

GROUND LEASE AVAILABLE | 6045 S 1ST ST

6045 South 1st Street Milan, TN 38358

Milan, Tennessee, has a population of almost 32,000 residents. Positioned at the intersection of US Highway 45 and US Highway 70A/79, Milan is situated in the heart of the US Southeast region. It boasts the largest industrial base of the county, with over a dozen major employers calling it home.

HIGHLIGHTS

- High DTC: 22,757
- County Population: 50,278
- ZLINE Kitchen and Bath to invest in a multimillion-dollar expansion
- Tennessee's top-rated transportation infrastructure
- Milan offers a well developed utility system
- Premier hard corner at a signalized intersection
- Directly across from McDonald's and surrounded by national retailers
- Strong traffic flow and visibility along a major north-south thoroughfare
- Ideal for QSR, retail, medical, or service-based users
- Ample parking and convenient ingress/egress

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,067	4,847	14,368
Total Population	2,116	11,061	31,852
Average HH Income	\$48,413	\$53,313	\$57,522



For More Information:

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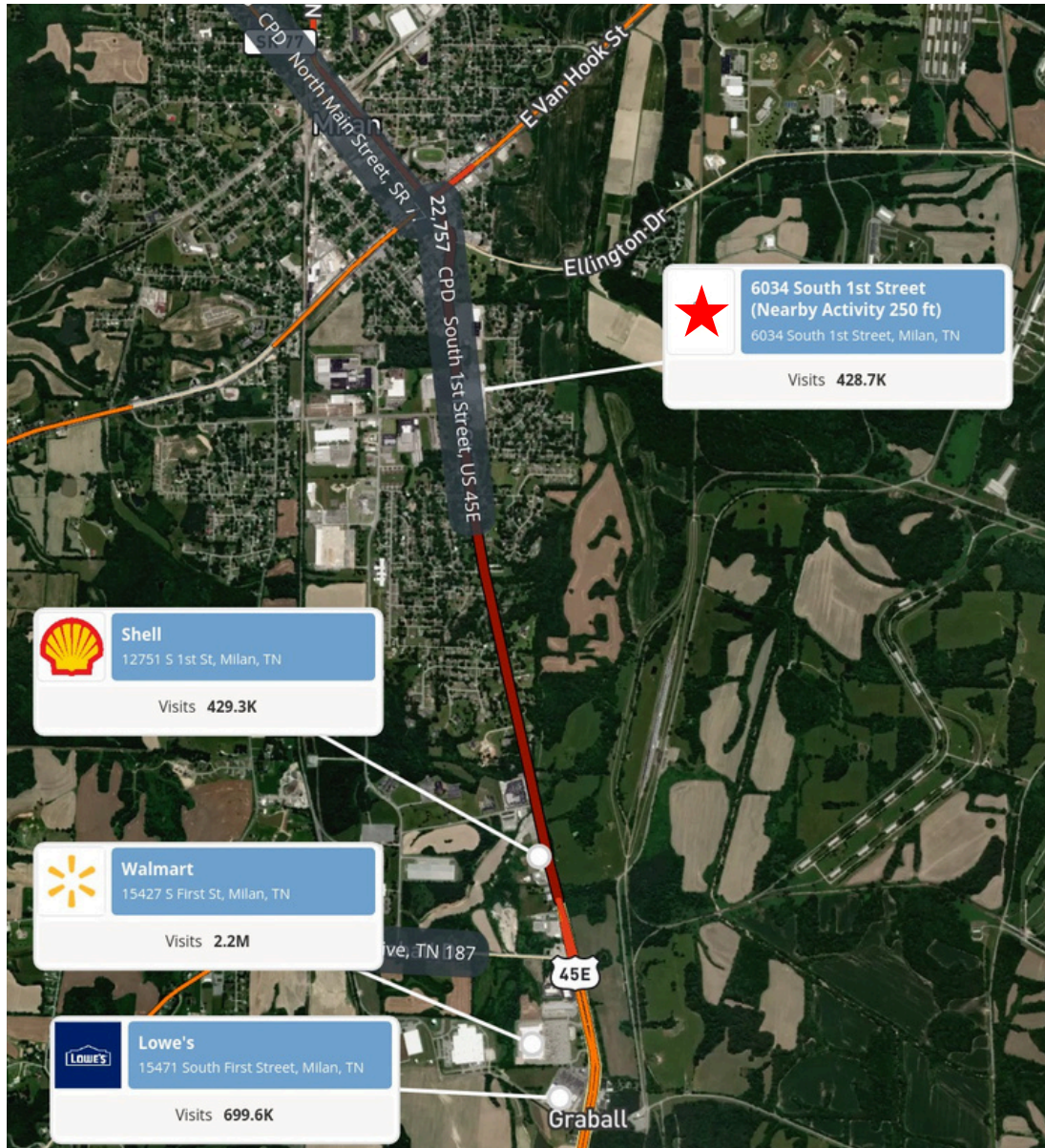
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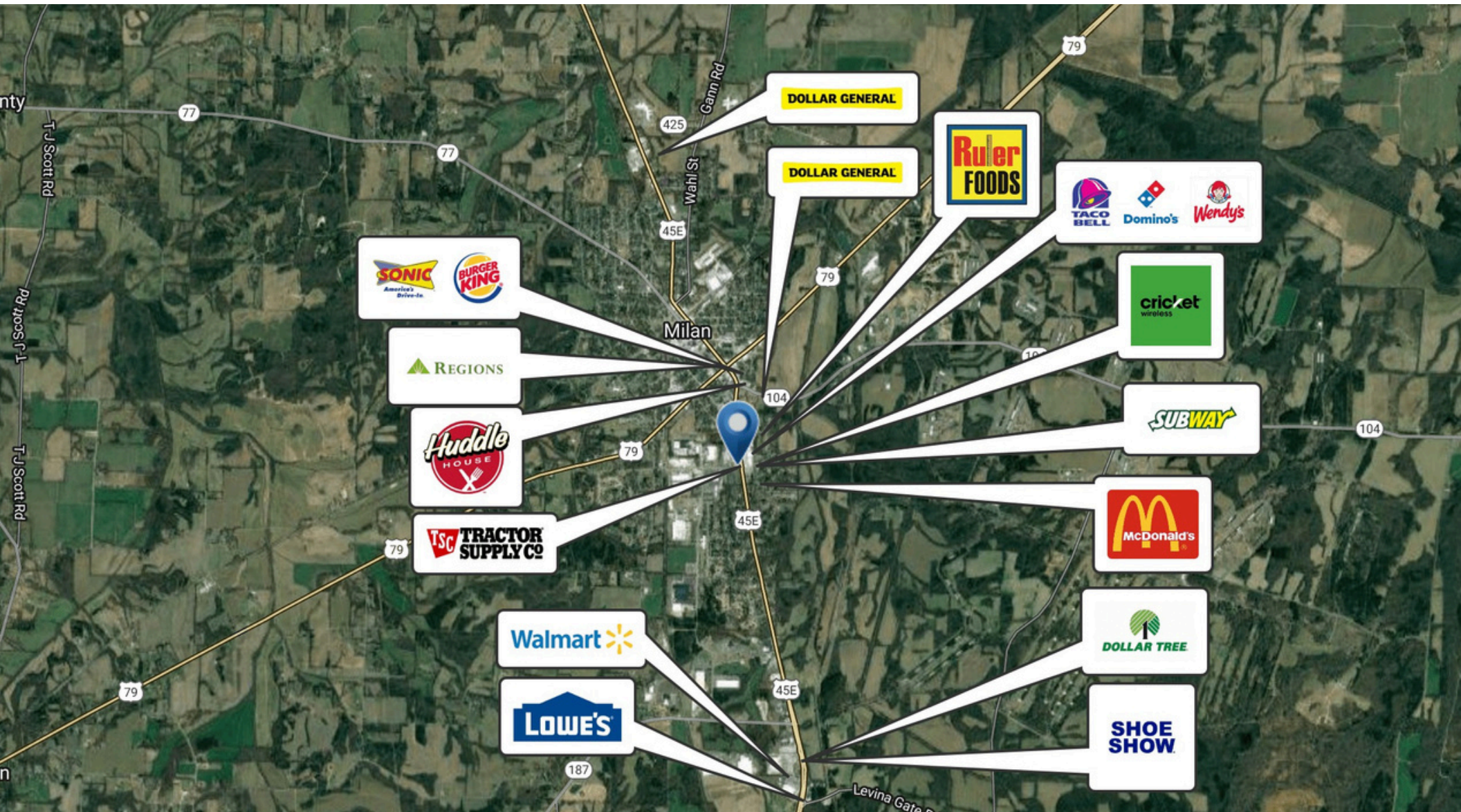
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