

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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(DESIGNATED OUTDOOR REFRESHMENT AREA)



6,634 SF

115 W Chestnut Street

2,494 SF

125 W Chestnut Street

CONTACT

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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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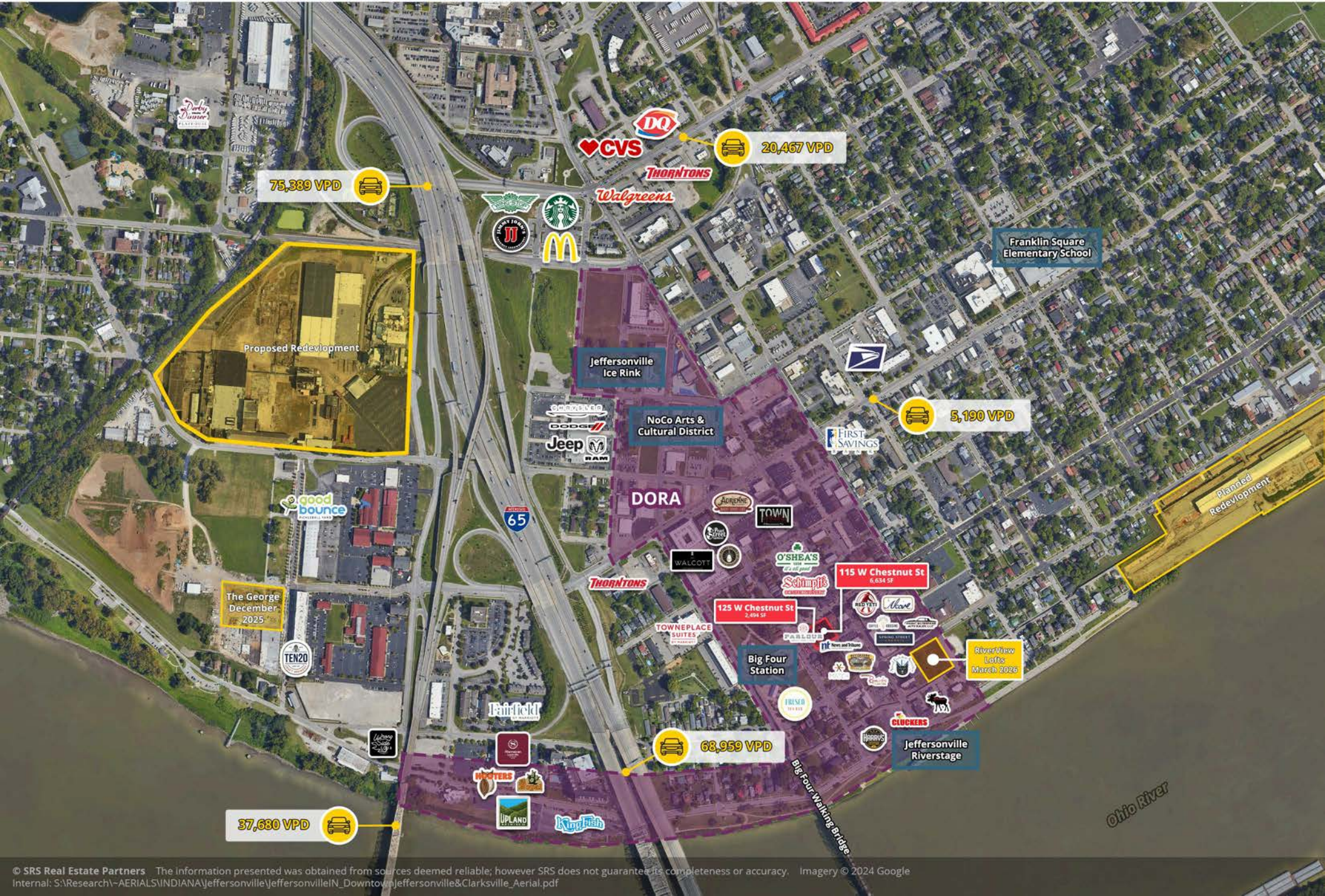


