

FOR SALE \$1.225M 8.4% CAP

Auto Repair 3,362 SF, Auto Garage 1,604 SF
Battery Shop 1,991 SF & Office 1,416 SF
0.87 Acres / Zoned CG

1814 S. Parsons Ave. | Seffner, FL 33584

DO NOT visit the property without Bridgewater Commercial and do not contact the tenants or you will be disqualified from consideration.



Shane Billings

Broker Associate

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Jack Wynne

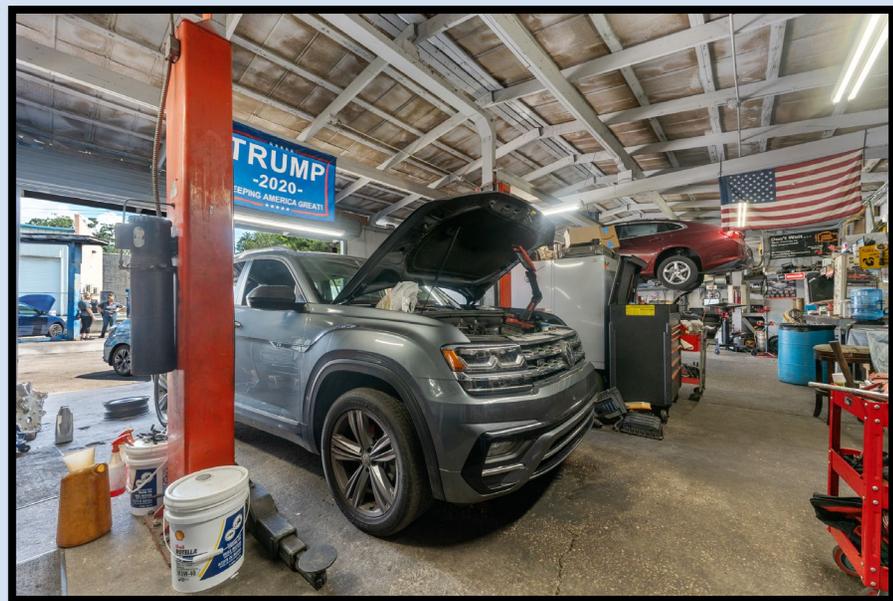
Broker Associate

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Bridgewater Commercial Real Estate
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OFFERING HIGHLIGHTS

Price	\$1,225,000 / 8.4% CAP
Gross / Heated SF Bennett Auto (blt. 1980)	3,711 / 3,362
Gross / Heated SF Xtreme Voltage (blt. 1976)	2,391 / 1,991
Gross / Heated SF Auto Garage (blt. 1976)	1,604 / 1,604
Gross / Heated SF Office Vice Auto (blt. 1958)	1,416 / 1,416
*Acres	0.87 (0.84 Usable)
Water/Garbage	Hillsborough County
Sewer	Septic
Traffic Count 2024	19,300
Zoning	Commercial General (CG)
Flood Zone	X

* GSA IV Cell Tower has a 99-year easement for 0.03 acres

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Bridgewater Commercial Real Estate is excited to offer a prime value-add investment or owner user opportunity located on S. Parsons Avenue, a high-traffic corridor with 19,300 vehicles daily. The property features 194 feet of frontage and 326 feet of depth, with excellent visibility and access for both north and southbound traffic. The site includes pylon signage and comprises four structures:

- Office Building: Features a lobby and five offices, currently leased by Vice Auto Sales since 2020. New roof completed 2025.
- 4-Bay Auto Repair Building: Includes a customer lobby, office, and four outdoor lifts (seven lifts total included in the sale), occupied by Bennett Auto Repair (since 2017).
- 3-Bay Garage: Includes an office, leased to Bennett Auto.
- Office/Automotive Building: Features three roll-up doors, occupied by Xtreme Voltage since 2017.
- Additional Structure: A 540 SF shed/metal garage for workspace or storage.

All tenants are month-to-month, providing flexibility for a new owner to renegotiate terms, secure new tenants, or occupy the property. Current total monthly rent is \$10,700. Tenants are responsible for electricity, while the landlord covers water (+ dumpster service for office only), and maintenance of roofs and structures. As a bonus, seven (7) vehicle lifts can convey in the sale, enhancing the property value. There is also redevelopment opportunity considering the lot size and zoning.

Easement Note

A 0.03-acre portion of the property is subject to a 99-year easement owned by GSA IV for a cell tower and control building. There is NO lease or income from GSA. GSA IV retains a First Right of Refusal (FROR) to match any offer but has indicated in writing no interest in purchasing the property. GSA protocol requires offers be shared with GSA IV as per their easement agreement, with a 30-day response period, though they have agreed to expedite their refusal. Extra due diligence time will be provided to account for GSA's response.

PROPERTY FINANCIAL OVERVIEW

	Year 1	
	Total	\$/SF
<u>2026 Projected Income</u>		
Rental Income	\$128,400	\$15.34
<u>2025 Estimated Annual Expenses</u>		
Property Insurance (2025/26)	\$7,788	\$0.93
Real Estate Taxes (2025)	\$9,315*	\$1.11
Water & Dumpster Estimated	\$3,120	\$0.37
TECO Electric	Tenants	
Interior Maintenance	Tenants	
Repairs (Est. 2026)	\$5,000	\$0.60
Total Operating Expense	\$25,223	\$3.01
Net Operating Income	\$103,177	\$12.32

