

AUTO SHOP FOR SALE

212 N Lincoln Rd
Rockville, IN
47872

2 Buildings + Vacant Lot



\$2,200,000

PROPERTY OVERVIEW:

212 N Lincoln Road presents a unique opportunity to acquire a modern commercial auto service and storage property in the heart of Rockville, Indiana. The offering includes a 7,200-square-foot auto service and showroom facility, a 4,000-square-foot warehouse building, and approximately 1.97 acres across three contiguous parcels.

Originally designed to support heavy-duty diesel and automotive operations, the property is well suited for a wide range of commercial, industrial, fleet, contractor, and service-oriented users. The combination of modern improvements, warehouse storage, excess land, and immediate availability provides a rare owner-user opportunity within the Parke County market.

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KEY HIGHLIGHTS:

\$2.2M asking price | 1.97 acres | 11,200 SF total improvements

- 7,200 SF heavy-duty automotive and diesel service facility
- Built/redeveloped in 2023
- Four service bays with oversized 16' x 14' truck-access door
- Four vehicle lifts included in sale
- 4,000 SF warehouse with additional yard storage
- High-visibility US 41 location surrounded by national retailers
- Vacant and available for immediate occupancy

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LOCATION OVERVIEW:

The primary automotive service facility spans approximately 7,200 square feet and occupies two parcels fronting North Lincoln Road (U.S. 41), while a separate 4,000-square-foot warehouse building is situated on the adjoining parcel, providing additional storage, yard area, and independent frontage along the roadway.

Together, the site offers a unique combination of modern service space, warehouse storage, outdoor equipment parking, and expansion potential that is rarely available within the local market.

Located just north of the signalized intersection of U.S. 41 and U.S. 36, the property benefits from a strategic position within one of Rockville's primary commercial districts. The surrounding corridor is anchored by national retailers including CVS Pharmacy, O'Reilly Auto Parts, Burger King, McDonald's, Casey's, Subway, Pizza Hut, and Dairy Queen, creating a strong commercial presence and daily consumer activity.

In addition to serving the local market, the location provides convenient access throughout West Central Indiana and supports a wide range of automotive, contractor, fleet, industrial, and service-related operations.

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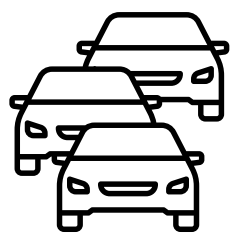


PARKING, ACCESS & VISIBILITY:

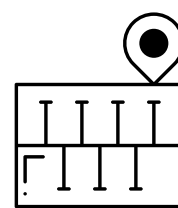
The property offers exceptional visibility and accessibility along North Lincoln Road (U.S. 41), benefiting from approximately 7,600 vehicles per day and a highly visible position near the intersection of U.S. 41 and U.S. 36. Existing monument signage, extensive frontage, and a modern building presence provide outstanding exposure for owner-users seeking brand recognition and customer accessibility.

The site features approximately 33 marked parking spaces, expansive concrete paving, dedicated highway access, and ample room for vehicle staging, trailer parking, equipment storage, and fleet operations. The layout supports efficient circulation for customer vehicles, service trucks, trailers, and commercial equipment while maintaining separation between customer parking and operational areas.

The main service facility benefits from direct frontage along North Lincoln Road, while the warehouse parcel provides additional access, storage capacity, and operational flexibility. Combined with the property's nearly two-acre footprint, the configuration accommodates a variety of commercial and industrial users requiring visibility, maneuverability, outdoor storage, and efficient day-to-day operations.



7,600 VPD
(vehicles per day)



