

FOR SALE \$1.15M

8-Bay Auto Repair

6,250 Gross SF / 4,750 SF Ground Floor

0.72 Acres / Zoned C2

6135 Salt Springs Rd. | Port Richey, FL 33615



Shane Billings

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OFFERING HIGHLIGHTS

Price	\$1,150,000
Gross / Floor SF	6,250 / 4,750
Mezzanine Storage	1,247 SF
Year Built	1988
Construction	Concrete Block / Metal Roof
Building Wall Height	@ 20 ft.
Acres	0.72
Sewer/Water	Pasco County
US 19 Traffic Count 2024	52,000
Zoning	Commercial (C2)
Parking Spaces	28+
Landlord Responsibilities	Ext. building/foundation/roof

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Bridgewater Commercial Real Estate is excited to offer this VACANT 4,750 SF 8-bay automotive services property, owned by McGee Tire Stores. Monro Muffler Brake no longer operates at the property and will terminate their lease upon notice. There is an additional +/- 1,247 SF of mezzanine storage space with a concrete floor bringing the total space to 6,250 SF. Five aboveground Rotary lifts will convey with the sale. There are no underground lifts, oil-water separators, or underground tanks reported.

The property features a large pylon sign and a monument sign via an easement in front of the adjacent Bob Evans restaurant off US 19, offering great visibility with 52,000 daily vehicles on US 19 North. It is accessible to both north and southbound US 19 traffic via Salt Springs Road.

Adjacent to the Gulfview Square Mall, the site of a former Sears is under permitting for a high-end apartment complex. The neighboring complex will include 280 units across three 4-story buildings, a clubhouse with a pool, and a small dog park, marking the second major apartment project at Gulf View Square Mall after Gables at Gulf View (384 units) opened in 2020. Port Richey is growing at a 3.7% annual rate, per worldpopulationreview.com, with 165,868 residents within a 15-minute drive, according to ERIS. Zoned C2, the property supports all C1 uses, as well as various retail, contractor, warehousing, repair shop, and other uses.

This property is ideal for an owner/user or an investor looking to attract a new tenant.

DO NOT visit the property without BW Broker and do not contact the tenant or you will be disqualified from consideration.

