

BUSINESSES STILL OPERATING - DO NOT DISTURB

***For Sale: Unique Restaurant & Entertainment Venue***

115 W Chestnut Street | Jeffersonville, IN

***6,634 SF on ±0.47 AC***





## For Sale

115 W Chestnut Street  
Jeffersonville, IN 47130

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



### Property Specifications

BUILDING SPACE	±6,634 SF
OUTDOOR GREENSPACE	±10,000 SF
PARCEL SIZE	±0.47 AC
YEAR BUILT   RENOVATED	1900   2020

### 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.
- 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

**Business is still operating. Do not disturb.**

### Nearby Retailers



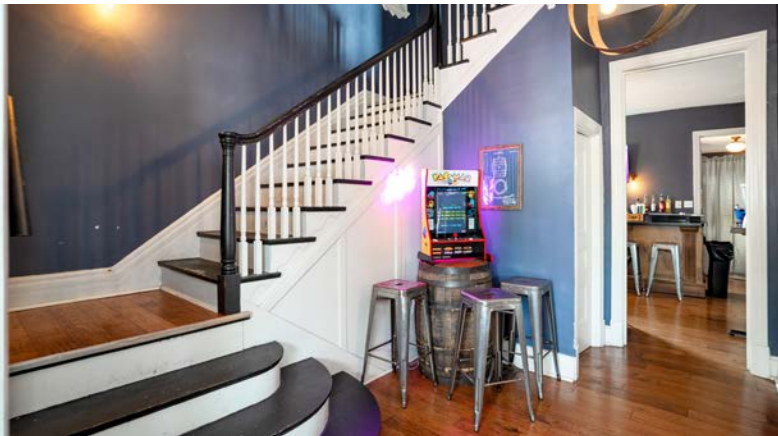
**CASEY SMALLWOOD**  
502.791.9762 | casey.smallwood@srsre.com

