

Kingfish®

FOR SALE
BUSINESS & BUILDING
13,465SF on 4.51 Acres



601 W. RIVERSIDE DRIVE | JEFFERSONVILLE, IN 47130

**CUSHMAN &
WAKEFIELD**
Commercial Kentucky

OFFERING HIGHLIGHTS

ICONIC OHIO RIVER WATERFRONT LOCATION

Positioned along the banks of the Ohio River, the property offers a highly visible waterfront location with unobstructed views of the Louisville skyline, creating a one-of-a-kind setting.

ESTABLISHED RESTAURANT PROPERTY

Home to a long-standing and well-established restaurant, the property offers an opportunity to continue operating a proven dining destination in one of Southern Indiana's most recognizable waterfront locations.

HIGH-TRAFFIC TOURISM CORRIDOR

Situated within Jeffersonville's vibrant riverfront district, the property benefits from consistent traffic generated by nearby parks, hotels, attractions, events, and the Ohio River Greenway, making it a year-round destination for both residents and visitors.

STRONG DEMOGRAPHIC BASE

The property draws from a diverse and growing customer base throughout the Louisville metropolitan area, serving both Southern Indiana residents and visitors from across the Ohio River with close proximity to I-65.



90,240
POPULATION
Within 3 Miles



45,027
HOUSEHOLDS
Within 3 Miles



111,263
EMPLOYEES
Within 3 Miles

251,852
POPULATION
Within 5 Miles

114,496
HOUSEHOLDS
Within 5 Miles

187,610
EMPLOYEES
Within 5 Miles

640,659
POPULATION
Within 10 Miles

278,032
HOUSEHOLDS
Within 10 Miles

394,525
EMPLOYEES
Within 10 Miles



LOCATION OVERVIEW

KingFish in Jeffersonville, Indiana offers a highly strategic riverfront location with direct proximity to Downtown Louisville, providing access to the region's major entertainment, hospitality, and recreational destinations. Situated along the Ohio River at 601 W. Riverside Drive, the property benefits from its position immediately across the river from Louisville and its connection to the city via the 2nd Street Bridge / US-31.

Downtown Louisville's major attractions are also conveniently accessible, including the Yum! Center, a premier sports and entertainment venue; Louisville Slugger Field, home of the Louisville Bats; and the Kentucky International Convention Center (KICC). The combination of riverfront visibility, connectivity, and easy access positions KingFish as a destination-oriented restaurant location serving the Louisville Metropolitan area.



CONTACT INFORMATION

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