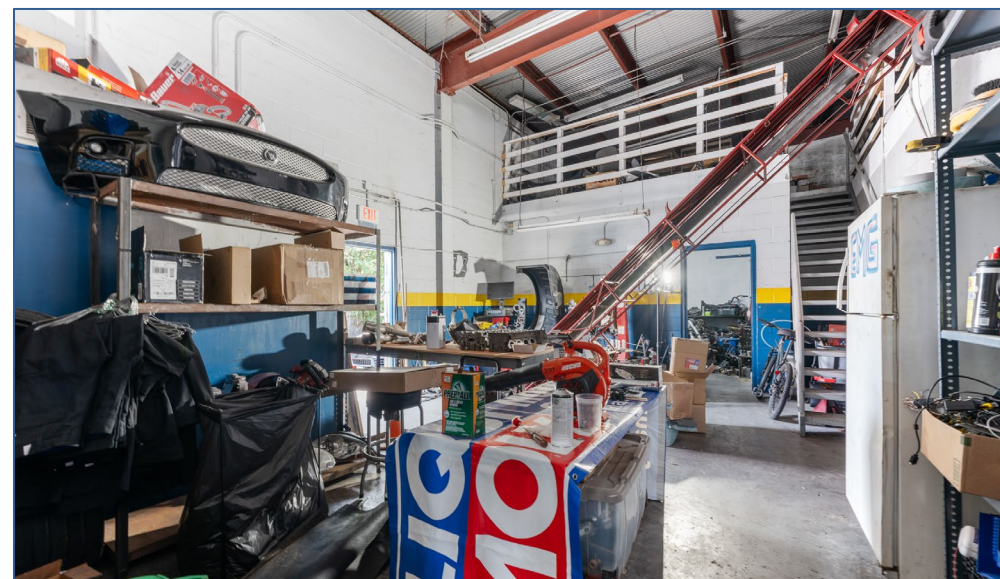


Scan for a traffic
timelapse video

PROPERTY FINANCIAL OVERVIEW

	Year 1	
	Total	\$/SF
<u>2025 Annualized Income</u>		
Rental Income	\$48,000	\$10.11
<u>2025 Estimated Expenses</u>		
Property Insurance	Tenant	\$
Real Estate Taxes (2024)	Tenant (\$7,869)	\$1.66
Sewer/Water & Trash	Tenant	
Electric	Tenant	
Grounds Maintenance	Tenant	
Repairs (2024)	\$0	
Total Operating Expense	\$	\$
Net Operating Income	\$	\$

Monro Tire will terminate lease upon request.



LOCATION MAP



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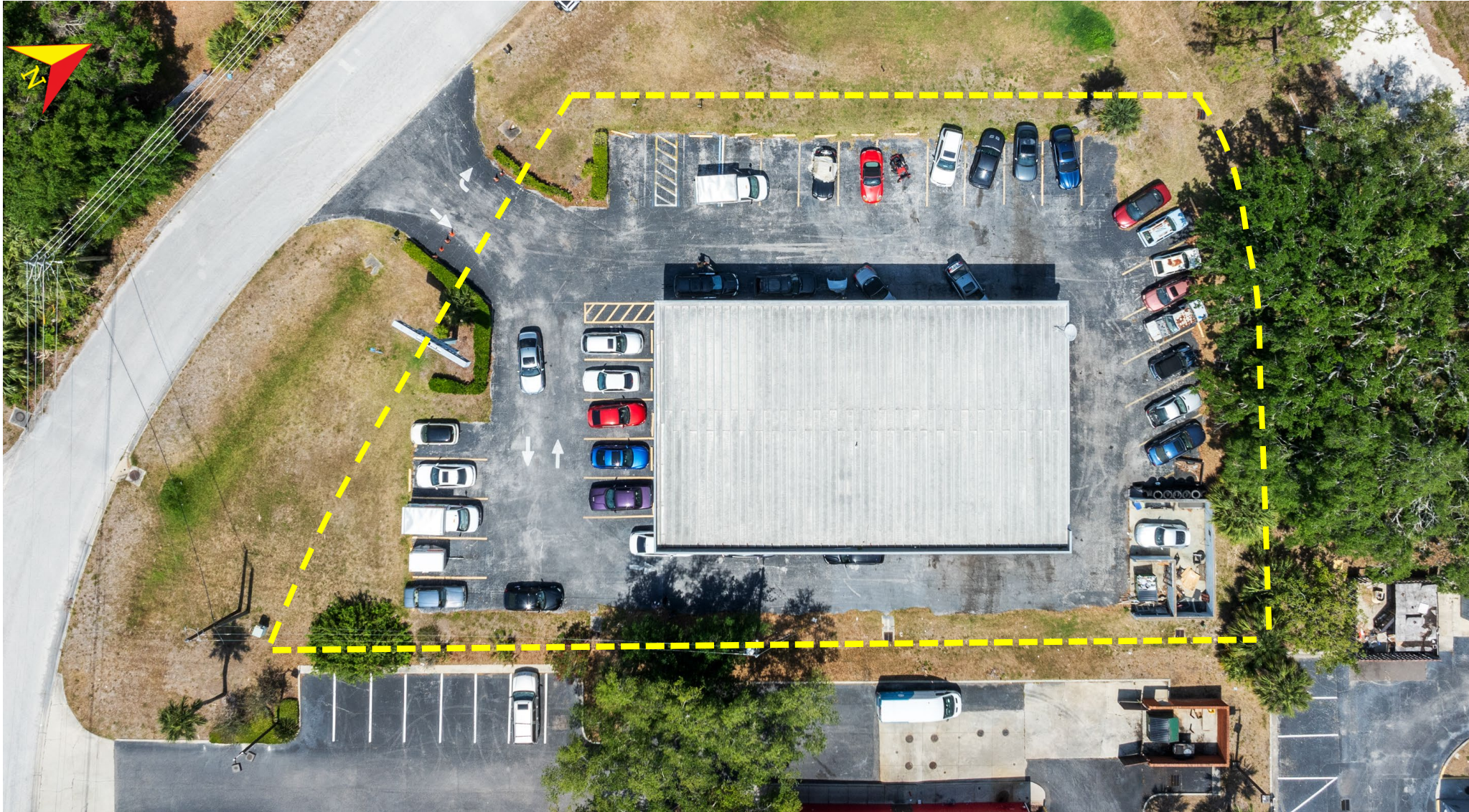
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AERIAL OVERHEAD