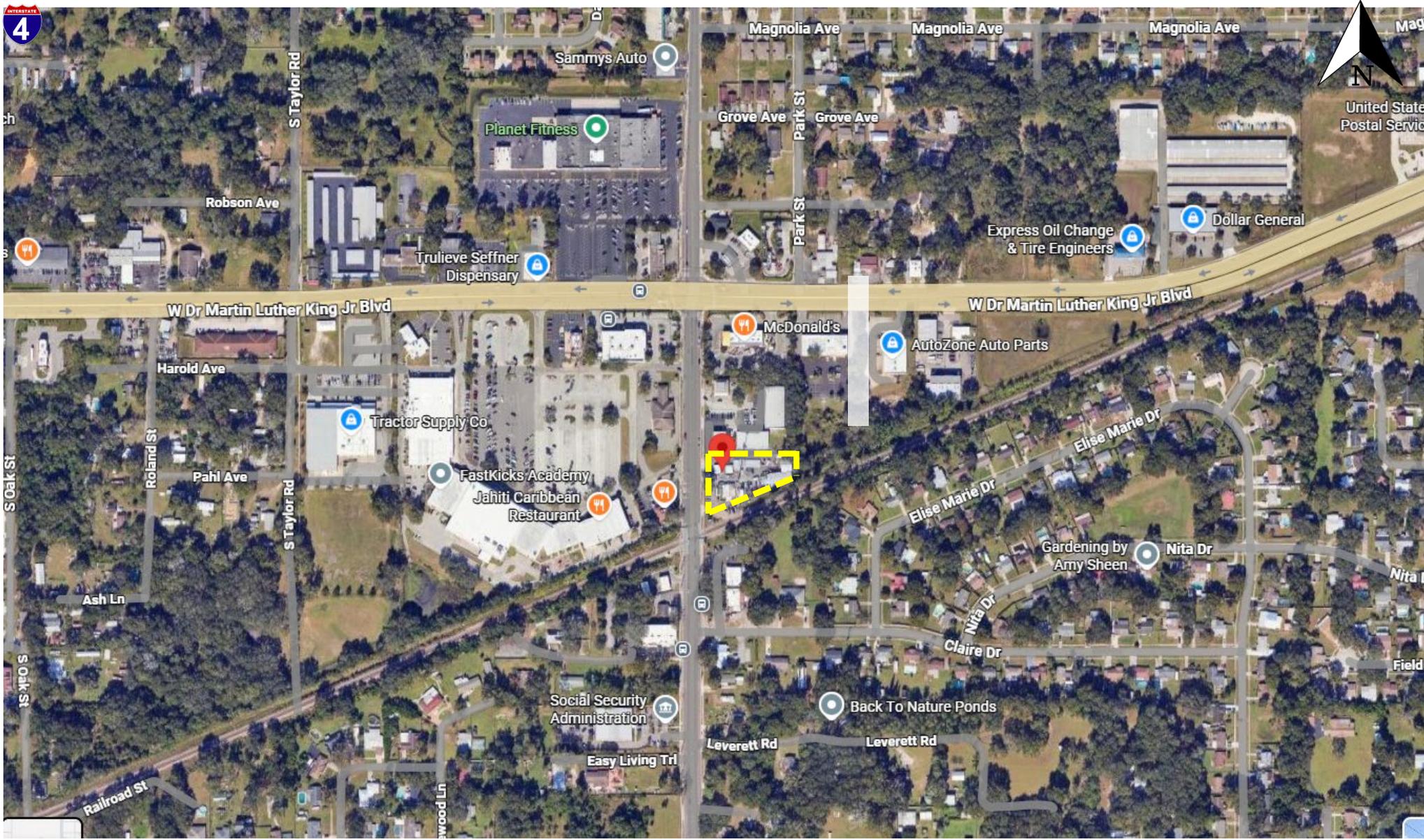
Lease Details: 3 Tenants Month to Month

*** Real Estate Taxes (GSA IV cell tower pays 12.5% of annual property taxes, total reflects after the payment)**



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LOCATION MAP (Google Maps 2025)