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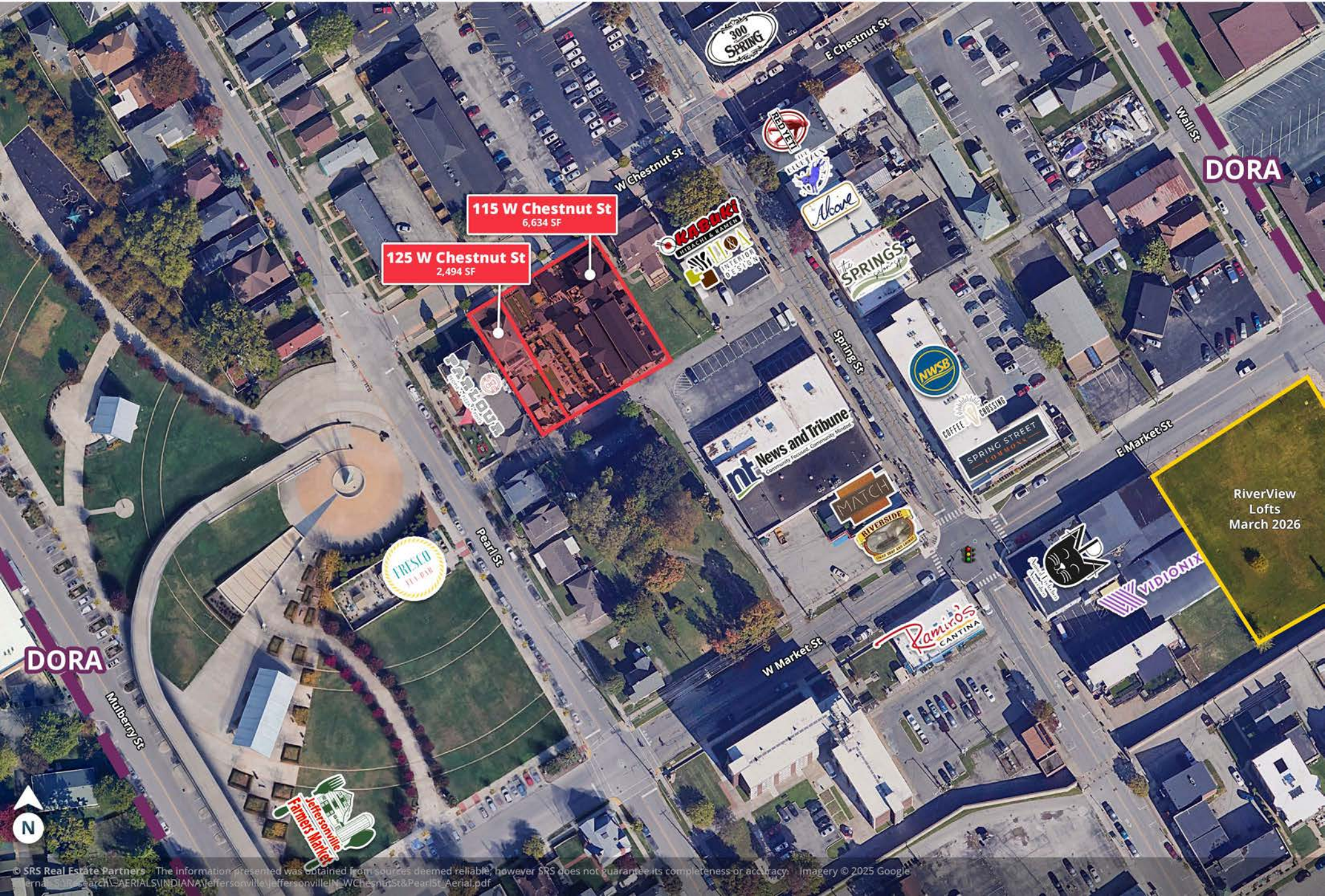
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115 W Chestnut St
6,634 SF

