

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



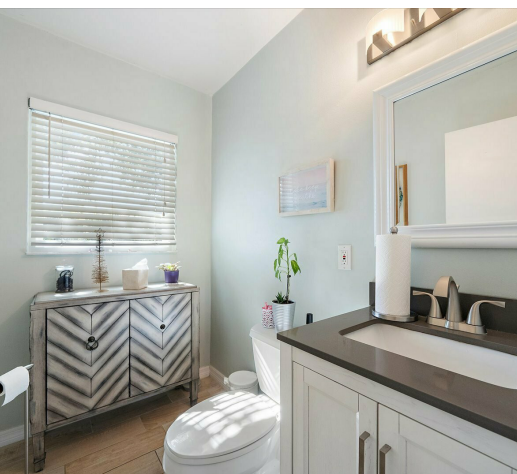
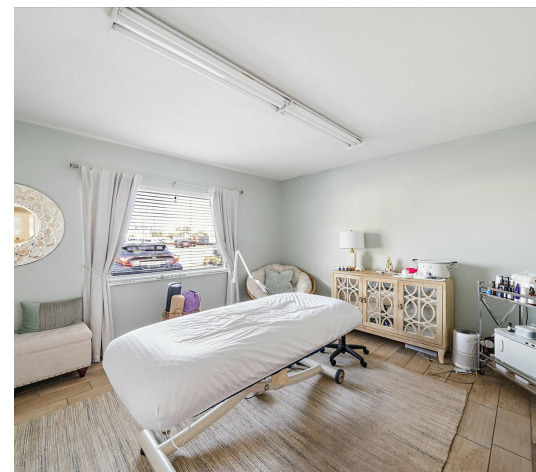
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Sarasota FL 34239

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High Traffic Location

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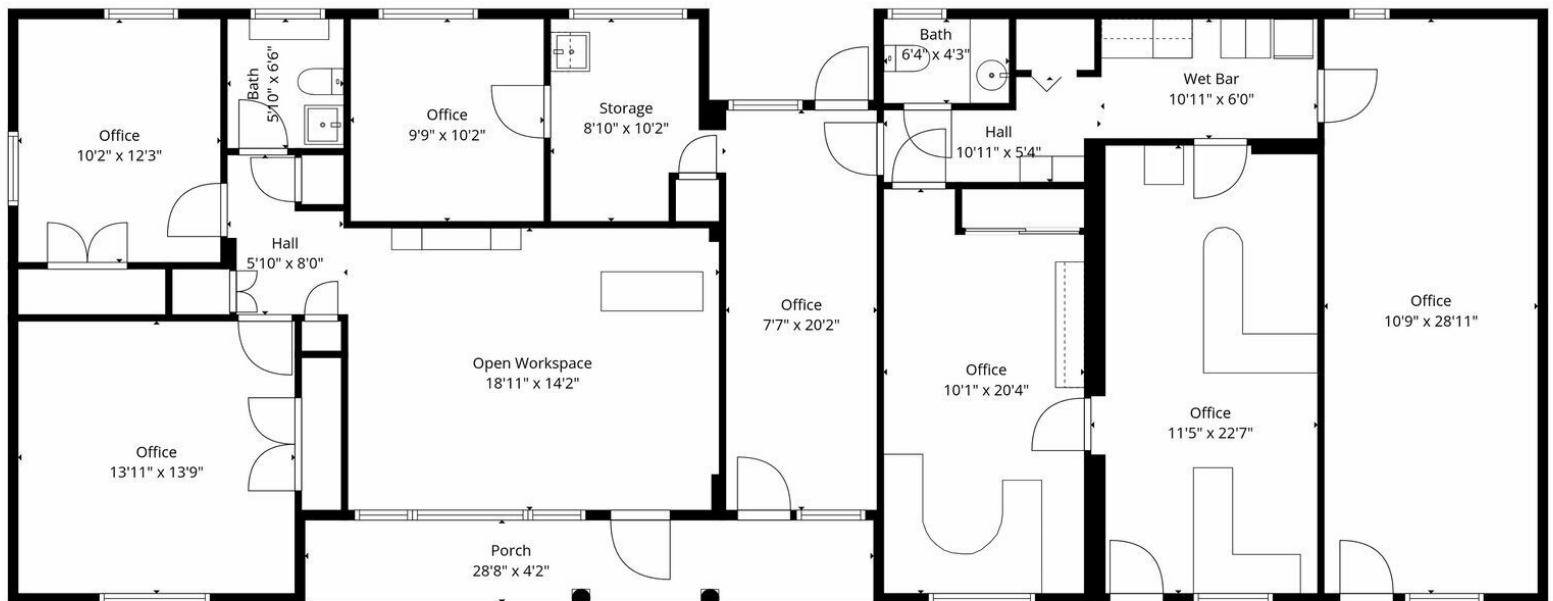


