

Free Standing and Fully Leased

3932 Swift Rd, Sarasota, FL 34231

Office
Building
For Sale



Property Description

Freestanding 2,230± SF office building ideally positioned on Swift Road just one block south of Bee Ridge Road, offering excellent visibility and exposure to over 21,700 vehicles per day. This fully leased, four-unit office property features individual office suites ranging from 365 SF to 755 SF, providing a diversified tenant mix and stable income stream. The building has been well maintained and recently upgraded with new impact-rated windows and doors, reducing near-term capital expenditures. Its manageable size and suite configuration make it a low-maintenance investment with minimal management demands. Centrally located in a well-established Sarasota submarket with convenient access to US-41, downtown Sarasota, and surrounding residential and commercial corridors, this property presents a compelling opportunity for investors seeking dependable cash flow in a strong office location.

OFFERING SUMMARY

Sale Price:	\$695,000
Number of Units:	4
Lot Size:	7,747 SF
Building Size:	2,230 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,296	38,151	80,397
Total Population	11,487	83,319	174,822
Average HH Income	\$87,013	\$104,951	\$108,363



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

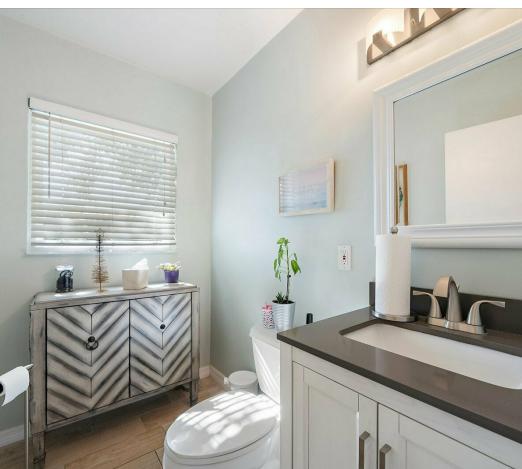


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

High Traffic Location

3932 Swift Rd, Sarasota, FL 34231

Office
Building
For Sale



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



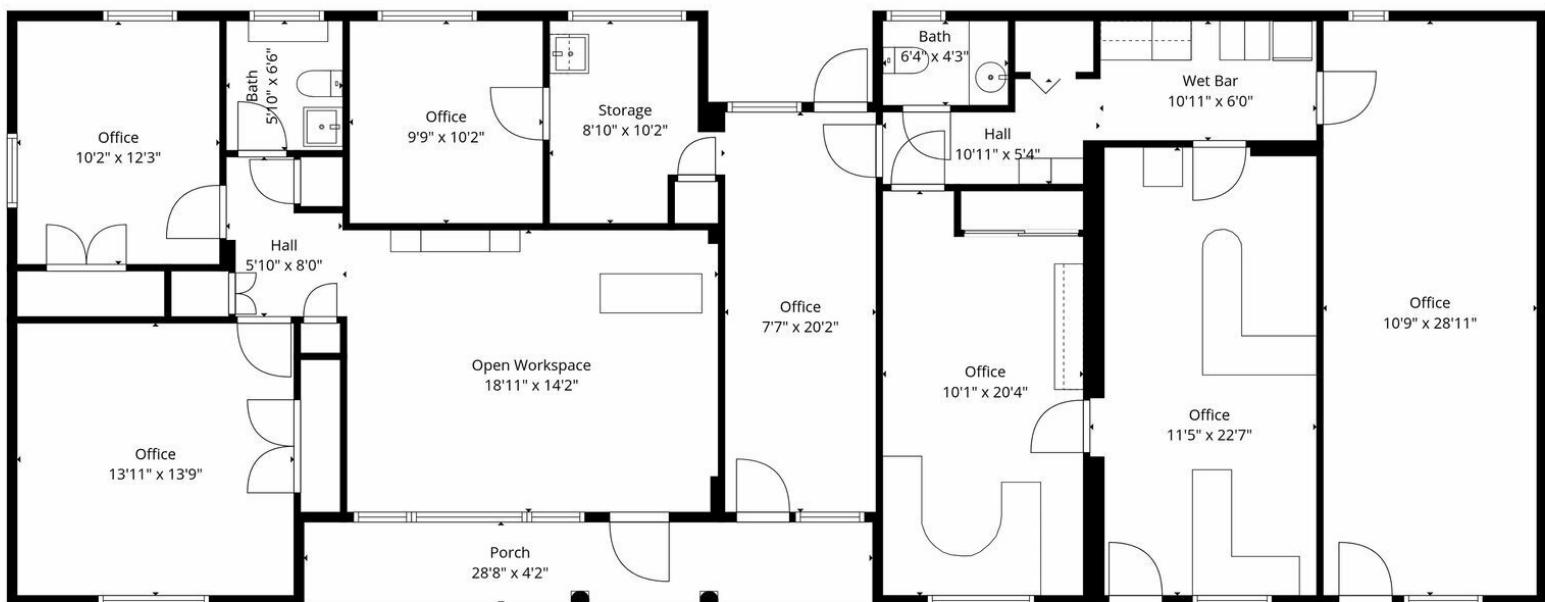
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Floor Plan

