

GAS STATION CONVENIENCE CENTER FOR SALE

210 NATIONAL AVE, BRAZIL, IN

210-212 WEST NATIONAL AVENUE, BRAZIL, IN 47834



FOR SALE

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

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NEW PRICE! GAS STATION / CONVENIENCE CENTER FOR SALE

210-WEST NATIONAL AVENUE



OFFERING SUMMARY

PRICE: \$1,500,000 Gas Station Convenience Center
\$299,000 Warehouse / Parking Lot

BUILDING SF: 5,206 SF Convenience Store with Restaurant Area

LOT SIZE: .48 for 210 W National Gas Station Convenience Center
0.9 AC For 210 and 212
0.68 AC for Depot/ Meridian

YEAR BUILT: 1990

PROPERTY OVERVIEW

New Price!

Located in the heart of Brazil, Indiana, this Citgo Gas Station and Convenience Center at 210 West National Ave presents a rare opportunity to acquire a high-visibility commercial asset with frontage along U.S. Highway 40 (National Avenue). Built in 1990, the ±5,206 square foot building features a well-maintained convenience store, a dine-in area, and a kitchen suitable for full restaurant use. The property enjoys prominent exposure at the intersection of National Avenue and Meridian Street, attracting both strong vehicular traffic and consistent walk-in customer flow.

Available for sale separately is an adjacent Oil Change Shop with 2,542 SF 3 Bay Auto Garage, Warehouse and additional parcels for future growth.