**CASEY RECTOR**  
502.791.6545 | casey.rector@srsre.com

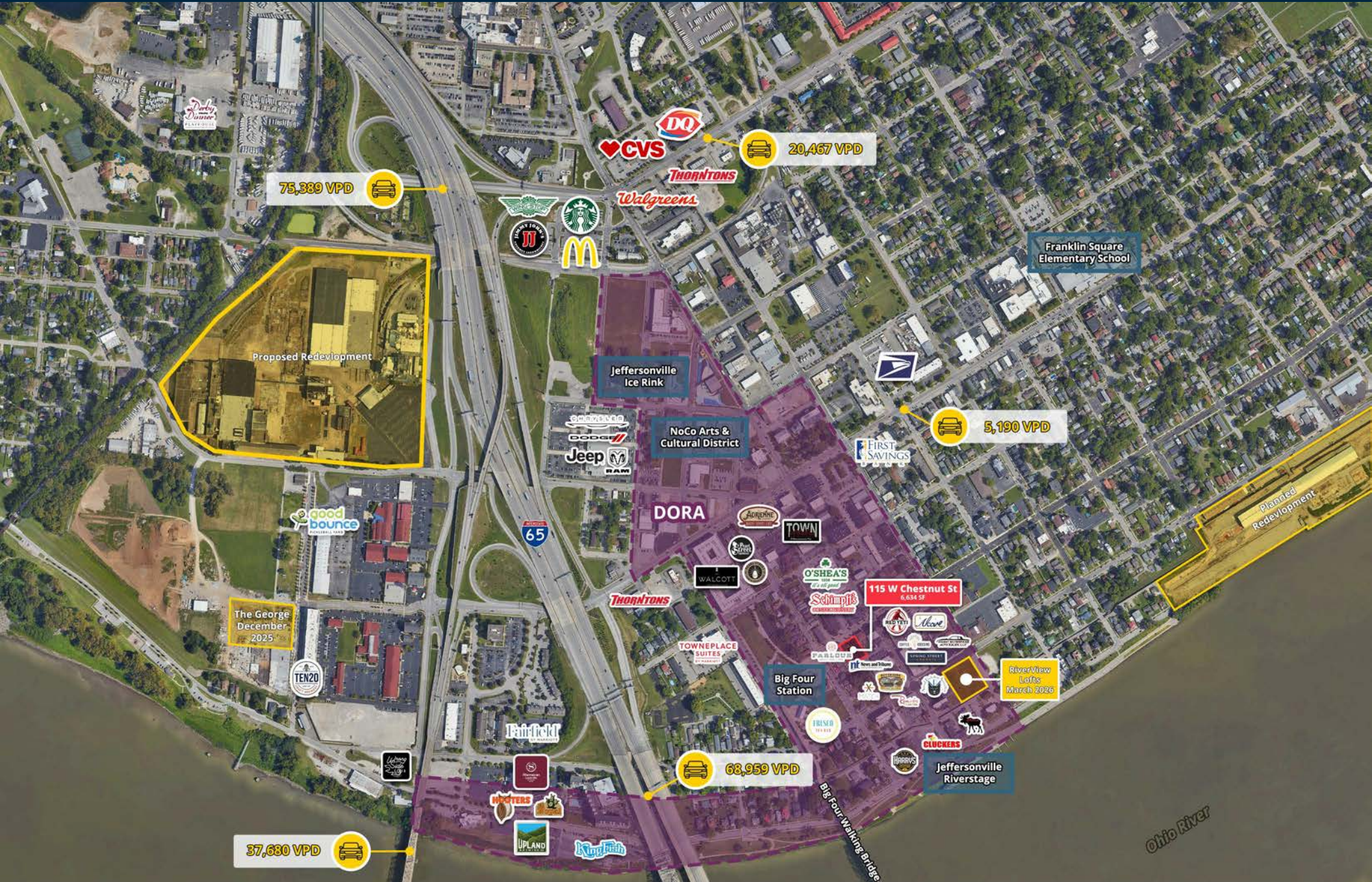


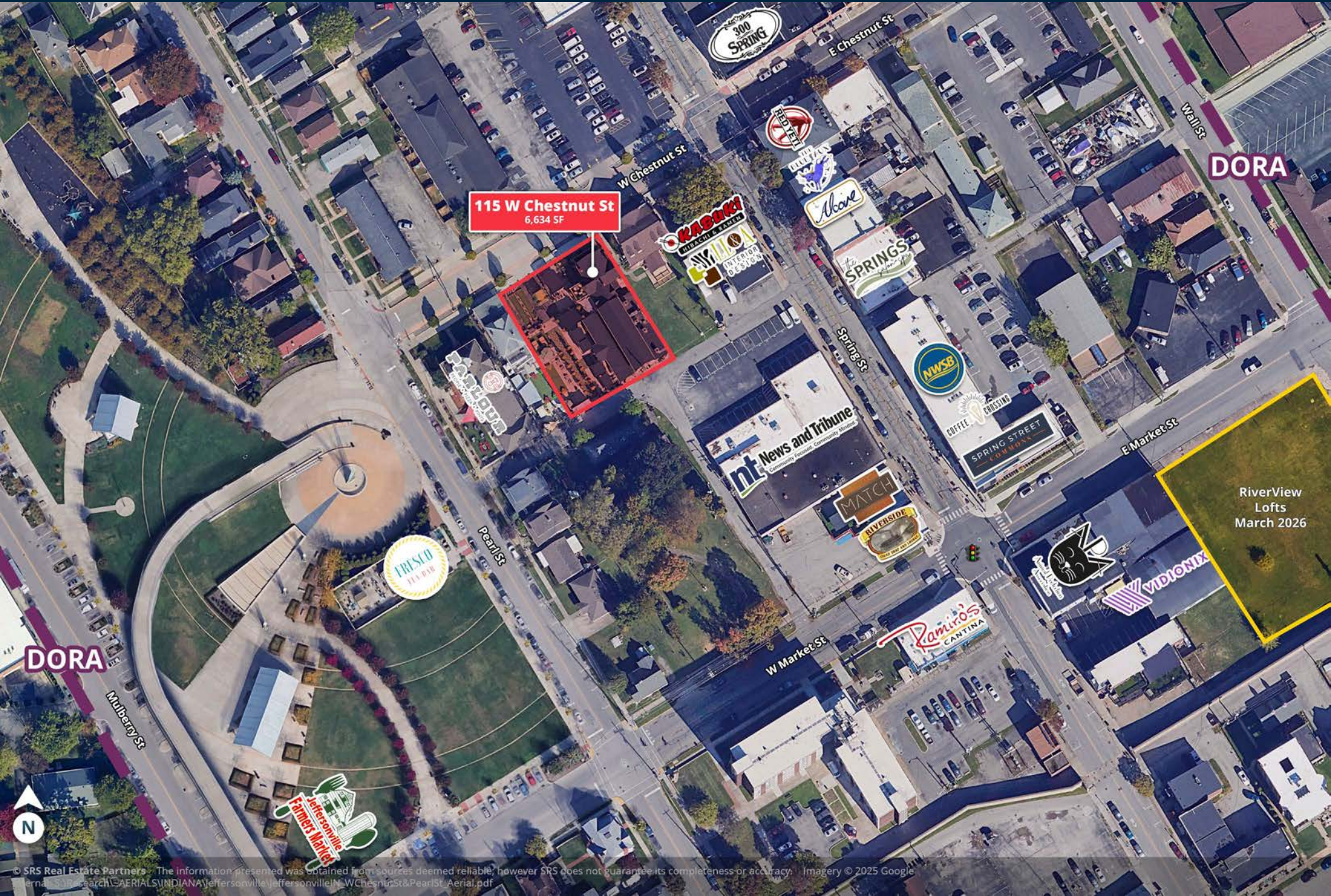












115 W Chestnut St  
6,634 SF

DORA

RiverView  
Lofts  
March 2026

DORA





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.





