

# 1201 RIVER ROAD

1201 River Road, Louisville, KY 40206

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

This former restaurant is located in Waterfront Park. Two stories totaling 14,000 SF located directly on the Ohio River accessible by boat, car, and foot; convenient proximity to Louisville's brand new Major League Soccer Stadium, Louisville Slugger Stadium, Louisville Central Business District and high end residential. Waterfront Park draws 2.2 million visitors per year and generates more than \$40 million in revenue annually. 75% of visitors are local to the community and repeat patrons. The remaining 25% of visitors are likely attending one of the 150+ Waterfront Events such as the Kentucky Derby Festival, Forecastle Festival, WFPK Waterfront Wednesday's, etc.



### EXCLUSIVE AGENT(S)

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### PROPERTY HIGHLIGHTS

- Incredible location within walking distance, .04 miles, to the city's new MLS stadium with an attendance capacity of 15,000
- 2nd floor full kitchen and 2 expansive outdoor patios featuring scenic river views
- Two dedicated parking lots available as well as ample street parking
- Dedicated Dock slips make this unique property accessible by boat
- Centrally located within the park, downtown, and high-end river front residential all accessible via sidewalks

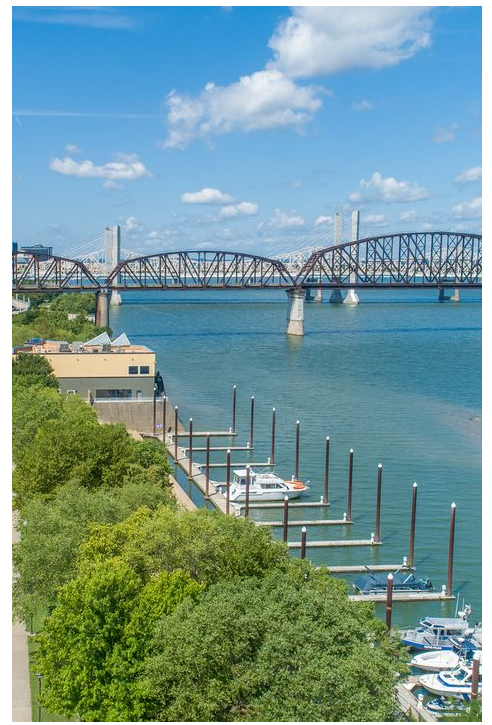
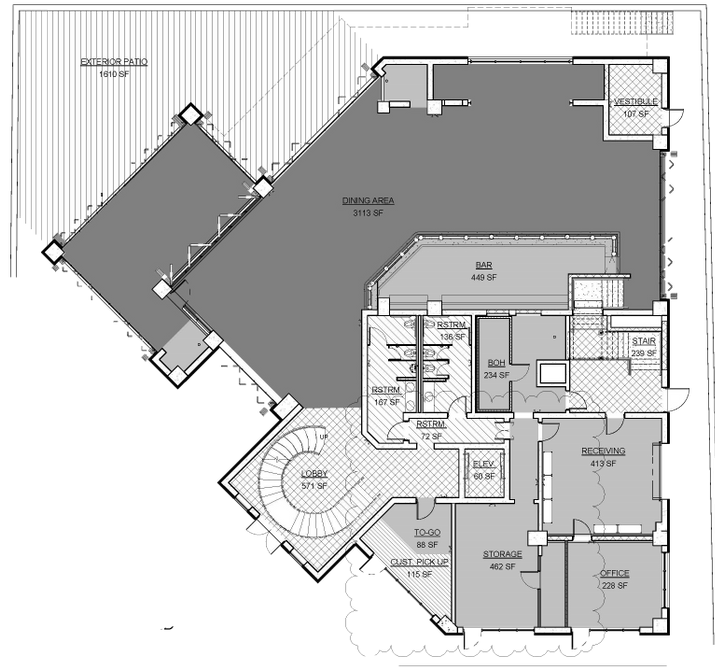
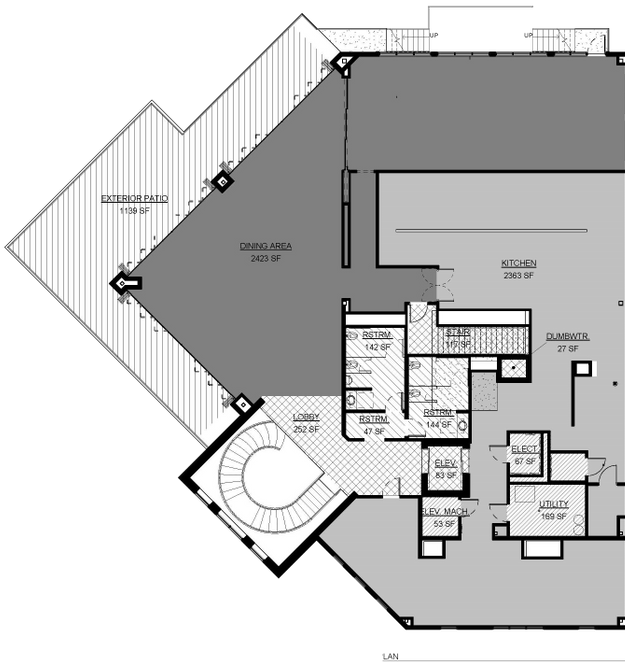
### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	6,555	258,177	675,832
Households	2,969	112,883	286,734
Average HH Income (\$)	57,733	68,986	76,217

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JOIN THE WATERFRONT PARK AND IT'S 2.2 MILLION VISITORS!



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