

FOR SALE Tampa Paver Business with Real Estate



KORI BILLINGS CCIM
Broker Associate



Kori@BridgewaterCommercial.com
813-997-3341

Page Guide & Agent Bios

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



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Bridgewater Commercial Real Estate

447 3rd Avenue North, Suite 403

St. Petersburg, FL 33701

www.BridgewaterCommercial.com

KORI BILLINGS CCIM, Broker Associate – Tampa

Specialties

Business Brokerage, Investment Sales

Office Sales & Leasing

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 presently working to obtain the Certified Business Intermediary (CBI) designation in her tenth 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 exemplary 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.



Offering Summary

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



Price for Business + Real Estate	\$1,850,000
Business Established	1991
Business Established at Current Location	1991
Market Value of Included Equipment*	\$257,945
Property Size	0.53 Acres
Office Building Size	1,443 SF
Linebaugh Frontage	110 Feet
Linebaugh Daily Traffic Count	29,000

*All equipment necessary to operate business included in price

Bridgewater Commercial is pleased to present a 35-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's drive. Prominent signage and visibility on West Linebaugh Avenue, with an impressive 29,000 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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Property Summary

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



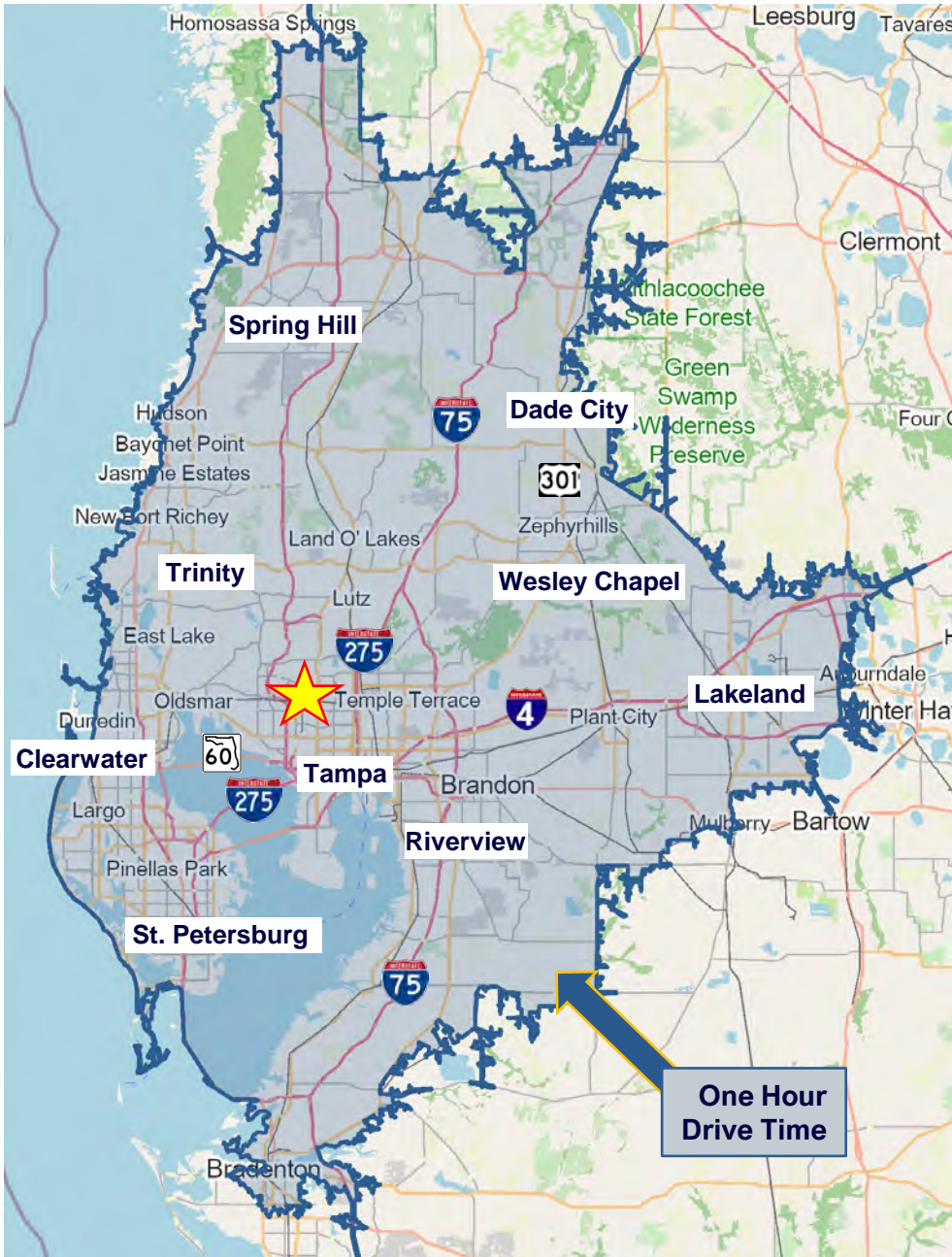
Year Built	1972
Gross/Heated Building Area	±1,503 SF ±1,443 SF
Construction Type	Concrete Block
Roof Type Age	Asphalt Composite Shingle 09-2022
Land Size	0.53 Acres 23,100 SF
Parking	Approximately 15 spaces
Zoning	M - Manufacturing
Parcel ID	U-20-28-18-ZZZ-000000-92120.0
HVAC Age	05-2026
Utilities	Teco / Well and Septic
Flood Zone	X Flood Insurance Not Required



