

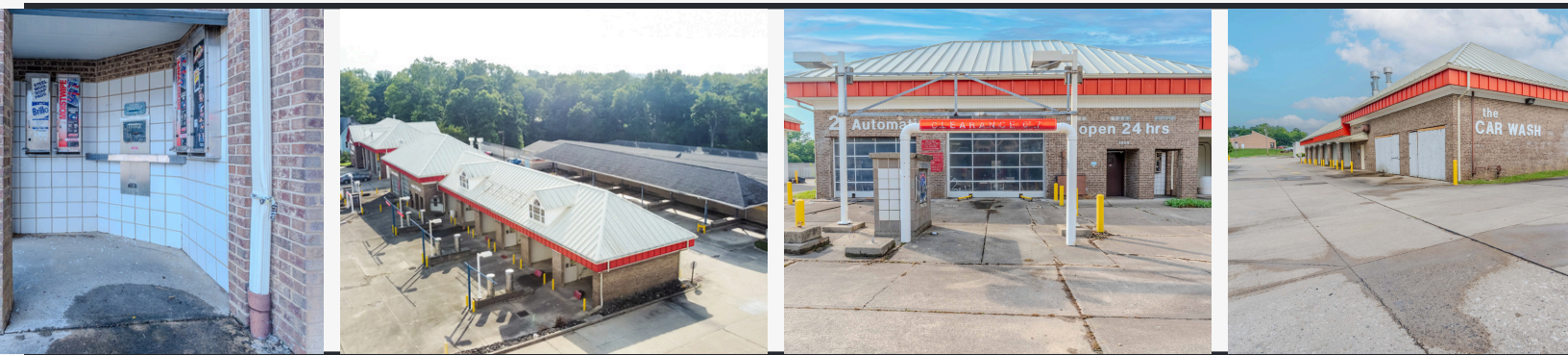
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PRICED AT 995,000

HIGH-TRAFFIC CAR WASH REDEVELOPMENT OR REBOOT

1049 MAIN ST, MILFORD, OH 45150



- PROPERTY FEATURES -

 Prime Location. Endless Possibilities.

Revive, Repurpose, or Redevelop – This Cash Cow Is Waiting.



