

# 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:	\$675,000
Number of Units:	4
Lot Size:	7,747 SF
Building Size:	2,230 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,117	38,036	78,521
Total Population	11,026	82,382	171,081
Average HH Income	\$88,112	\$121,633	\$121,742



## Loyd Robbins

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



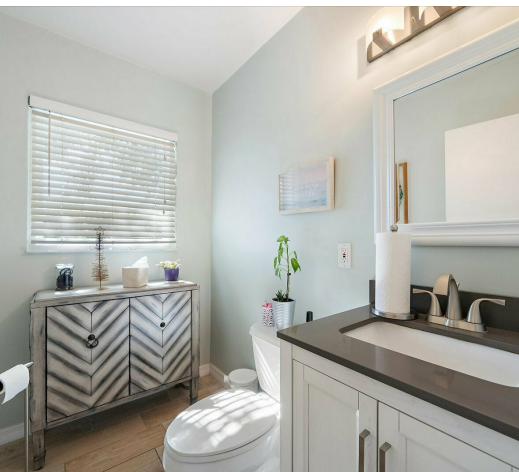
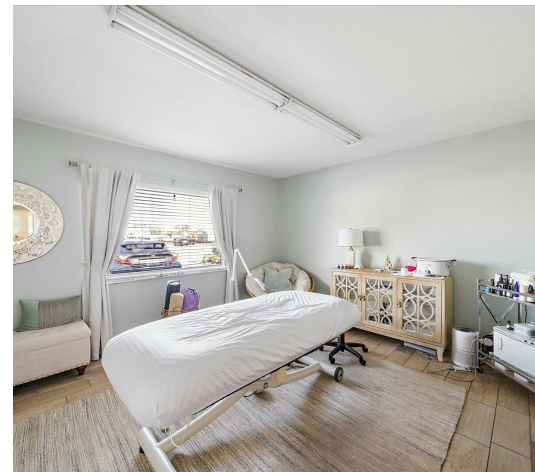
3580 S. Tuttle Ave  
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# High Traffic Location

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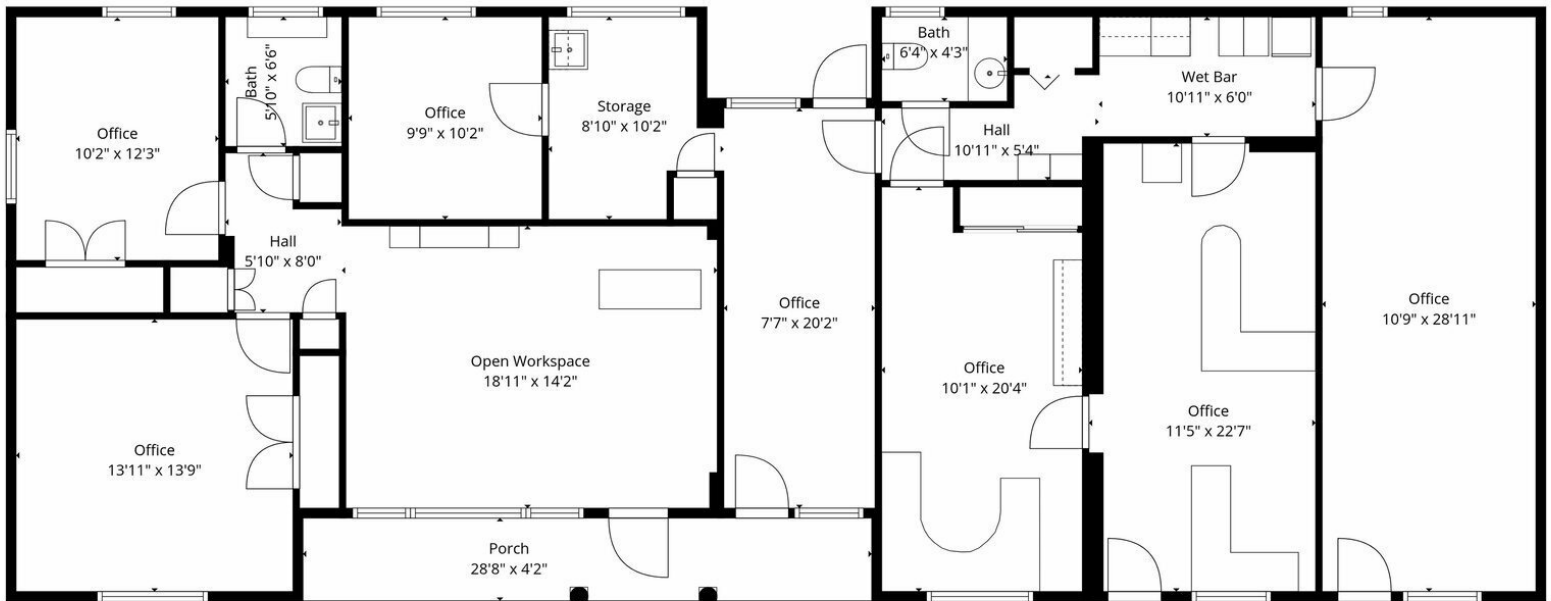