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Floor Plan

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



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Rent Roll

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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



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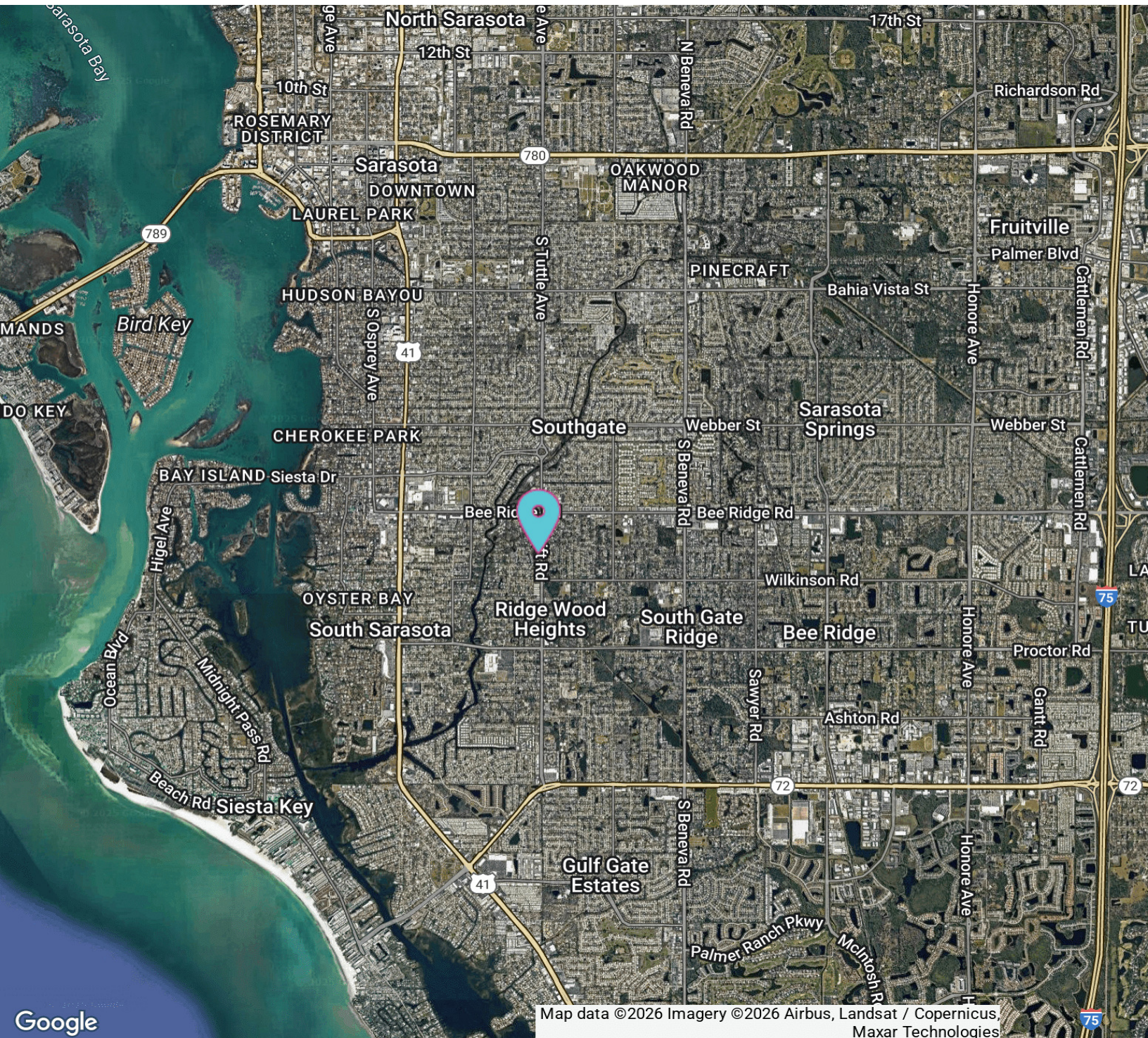


