

PART OF JEFFERSONVILLE'S WALKABLE DORA!
(DESIGNATED OUTDOOR REFRESHMENT AREA)

BUSINESSES STILL OPERATING - DO NOT DISTURB

SITE

FOR SALE

Up to 9,128 SF Restaurant and Entertainment Venue

115-125 W Chestnut Street | Jeffersonville, IN 47130



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FOR SALE

6,634 SF

115 W Chestnut Street

2,494 SF

125 W Chestnut Street

CONTACT

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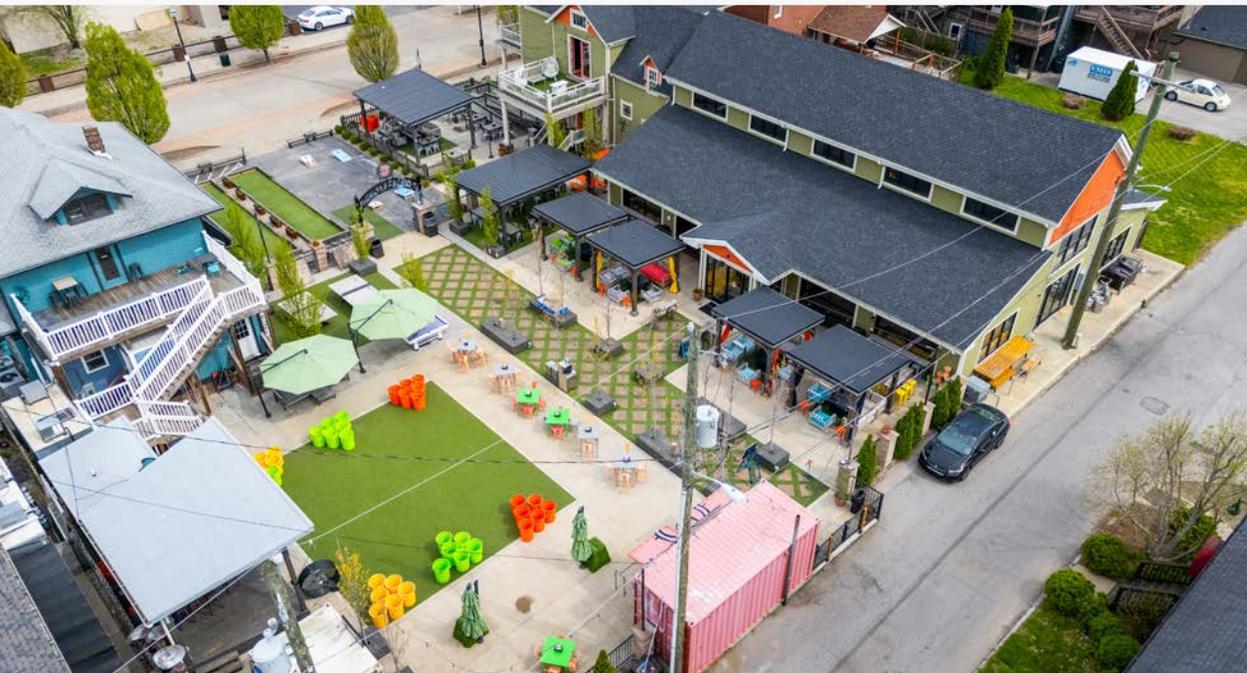
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ABOUT THE PROPERTY

- Prime Downtown Jeffersonville, IN location situated in the heart of a vibrant and growing entertainment district
 - Located directly across from the Big Four Bridge ramp, offering heavy foot traffic from pedestrian/bike bridge connecting to downtown Louisville, KY.
 - 1/2 block from major restaurants and bars including Flat 12 Bierworks, Big Four Burgers + Beer, and Red Yeti Brewing Company
 - Easy access to Big Four Station Park and the newly redeveloped Fisherman's Wharf (\$3M city investment)
 - Zoned Downtown Commercial allowing for a wide variety of commercial uses
 - Surrounded by year-round events, festivals, and high foot traffic from both locals and tourists
 - **Businesses are still operating. Do not disturb.**
- **115 W Chestnut Street (Union Pub & Social)**
 - 6,634 SF building with basement and ±10,000 SF outdoor greenspace
 - Built in 1900 | Renovated in 2020
 - Two Tax Parcels Totaling ±0.47 AC
 - Unique indoor/outdoor dining and game yard experience
 - **125 W Chestnut Street (La Catrina)**
 - 2,494 SF building
 - Built in 1895 | Renovated in 2023
 - One Parcel Totaling ±0.0645 AC
 - Two-store structure converted from residence to full-service restaurant
 - Turnkey space ideal for restaurant/bar with historic charm and modern upgrades