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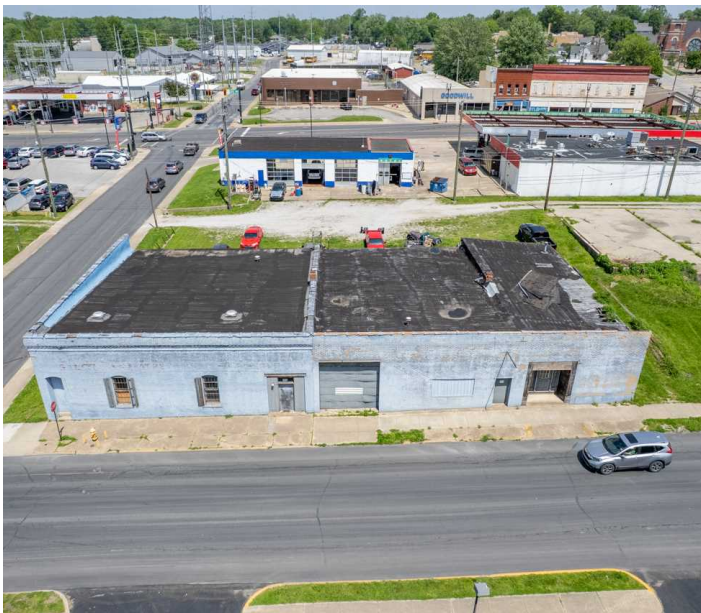
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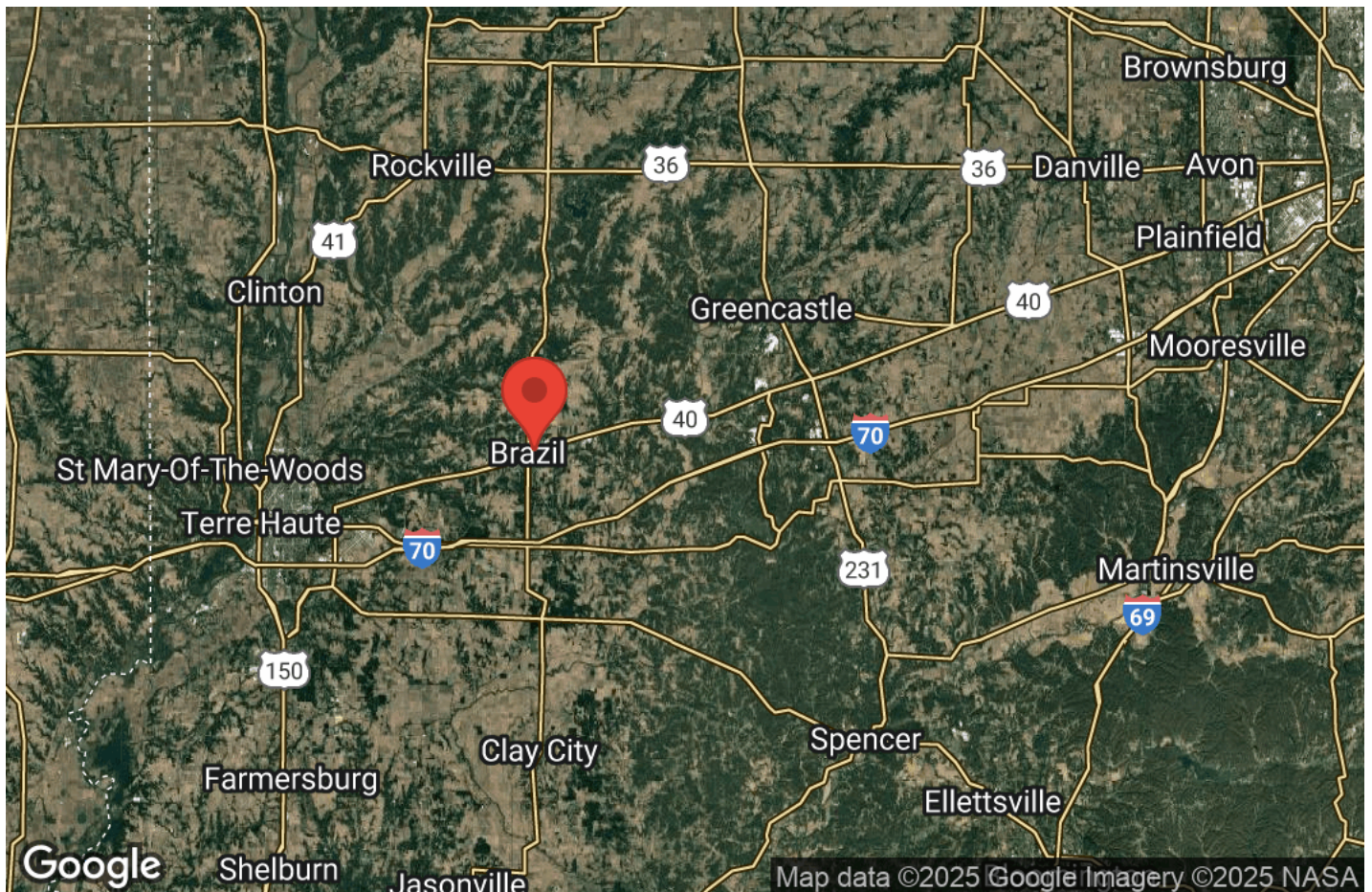
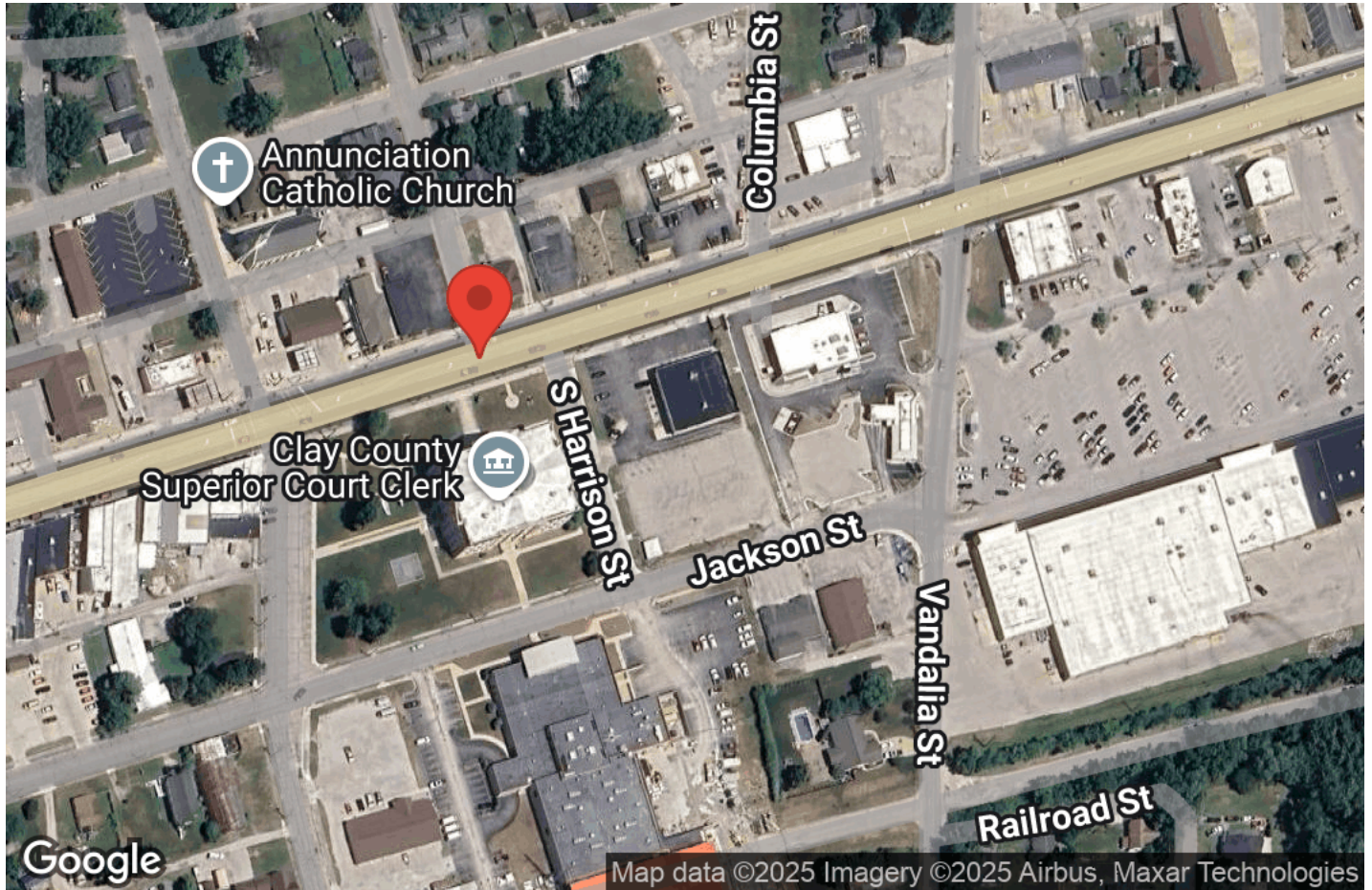
PROPERTY PHOTOS

