



For sale

# 111 W Main Street

Laurel, IN 47024

## Property Overview

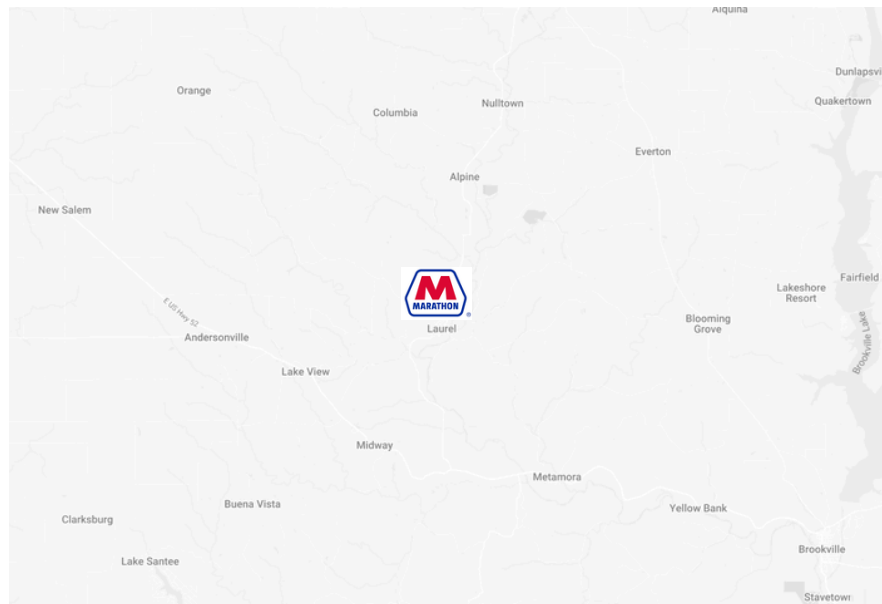
- Net Rentable Area: +/- 3,500 SF
- Year Built: 2001 (renovated)
- Lot Size: 0.37 acres
- Parking Spaces: Approximately 6 to 8 parking spaces, with additional area available for expansion.
- Fuel System: 3 dispensers totaling 10 nozzles/fueling positions; offerings include gasoline, diesel, and K-1 kerosene. Fiberglass USTs.

## 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)

**SPENCER**  
GROUP

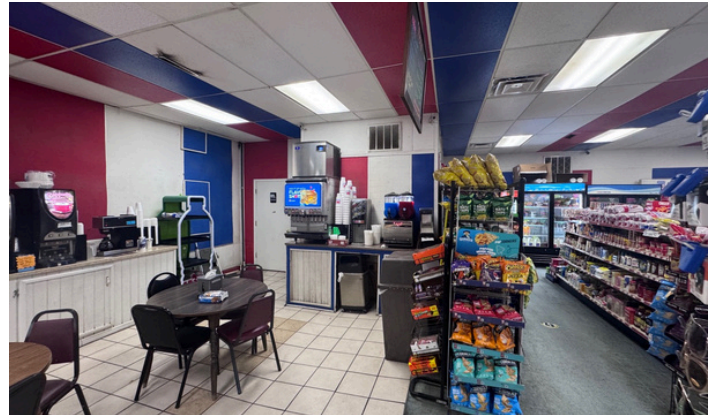
For sale

# 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)



# 111 W Main Street

Laurel, IN 47024

## Financial Performance Summary

2025 Total Sales (Incl. Tax)  
**\$2.876M**

2025 Net Sales (Excl. Tax)  
**\$2.809M**

2025 Fuel Volume  
**±419,522 Gallons**

Avg Fuel Price  
**\$3.22/Gallon**

2025 Inside Sales:  
**\$1.462M** (52% of Net Sales)

2022-2024 Gross Profit Trend  
**\$285K → \$305K → \$328K**

### 2025 Summary

- Net Sales (Excl. Tax): **\$2,809,254**
- Fuel Volume: **419,522 Gallons**
- Net Fuel Sales: **\$1,347,575**
- Inside Sales: **\$1,461,679**

### 2025 Sales Mix (Net Sales, Excl. Tax)

Inside Sales: **52.0%** (\$1,461,679)

Fuel Sales: **48.0%** (\$1,347,575)

Inside Sales Per Gallon: **\$3.48**

This is a key indicator of inside performance relative to fuel throughput.

### 2025 Monthly Sales

Month	Fuel Gal	Fuel Sales	Inside Sales	Total Sales
Jan	34,066	\$112,223	\$102,998	\$220,076
Feb	26,841	\$86,704	\$98,434	\$189,445
Mar	32,710	\$109,520	\$117,269	\$226,034
Apr	35,874	\$117,093	\$118,473	\$240,866
May	37,627	\$123,804	\$133,342	\$243,024
Jun	37,881	\$123,814	\$137,974	\$263,024
Jul	33,863	\$111,425	\$125,574	\$235,824
Dec	33,936	\$12,375	\$220,860	\$236,331

### Historical Performance (P&L + POS)

Year	Fuel Gallons	POS Sales (Excl. Tax)	Total Income (P&L)	Gross Profit (P&L)	EBITDA %
2022	478,488	\$3,234,735	\$3,460,829	\$285,282	8.20%
2023	500,270	\$3,107,313	\$3,252,164	\$304,527	9.40%
2024	454,453	\$2,978,957	\$2,977,756	\$328,316	11.00%

- Net sales exclude sales tax; total sales include discounts and tax.
- POS data may vary from P&L financials due to accounting/timing.

**Huston Spencer**  
Managing Broker

C: 574.383.8171 | O: 317.751.7470 | E: Huston@SpencerGroupCRE.com



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

#### 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.