

FOR SALE Tampa Paver Business with Real Estate



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Page Guide & Agent Bios

Paver Business with Real Estate | 4516 W. Linebaugh Ave. | Tampa, FL



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Bridgewater Commercial Real Estate
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www.BridgewaterCommercial.com

KORI BILLINGS CCIM, Broker Associate – Tampa

Specialties: Business & Investment Sales, Office Sales & Leasing, Retail Tenant Representation

Kori earned the prestigious CCIM designation in 2020. CCIM designees are recognized as experts in financial, market and decision analysis for commercial real estate. She is working to obtain the Certified Business Intermediary (CBI) designation in 2025, her ninth year in the commercial real estate field. Kori owned and operated a medical equipment sales and distribution company for 14 years. She is Bridgewater’s exclusive business broker and has sold restaurant/bar, daycare, equipment rental, laundromat, and cabinet manufacturing businesses. Kori excels at problem resolution and forming lasting client relationships earned through years of service and attention to detail. She provides clients the added value of eight years as a Florida Real Estate Appraiser. Kori was Bridgewater’s Top Producer in 2022 and 2023.



SHANE BILLINGS, Broker Associate - Tampa

Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane was Bridgewater’s Top Producer in 2021 and 2024. He graduated from Indiana University with a BS in Environmental Science. Shane’s 30 years in the environmental industry is unique among Realtors and includes over 1,000 environmental due diligence studies on primarily commercial/industrial real estate throughout Florida. He provides valuable environmental insight to property owners helping them address “red flags” ahead of time to prevent transaction delays. Shane addresses environmental concerns in layman’s terms and is a valuable resource when it comes to analyzing an environmental consultant report. He has been successful throughout his career by providing detailed and responsive service to his clients and treating each property transaction as if it was his own investment. 2025 is Shane’s ninth year in the commercial real estate industry.

Offering Summary

Paver Business with Real Estate | 4516 W. Linebaugh Ave. | Tampa, FL



Price for Business + Real Estate	\$1,450,000
Business Established	1991
Business Established at Current Location	1991
Market Value of Included Equipment*	\$229,445
Property Size	0.53 Acres
Office Building Size	1,296 SF
Linebaugh Frontage	110 Feet
Linebaugh Daily Traffic Count	42,500

**All equipment necessary to operate business included in price*

Bridgewater Commercial is pleased to present a 33-year established profitable paver business in Tampa, Florida. The offering includes the business and the property it has operated from since its inception. All equipment and vehicles necessary to continue operations are included in the sale.

The business's central Hillsborough County location puts all major Tampa Bay cities within an hour drive. Prominent signage and visibility on West Linebaugh Avenue, with an incredible 42,500 daily traffic count, generates significant walk-in business to the showroom and paver yard.

This is a strategic opportunity for an existing paver business to expand into the Tampa Bay market or for a complimentary business to expand their service offerings. Local demand combined with growth and diversification potential make this long-established business a solid investment. Contact the listing agent for additional details on the business and business financials.



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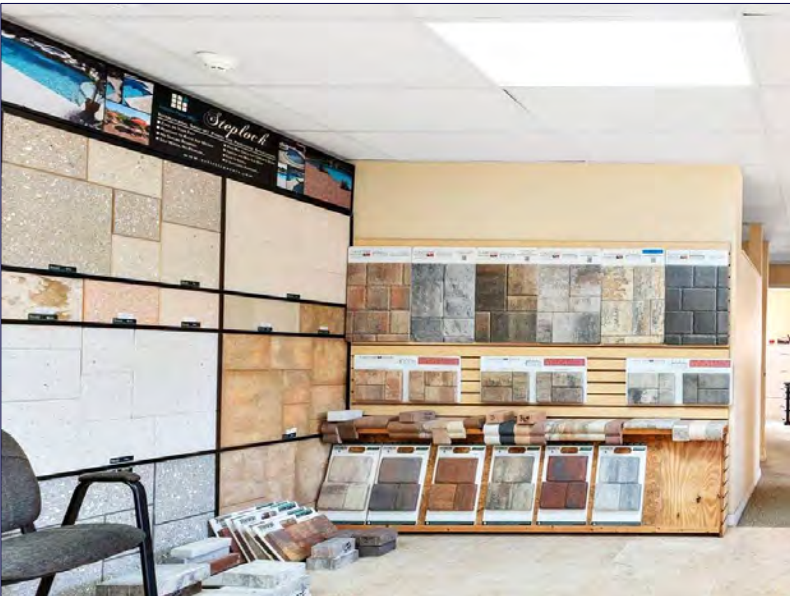
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Property Summary