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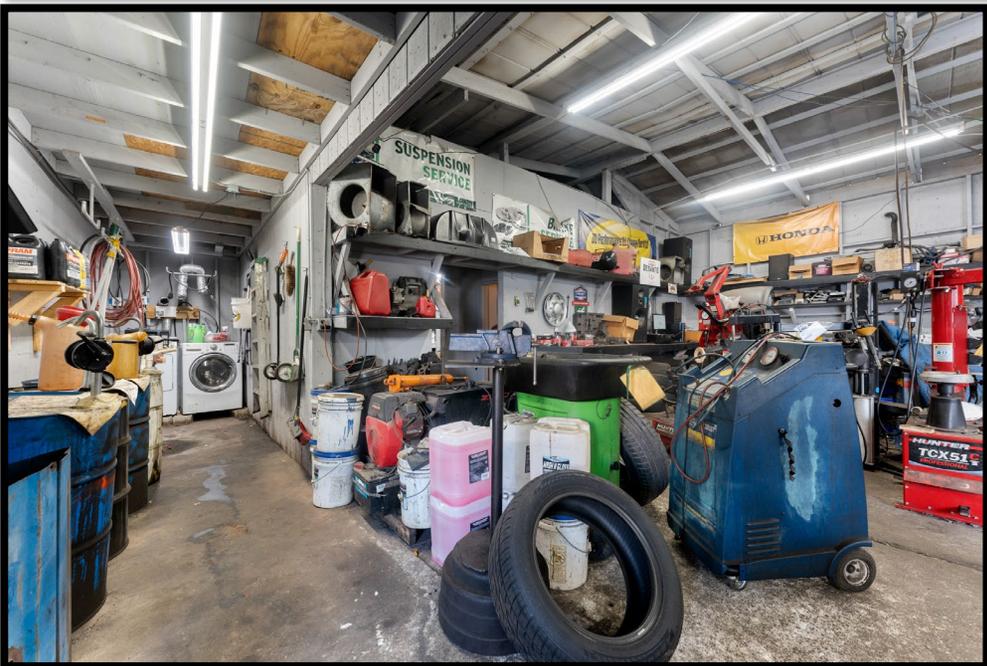
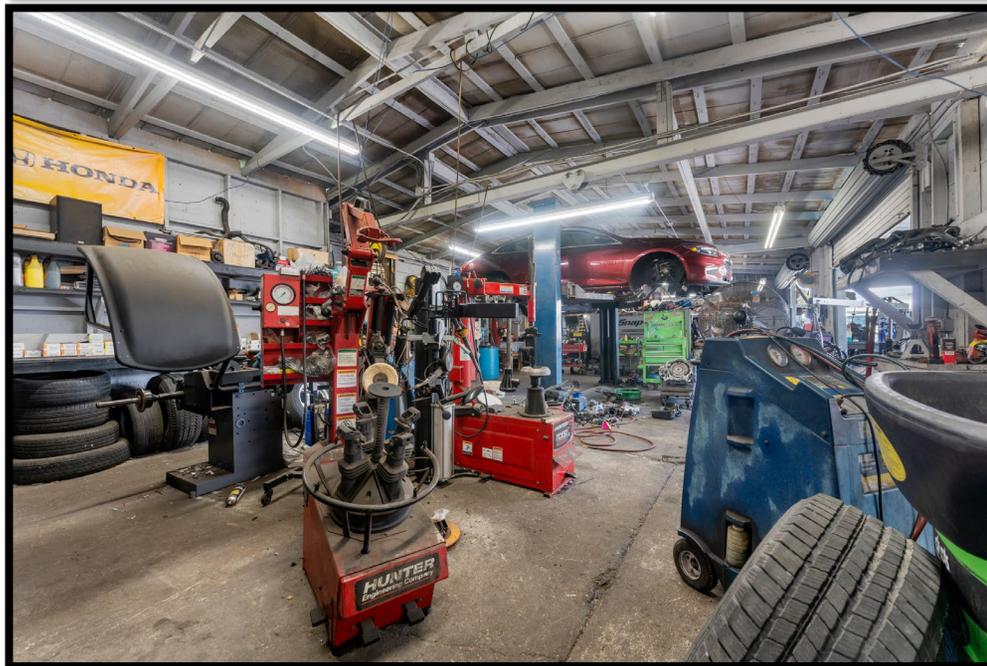
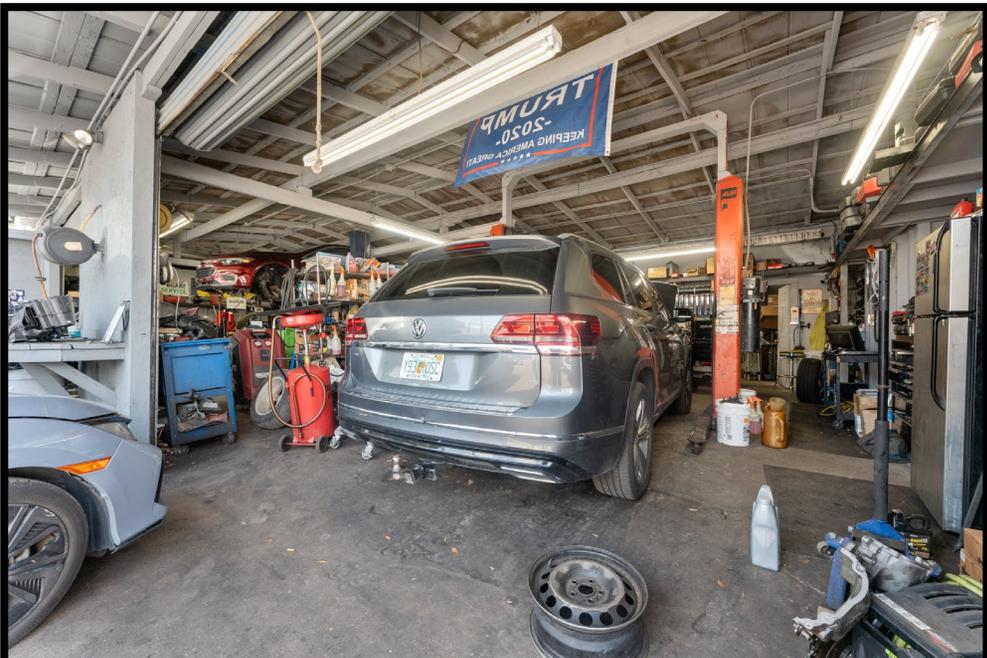
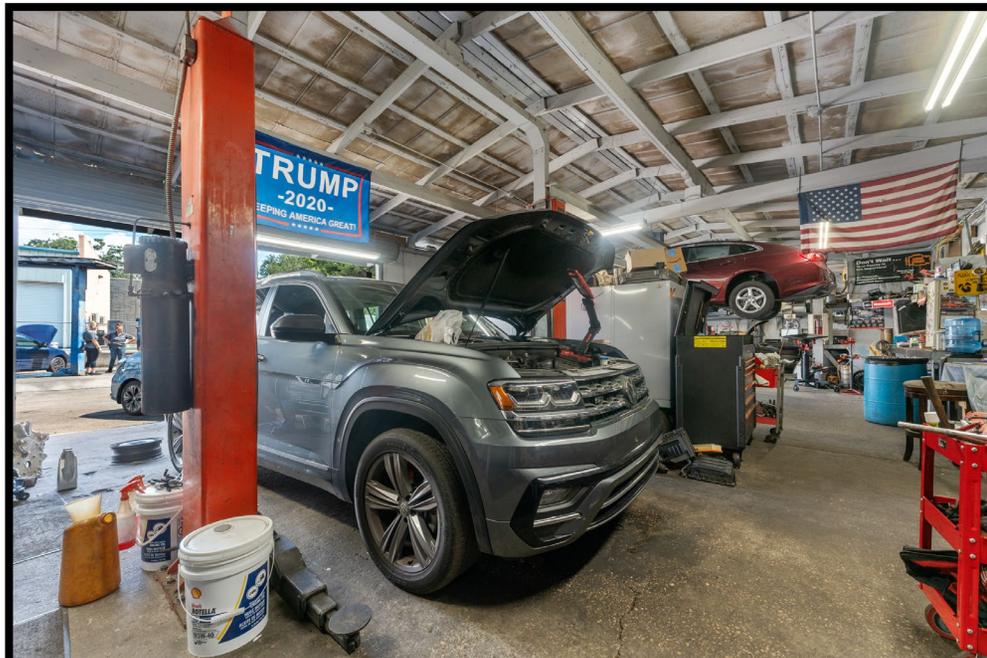
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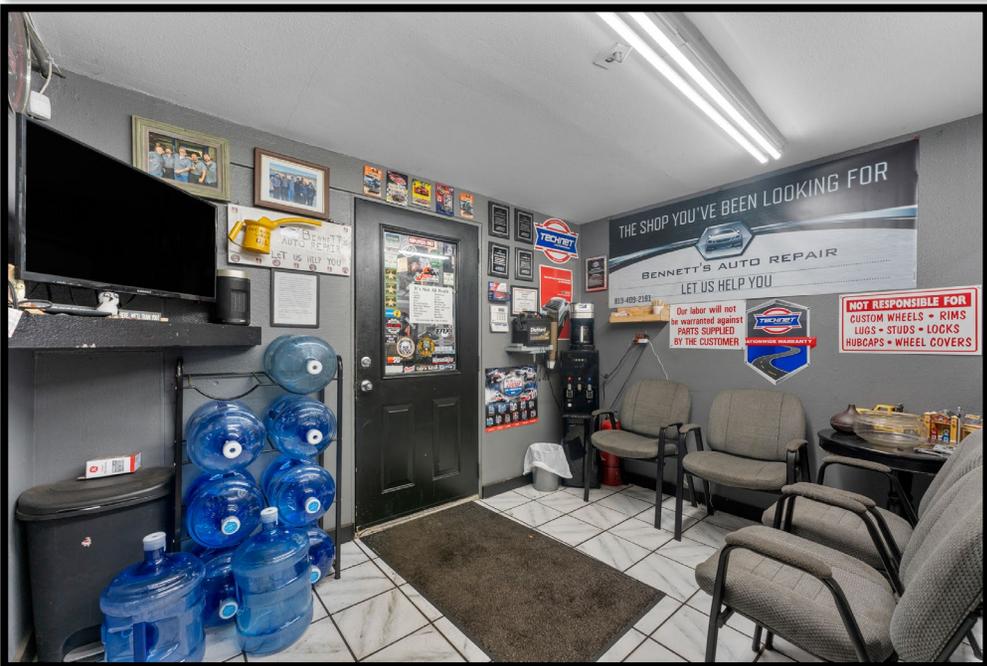
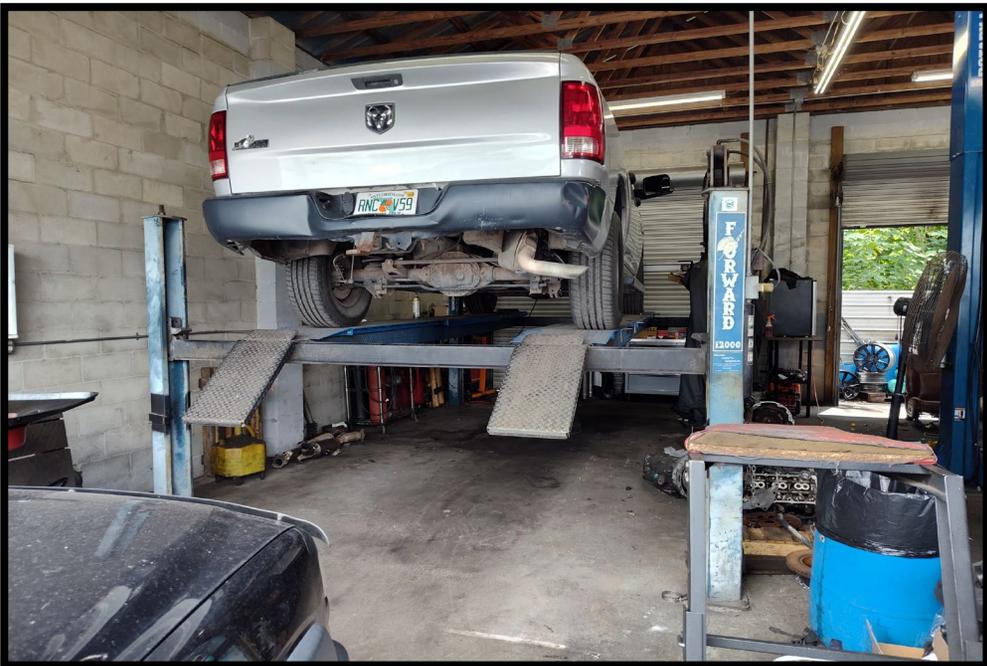
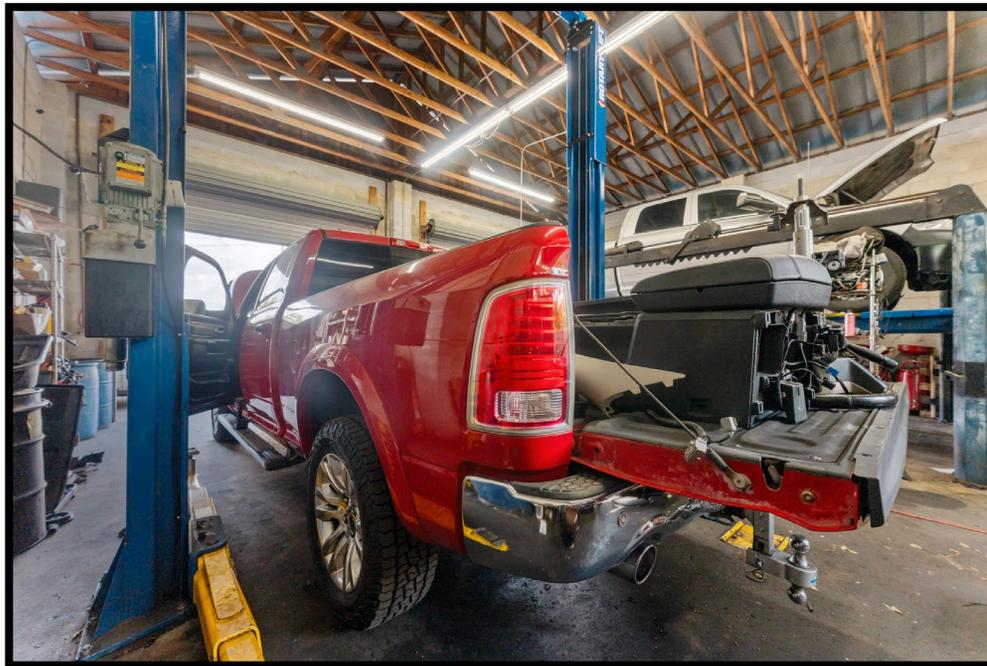
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AERIAL OVERHEAD



