

## GAS STATION CONVENIENCE CENTER FOR SALE

# 210-212 W 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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# GAS STATION / CONVENIENCE CENTER FOR SALE

210-212 WEST NATIONAL AVENUE



## OFFERING SUMMARY

**PRICE:** \$1,800,000 Convenience Center / Auto Repair  
\$299,000 Warehouse / Parking Lot

**BUILDING SF:** 5,206 SF Convenience Store  
2,542 SF 3 Bay Auto Garage

**LOT SIZE:** 0.9 AC For 210 and 212  
0.68 AC for Depot/ Meridian

**FRONTAGE:** 568 SF Combined

**YEAR BUILT:** 1990

## PROPERTY OVERVIEW

Located in the heart of Brazil, Indiana, this Citgo Gas Station and Convenience Center at 210-212 West National Ave presents a rare opportunity to acquire a high-visibility commercial asset with approximately 568 feet of 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.

In addition to the operating gas station and minimart, the sale includes the adjacent corner auto service center located at 212 W National Ave, which features a 3-bay garage and is currently leased. This added component offers income-producing potential and long-term redevelopment flexibility, making it ideal for owner-operators or investors seeking a multi-use commercial footprint. The site benefits from excellent ingress/egress, and is centrally located near residential neighborhoods, government offices, and retail corridors—enhancing its appeal as a key community hub.

This opportunity includes even more. You can control the entire block—adding a 7,140 SF of warehouse space with parking. This opens the door to future growth, redevelopment, or consolidated commercial operations across multiple structures. These additional back parcels are for sale separately for \$299,000. Whether you're expanding your investment portfolio or establishing a flagship enterprise, this full-block opportunity offers unmatched visibility and connectivity in a county seat community equipped with high-speed fiber internet and strong commercial infrastructure.

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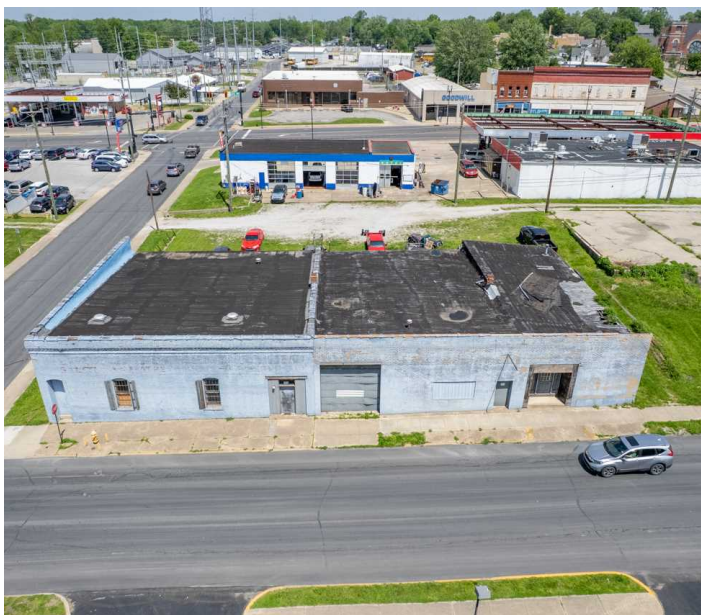
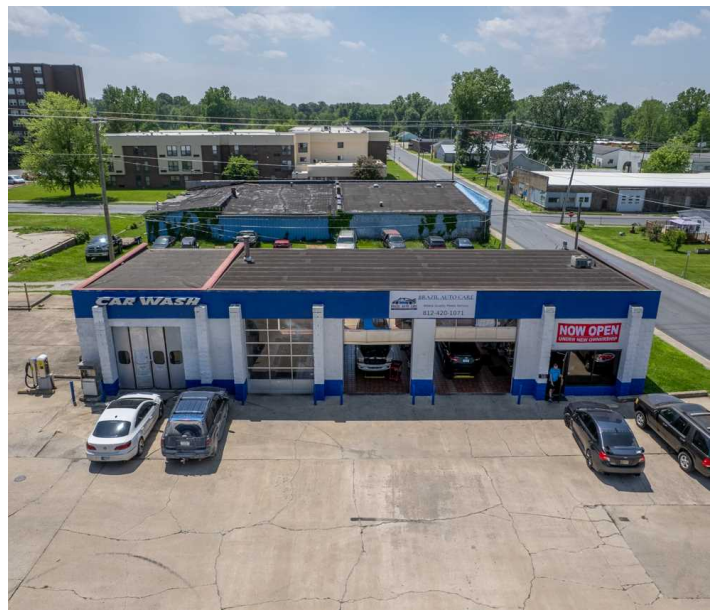
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# PROPERTY PHOTOS