33 Marked Parking Spaces



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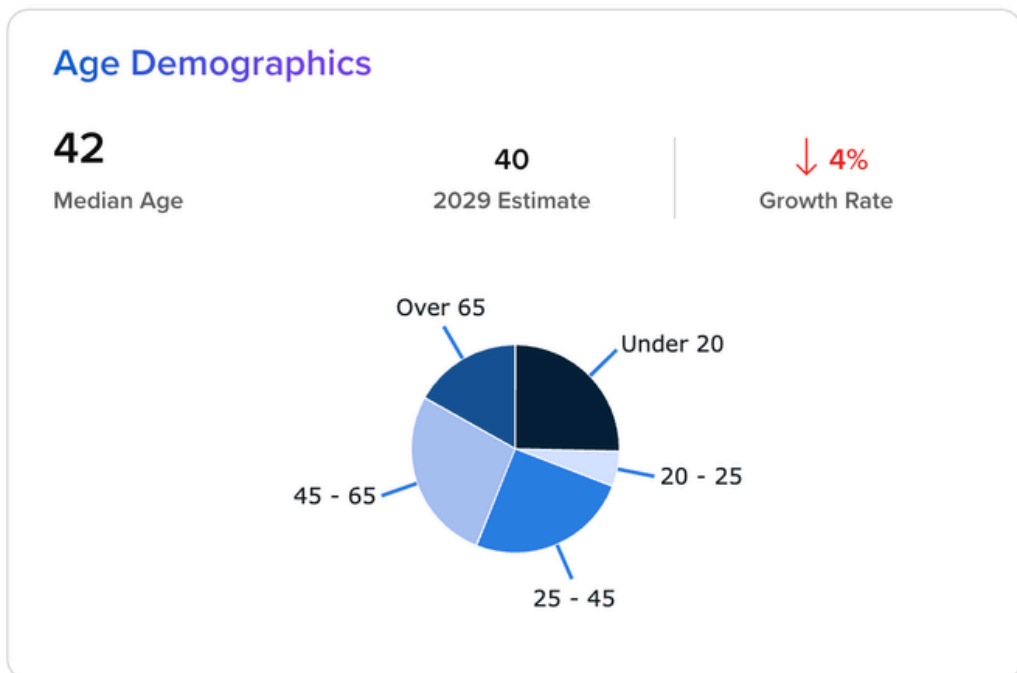
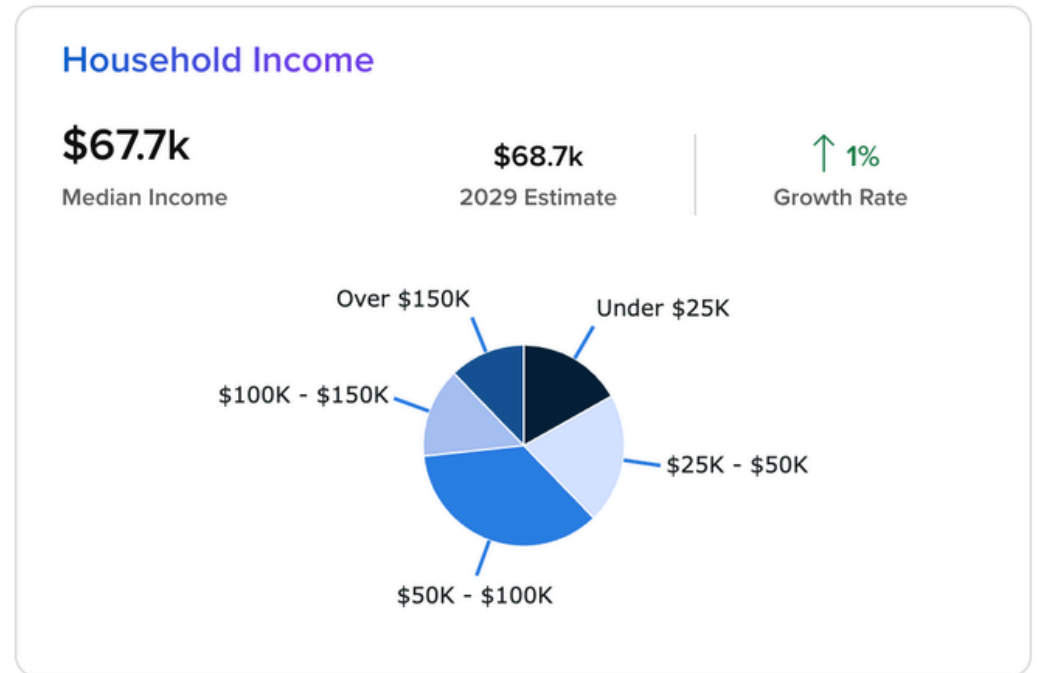
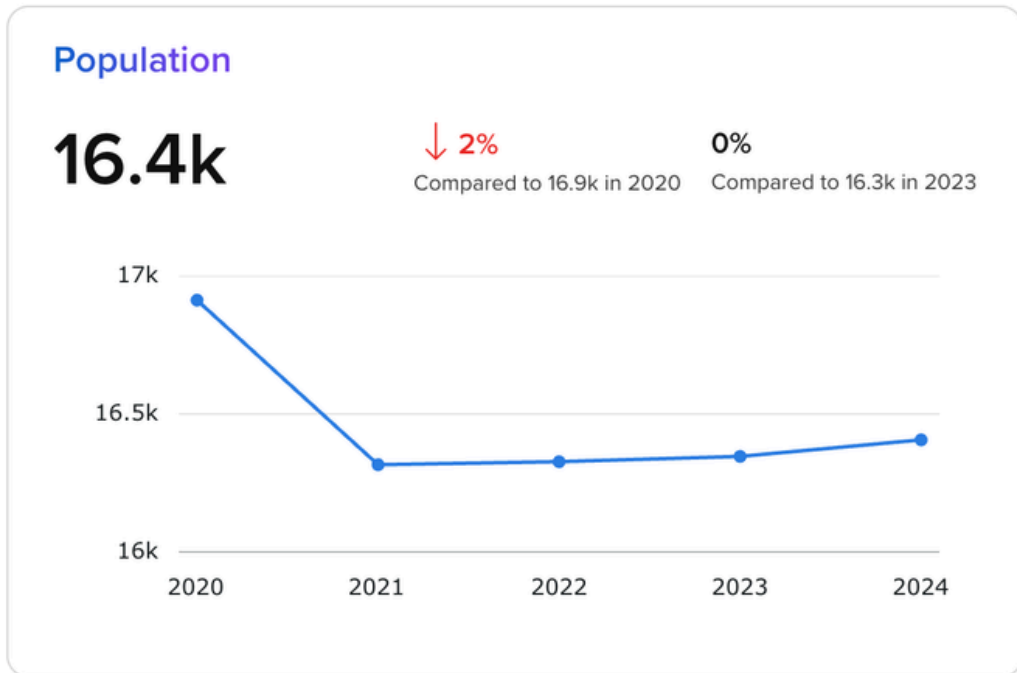


