



For sale

# 111 W Main Street

Laurel, IN 47024

## Property Overview

- **Net Rentable Area:** +/- 3,500 SF
- **Year Built:** 2001 (renovated)
- **Lot Size:** 0.37 acres
- **Parking Spaces:** Approximately 6 to 8 parking spaces, with additional area available for expansion.
- **Sale Price:** Contact broker for pricing.

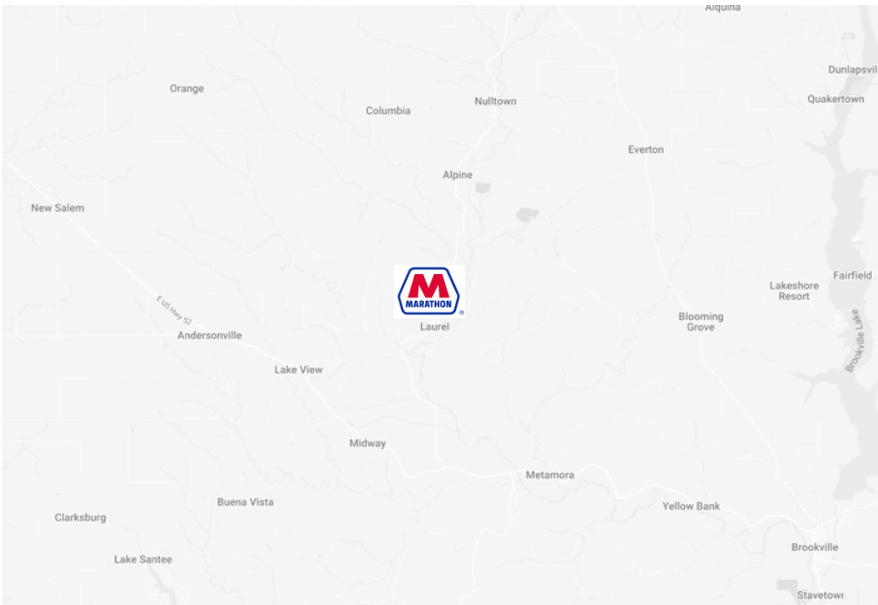
*Upon request, qualified parties may execute an NDA to receive additional property details.*

## Ideal Owner-User Opportunity

This fully operational gas station and convenience store is perfectly suited for an owner-user or a jobber fuel company looking to expand their footprint. The site is ready for seamless takeover and continued operations.

## Versatile Operational Asset

Whether for a single-site owner-operator or a fuel distributor scaling their network, this property offers the visibility, infrastructure, and market positioning needed to support long-term operational success.



**Huston Spencer**  
Managing Broker

C: 574.383.8171 | O: 317.751.7470 | E: [Huston@SpencerGroupCRE.com](mailto:Huston@SpencerGroupCRE.com)





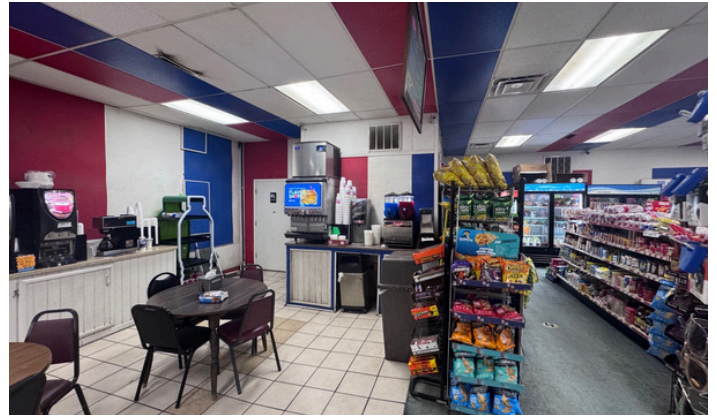
For sale

# 111 W Main Street

Laurel, IN 47024



## Property Photos



**Huston Spencer**  
Managing Broker

C: 574.383.8171 | O: 317.751.7470 | E: [Huston@SpencerGroupCRE.com](mailto:Huston@SpencerGroupCRE.com)

**SPENCER**  
GROUP



For sale

# 111 W Main Street

Laurel, IN 47024

## Location



## High-Visibility Main Corridor Location

Positioned at 111 W Main Street in Laurel, IN, this property offers outstanding exposure and convenient access along a heavily traveled local route, making it a prime location for continued fuel and convenience operations.

## Located Near 750-Acre Haspin Acres Motorsports Park

Located less than one mile from the property, Haspin Acres is a 750-acre year-round motorsports park that draws consistent visitors to the Laurel area. The park hosts a full calendar of events including motocross racing, off-road competitions, and the nationally recognized Trike Fest. With racing and activities running throughout the year, Haspin Acres generates steady traffic and brings thousands of enthusiasts to the region, benefiting nearby businesses and service locations.



**Huston Spencer**  
Managing Broker

C: 574.383.8171 | O: 317.751.7470 | E: [Huston@SpencerGroupCRE.com](mailto:Huston@SpencerGroupCRE.com)

**SPENCER**  
GROUP

Owner Occupier Opportunity

# Marathon Fuel Station

111 W Main Street | Laurel, IN

Huston Spencer  
Managing Broker  
+1 574 383 8171  
Huston@SpencerGroupCRE.com

**Spencer Group**  
450 E 96<sup>th</sup> Street, Ste 500  
Indianapolis, IN 46204  
+1 317 751 7470  
SpencerGroupCRE.com

## Disclaimer

This document has been prepared by Spencer Group for advertising and general information only. Spencer Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Spencer Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Spencer Group and/or its licensor(s). ©2025. All rights reserved. Image of property digitally enhanced.