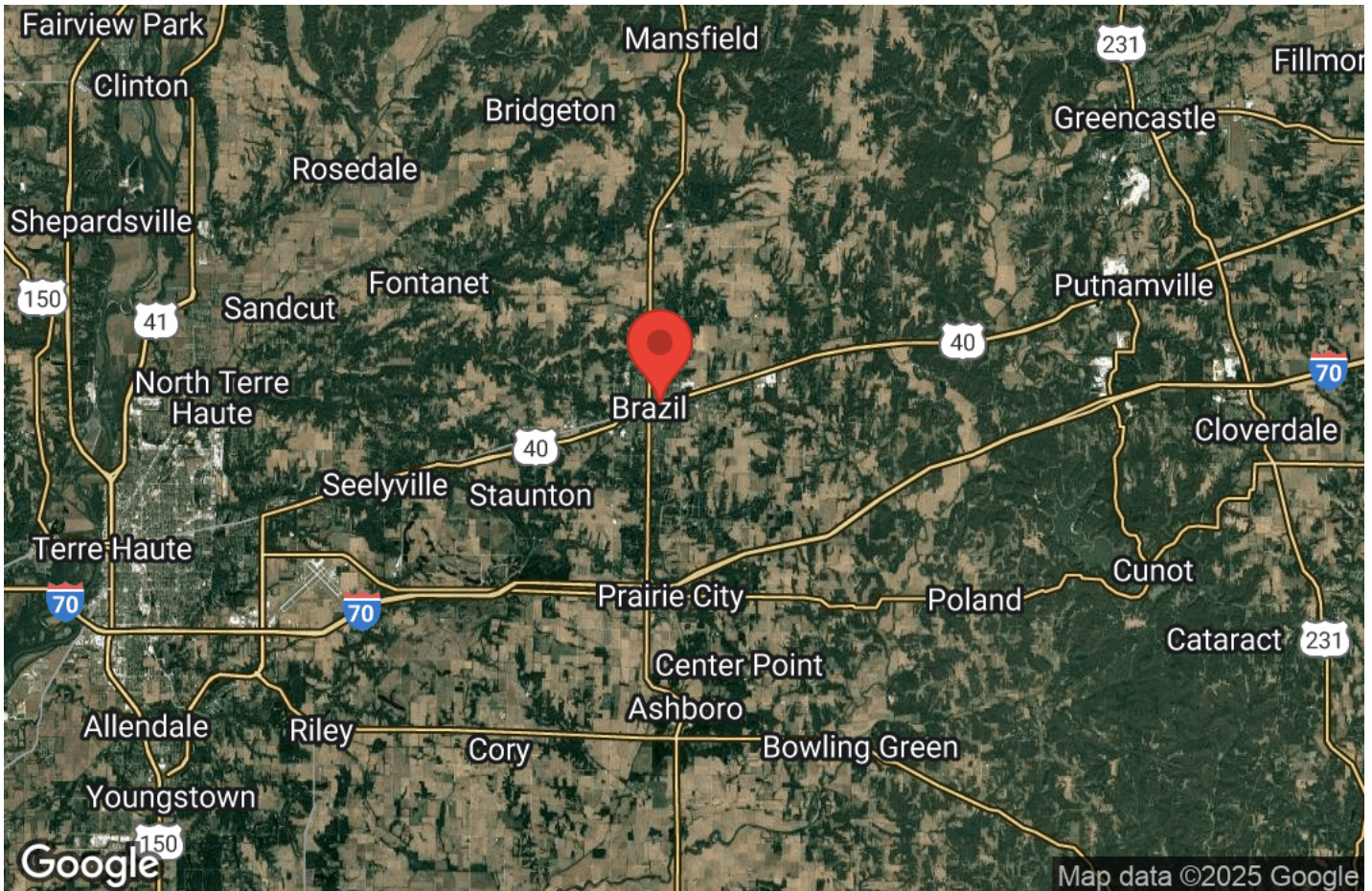
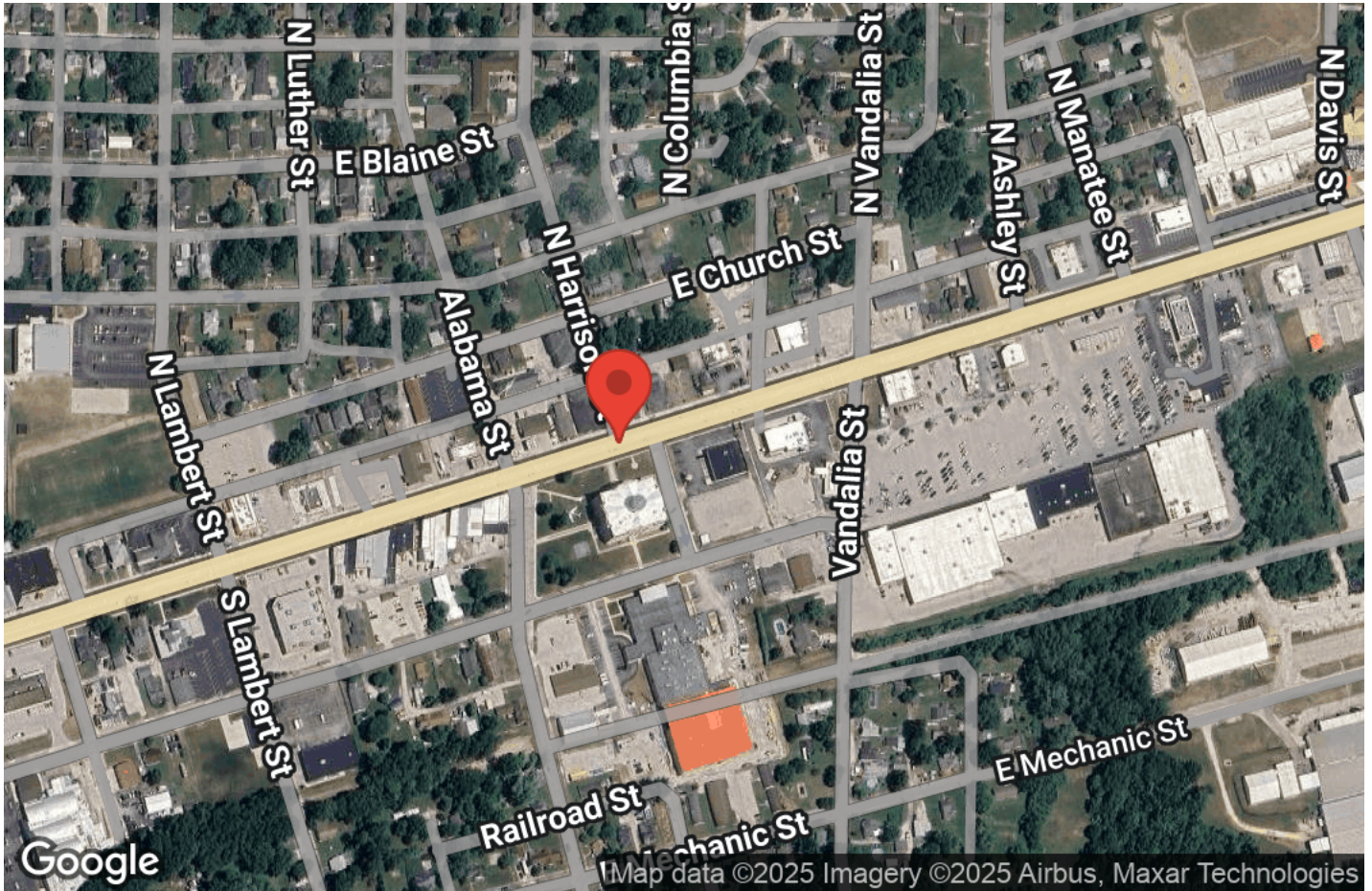
210-212 WEST NATIONAL AVENUE & DEPOT ST WAREHOUSE