AERIAL SOUTHEAST



AERIAL SOUTHWEST



AERIAL NORTH



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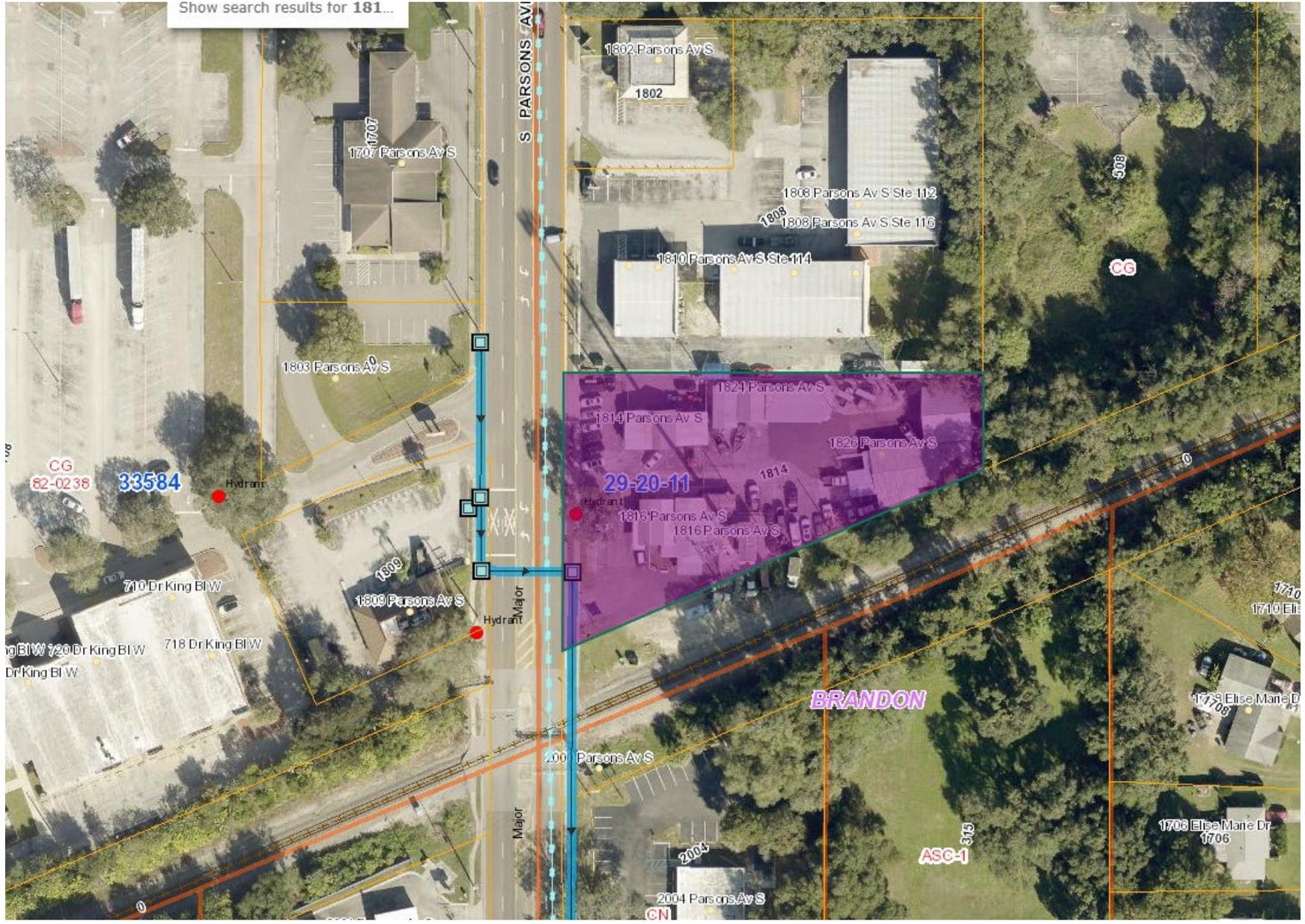
AERIAL NORTHWEST