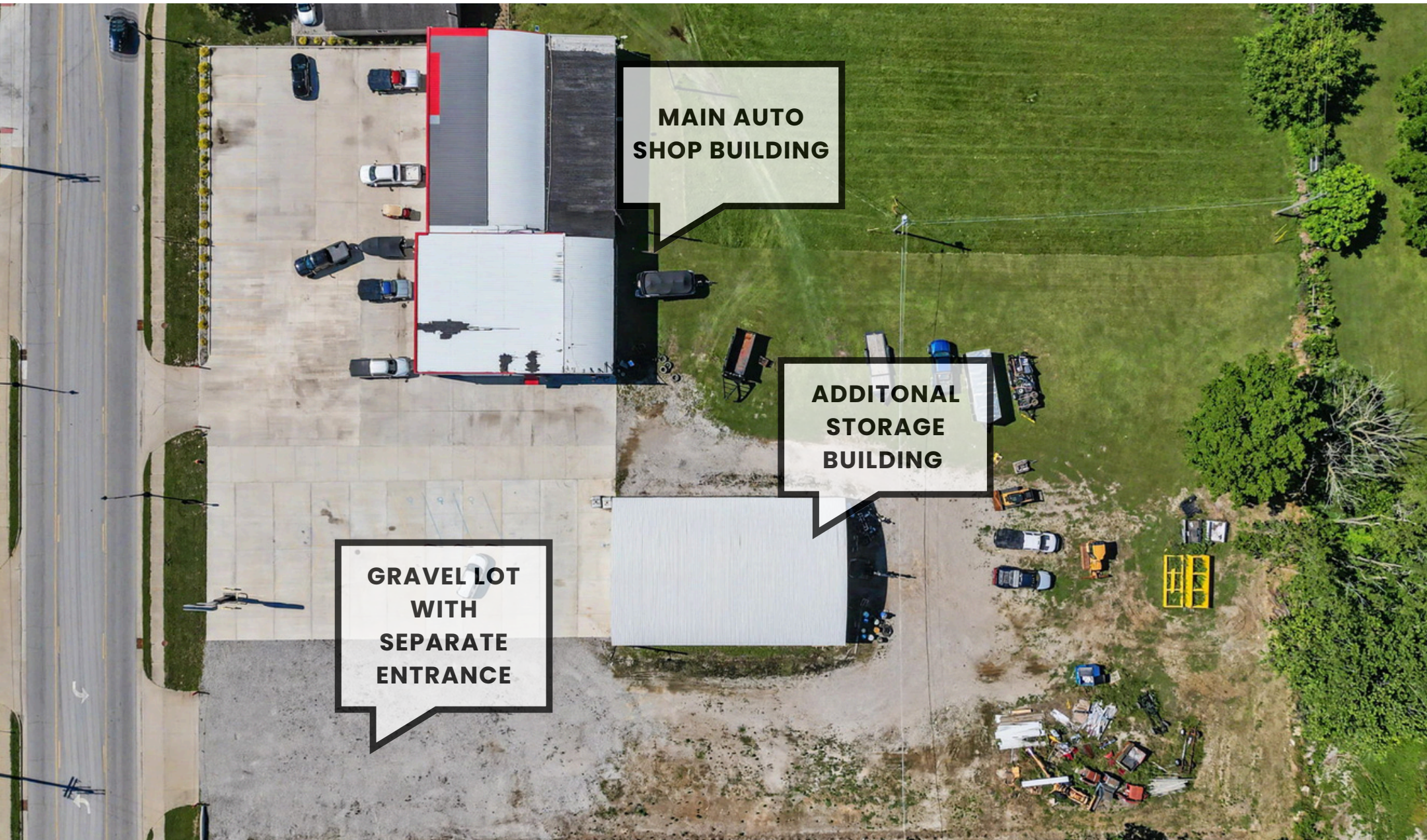
DEMOGRAPHICS & MARKET PROFILE:

Parke County is widely recognized as a regional tourism destination, attracting visitors year-round through destinations such as Turkey Run State Park, Cecil M. Harden Lake (Raccoon Lake), and the nationally recognized Covered Bridge Festival. These attractions generate significant seasonal visitation and economic activity while supporting local businesses and service providers throughout the region.

Demographically, the market area supports a population of approximately 16,400 residents with a median household income exceeding \$71,000 and nearly 8,900 employees across a diverse employment base. The area's workforce is supported by manufacturing, retail trade, construction, education, and professional services industries, creating long-term demand for commercial and industrial real estate.

Source: Crexi Demographics Report, 5-Mile Radius Analysis (2025).



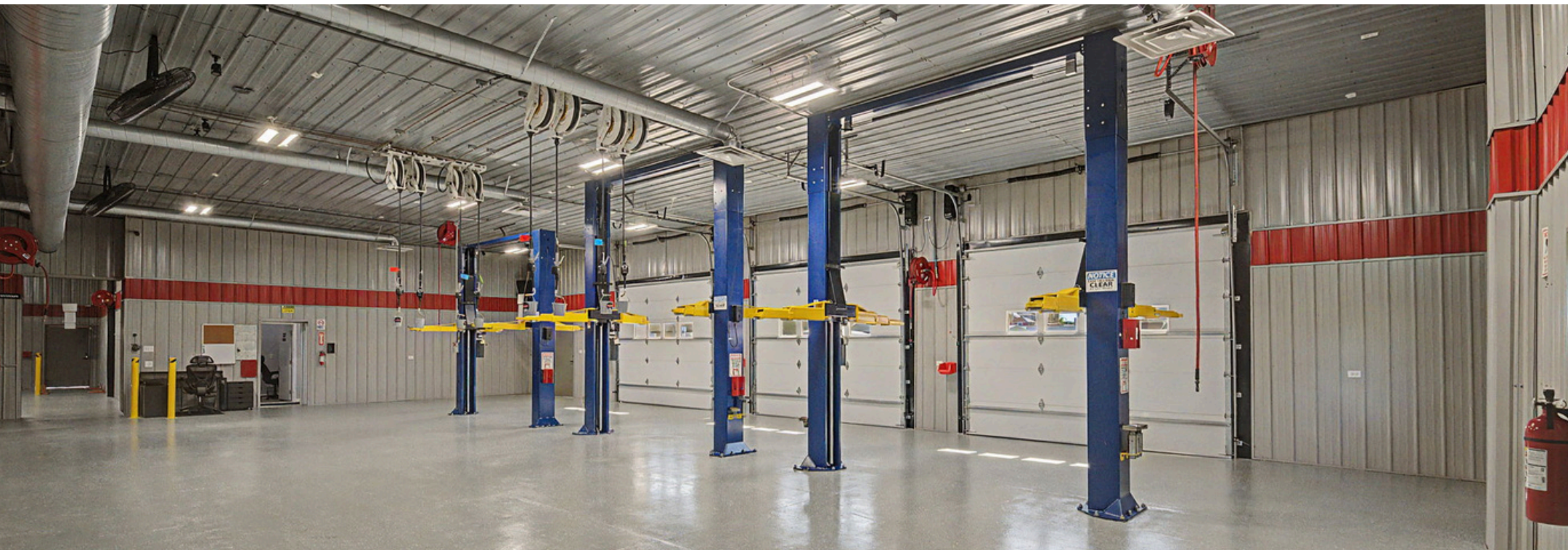


ALTERNATIVE USE OPPORTUNITIES

While originally developed as a diesel and automotive service facility, the property's modern construction, flexible layout, warehouse storage component, and excess land position it for a wide range of commercial and industrial uses.

