6512 OLD CHENEY HWY, ORLANDO FL 32807

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

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: $2,850,000 (Business + Real Estate — Two Parcels, 1.38 Acres Total)

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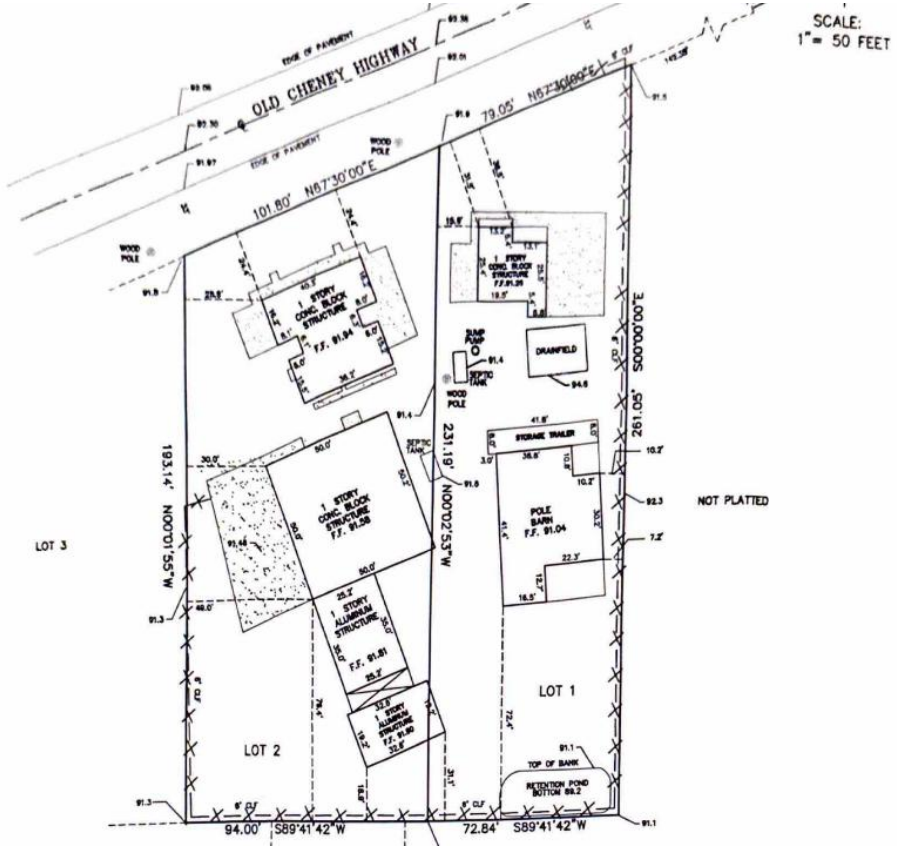

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Highlights:

- 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: $2,850,000 (Business + Real Estate – Two Parcels, 1.38 ac total)