3932 Swift Rd, Sarasota, FL 34231

Office
Building
For Sale



Floor Plan Created By Fl Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Rent Roll

3932 Swift Rd, Sarasota, FL 34231

Office
Building
For Sale

SUITE	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT
A	755 SF	\$20.81	\$15,708
B	365 SF	\$16.70	\$6,096
C	525 SF	\$17.74	\$9,312
D	410 SF	\$19.20	\$7,872
-	-	-	-
TOTALS	2,055 SF	\$74.44	\$38,988
AVERAGES	514 SF	\$18.61	\$9,747



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

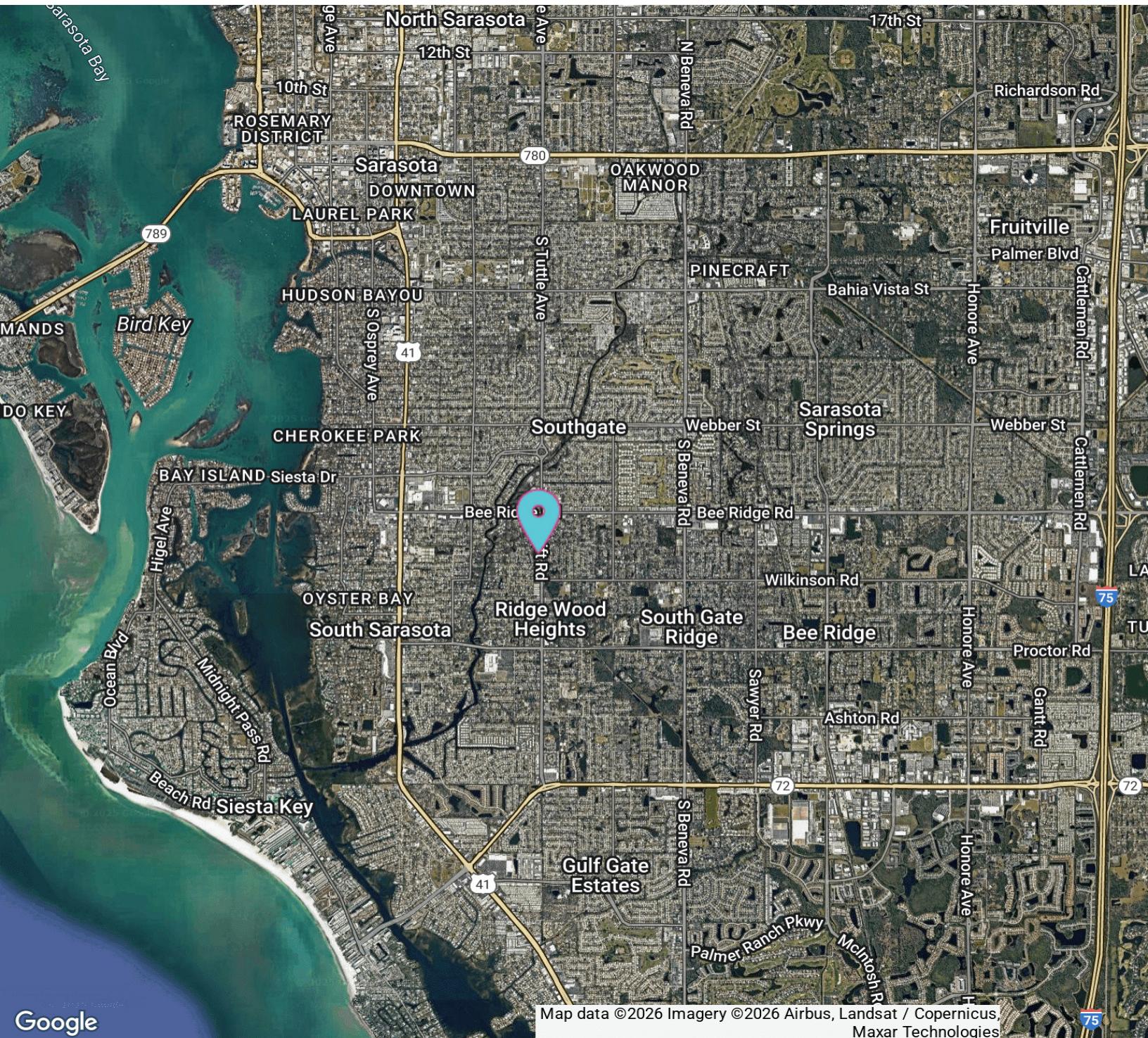


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Positioned for Success

3932 Swift Rd, Sarasota, FL 34231

Office
Building
For Sale



