

# Freestanding Office Building

Office  
Building  
For Sale

4242 McIntosh Ln., Sarasota, FL 34232



## Property Description

Position your business for success at 4242 McIntosh Lane, Sarasota, Florida. This professionally updated office property offers a bright, modern work environment with fresh interior paint, an improved open-concept layout, and abundant natural light from oversized windows throughout the building.

The flexible floor plan features a welcoming reception area, multiple private offices, a spacious conference room, large employee breakroom, and approximately 500 square feet of air-conditioned workshop or flex space—ideal for businesses requiring a combination of administrative, collaborative, and light operational functions under one roof.

Located just minutes from Bee Ridge Road, I-75, and Sarasota's major business corridors, the property provides excellent accessibility for employees, clients, and vendors. Suitable for professional offices, engineering firms, architects, contractors, consultants, technology companies, medical-related users, training organizations, and other service-based businesses seeking a move-in-ready Sarasota office location.

## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$575,000 |
| Lot Size:      | 9,015 SF  |
| Building Size: | 3,175 SF  |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 5,490    | 37,657    | 82,294    |
| Total Population  | 12,581   | 84,440    | 180,054   |
| Average HH Income | \$98,675 | \$104,744 | \$119,676 |



### Loyd Robbins

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



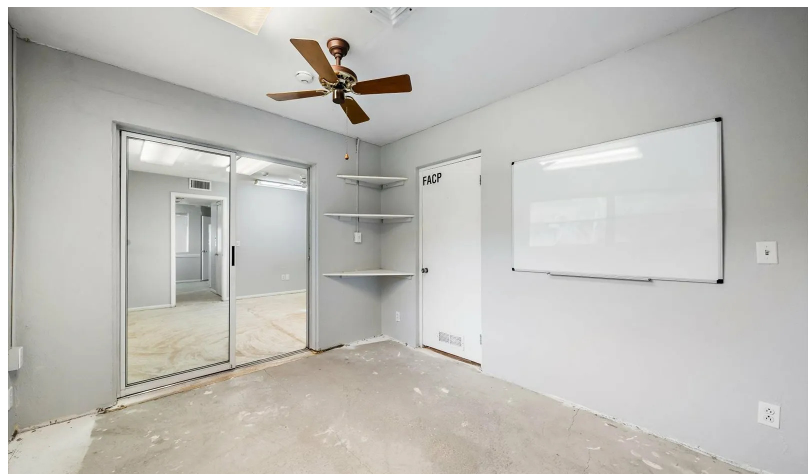
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Spacious Interior

4242 McIntosh Ln., Sarasota, FL 34232

Office  
Building  
For Sale



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



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

# Located 1 Block North of Heavily Traveled Bee Ridge Rd

4242 McIntosh Ln, Sarasota, FL 34232

Office  
Building  
For Sale



**Loyd Robbins**

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



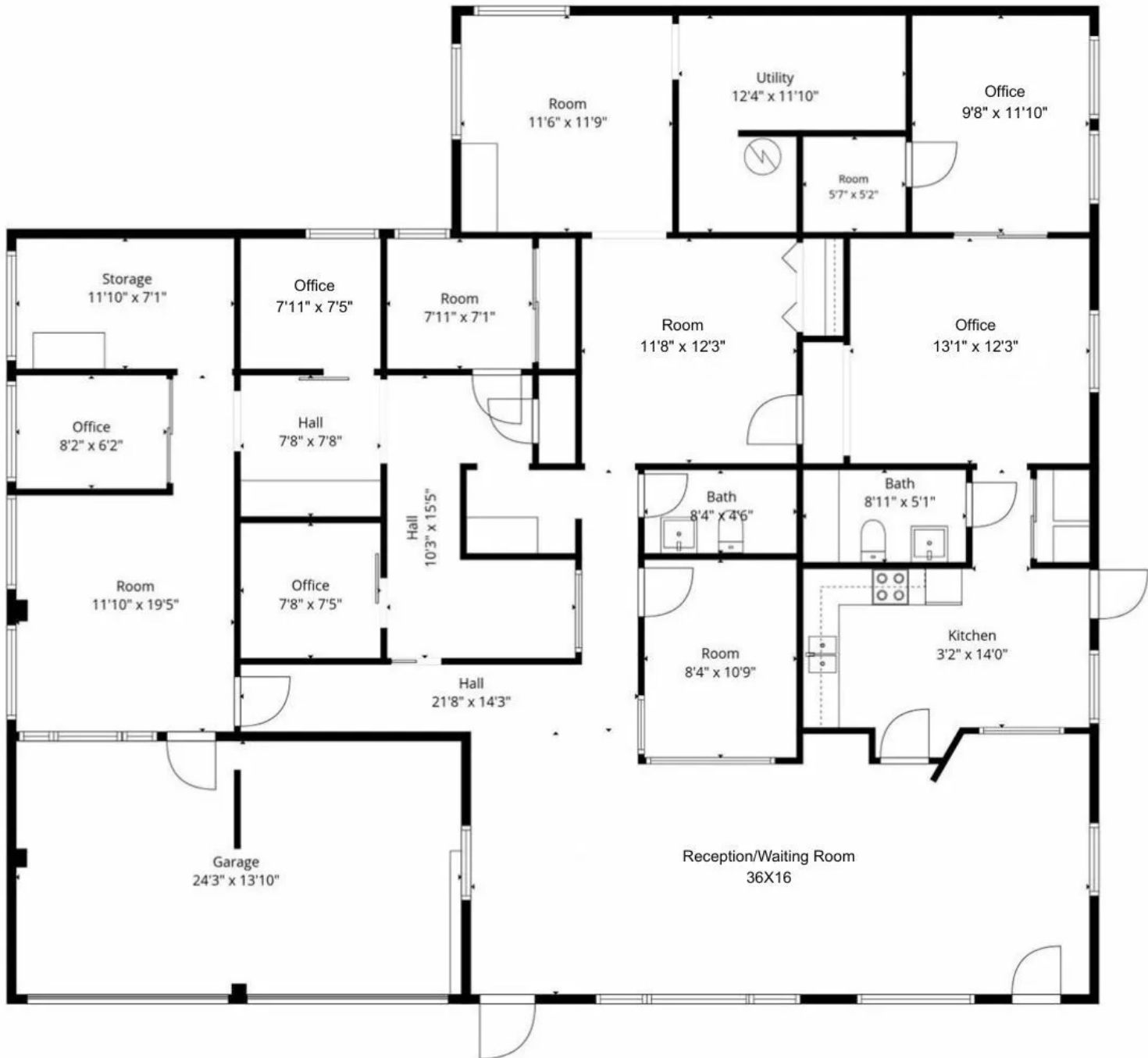
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Versatile Floor Plan