## Area Snapshot

1 MILE

**16,335**  
Population

**104,752**  
Total Daytime  
Population

**\$49,652**  
Average Household  
Income

**8,111**  
Total  
Households

3 MILES

**112,618**  
Population

**213,054**  
Total Daytime  
Population

**\$66,419**  
Average Household  
Income

**52,372**  
Total  
Households

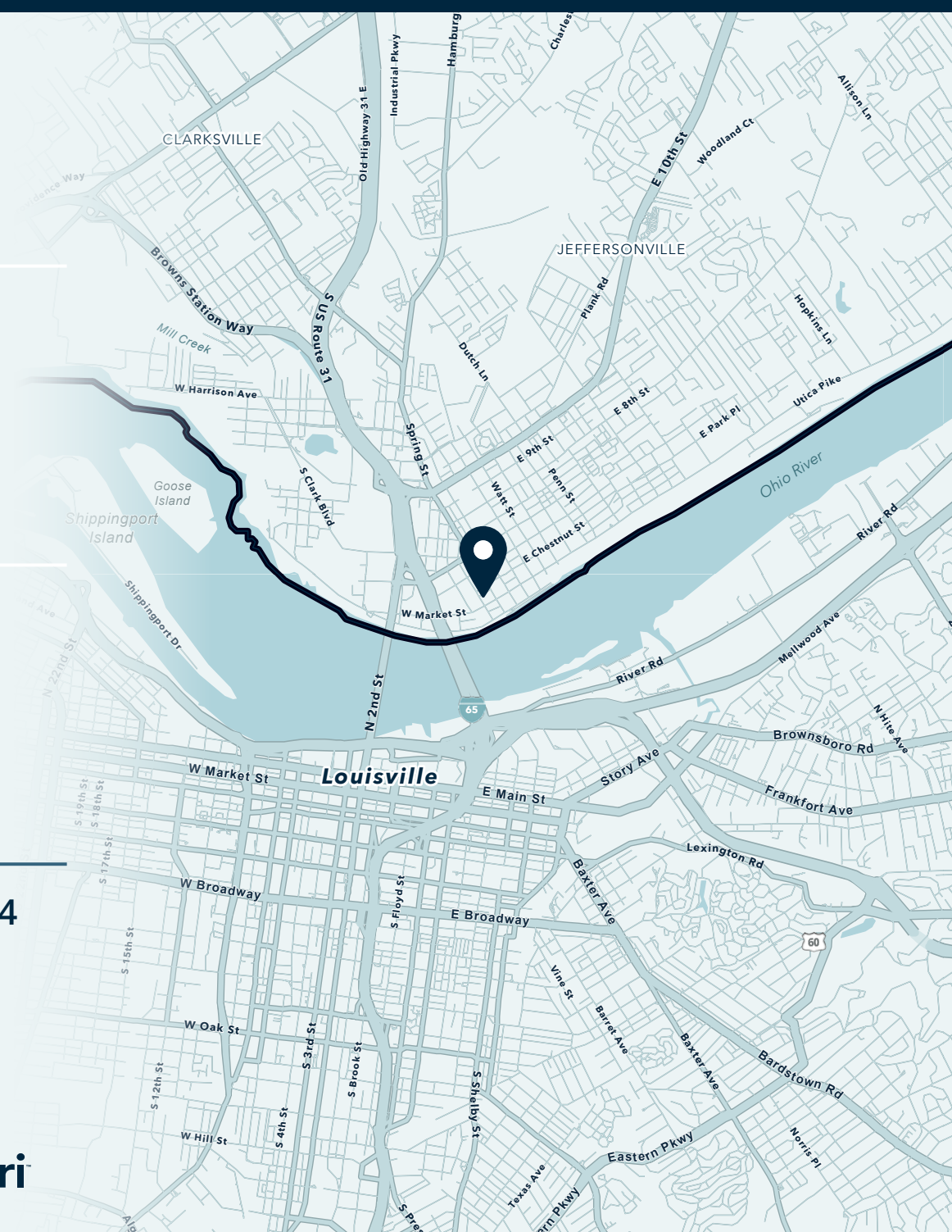
5 MILES

**251,946**  
Population

**347,131**  
Total Daytime  
Population

**\$76,920**  
Average Household  
Income

**112,164**  
Total  
Households



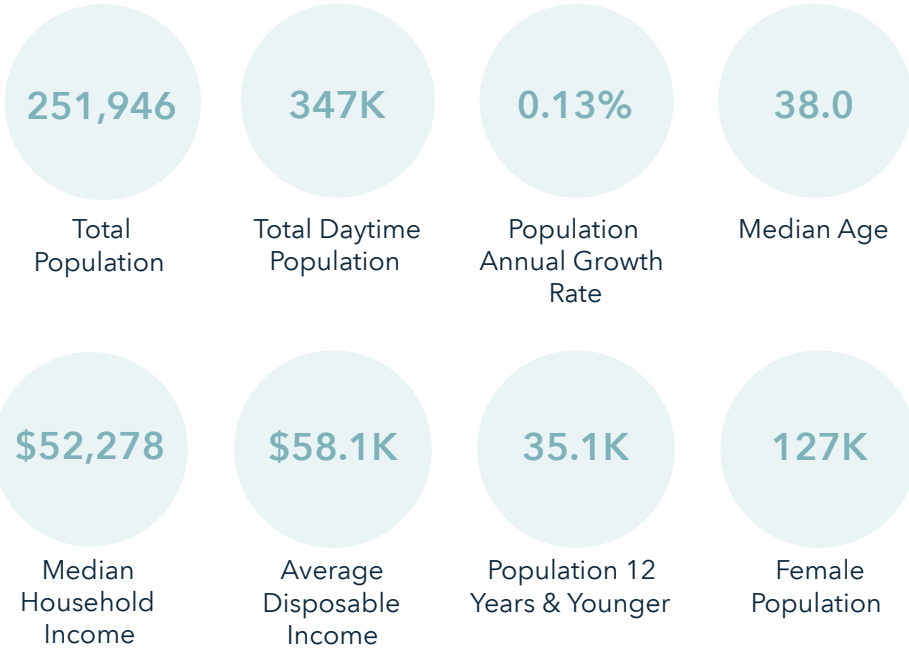
*Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.*