Scan or Click for Traffic Timelapse Video

Location Map and 2026 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 3,889,122



Housing Units 1,784,566
Owner Occupied HUs 1,082,199



Average Home Value \$458,198
Average HH Income \$108,000

Source: esri 2026

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

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Exterior Photos

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Included Equipment

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2024 Dodge Ram 5500 Flatbed Dump Truck



2018 PJTM Dump Trailer



2005 Dump Trailer



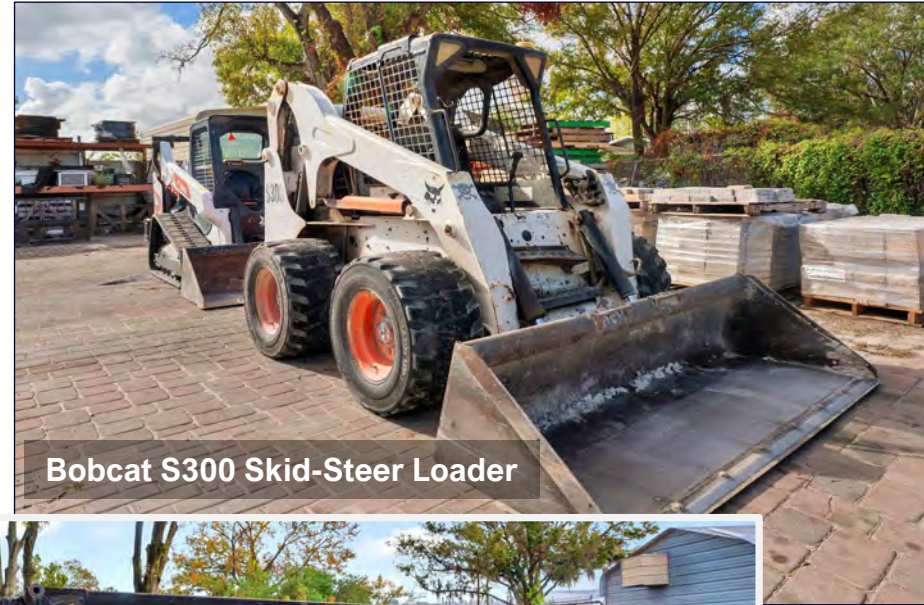
2017 Ford F550 Crew Cab Diesel Flatbed Dump Truck

Included Equipment

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Bobcat T66 Compact Track Loader