Office  
Building  
For Sale

4242 McIntosh Ln, Sarasota, FL 34232



**Loyd Robbins**

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



3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Centrally Located

Office  
Building  
For Sale

4242 McIntosh Ln., Sarasota, FL 34232



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



**Loyd Robbins**

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



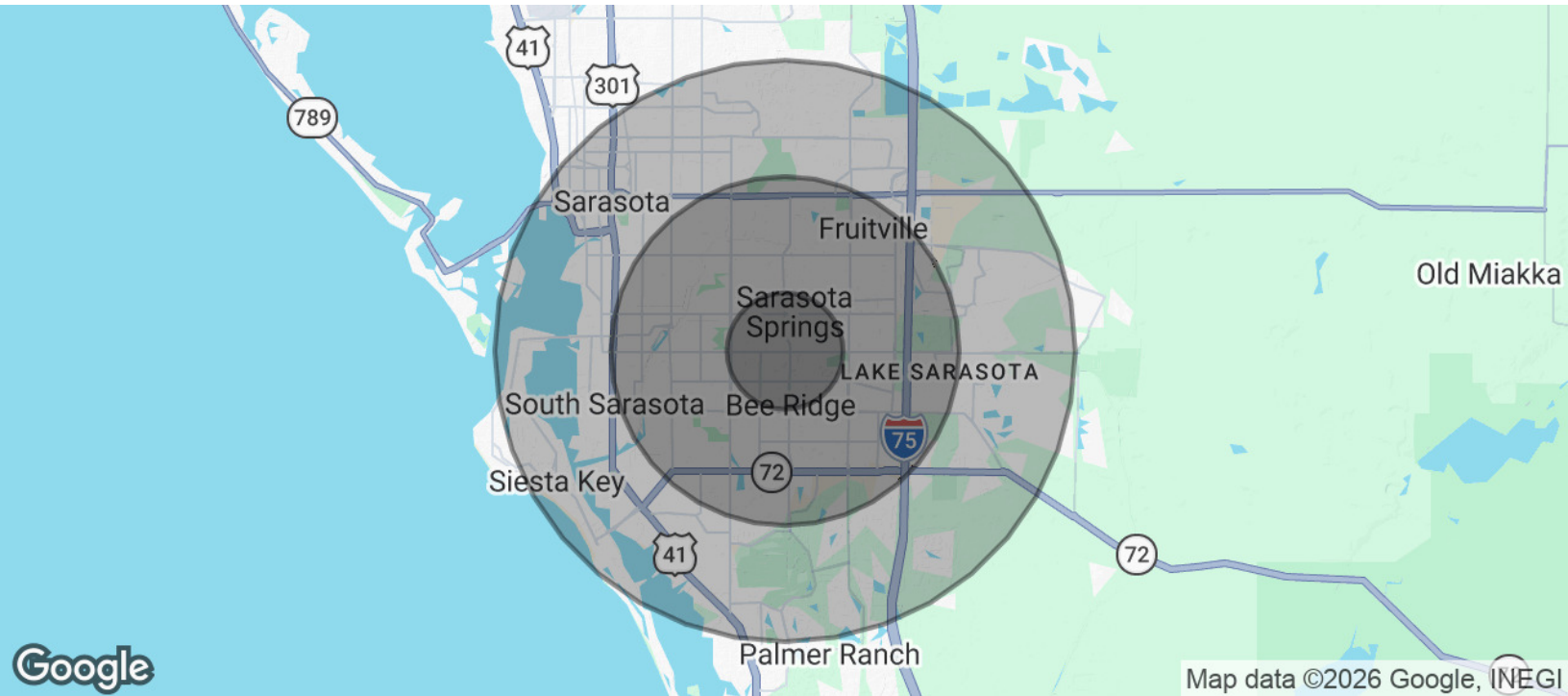
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Rapidly Growing Area

Office  
Building  
For Sale

4242 McIntosh Ln., Sarasota, FL 34232



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 12,581 | 84,440  | 180,054 |
| Average Age          | 46.5   | 50.1    | 51.3    |
| Average Age (Male)   | 43.8   | 47.0    | 48.7    |
| Average Age (Female) | 49.0   | 52.6    | 53.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,490     | 37,657    | 82,294    |
| # of Persons per HH | 2.3       | 2.2       | 2.2       |
| Average HH Income   | \$98,675  | \$104,744 | \$119,676 |
| Average House Value | \$325,020 | \$380,563 | \$516,819 |

2023 American Community Survey (ACS)



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



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