

6512 OLD CHENEY HWY, ORLANDO FL 32807

AUTO SHOP & TOWING BUSINESS + REAL ESTATE | FHP APPROVED | OPERATING SINCE 2000



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COMPANY | COLDWELL BANKER REALTY



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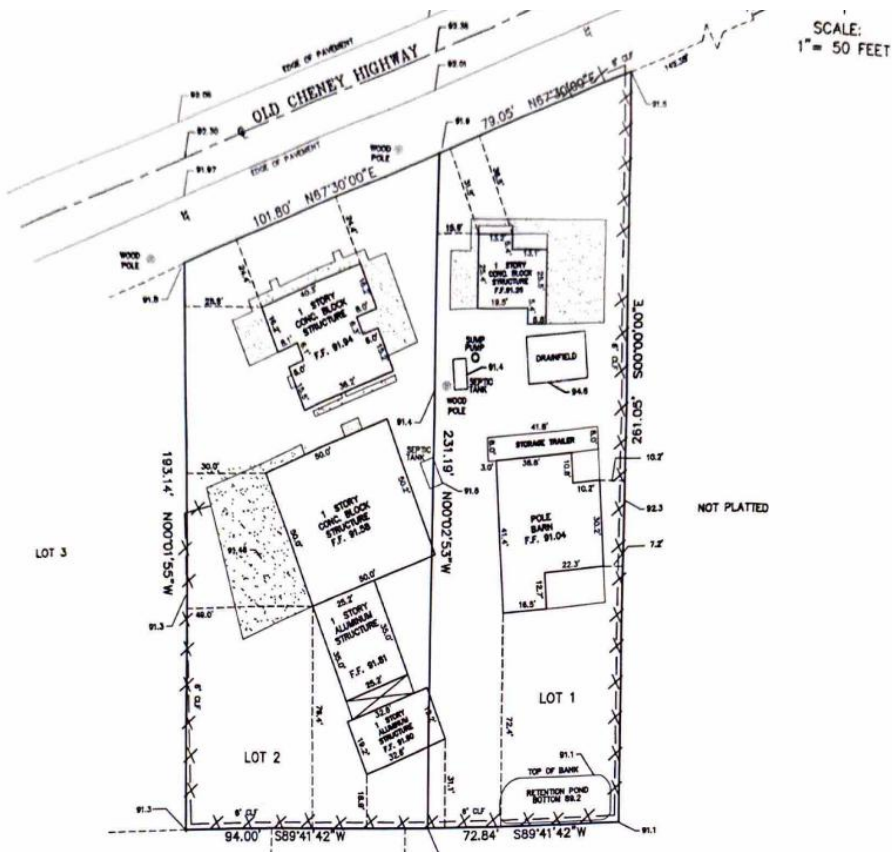
Coldwell Banker Commercial is pleased to present a rare opportunity to acquire a fully operational auto shop and towing business together with the underlying real estate in the Orlando, Florida market. This offering delivers an acquirer immediate operational continuity combined with durable, hard-asset real estate value - in a single transaction.

The towing division is Florida Highway Patrol (FHP) approved - Troop D - with 8 consecutive years of authorized service, representing a significant barrier to entry and a valuable institutional relationship. The auto shop has operated continuously at this location since 2000, establishing deep-rooted market presence, customer relationships, and a proven track record.

This sale includes two parcels totaling 1.38 acres: the main operating facility at 6512 Old Cheney Hwy (0.87 ac) and an additional fenced storage lot at the corner address of 6500 Old Cheney Hwy (0.51 ac) - providing critical impound and fleet storage capacity that is essential to towing operations. In-place month-to-month tenants generate supplemental income of approximately \$27,000 AGI annually.

Offered at: \$2,950,000 (Business + Real Estate — Two Parcels, 1.38 Acres Total)



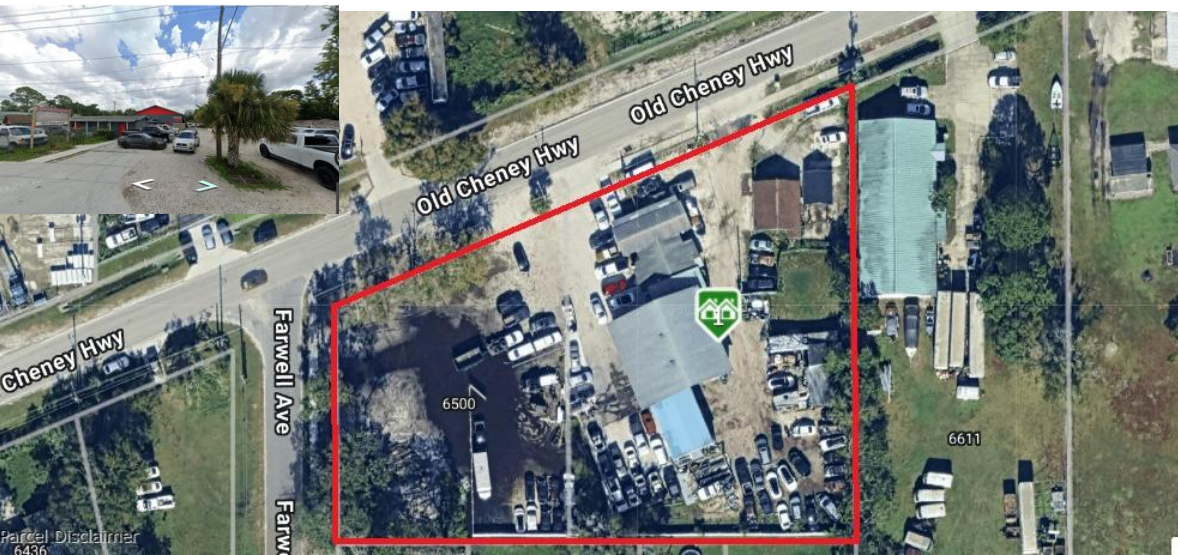


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Highlights:

- FHP Troop D Rotation — 8 Years Active | Designation Transfers with Business
- Operating at Location Since 2000 – 25+ years of market presence and customer base
- Auto Shop + Towing – Dual-revenue operation with immediate operational continuity
- Two-Parcel Sale – 6512 Old Cheney Hwy (main facility)(0.87 ac) + 6500 Old Cheney Hwy (corner storage lot, 0.51 ac)
- Total Land: 1.38 Acres – Significant land position with fenced impound/storage capacity
- Supplemental Income (~\$27,000 AGI) – In-place month-to-month tenants providing additional revenue
- High Barrier-to-Entry Industry – Licensing, FHP relationships, and operational scale limit new competition
- Scalable Platform – Expand towing fleet, services, or operational efficiency

Offered at: \$2,950,000 (Business + Real Estate – Two Parcels, 1.38 ac total)



**MIKE
GIORDANO**

Coldwell Banker
400 S Park Ave Ste 210,
Winter Park, FL 32789-
4320

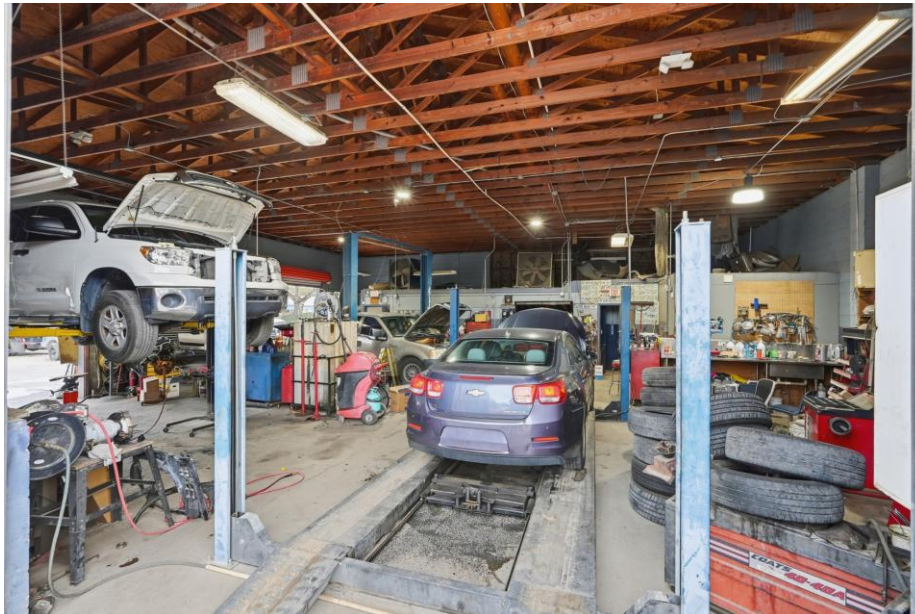
C. 321.418.1225
mike@mgtteam.com



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Property Photos — Shop Interiors



Property Photos — Site & Exterior



Property Photos — Tow Fleet & Operations

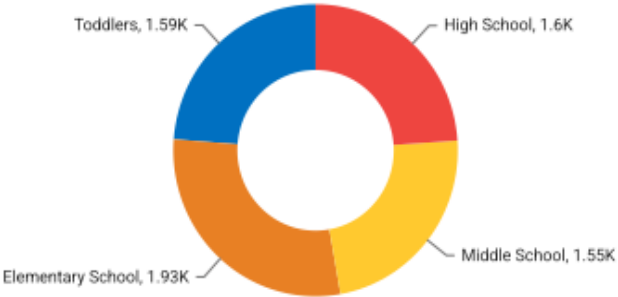


Population of Children by Age Group in 32807

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



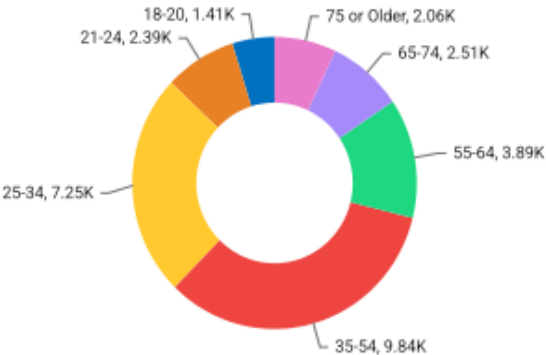
● 23.8% Toddlers ● 29.02% Elementary School ● 23.26% Middle School ● 23.93% High School

Population of Adults by Age Group in 32807

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 4.81% 18-20 ● 8.15% 21-24 ● 24.7% 25-34 ● 33.51% 35-54 ● 13.25% 55-64 ● 8.56% 65-74 ● 7.03% 75 or Older

Economy

Economic Facts & Stats

	32807	Orlando	Orange County	Florida	USA
Income Per Capita	\$28,916	\$41,985	\$39,640	\$41,055	\$43,289
Median Household Income	\$63,389	\$69,268	\$77,011	\$71,711	\$78,538
Unemployment Rate	—	3.8%	4%	4.2%	4.4%
Number Unemployed	—	7K	33K	477K	7.61M
Number Employed	—	185K	800K	10.76M	163.66M
Number in Labor Force	—	192K	834K	11.24M	171.26M



MIKE GIORDANO

Winter Park
400 S Park Ave Ste 210,
Winter Park, FL 32789-
4320

C. 321.418.1225
O. 407.647.1211
mike@mvgteam.com



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