## LOCATION MAPS

210-212 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

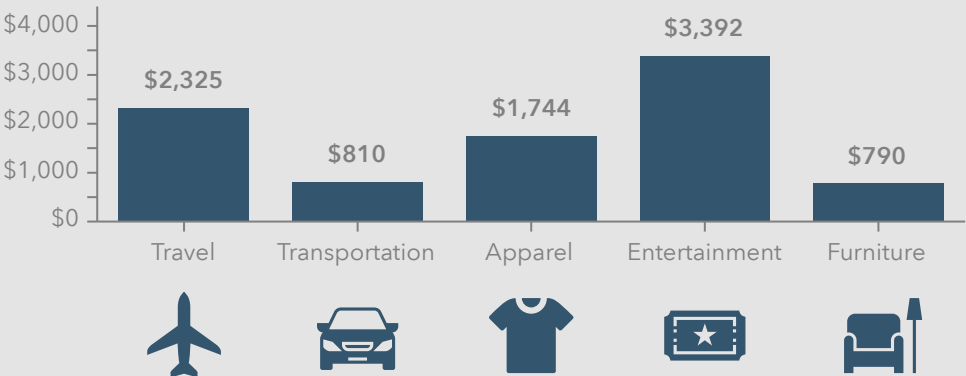
Avg Household Size



\$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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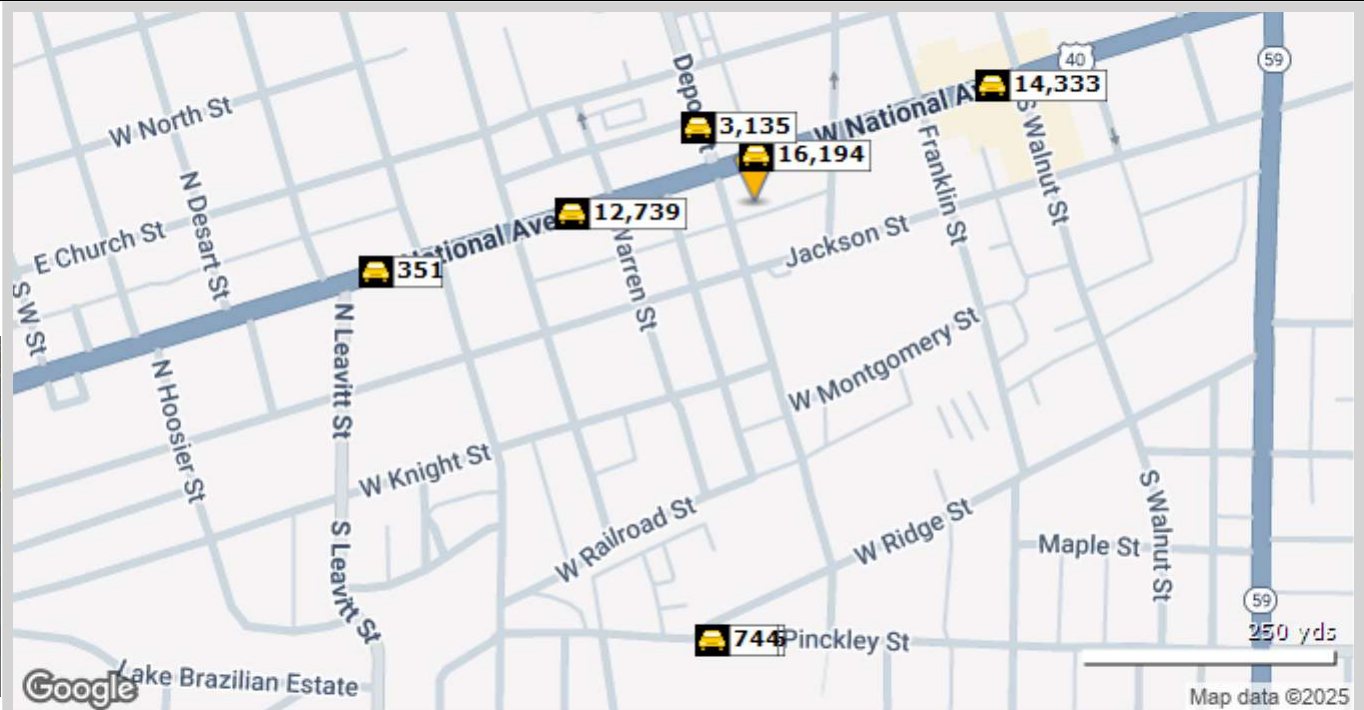
Spending facts are average annual dollars per household

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

## Traffic Count Report

210-212 W National Ave, Brazil, IN 47834

Building Type: **General Retail**  
 Secondary: **Convenience Store**  
 GLA: **7,748 SF**  
 Year Built: **1990**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W National Ave	N Depot St	0.03 W	2018	16,194	MPSI	.03
2	Local	W Central Ave	0.01 N	2024	3,136	MPSI	.05
3	North Depot Street	W Central Ave	0.01 N	2025	3,135	MPSI	.05
4	West National Avenue	S Sherman St	0.03 W	2022	12,739	MPSI	.10
5	West National Avenue	S Walnut St	0.02 NE	2025	15,184	MPSI	.15
6	West National Avenue	N Depot St	0.03 W	2025	14,333	MPSI	.15
7	W National Ave	N Depot St	0.03 W	2023	14,333	MPSI	.15
8	West National Avenue	N Chicago Ave	0.02 E	2025	351	MPSI	.22
9	West Pinckley Street	W Ridge St	0.01 W	2023	746	MPSI	.25
10	Local	W Ridge St	0.01 W	2024	744	MPSI	.25

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