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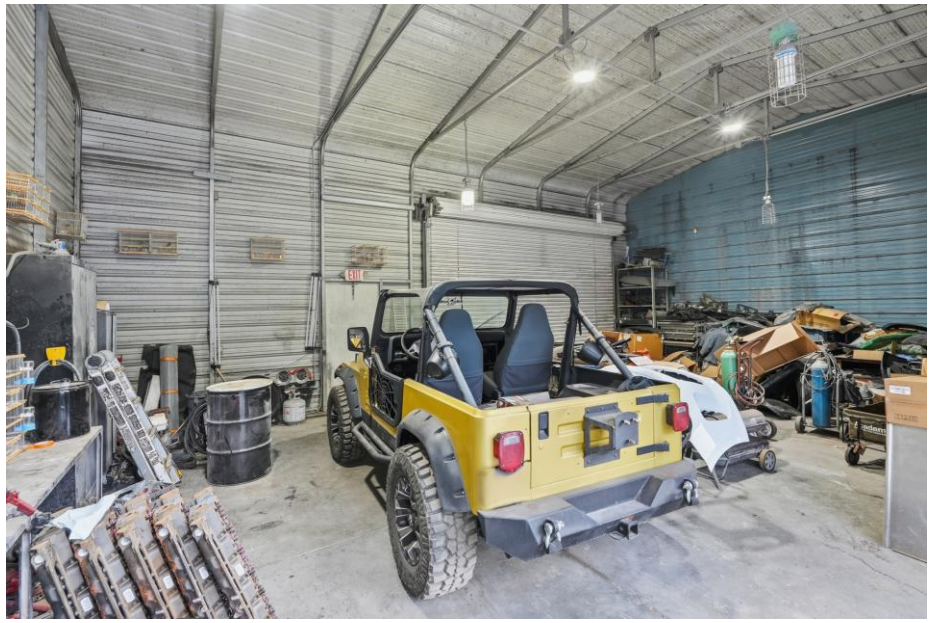
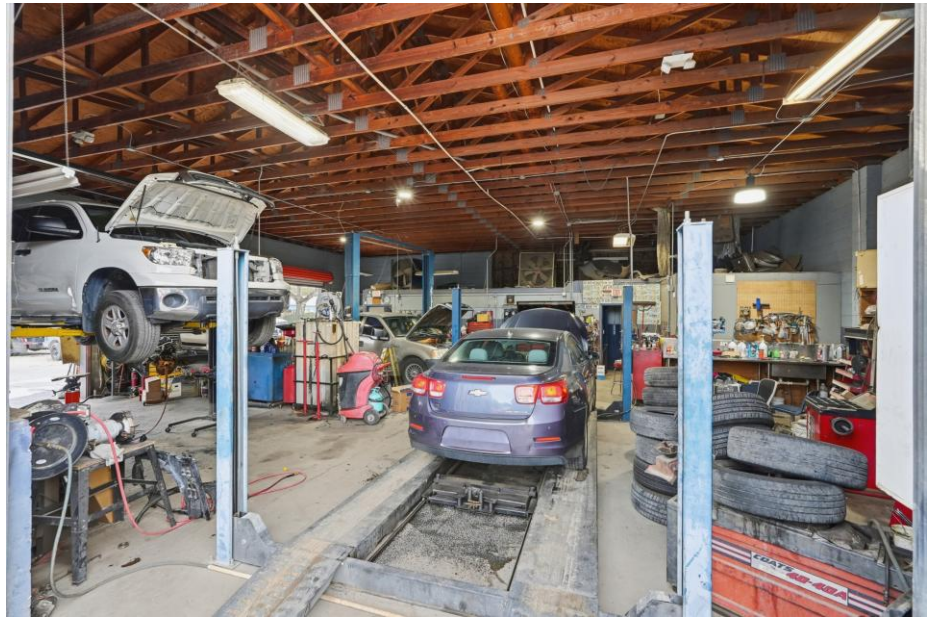
Property Photos — Shop Interiors





Property Photos — Site & Exterior

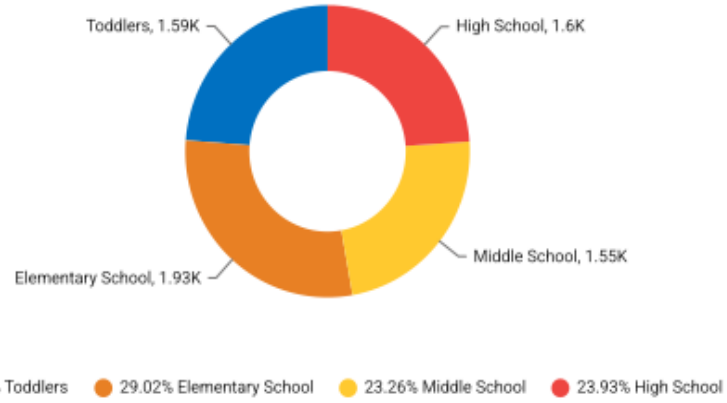
Property Photos — Tow Fleet & Operations

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

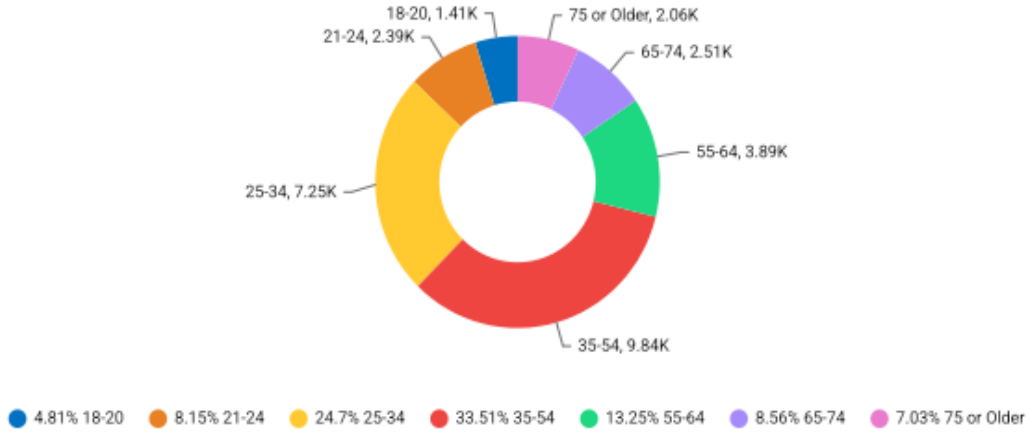


Population of Adults by Age Group in 32807

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



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

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