

Versatile Commercial Property Opportunity on Bee Ridge Rd

2407 Bee Ridge Rd, Sarasota, FL 34239

Office
Building
For Sale



Property Description

Versatile commercial property with multiple usage opportunities on Bee Ridge Road. Former restaurant, completely remodeled in 2025 featuring a total 4,680 Sq Ft, with approximately 3,000 Sq Ft of office space and 1,700 Sq Ft of a newly built warehouse/storage space with 4 roll-up doors.

Possible uses include retail business with a showroom, restaurant, general office, medical office, office/industrial and more. Plenty of parking for staff and customers with 15 designated spaces plus a 100'x120' fenced yard area that can be utilized for storage or additional parking.

Commercial General Zoned with over 400' of frontage at the signalized intersection of Bee Ridge Rd & Shade Ave. Located just east of US-41 and Benderson's mixed-use redevelopment project at the former Siesta Key mall.

Property Highlights

- Exposure to Over 30,000 Vehicles Per Day
- Completely Remodeled
- Brand New Warehouse/Storage Addition

OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	35,236 SF
Building Size:	4,680 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,194	37,832	82,071
Total Population	11,346	80,930	179,555
Average HH Income	\$103,584	\$108,189	\$104,797



Loyd Robbins

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

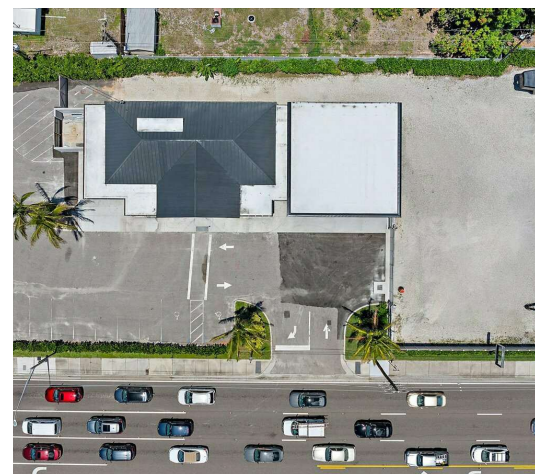


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Fantastic Exposure

2407 Bee Ridge Rd, Sarasota, FL 34239

Office
Building
For Sale



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

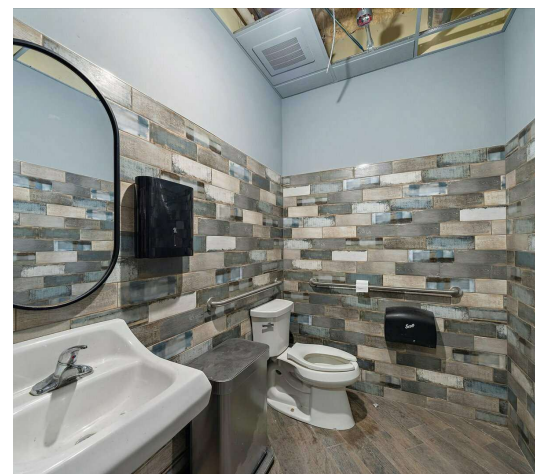
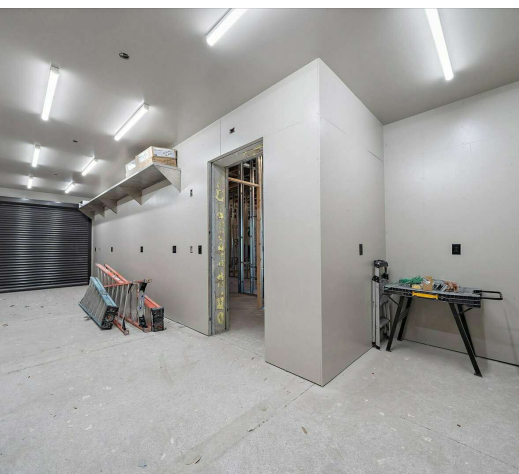
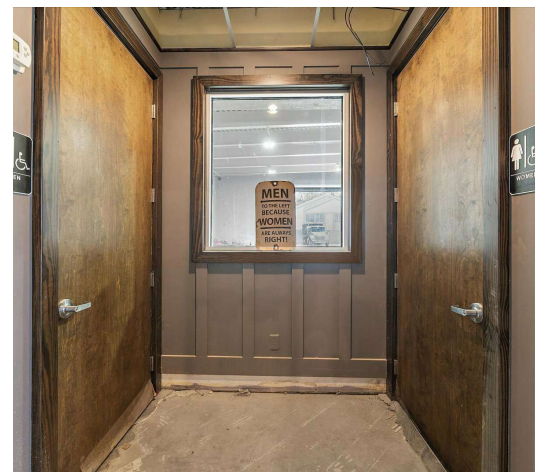
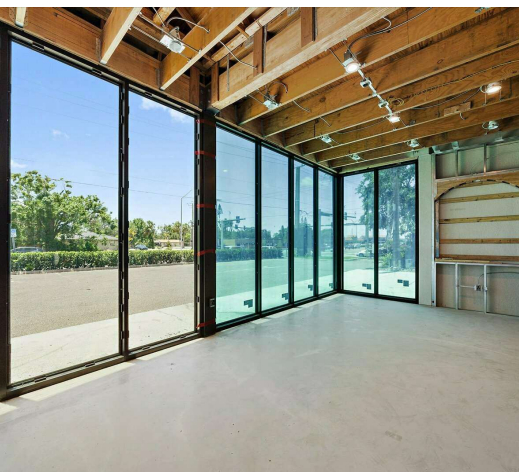
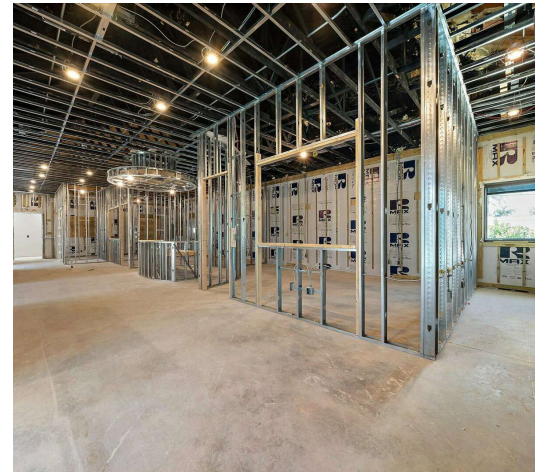
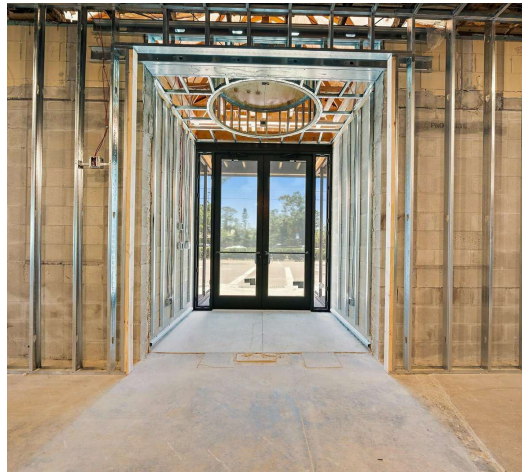
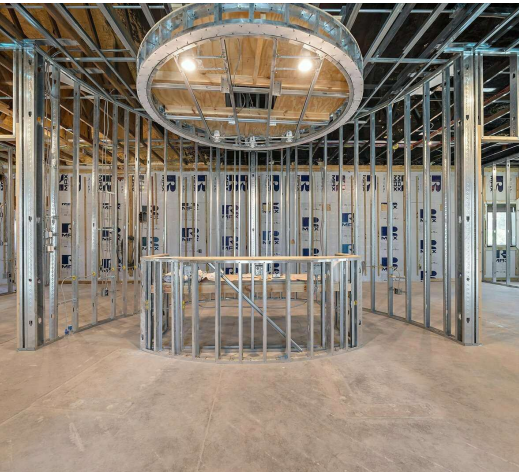


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Complete the Build-Out to Your Vision

2407 Bee Ridge Rd, Sarasota, FL 34239

Office
Building
For Sale



Loyd Robbins

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



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

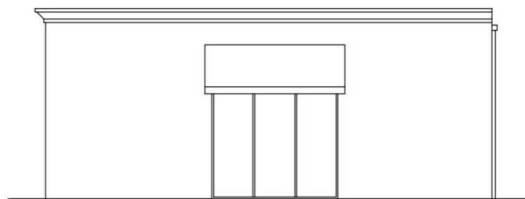
Versatile Floor Plan

Office
Building
For Sale

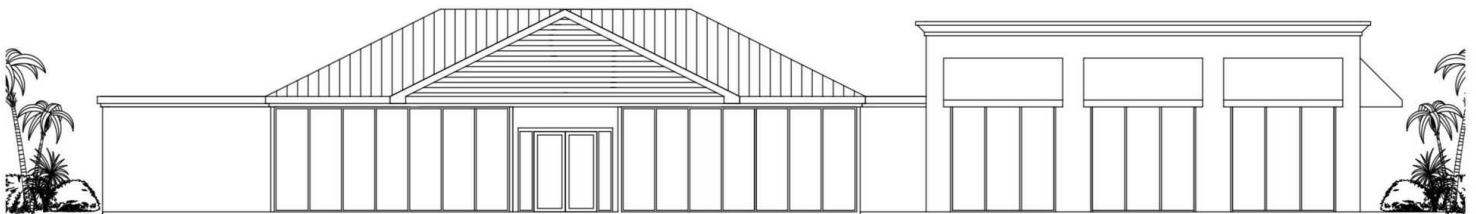
2407 Bee Ridge Rd, Sarasota, FL 34239



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



SIDE ELEVATION - EAST
3/16" = 1'-0"



FRONT ELEVATION - SOUTH
3/16" = 1'-0"



Loyd Robbins

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



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Centrally Located

Office
Building
For Sale

2407 Bee Ridge Rd, Sarasota, FL 34239



Loyd Robbins

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

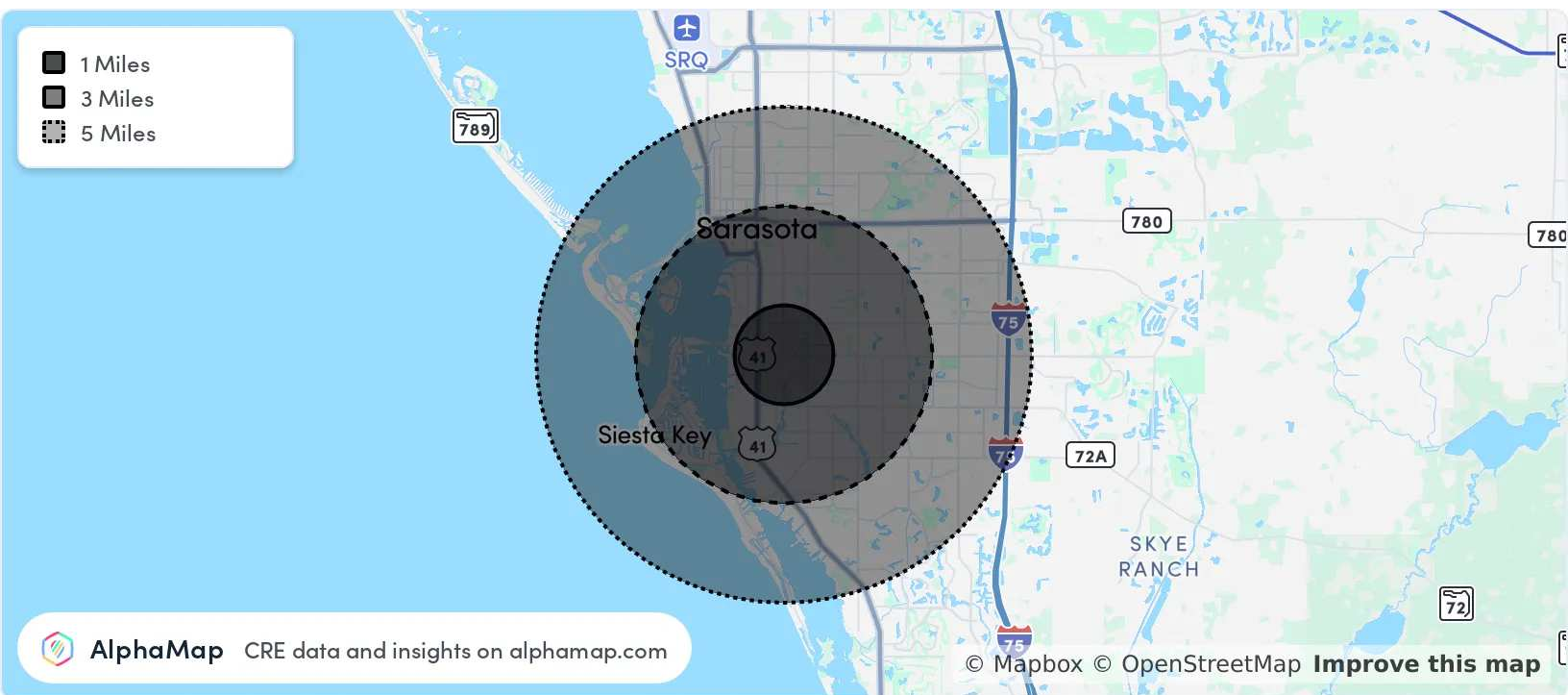


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Rapidly Growing Market

Office
Building
For Sale

2407 Bee Ridge Rd, Sarasota, FL 34239



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,346	80,930	179,555
Average Age	47	51	51
Average Age (Male)	46	50	49
Average Age (Female)	48	52	52

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,194	37,832	82,071
Persons per HH	2.2	2.1	2.2
Average HH Income	\$103,584	\$108,189	\$104,797
Average House Value	\$575,207	\$575,960	\$512,936
Per Capita Income	\$47,083	\$51,518	\$47,634

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