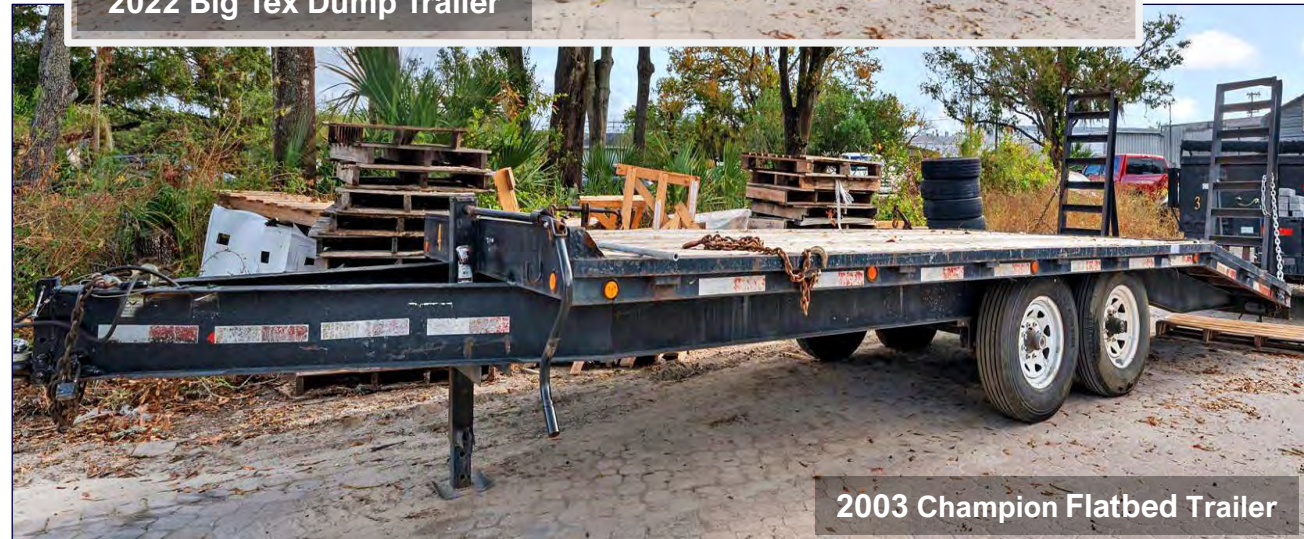
Bobcat S300 Skid-Steer Loader



Clark Forklift



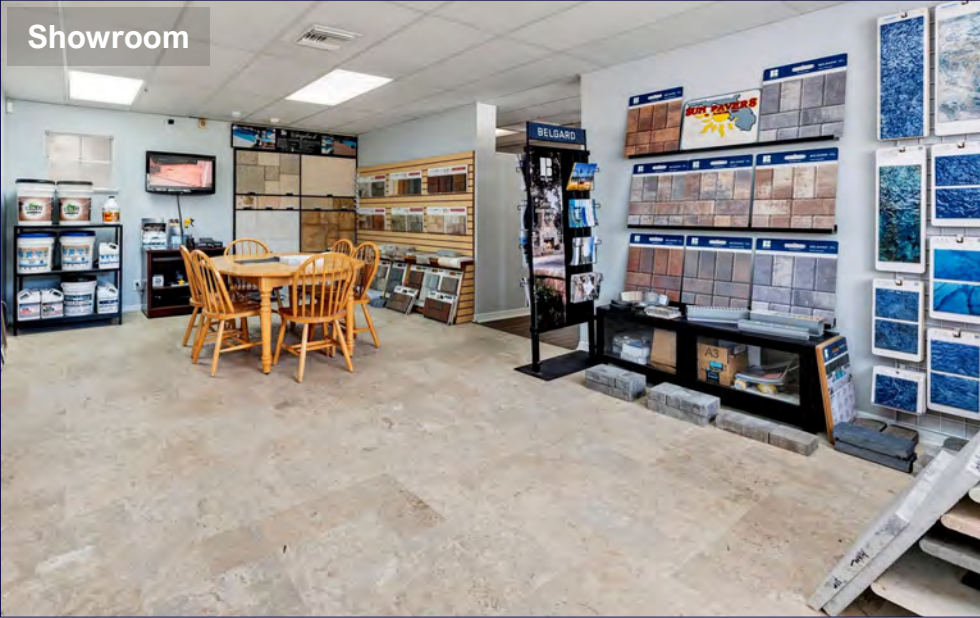
2022 Big Tex Dump Trailer



2003 Champion Flatbed Trailer

Showroom and Office Photos

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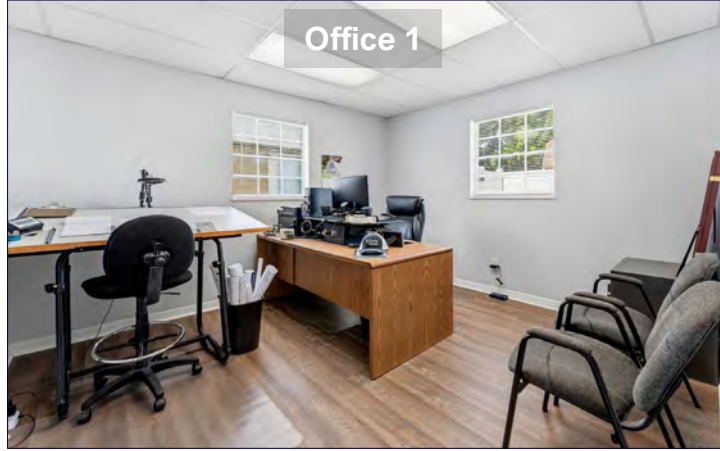