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Positioned for Success

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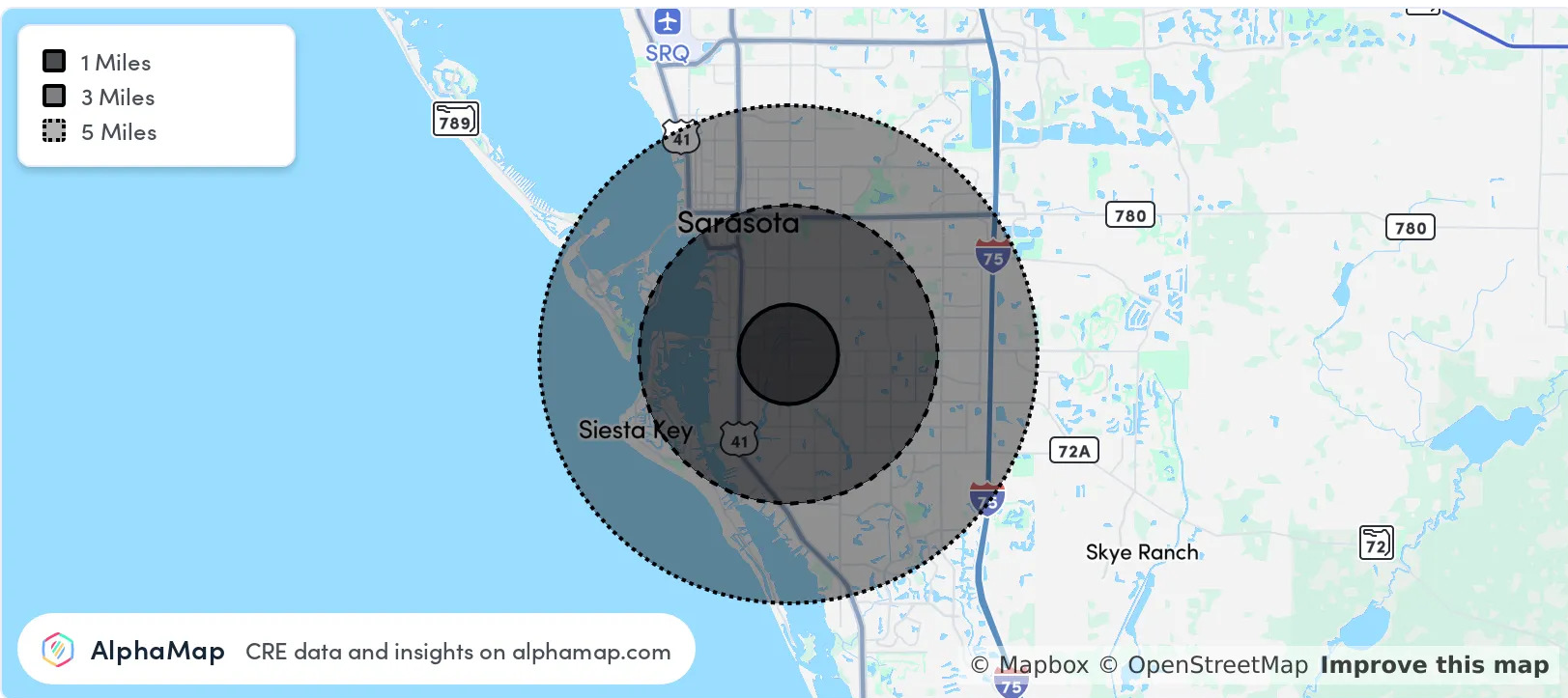
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Demographics that Drive Demand

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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



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