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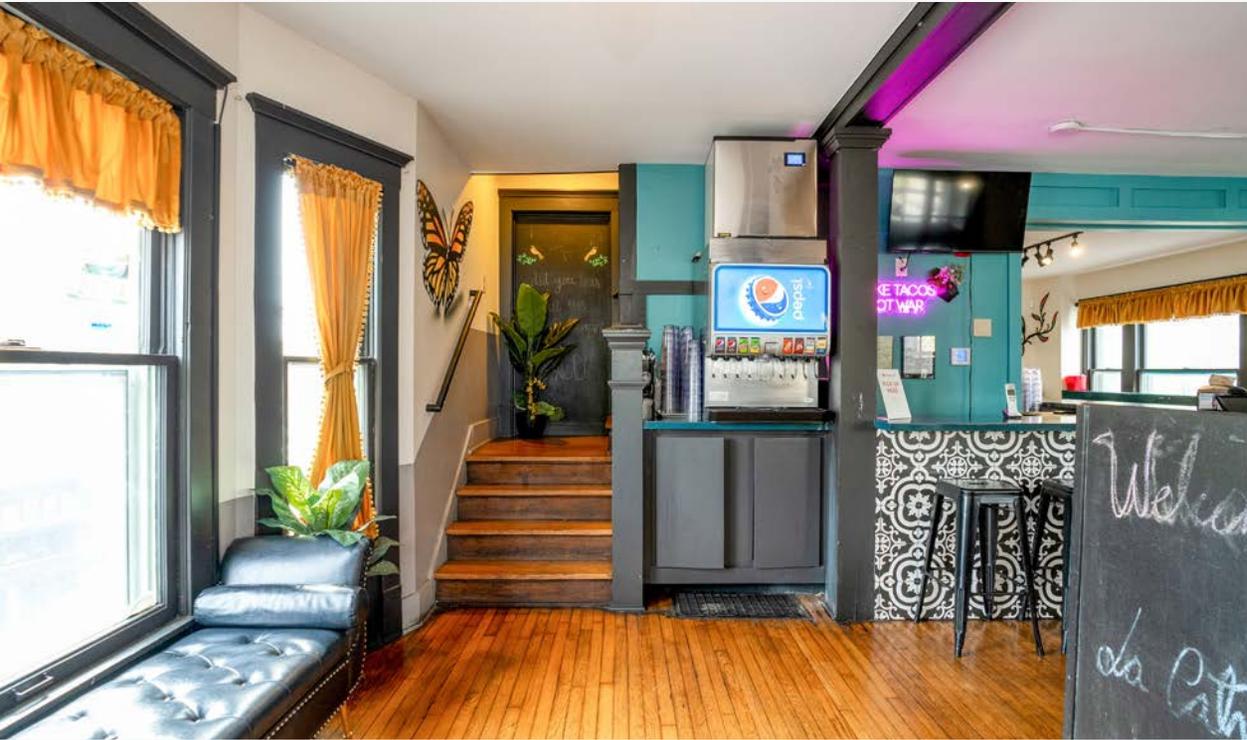
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