Potential uses include automotive repair, tire sales and service, fleet maintenance operations, agricultural equipment service, contractor headquarters, construction equipment maintenance, municipal service facilities, utility operations, truck and trailer service, RV service, equipment rental businesses, indoor/outdoor storage operations, distribution support, and other owner-user commercial applications.

The combination of highway frontage, substantial paved parking, warehouse storage, modern showroom and office space, and nearly two acres of land creates flexibility rarely found in a single asset. Future ownership may also benefit from expansion opportunities utilizing the existing excess land area located behind the primary improvements.



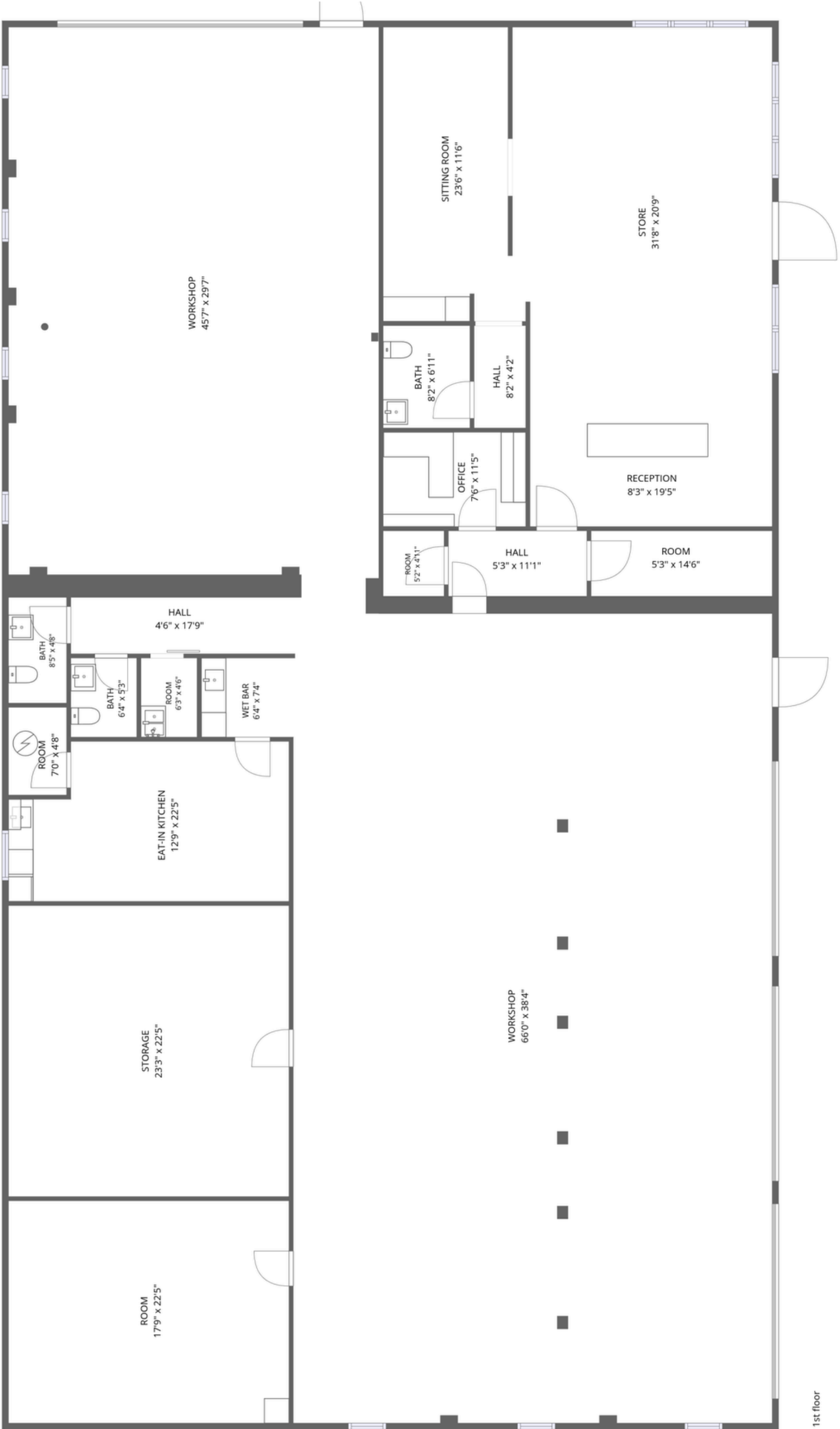
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SPACE LAYOUT:



**Exact measurements are to be verified by buyer

INTERIOR PHOTOS:

