



aries

**MEDICAL OFFICE / RETAIL
FOR LEASE**

5750 Swift Rd | Sarasota, FL 34231

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PROPERTY SUMMARY

Aries Commercial Real Estate is pleased to present a prime medical office and retail space for lease, strategically located just five miles south of downtown Sarasota. This 5,111 gross square foot building, built in 1969, sits on a spacious 0.80-acre lot and offers 29 on-site parking spaces along with a prominent pylon sign. Zoned CG and situated in Flood Zone X, the property ensures minimal flood risk.

Sarasota's thriving economic environment and business-friendly policies, including no state income tax and various incentives, make it an attractive destination for businesses. The county's robust workforce, supported by initiatives like CareerSource Florida and CareerEdge, ensures access to high-quality talent. The vibrant local economy, with ongoing developments and strong demographics, underscores the potential for success in this location.

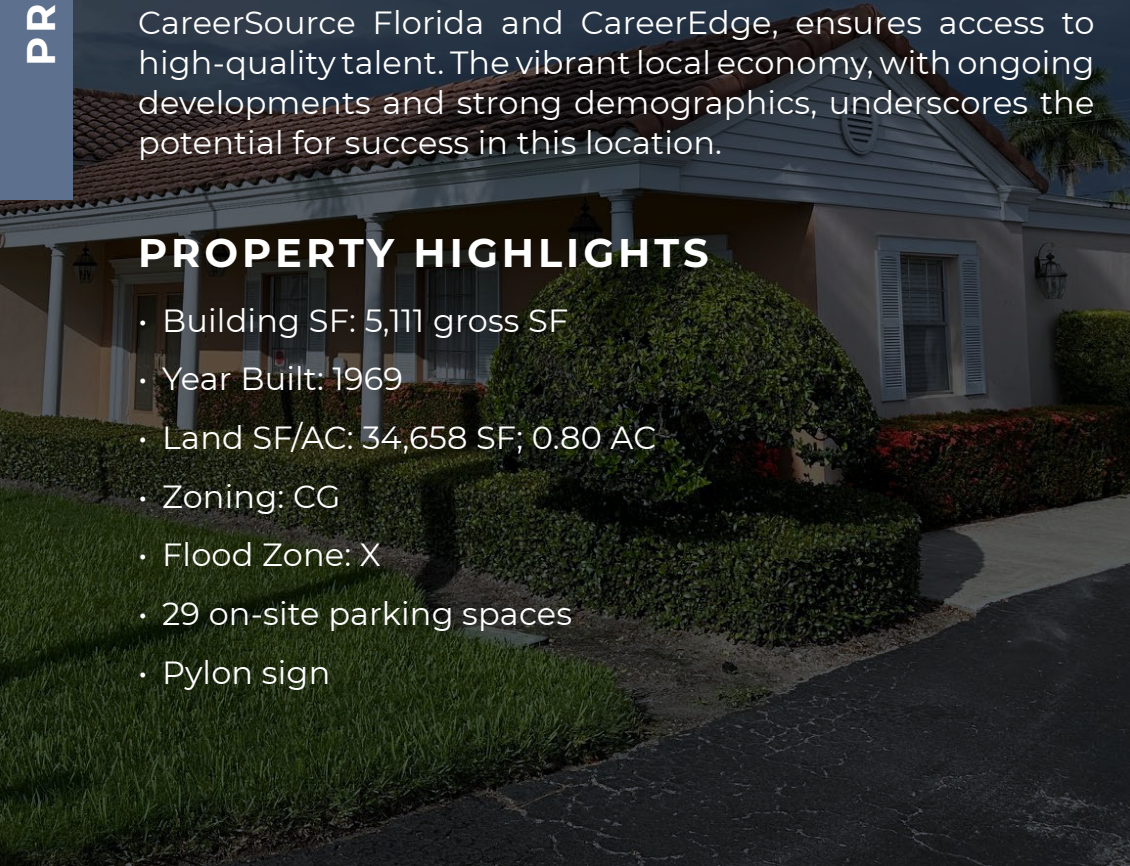
PROPERTY HIGHLIGHTS

- Building SF: 5,111 gross SF
- Year Built: 1969
- Land SF/AC: 34,658 SF; 0.80 AC
- Zoning: CG
- Flood Zone: X
- 29 on-site parking spaces
- Pylon sign



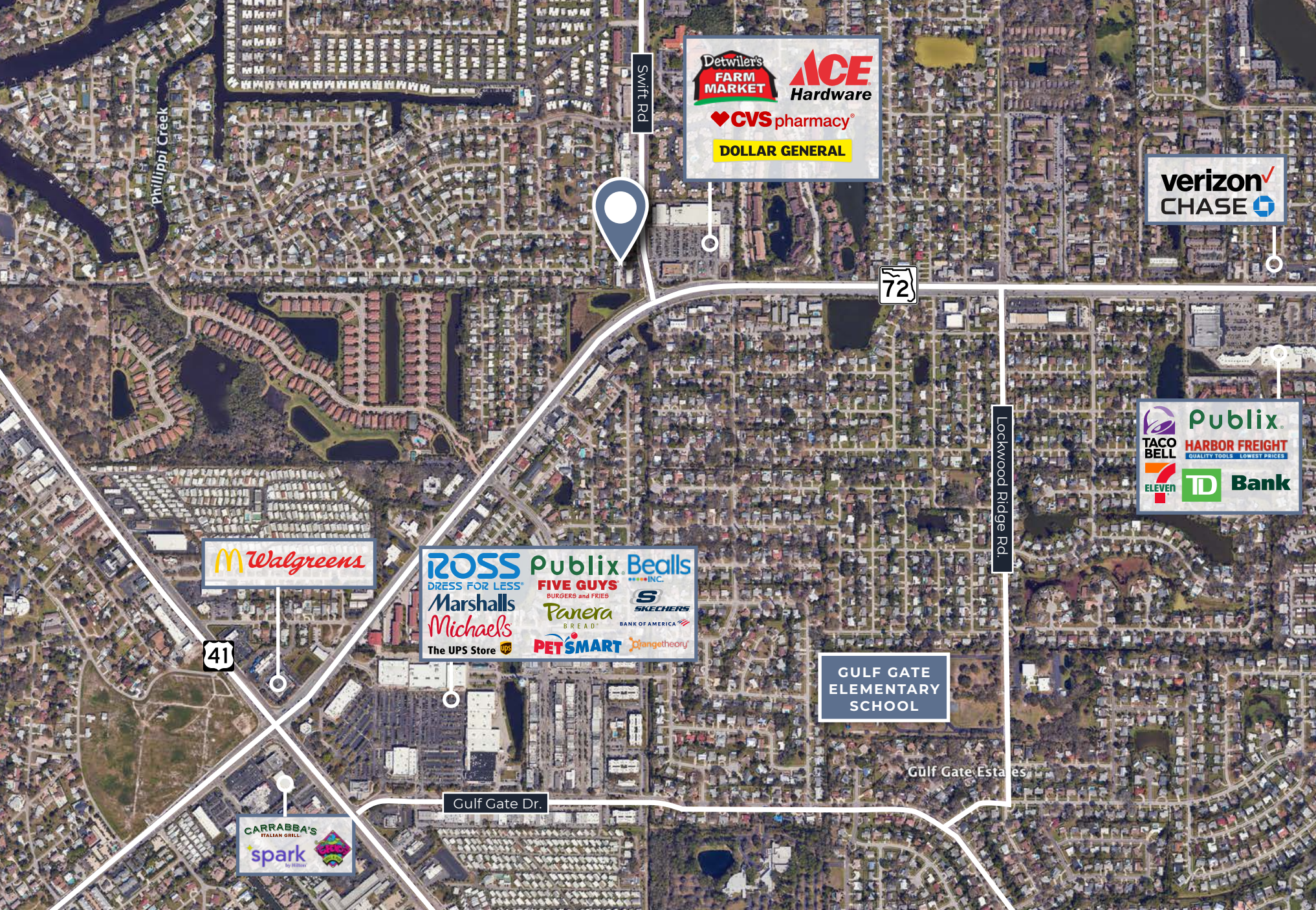
DOWNTOWN SARASOTA

- 5.6 Miles
- 14 Minutes





LOCAL AMENITIES



Detwiler's FARM MARKET
ACE Hardware
CVS pharmacy®
DOLLAR GENERAL

verizon
CHASE

Walgreens

ROSS DRESS FOR LESS®
Marshall's
Michael's
The UPS Store
Publix
FIVE GUYS BURGERS and FRIES
Panera BREAD™
PETSMART
Bealls
SKECHERS
BANK OF AMERICA
orange theory

Publix
TACO BELL
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
7 ELEVEN
TD Bank

GULF GATE ELEMENTARY SCHOOL

CARRABBA'S ITALIAN GRILL
spark by Hilton

Gulf Gate Dr.

Lockwood Ridge Rd.

Swift Rd

Phillippi Creek

41

72

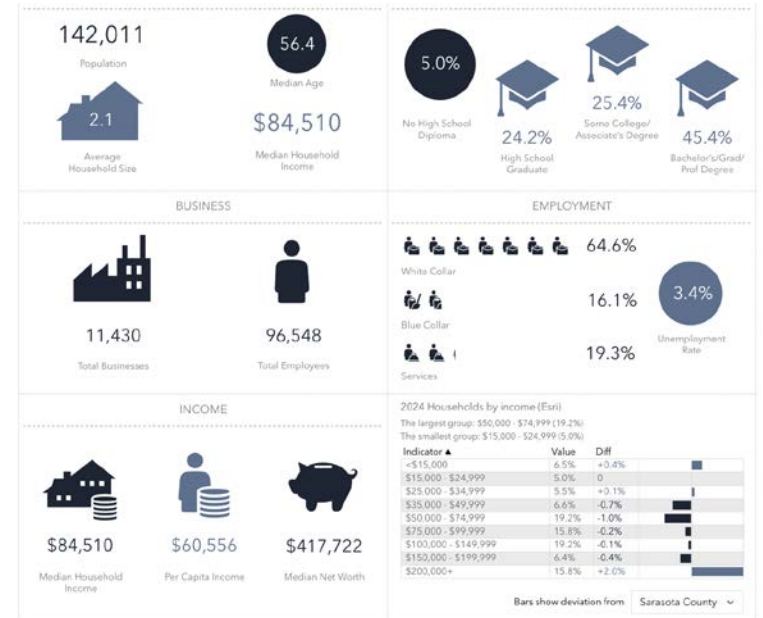
Gulf Gate Estates

DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,259	59,756	138,225
Households	5,539	28,640	64,829
Families	2,570	14,985	35,139
Average Household Size	1.97	2.05	2.08
Owner Occupied Housing Units	3,449	20,666	46,508
Renter Occupied Housing Units	2,090	7,974	18,321
Median Age	55.8	56.9	56.4
Median Household Income	\$57,480	\$76,416	\$76,981
Average Household Income	\$82,563	\$113,861	\$116,395

5 MILE KEY FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), © 2024 Esri

SARASOTA, FL

Sarasota, Florida, is a vibrant coastal city that embodies the perfect blend of cultural richness and natural beauty. Known for its stunning beaches, world-class arts scene, and warm, sunny climate, Sarasota offers an inviting and dynamic environment for both residents and visitors.

One of the crown jewels of Sarasota is its breathtaking coastline. Siesta Key Beach, with its powdery white sand and crystal-clear waters, is consistently ranked among the best beaches in the world. Lido Key and Longboat Key also provide picturesque settings for relaxation and water activities, making Sarasota a paradise for beach lovers.

The city is a cultural hub, boasting an impressive array of arts and entertainment venues. The John and Mable Ringling Museum of Art, the Sarasota Opera House, and the Asolo Repertory Theatre showcase a diverse range of performances and exhibits, enriching the community with world-class cultural experiences.

Sarasota's vibrant downtown area is bustling with unique shops, gourmet restaurants, and lively nightlife. The Sarasota Farmers Market, held every Saturday, is a local favorite, offering fresh produce, artisan goods, and a festive atmosphere. The city also hosts numerous festivals and events, such as the Sarasota Film Festival and the Sarasota Music Festival, which draw visitors from all over.

Outdoor enthusiasts will appreciate Sarasota's abundant parks and recreational areas. Myakka River State Park and the Celery Fields offer opportunities for hiking, bird-watching, and kayaking, allowing residents to connect with nature and enjoy the region's diverse wildlife.

With top-rated schools, a robust healthcare system, and a welcoming community, Sarasota is an ideal place for families, retirees, and anyone seeking a high quality of life. Its unique blend of natural splendor, cultural richness, and modern amenities makes Sarasota a truly special place to call home.

