

FOR SALE

Big Peach Car Wash

BUILDING & REAL ESTATE — EXPRESS CONVEYOR CAR WASH

105 Warren St, Madisonville, TN 37354 · Monroe County · East Tennessee



BUILDING / LOT

4,290 SF / ±2.0 AC

TRAFFIC COUNT

±22,631 VPD

TUNNEL LENGTH

125 FT

OFFERING PRICE

\$3,000,000

INVESTMENT HIGHLIGHTS

Fee-simple real estate with a 125-FT tunnel

4,290-SF steel building on ±2.0 acres with 3 pay-station spaces and 20 vacuum stalls; equipment package needed, allowing a buyer to specify its own build-out.

Downtown county-seat location

Warren St frontage alongside the Monroe County Schools complex, courthouse and county offices — a built-in errand-run customer base.

Directly off the US-411 / SR-33 retail spine

Monroe County's dominant retail node — Walmart Supercenter, Ingles, Walgreens, CVS, AutoZone, McDonald's and Dollar General — carrying ±22,631 VPD.

Interstate 75 accessibility, small-town competition

Roughly 45 minutes south of Knoxville, with I-75 access at a fraction of metro-core operating cost and competition.

Tellico Lake spending power

Rarity Bay and Tellico Village draw an affluent retiree and second-home population through town, layering weekend traffic onto steady local demand.

Growth pipeline across the trade area

Genera's nearly \$350M Vonore expansion (230+ jobs), a proposed ±200-home annexation in Madisonville, and 4,800+ countywide advanced-manufacturing jobs.

Available individually or as a portfolio

Single asset or combined with additional Big Peach locations — buyer's election. Fee-simple control supports SBA and conventional financing paths.

DEMOGRAPHICS

METRIC	1-MI	3-MI	5-MI
Population	2,456	10,115	15,101
2030 Proj.	2,594	10,723	16,026
Avg HH Inc.	\$72.5K	\$69.3K	\$69.2K
Med HH Inc.	\$47.9K	\$49.3K	\$51.9K

3-mile consumer spending of \$113.1M, including \$31.2M on transportation and maintenance. Source: CoStar, 2026.

PROPERTY SUMMARY

Property Type	Express Car Wash
Ownership Interest	Fee Simple
Construction	Steel
Pay Stations	3 (Equip. Needed)
Vacuum Stalls	20 (Equip. Needed)

Financials, revenue trends and the full Offering Memorandum are available upon signed NDA.

Available individually or as part of the 11-location Big Peach portfolio. Click to email a request — the Confidentiality Agreement comes right back.

REQUEST THE OM

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