1 "Best Outdoor Dining" by locals in LEO Weekly's Readers' Choice Awards two years in a row!

"...an attractive shady patio in addition to the old-house space and comfortable bar inside."

— Robin Garr, Louisville HotBytes



THE PATIO



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population (2023)	22,551	153,705	334,223
Household Income (2023)	\$53,411	\$60,424	\$57,546
Median (2023)	39.2	36.9	37.8
Employees (2023)	20,618	129,956	274,238





Tanner Lopez

(502) 640-8842
tanner@gilezanteam.com
License # 281955 (KY)

Dylan Gilezan

(502) 235-0629
dylan@gilezanteam.com
License # 274341 (KY)

Cal Lewellyn

(502) 905-2253
cal@gilezanteam.com
License # 279265 (KY)

Sam Higdon

(502) 235-0629
samh@gilezanteam.com
License # 266524 (KY)

All property information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, expressed or implied, is made as to its accuracy or completeness. Prices, terms, availability, and other details are subject to change or withdrawal without notice. Photographs, renderings, and other images are provided for illustrative purposes only and may depict finishes, fixtures, dimensions, or views that differ from the actual property. Prospective purchasers and tenants should conduct their own independent investigations, inspections, and verifications.