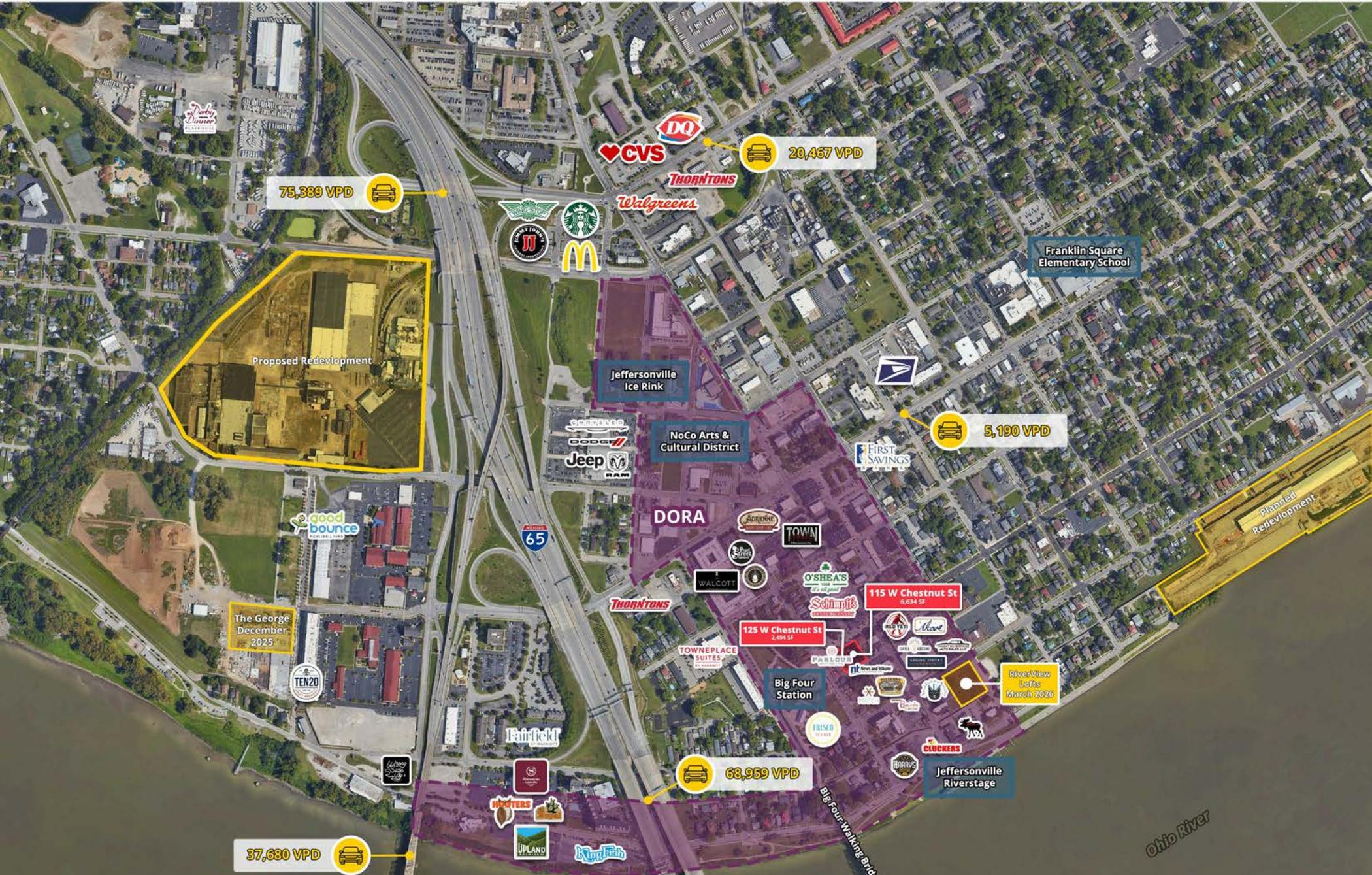
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