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# Floor Plan

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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
-	-	-	-
<b>TOTALS</b>	<b>2,055 SF</b>	<b>\$74.44</b>	<b>\$38,988</b>
<b>AVERAGES</b>	<b>514 SF</b>	<b>\$18.61</b>	<b>\$9,747</b>



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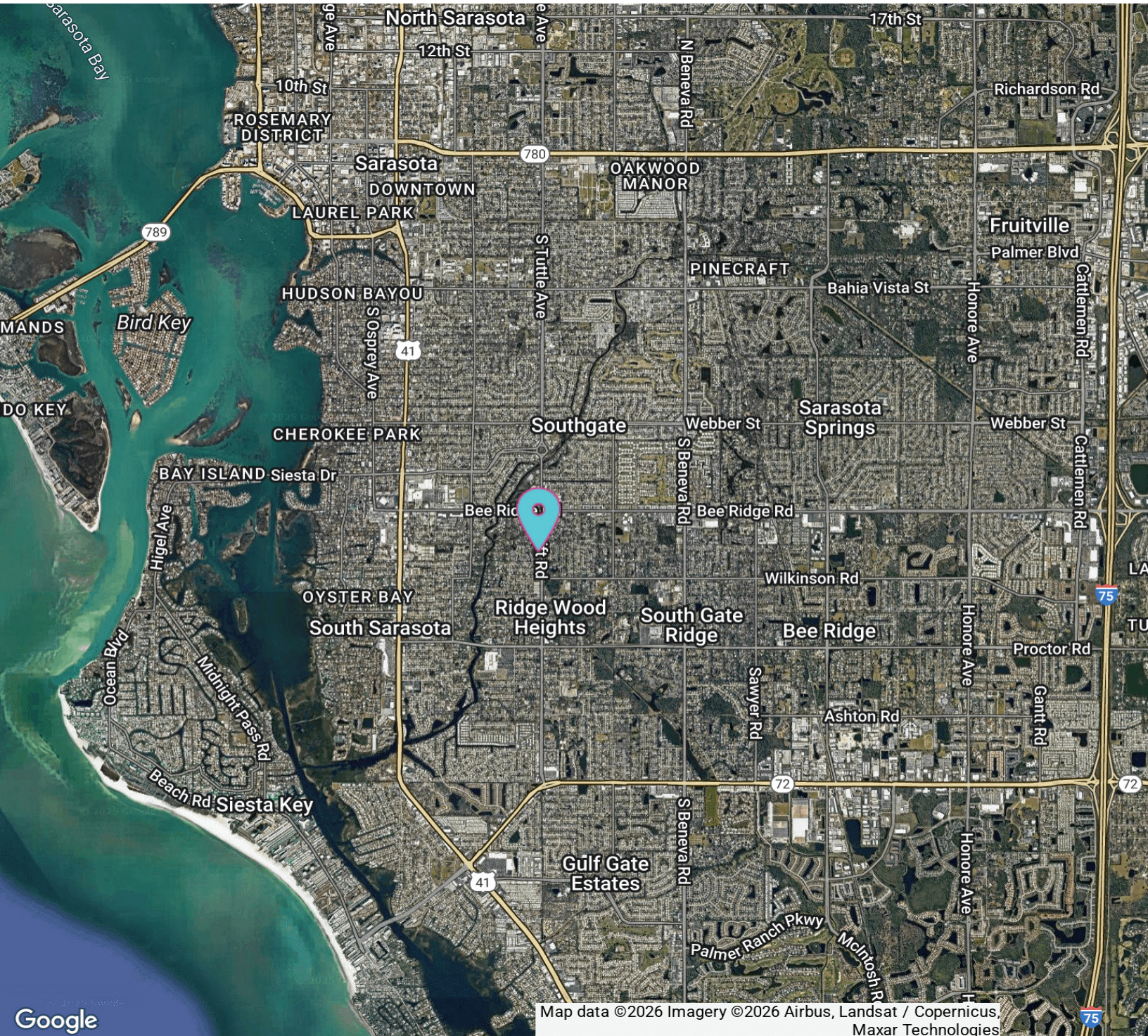
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# Positioned for Success