125 W Chestnut St
2,494 SF

DORA

RiverView
Lofts
March 2026

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

3 MILES

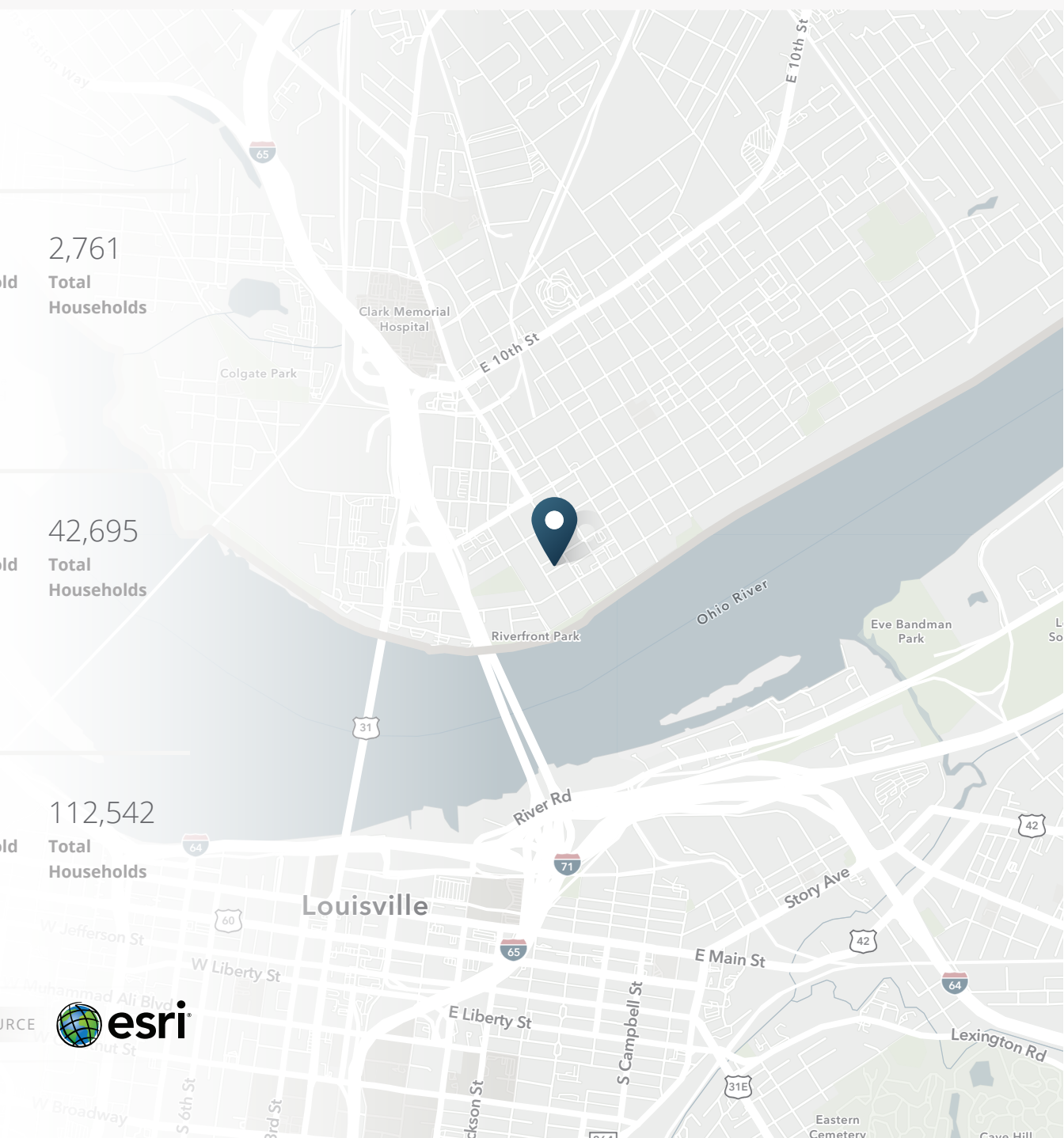
87,165	184,342	\$71,168	42,695
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

250,700	341,033	\$82,403	112,542
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

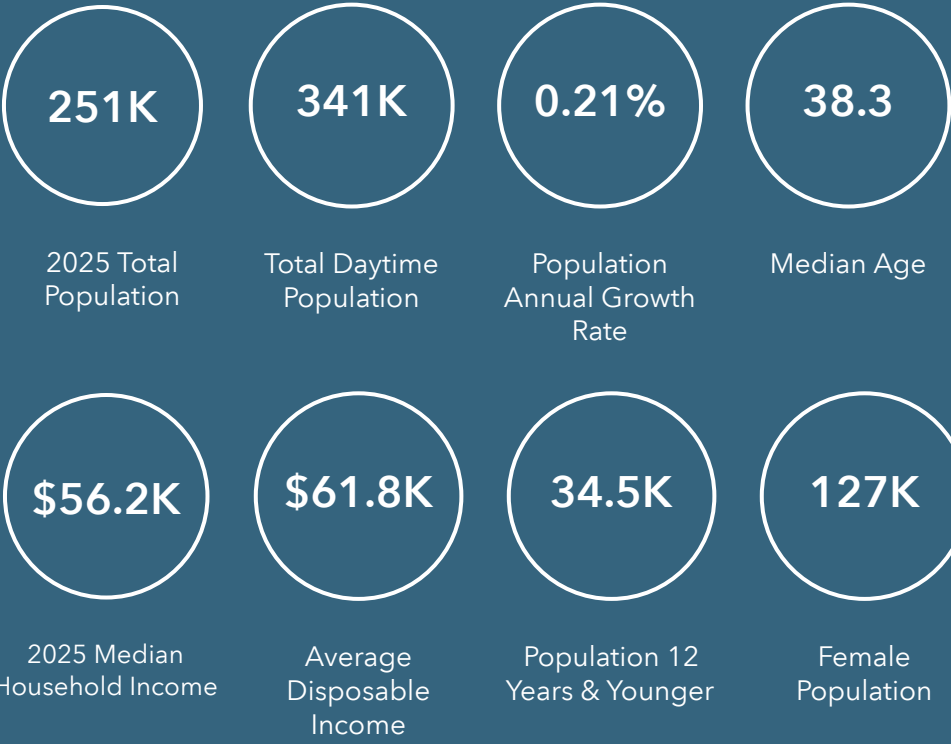
SOURCE



TARGET MARKET SUMMARY

115-125 W Chestnut Street
Ring of 5 miles

KEY FACTS



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



Tapestry

Top 3 segments by household count



[View comparison table](#)



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