

Kingfish®

FOR SALE
BUSINESS & BUILDING
17,537SF on 5.27 Acres



3021 RIVER ROAD | LOUISVILLE, KY 40207

 **CUSHMAN & WAKEFIELD**
Commercial Kentucky

OFFERING HIGHLIGHTS

ICONIC OHIO RIVER WATERFRONT LOCATION

Along the Ohio River at the intersection of River Road and Zorn Avenue, offering a distinctive waterfront 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 Louisville's most recognizable waterfront locations.

DESTINATION-ORIENTED LOCATION

The property combines a scenic Ohio River setting with proximity to Downtown Louisville, making it attractive for both local patrons and visitors seeking a unique Louisville dining experience.

MULTIPLE POTENTIAL USERS

The property's waterfront setting, existing restaurant infrastructure and event capabilities create potential appeal for an investor, restaurant operator or hospitality user seeking a destination-oriented property.



67,930
POPULATION
Within 3 Miles



\$104,386
AVG. HH INCOME
Within 3 Miles



31,802
HOUSEHOLDS
Within 3 Miles



47,479
EMPLOYEES
Within 3 Miles

199,315
POPULATION
Within 5 Miles

\$98,108
AVG. HH INCOME
Within 5 Miles

92,843
HOUSEHOLDS
Within 5 Miles

189,613
EMPLOYEES
Within 5 Miles

389,049
POPULATION
Within 7 Miles

\$91,303
AVG. HH INCOME
Within 7 Miles

173,295
HOUSEHOLDS
Within 7 Miles

275,627
EMPLOYEES
Within 7 Miles



LOCATION OVERVIEW

Situated along Louisville's scenic Ohio River waterfront, KingFish offers a highly distinctive restaurant location with direct access to one of Louisville's most established residential and recreational corridors. Positioned near the intersection of River Road and Zorn Avenue, the property benefits from its proximity to Downtown Louisville while maintaining a more relaxed, riverfront setting. The location is approximately 3 miles east of Downtown Louisville, providing convenient access to the city's major employment, entertainment, hospitality and tourism destination

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 7 county metropolitan area.



CONTACT INFORMATION

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