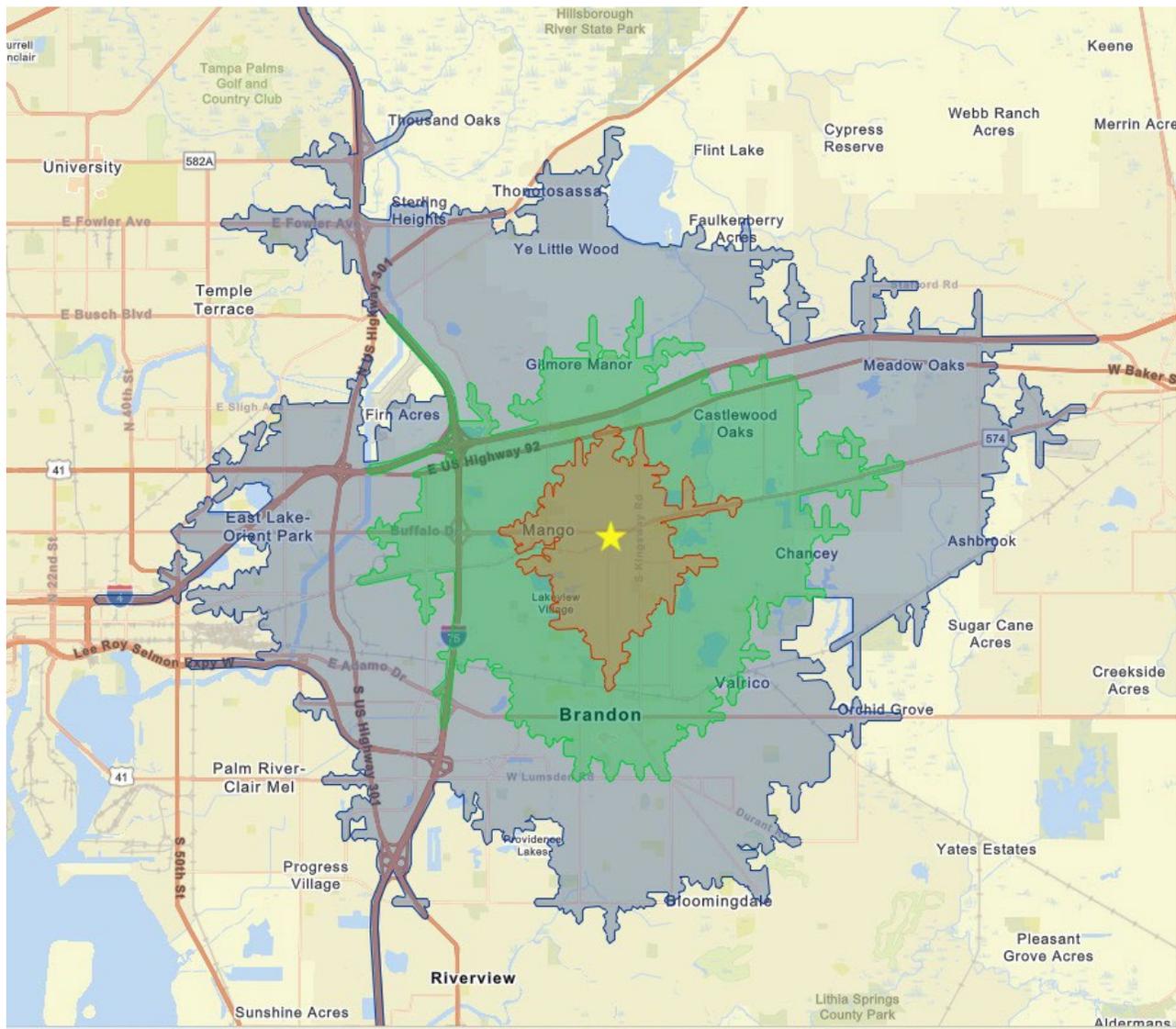
AERIAL Overhead (Source Hillsborough County Property Appraiser 2024)



Address Map (Source Hillsborough County www.hcfl.gov)