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Year Built	1972
Heated/Gross Building Area	±1,503 SF ±1,296 SF
Construction Type	Concrete Block
Roof Type Age	Asphalt Composite Shingle 09-2022
Land Size	0.53 Acres 23,100 SF
Parking	Approximately 15 spaces
Zoning	M - Manufacturing
Parcel ID	U-20-28-18-ZZZ-000000-92120.0
HVAC Age	10-2016
Utilities	Well and Septic
Flood Zone	X Flood Insurance Not Required



Scan or Click for Traffic Timelapse Video

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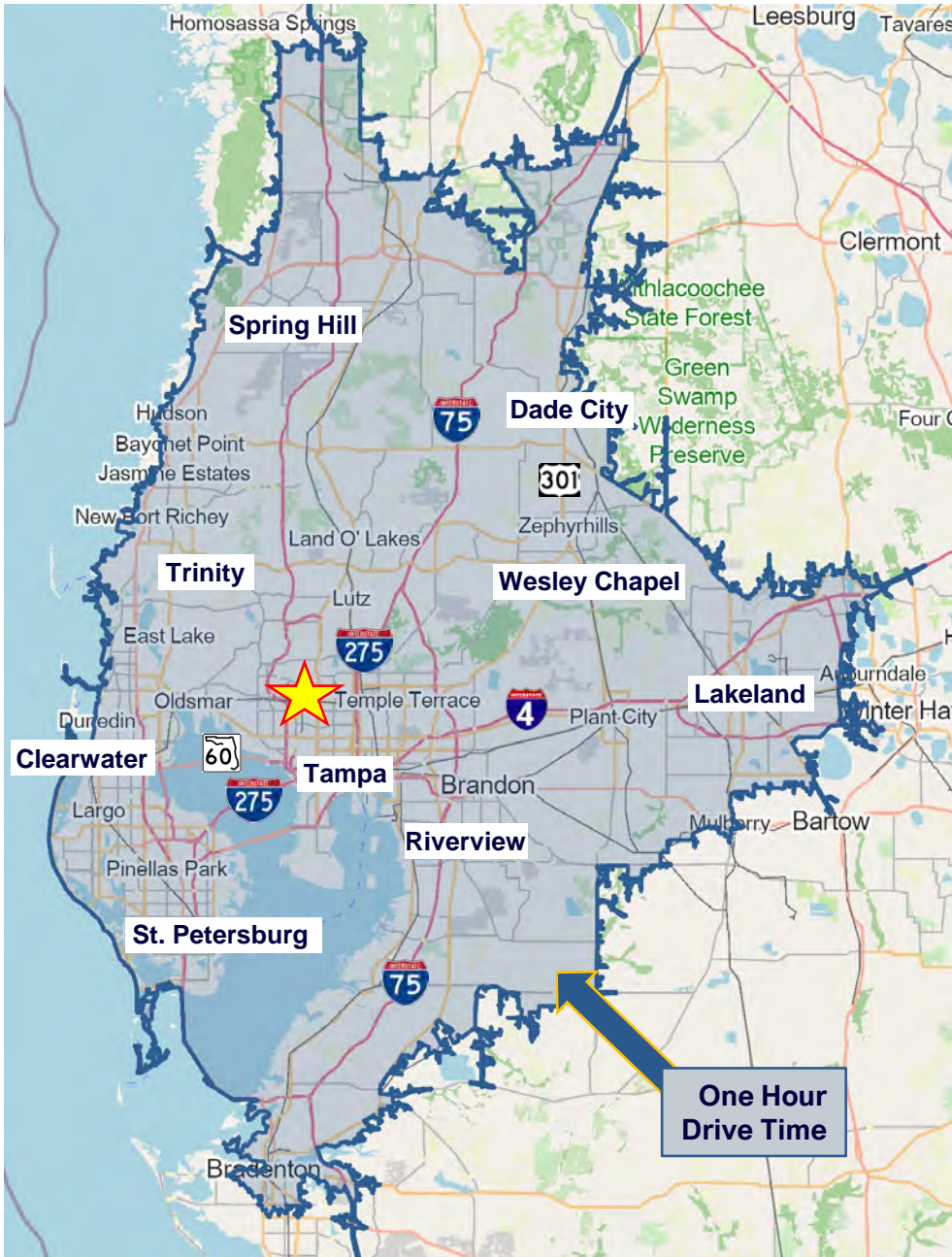
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Location Map and Demographics