Showroom and Office Photos

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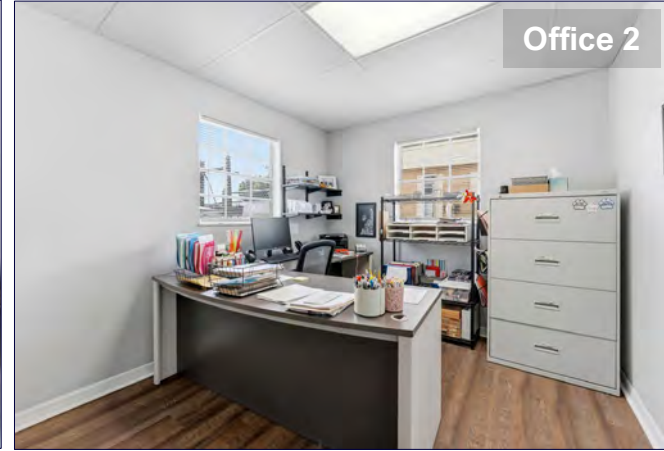
Office 3



Office 1



Office 2

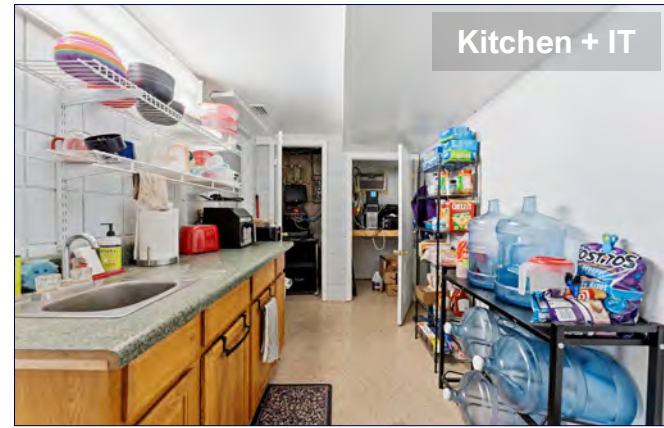


Break Area

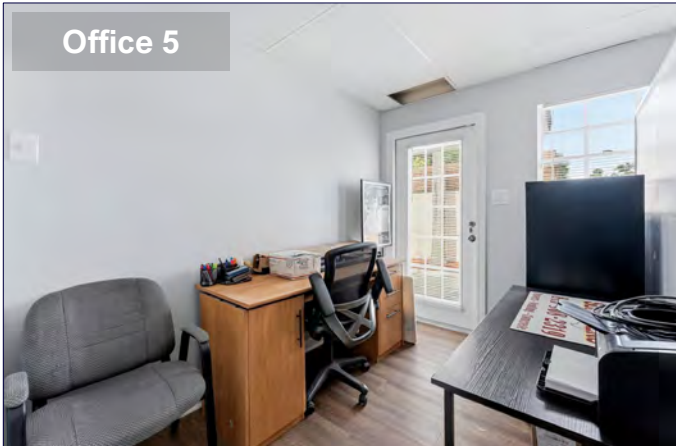


Showroom
Reception Office
3 Private Offices
2 Open Offices
Break Area
Kitchen
Restroom