5-10-15 MINUTE DRIVE TIMES



Total Population

5 Minute Drive:	19,759
10 Minute Drive:	75,694
15 Minute Drive:	187,470



Total Households

5 Minute Drive:	6,995
10 Minute Drive:	27,913
15 Minute Drive:	69,980



Daytime Workers

5 Minute Drive:	5,301
10 Minute Drive:	40,053
15 Minute Drive:	113,161



Median Age

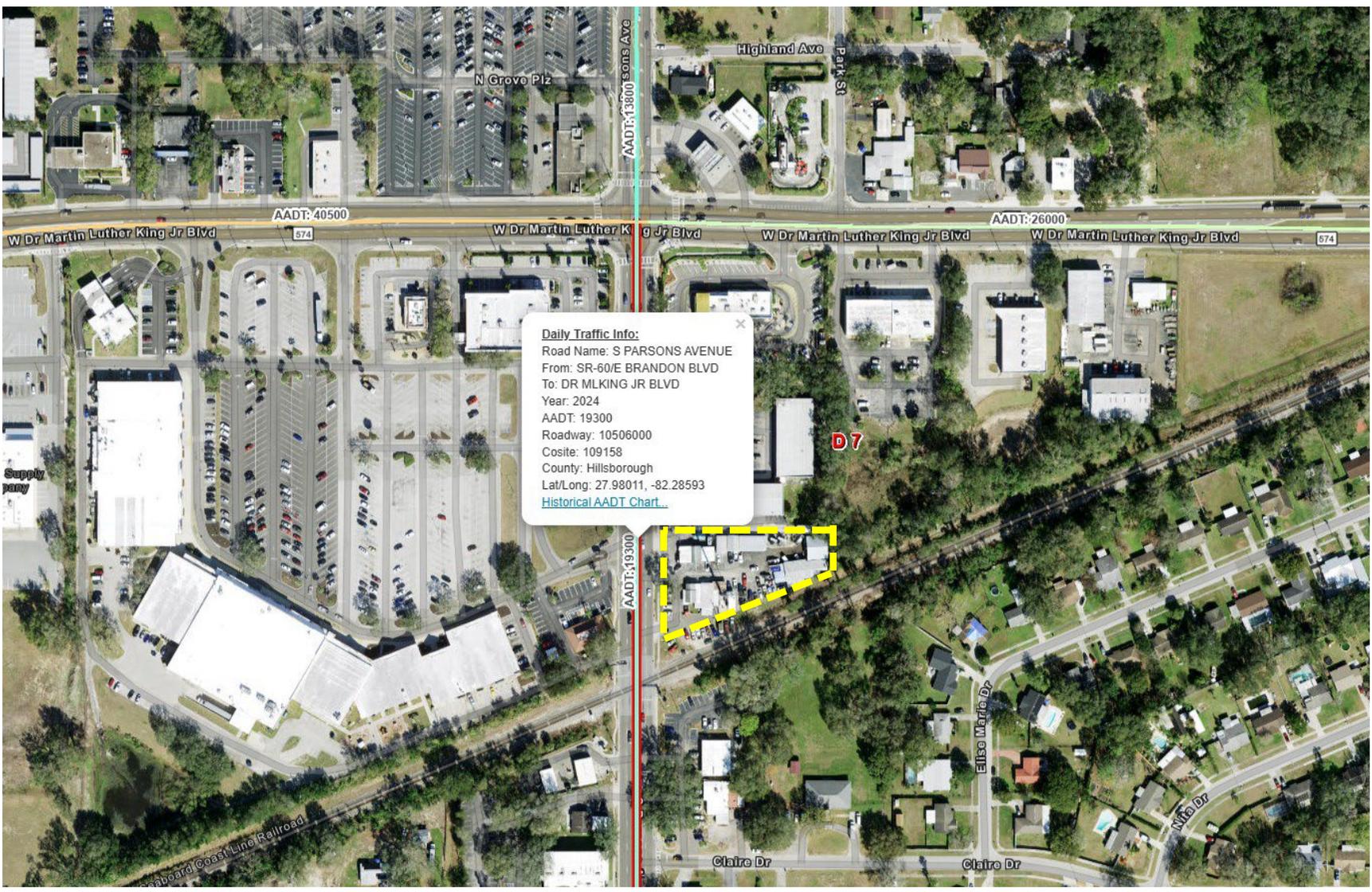
5 Minute Drive:	40.0
10 Minute Drive:	39.2
15 Minute Drive:	38.2