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Drive Times

South Tampa	20 minutes
Clearwater	35 minutes
St. Petersburg	35 minutes
Wesley Chapel	35 minutes
Trinity	35 minutes
Riverview	40 minutes
Spring Hill	45 minutes
Dade City	45 minutes
Lakeland	55 minutes

One Hour Drive Time Demos



Total Population 3,856,378



Housing Units 1,752,103
Owner Occupied 1,051,262



Average HH Income \$104,020

Project Photos

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SERVICES

Commercial & Residential
Design Consultation
Driveways
Walkways
Patios
Pool Decks
Retaining Walls
Clean and Seal
DIY Sales



Clean & Seal Before



Clean & Seal After



- ◆ Sellers in the paver business since 1983
- ◆ Business established 1991 in current location
- ◆ Manufacturers drop ship pavers to job site
- ◆ Installation by trusted subcontractors
- ◆ Business superintendent oversees all jobs
- ◆ Contact agent for business details & financials



Exterior Photos

Paver Business with Real Estate | 4516 W. Linebaugh Ave. | Tampa, FL



Exterior Photos

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Included Equipment

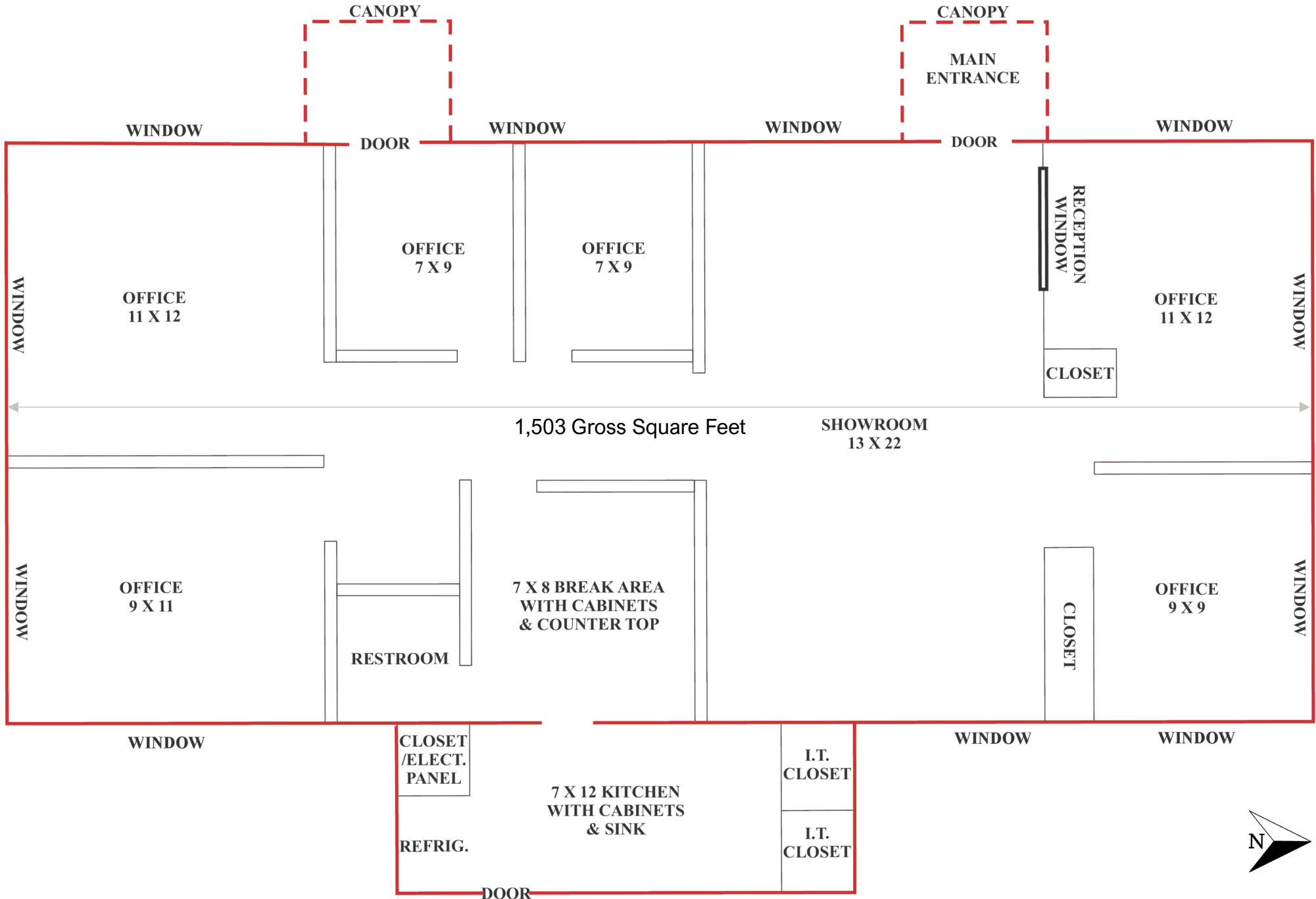
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Showroom and Office Floor Plan