AERIAL EAST



AERIAL WEST



AERIAL SOUTH-SOUTHWEST



AERIAL NORTH EAST



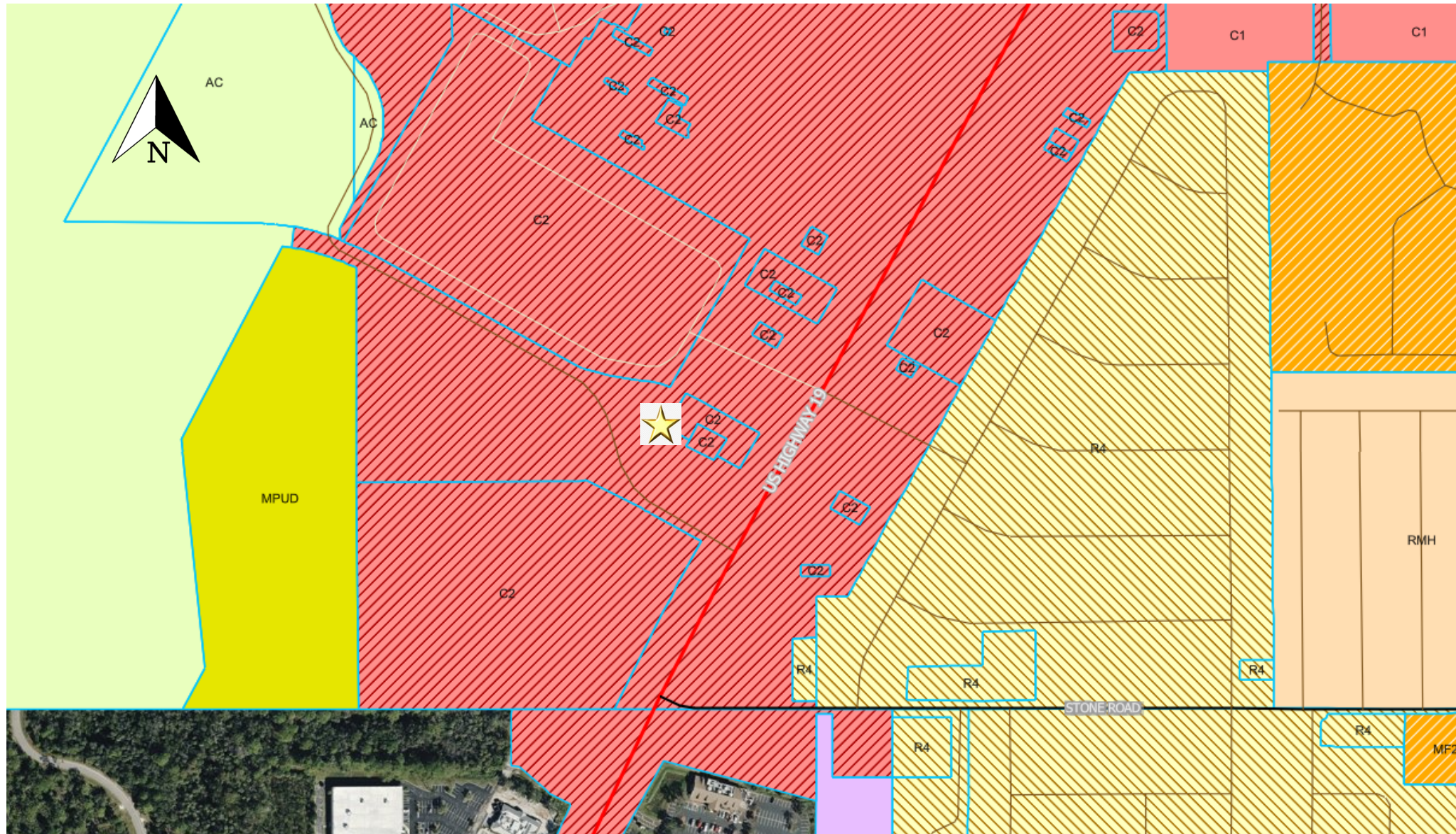
Central Park Apartments
280 Units In Permitting
Pool/Clubhouse/Dog Park