210 WEST NATIONAL AVENUE & DEPOT ST WAREHOUSE



LOCATION MAPS

210 WEST NATIONAL AVENUE



Executive Summary - Call Outs

210 W National Ave, Brazil, Indiana, 47834
Ring: 5 mile radius

Prepared by Esri
Latitude: 39.52209
Longitude: -87.13015

210 W National Ave, Brazil, Indiana, 47834
Ring: 5 mile radius



Salt of the Earth

Dominant Tapestry Segment

KEY FACTS



17,414

Total Population



\$148,677

Median Home Value



594

Businesses



16,280

Daytime Population



41.0

Median Age



-0.15%

2024-2029
Pop Growth Rate



\$35,010

Per Capita Income



2.4

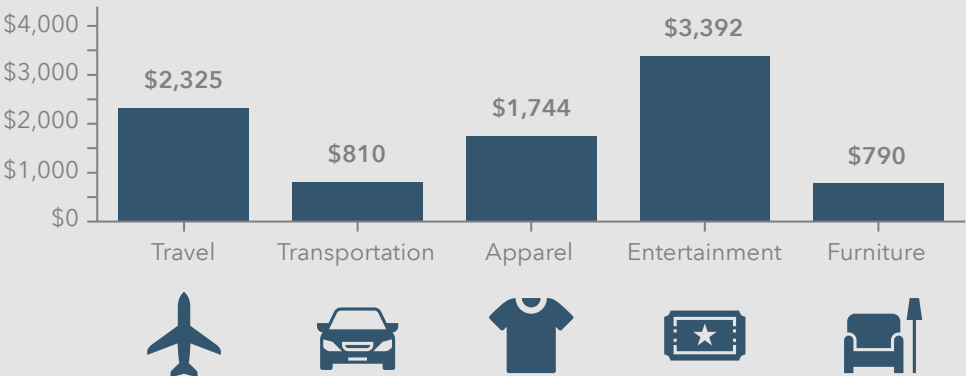
Avg Household Size



\$65,737

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

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Parcel Exhibit - 210 & 212 W National Ave, Depot St, and 13 Meridian St