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



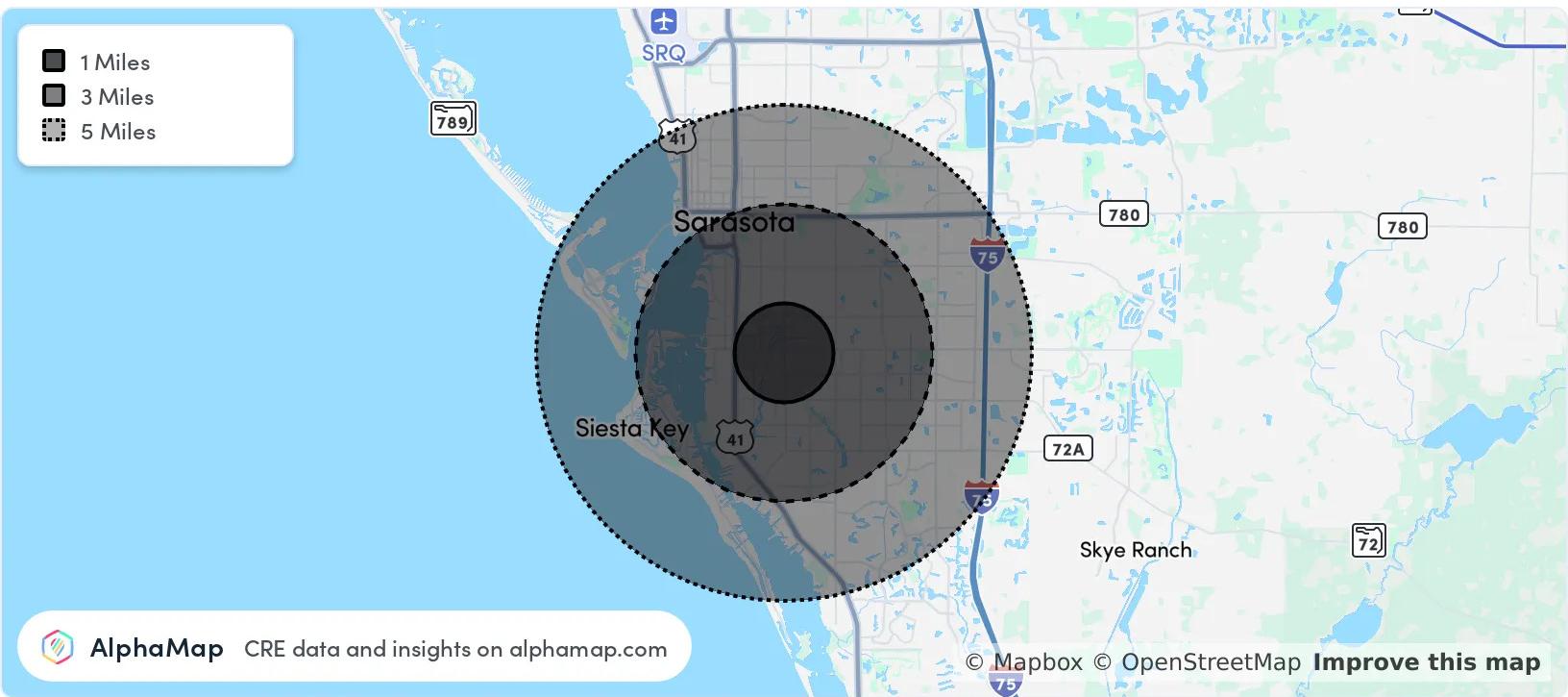
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Demographics that Drive Demand

3932 Swift Rd, Sarasota, FL 34231

Office
Building
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,487	83,319	174,822
Average Age	47	51	51
Average Age (Male)	45	49	50
Average Age (Female)	48	52	52

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,296	38,151	80,397
Persons per HH	2.2	2.2	2.2
Average HH Income	\$87,013	\$104,951	\$108,363
Average House Value	\$440,873	\$532,198	\$526,685
Per Capita Income	\$39,551	\$47,704	\$49,255

Map and demographics data derived from AlphaMap



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com