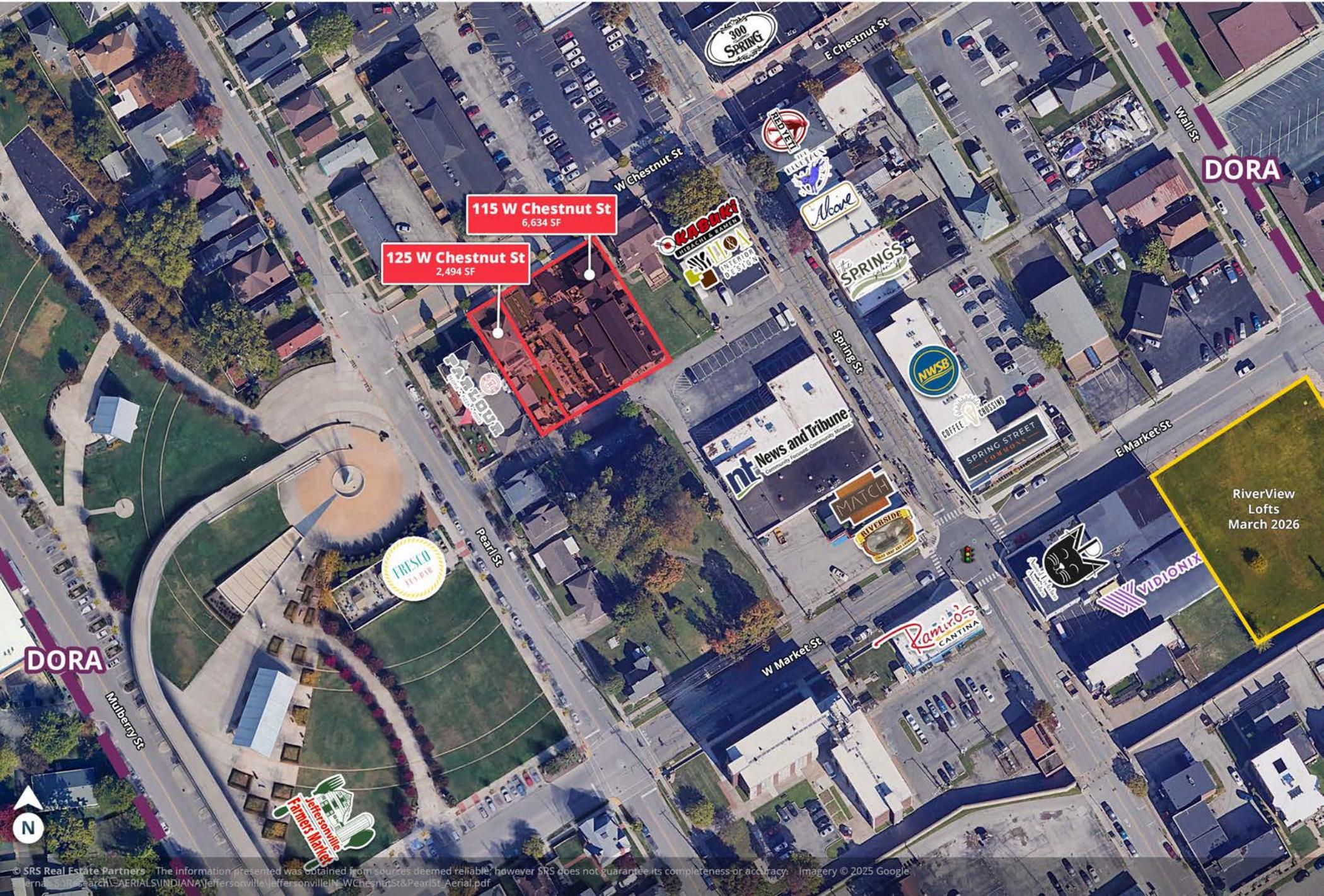
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115 W Chestnut St
6,634 SF