AERIAL SOUTHWEST

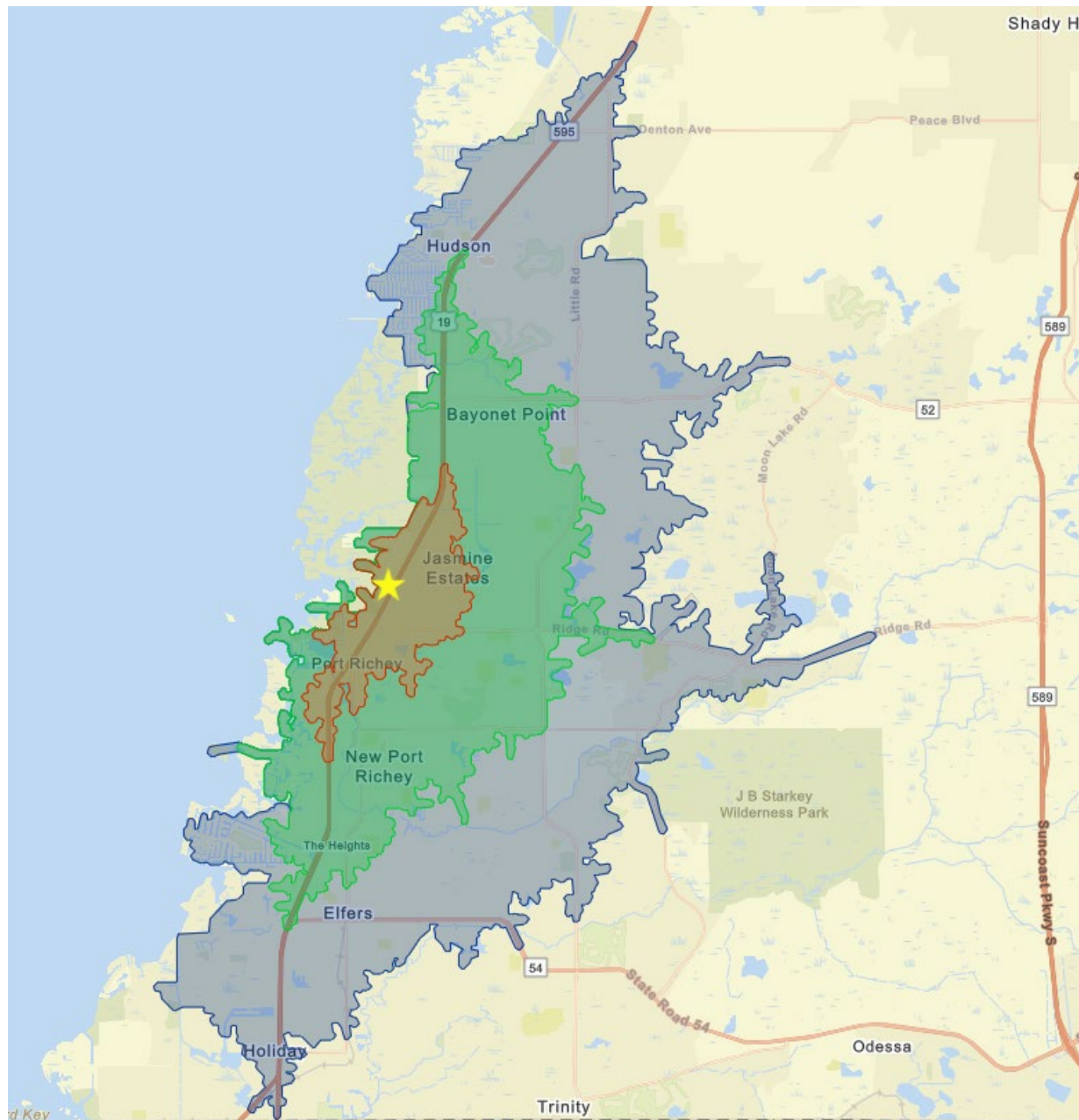




Zoning Map (Source "Pasco Mapper")



5-10-15 MINUTE DRIVE TIMES 2024



Total Population

5 Minute Drive:	14,265
10 Minute Drive:	78,581
15 Minute Drive:	165,868



Total Households

5 Minute Drive:	5,972