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Google

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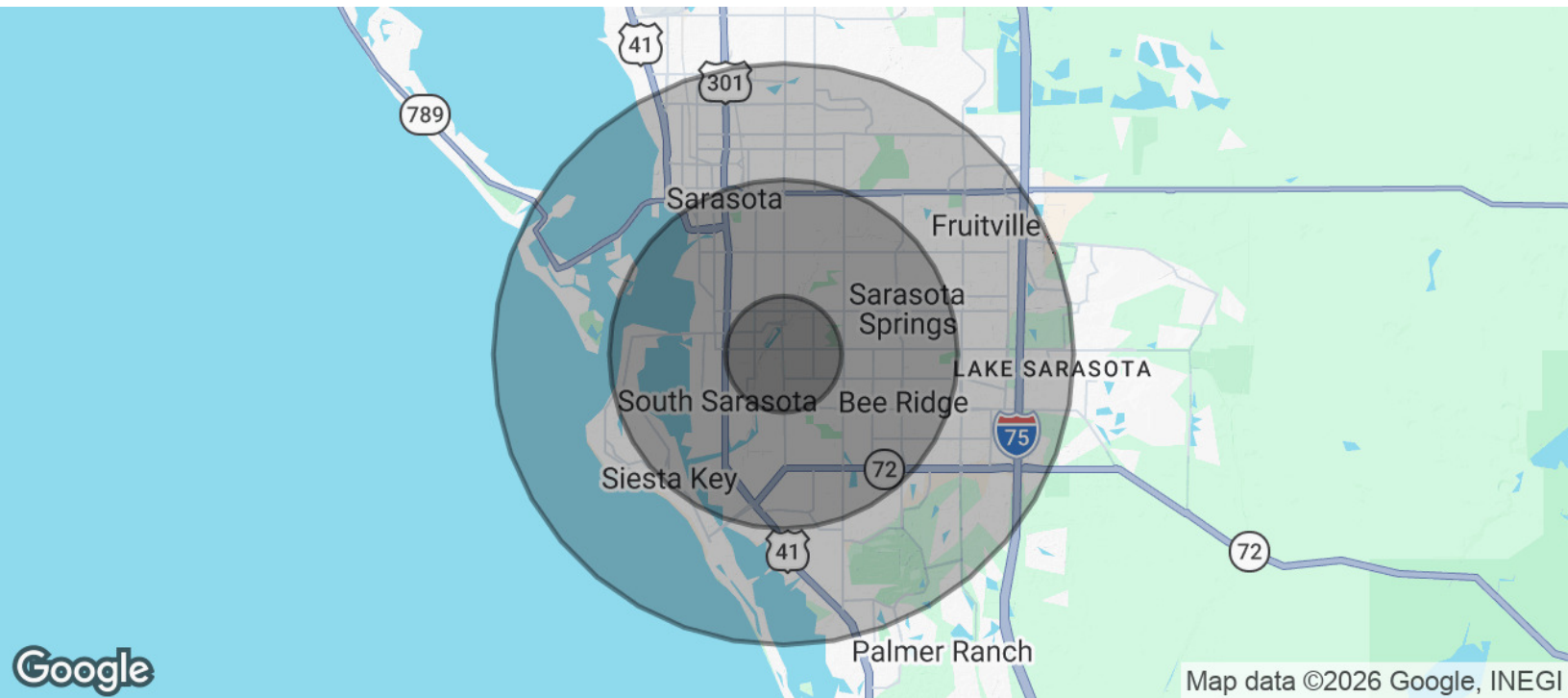


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# Steady Growing Market

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,026	82,382	171,081
Average Age	50.5	52.0	51.2
Average Age (Male)	47.0	49.6	48.5
Average Age (Female)	51.9	54.1	53.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,117	38,036	78,521
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$88,112	\$121,633	\$121,742
Average House Value	\$399,482	\$546,426	\$560,552

2023 American Community Survey (ACS)



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