

RIVERSIDE RESTAURANT, BAR & ENTERTAINMENT VENUE

3456 River Road

Home of Jim & Jack's — Cincinnati, OH 45204 — Established 1985

1.68± ACRES	1985 Established	120+ PARKING SPACES	Included LIQUOR LICENSE	Available PRICE ON REQUEST
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A rare, turnkey opportunity to acquire both the real estate and an established, cash-flowing hospitality business on Cincinnati's Westside. Jim & Jack's has anchored River Road since 1985, pairing a full-service kitchen and 18-tap bar with a dedicated live-music stage and a private party room for up to 60 guests. The 1.68± acre site includes 120+ striped parking spaces — a scale rarely available along this corridor — plus recent HVAC upgrades and an included liquor license, giving a buyer a business-ready platform on day one. The offering suits a continuing owner-operator, a restaurant/entertainment group expanding into the Tri-State market, or an investor drawn to the site's size and River Road frontage for a future redevelopment or owner-user play.

INVESTMENT HIGHLIGHTS

- Liquor license included in sale — turnkey transfer
- New HVAC system throughout the building
- 120+ on-site, striped parking spaces
- 1.68± acre lot with direct River Road frontage

PROPERTY DETAILS

BUSINESS & BUILDING FEATURES

Address	3456 River Rd, Cincinnati, OH 45204
Parcel ID	157-0060-0189-00
Acreage	1.68± AC
Year Built	1884
Auditor Land Use	435 — Drive-In Rest./Food Service 03400 — Riverside
Appraisal Area	001 — Cincinnati Corp / CSD
Tax District	Cincinnati CSD

- Liquor license included in sale
- New HVAC system installed throughout
- 120+ on-site, striped parking spaces
- Full commercial kitchen & 18-tap bar
- Dedicated live-music stage & sound setup
- Party room for up to 60 guests
- Established, continuously operating since 1985

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Source: Hamilton County Auditor, Parcel 157-0060-0189-00, Tax Year 2025 payable 2026. Buyer to verify all figures, license status, and equipment condition independently.

PROPERTY PHOTOS



The site sits along River Road on Cincinnati's Westside, in the Riverside/Sedamsville corridor hugging the Ohio River — a short drive from Downtown Cincinnati and easy reach of Northern Kentucky via the river crossings. River Road carries steady local and destination traffic, and the surrounding area mixes long-standing residential blocks with riverside commercial and industrial uses.



Aerial view — approximate parcel boundary outlined in blue. Not a survey.

AREA OVERVIEW

SITE NOTES

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| ■ Riverside / Sedamsville corridor, Cincinnati's Westside | ■ 1.68± acre lot — generous footprint for the riverside corridor |
| ■ Direct frontage and access along River Road | ■ 120+ striped on-site parking spaces |
| ■ Minutes from Downtown Cincinnati and Western Hills / Price Hill | ■ 25,000 +/- Avg. Daily Traffic on River Rd. |
| ■ Convenient access to Northern Kentucky via nearby river crossings | ■ Zoned and used historically as restaurant / food-service (Auditor use code 435) |

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