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NOTE: All measurements are approximate



Showroom and Office Photos

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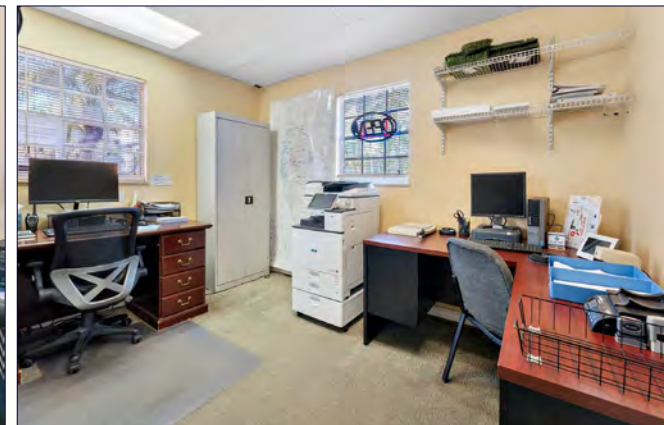
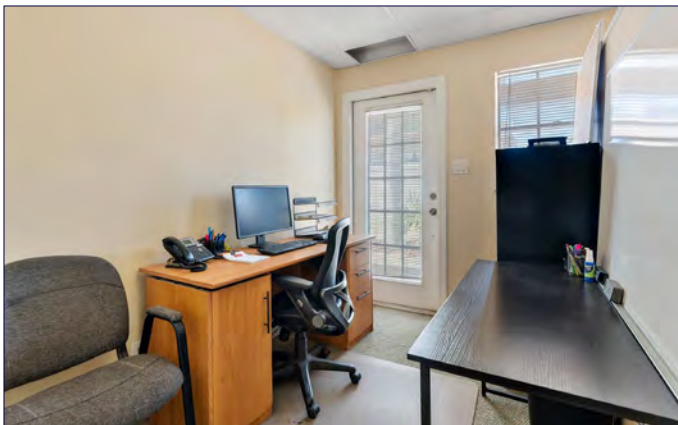


Showroom and Office Photos

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Showroom
Reception Office
3 Private Offices
2 Open Offices
Break Area
Kitchen
Restroom



Aerial Photo

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W. Linebaugh Ave. | 42,500 VPD



Aerial Photo

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Downtown Tampa



W. Linebaugh Ave. | 42,500 VPD

Aerial Photo

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Aerial Photo

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Property Overhead View

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