937-572-7111



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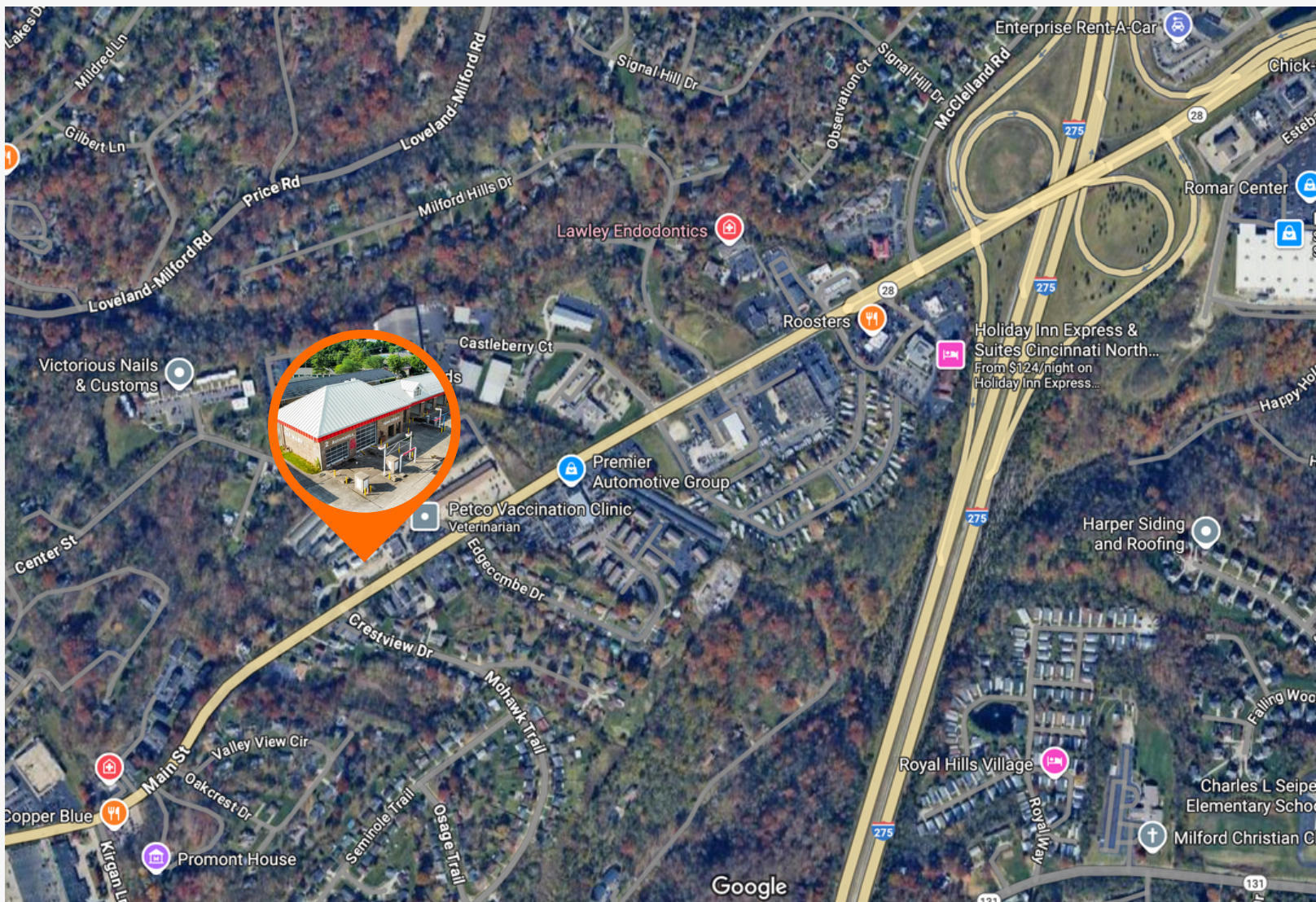
FOR SALE: COMMERCIAL CAR WASH PROPERTY WITH SIGNIFICANT UPSIDE POTENTIAL
Located on highly visible Main Street in Milford, this former car wash facility offers an outstanding opportunity for value-add investors, developers, or owner-operators. Positioned between I-275 and downtown Milford, the property benefits from heavy daily traffic counts, excellent visibility, and a strong surrounding demographic.

Property Highlights:

- **Prime Location:** High-traffic corridor between I-275 and downtown Milford with consistent daily drive-by exposure
- **Site Layout:**
 - 2 automatic bays (suitable for drive-thru conversion)
 - 6 self-serve bays
 - Covered vacuum/detailing stations
- **Infrastructure in Place:**
 - Utilities available on-site
 - Attic access over self-serve bays for easy plumbing maintenance
- **Existing Shell in Excellent Condition** – structurally sound and ready for upgrades
- **Flexible Commercial Zoning** – ideal for car wash reactivation, drive-thru food/coffee, express lube, or retail conversion
- **Generous Lot Size with Easy Access** – accommodates high vehicle volume with smooth ingress/egress
- **Redevelopment Ready** – needs new automatics and plumbing; strong value-add potential
- **Potential for Modernization:**
 - Upgrade with app-based payment systems
 - 24/7 operation capability for passive income
 - Credit card/pay station integration for low-maintenance revenue collection

Why This Property Stands Out:

This site offers a rare chance to acquire a **commercial asset with proven utility and flexible future use cases**. With rising demand for express car washes, quick-service drive-thrus, and last-mile service locations, this property is a **smart play in a growing submarket**. The land alone provides intrinsic value, and with proper updates, this location could quickly become a **high-margin, high-volume business**.



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