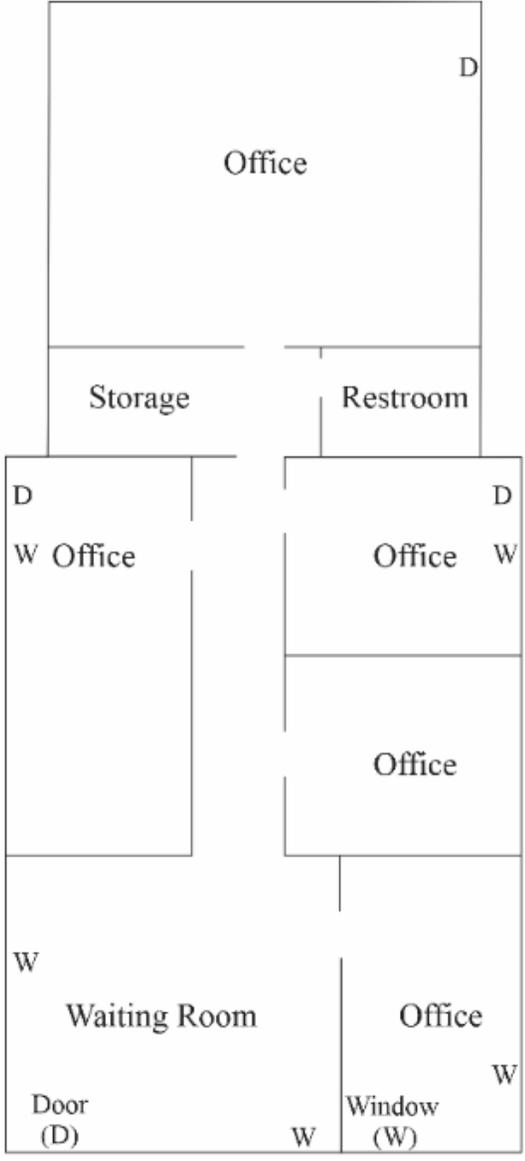
Median HH Income

5 Minute Drive:	\$76,097
10 Minute Drive:	\$76,041
15 Minute Drive:	\$75,586

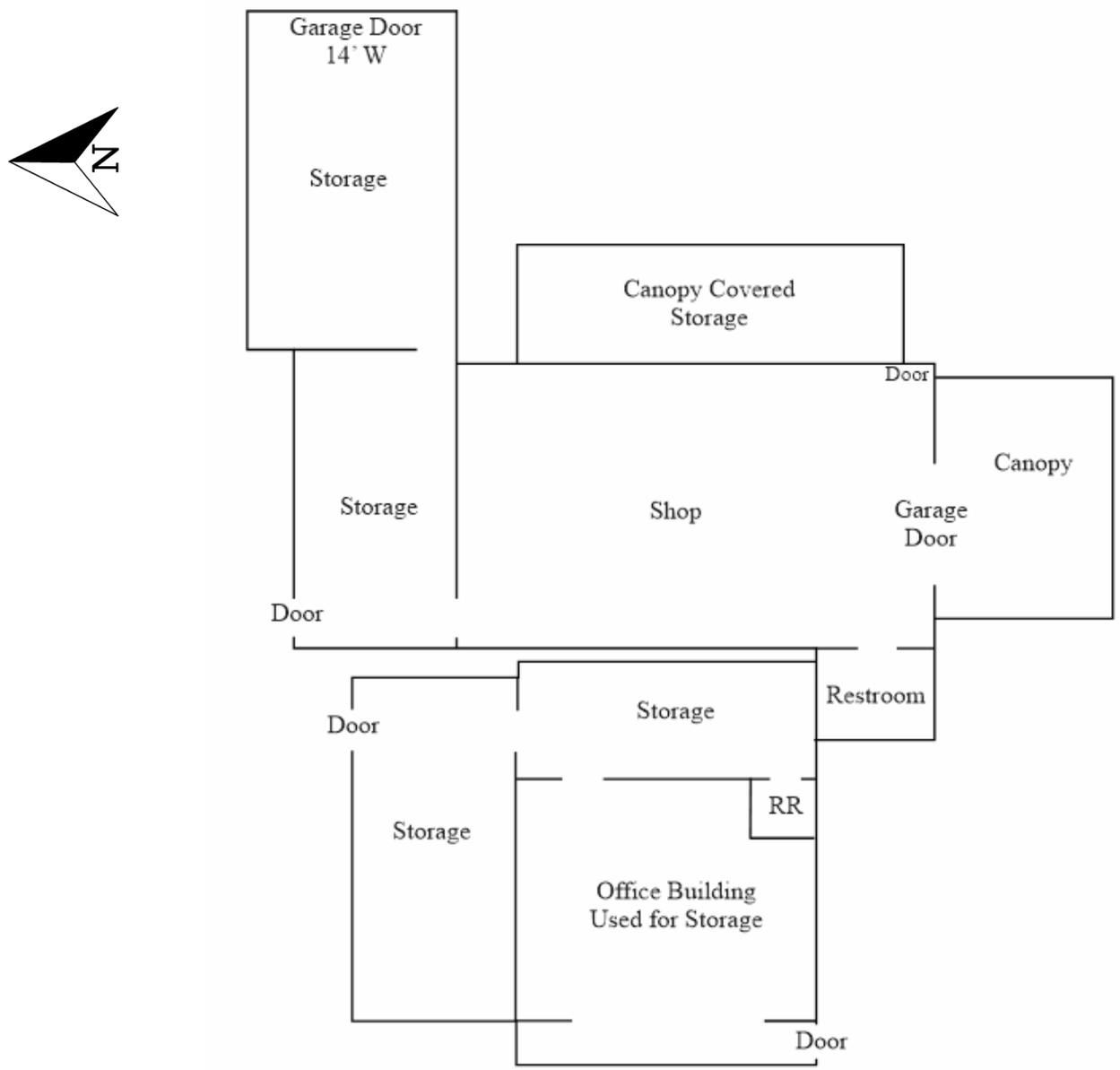
FDOT 2024 Traffic Counts



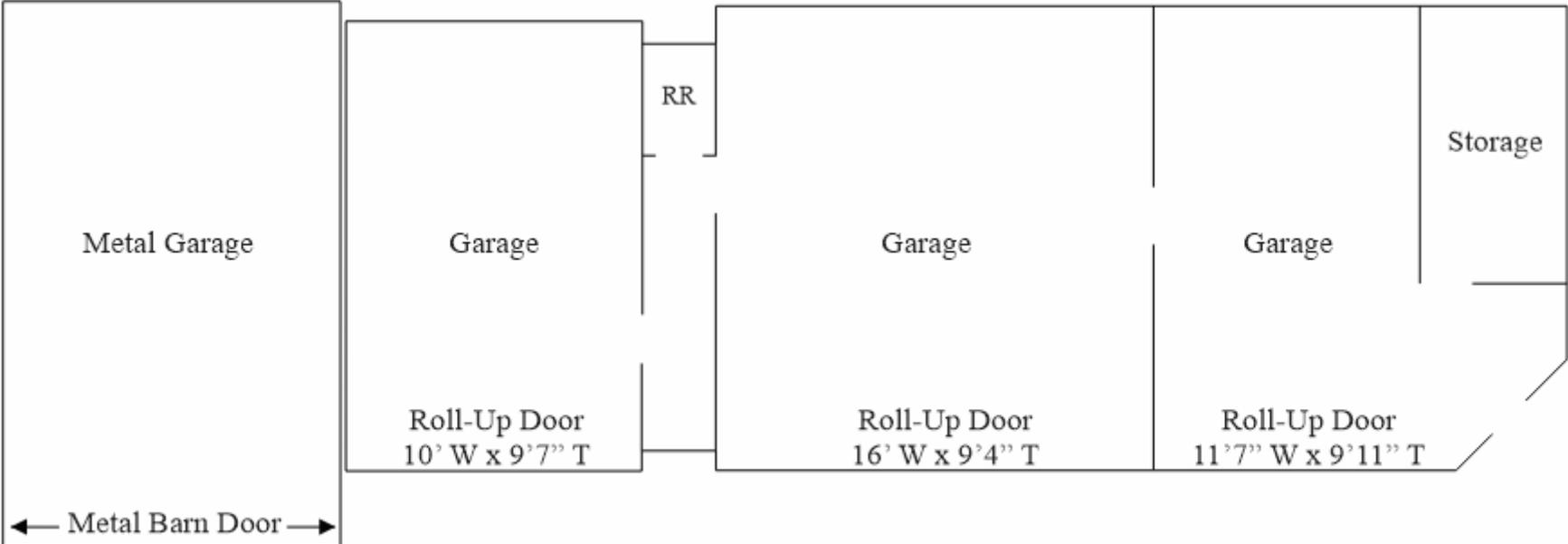
Vice Auto Sales 1814 S. Parsons Floor Plan