Kitchen + IT



Office 5



Hallway



Office 6



Aerial Photo

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W. Linebaugh Ave. | 29,000 VPD



Aerial Photo

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Downtown Tampa



W. Linebaugh Ave. | 29,000 VPD

Aerial Photo

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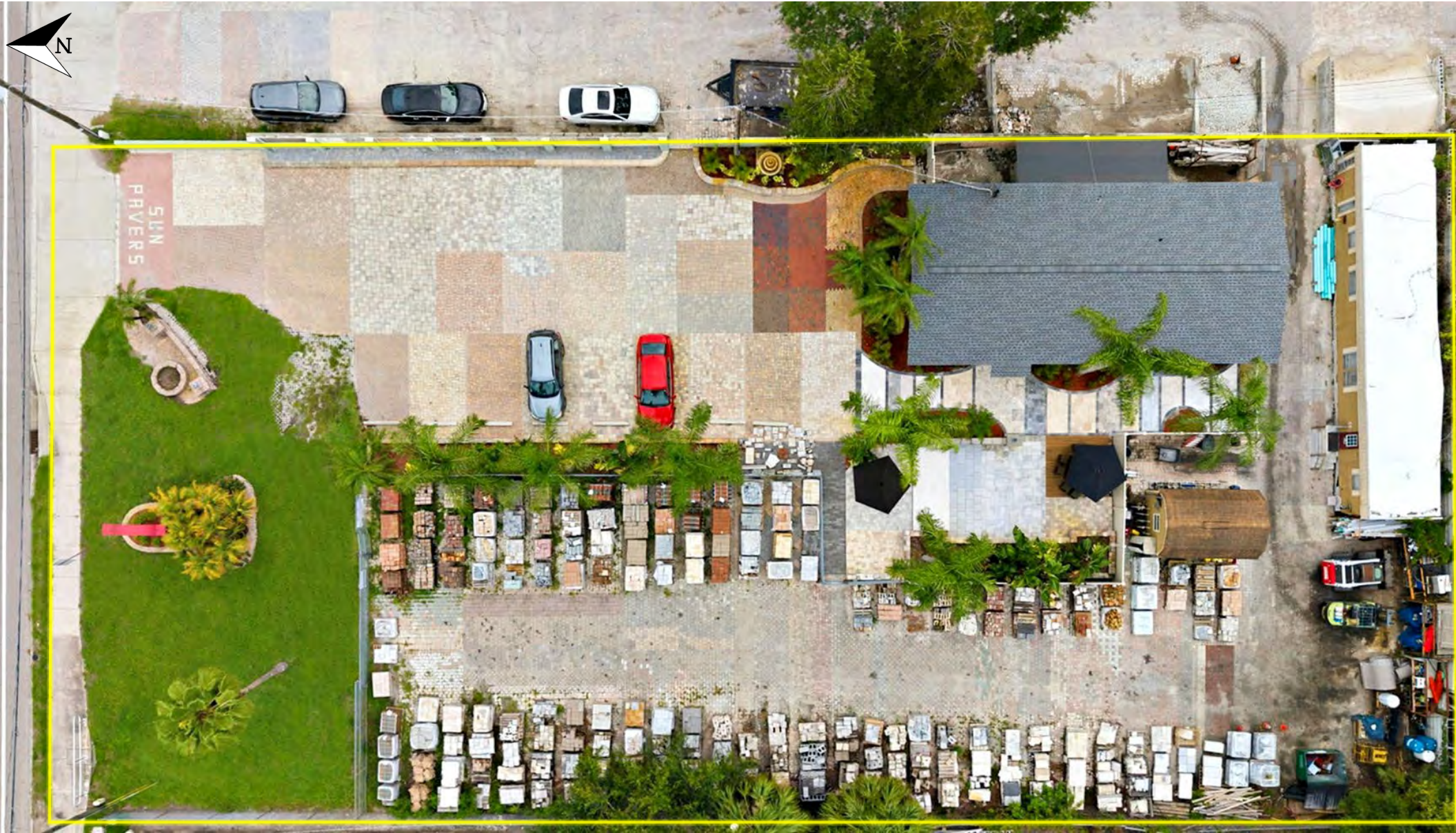
Aerial Photo

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Property Overhead View

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