SOURCE esri

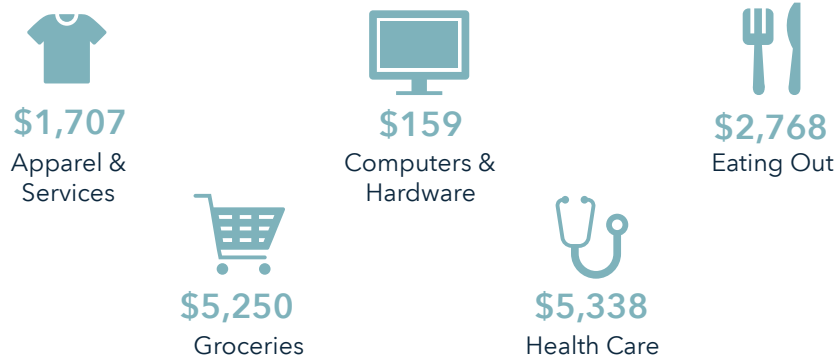


## Ring of 5 Miles

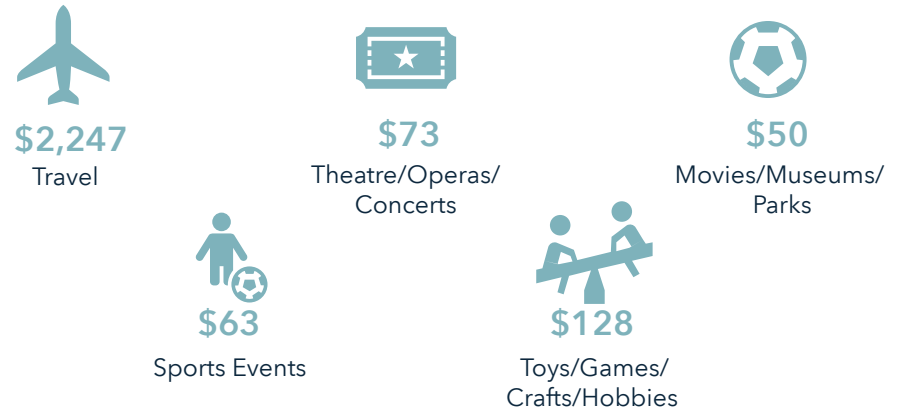
### Key Facts



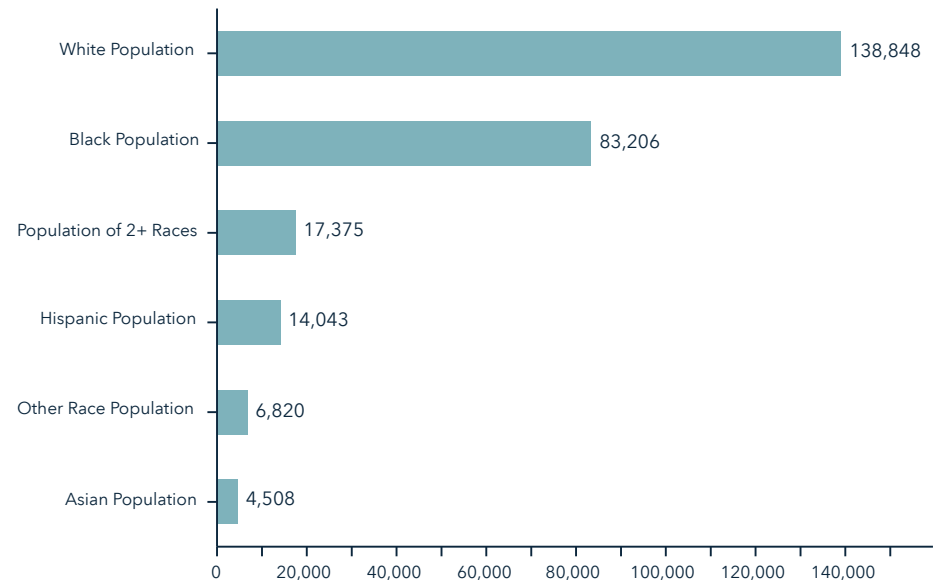
### Annual Household Spending



### Annual Lifestyle Spending



### Race





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**SRS REAL ESTATE PARTNERS**

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6100 Dutchmans Lane, Suite 1200  
Louisville, KY 40205  
502.442.7079

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