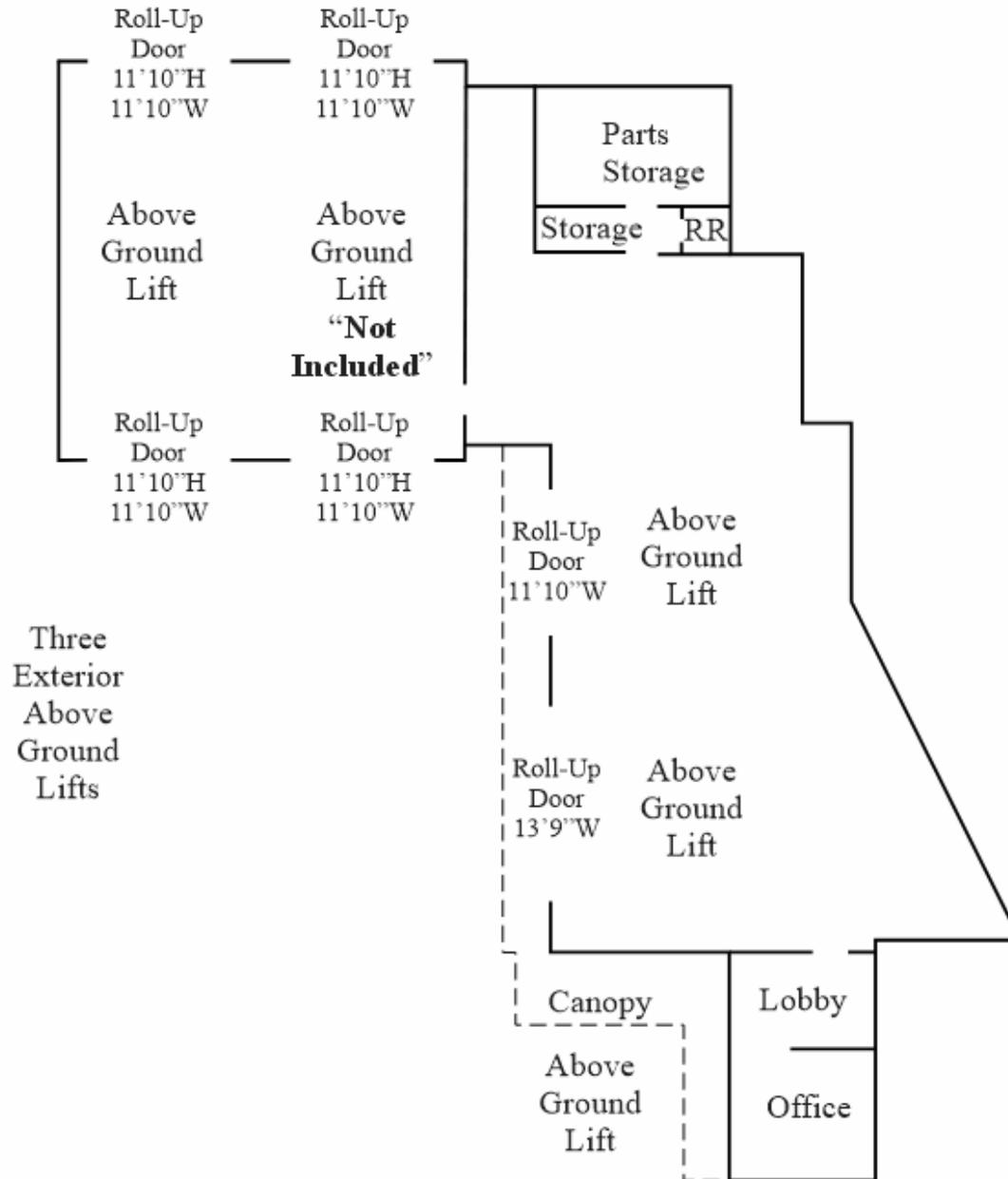
Xtreme Voltage 1816 S. Parsons Floor Plan



Bennett Auto Repair 1824 S. Parsons Floor Plan

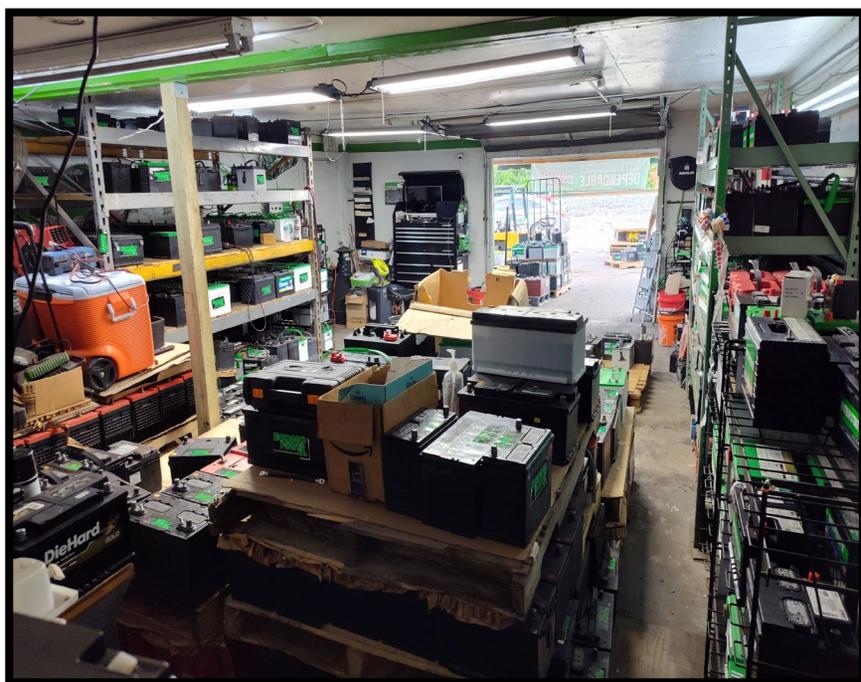
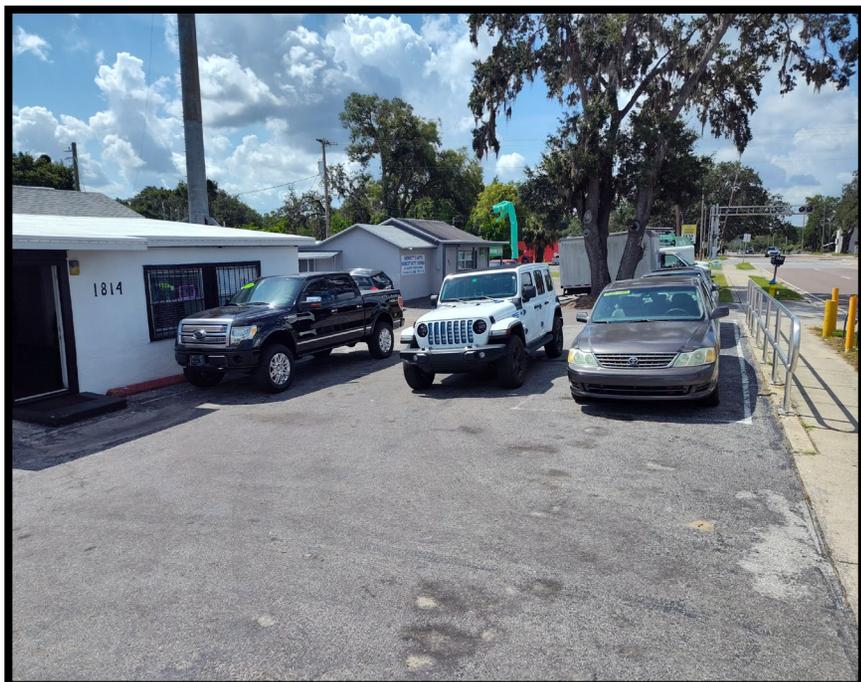


Bennett Auto Repair 1826 S. Parsons Floor Plan



TAMPA AUTOMOTIVE MARKET OVERVIEW (Source CoStar)

The automotive repair and sales industry in Tampa 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 Tampa, 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. Tampa, 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 Tampa 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'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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