10 Minute Drive:	34,729
15 Minute Drive:	73,627



Daytime Workers

5 Minute Drive:	7,988
10 Minute Drive:	31,537
15 Minute Drive:	60,810



Median Age

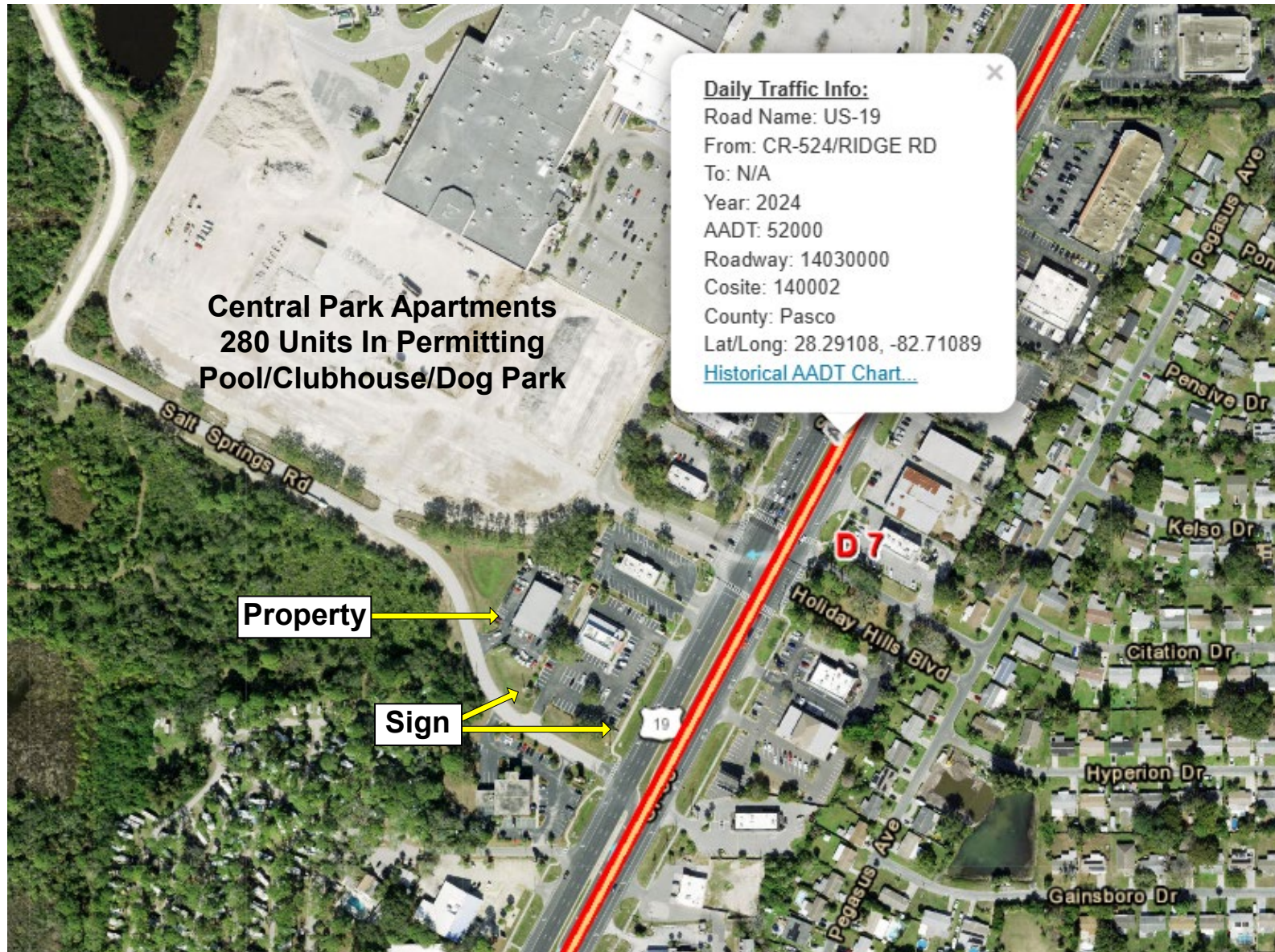
5 Minute Drive:	41.8
10 Minute Drive:	47.9
15 Minute Drive:	50.1