125 W Chestnut St
2,494 SF

DORA

RiverView
Lofts
March 2026

DORA



The City of Jeffersonville Walkable DORA

115-125 W Chestnut Street | Jeffersonville, IN 47130



The City of Jeffersonville designated the area around 134 Spring Street as a Designated Outdoor Refreshment Area (DORA). DORAs allow for individuals who are at least 21 years old to purchase alcoholic beverages from approved vendors and retail establishments and carry them outside to consume within the DORA boundaries.



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,598 Population	11,514 Total Daytime Population	\$69,798 Average Household Income	2,761 Total Households
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3 MILES

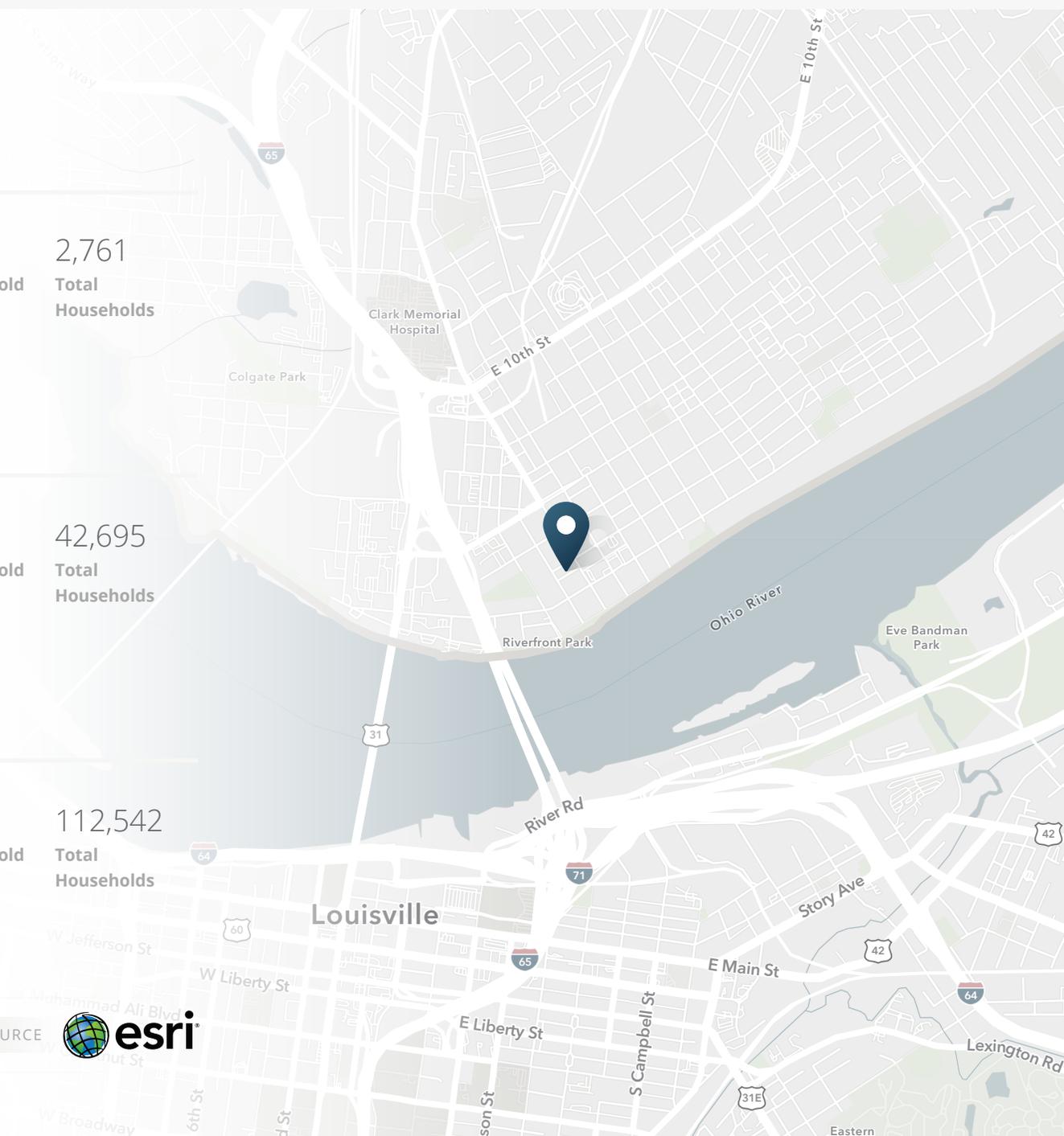
87,165 Population	184,342 Total Daytime Population	\$71,168 Average Household Income	42,695 Total Households
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5 MILES

250,700 Population	341,033 Total Daytime Population	\$82,403 Average Household Income	112,542 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



TARGET MARKET SUMMARY

115-125 W Chestnut Street

Ring of 5 miles

KEY FACTS

251K

2025 Total
Population

341K

Total Daytime
Population

0.21%

Population
Annual Growth
Rate

38.3

Median Age

\$56.2K

2025 Median
Household Income

\$61.8K

Average
Disposable
Income

34.5K

Population 12
Years & Younger

127K

Female
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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ANNUAL ENTERTAINMENT SPENDING

\$332,956K

2025
Entertainment/Rec

\$71.4M

Entertainment/
Recreation Fees &
Admissions

\$3.00M

Tickets to Parks or
Museums

Tapestry

Top 3 segments by household count



D1 Emerging Hub >

17.6K | 15.6%

E1 Modest Income Homes >

13.9K | 12.4%

K6 City Greens >

10.6K | 9.4%

Other

70.4K | 62.6%

[View comparison table](#)



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