



INCOME-PRODUCING CORNER

1045 N 1st Street

Milan, Tennessee 38358

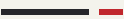
A four-bay self-serve car wash on a signalized hard corner at N 1st Street — with a billboard lease, an adjacent leased commercial building, and two-thirds of an acre of land .

4
SELF-SERVE BAYS

0.66 ac +/-
28,750 SF SITE

3
INCOME STREAMS

\$269,000
OFFERING

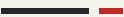


Three ways the corner pays

The wash itself is the anchor: four self-serve bays with four vacuums replaced within the last year, all on a single utility account. Behind it, a separate commercial building is leased month-to-month to a tenant who has been in place three years, and a Lamar billboard on the frontage pays quarterly. Together they carry the property.

Roughly two-thirds of an acre of paved, level ground fronts one of Milan's busiest intersections — more parking and stacking than a wash of this size needs, and the reason the site reads as much as a redevelopment play as an operating business.

PROPERTY FACTS	
Address	1045 N 1st Street
City / County	Milan / Gibson
Site area	±0.66 ac / 28,750 SF
Self-serve bays	4
Vacuums	4 — Replaced 2025
Additional improvements	Leased Commercial Building (month-to-month)
Billboard	Lamar lease, paid quarterly
Parcel	123N J 001.00



Billboard in place

A Lamar lease on the frontage pays quarterly — renewal and rate history available on request.

Adjacent Rental

A separate commercial structure leased month-to-month, tenant in place three years — steady income today, re-tenanting or owner-use tomorrow.

The lot itself

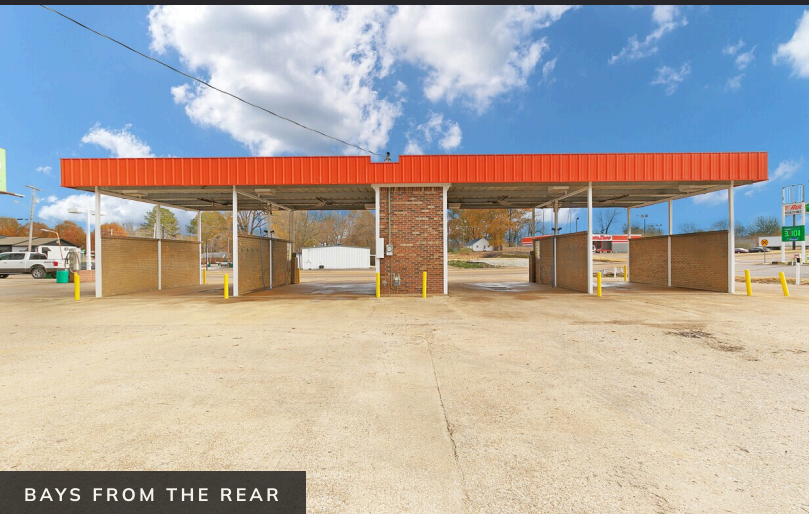
Level, paved, and highly visible on a signalized corner — the kind of frontage that could support a QSR, retail pad, or expanded wash.

The property, corner to corner

Four bays under one canopy, the vending and change wall, the leased building on the New Street side, and the billboard on the frontage.



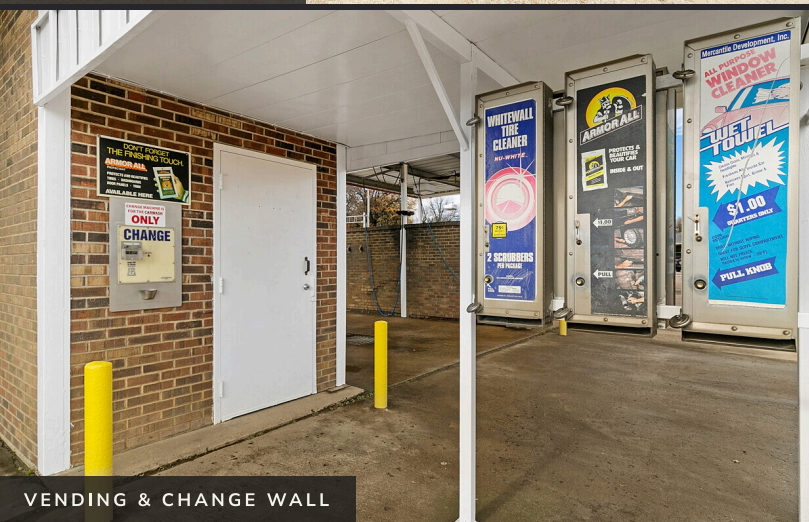
FOUR BAYS AND OPEN PAVING



BAYS FROM THE REAR



BRICK CONSTRUCTION, STREET SIDE



VENDING & CHANGE WALL



ADJACENT LEASED BUILDING



A corner everyone in Milan passes

The site sits where N 1st Street meets New Street, at the north end of Milan's main commercial spine and a short drive from the Milan Army Ammunition Plant and the town's industrial employers. Surrounding uses are a working mix of retail, service, and small industrial.

APPROXIMATE DRIVE DISTANCES

Jackson, TN	25 mi
Union City, TN	35 mi
Memphis, TN	100 mi
Nashville, TN	125 mi

FOR MORE INFORMATION

Bailey Bell

LEAD AFFILIATE BROKER • TOWN & COUNTRY REALTORS

baileybell@tcnjackson.com

M (731) 513-3028 • O (731) 668-7000

1944 Hwy 45 Bypass, Jackson, TN 38305

Davis Caldwell

AFFILIATE BROKER • CORE REAL ESTATE

davis@coretn.com

M (615) 686-7827 • O (615) 614-3700

Franklin, TN • coretn.com

Jim Evans

OWNER / BROKER • CORE REAL ESTATE, LLC

jimevans@coretn.com

O (615) 614-3700

Franklin, TN • coretn.com

Town & Country
REALTORS

CORE
REAL ESTATE

No warranty or representation, expressed or implied, is made by Town & Country Realtors or CORE Real Estate, LLC as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions. Income and expense figures are owner-reported.

LISTED BY
TOWN & COUNTRY REALTORS
WITH CORE REAL ESTATE