Vehicle Mtce/Repair Per Person

5 Minute Drive:	\$866
10 Minute Drive:	\$909
15 Minute Drive:	\$971

FDOT 2024 Traffic Counts



TAMPA BAY AREA AUTOMOTIVE MARKET OVERVIEW (Source CoStar)

The automotive repair and sales industry in the Tampa Bay area is characterized by a diverse range of businesses, including numerous auto repair shops and used car dealerships, suggesting a healthy demand for automotive services. The auto repair industry in the Tampa Bay market, like much of the U.S., is likely experiencing steady growth in 2025, driven by several key factors. Nationally, the automotive repair and maintenance market is projected to grow from \$960.98 billion in 2024 to \$1,051.52 billion in 2025, reflecting a 9.4% increase. The Tampa Bay area, as a major urban center in Florida with a growing population and a strong reliance on personal vehicles, is poised to align with or even exceed this national trend. Revenue for automotive mechanical and electrical repair and maintenance in the state was projected to reach approximately \$3.42 billion by 2024, according to forecasts from Statista. Given that the Tampa Bay market is a major urban hub within Florida, it's reasonable to assume it contributes significantly to this figure. The repair sector is benefiting from an aging vehicle fleet; nationally, the average vehicle age is around 13 years for cars, and Tampa Bay's car-dependent culture likely mirrors this trend. The rising cost of new vehicles—up 20% to 30% in recent years—has pushed many residents to maintain and repair their existing cars rather than purchase new ones. Cox Automotive indicated the U.S. used vehicle market saw around 35.3 million units sold in 2024, a slight dip from 36.2 million in 2023, but forecasts suggest a rebound to approximately 36.1 million units in 2025, driven by economic recovery and consumer preference for affordability.



BROKER BIO'S



SHANE BILLINGS, Broker Associate - Tampa

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

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 30 years of experience in the environmental field—setting him apart from other Brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential “red flags” early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2025, Shane celebrates his ninth year in the commercial real estate industry.

Jack Wynne, Broker Associate – St. Petersburg

Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in South Pasadena, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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