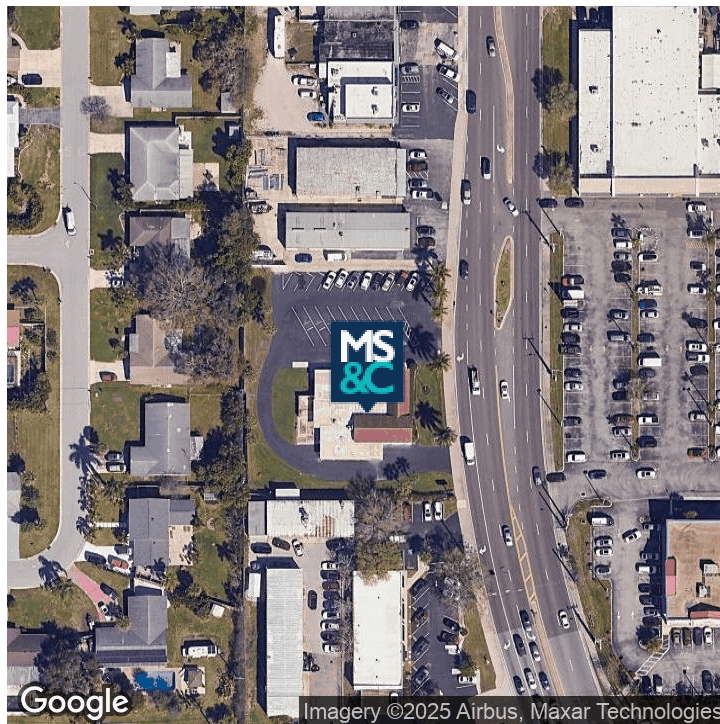


GREAT OFFICE/RETAIL LOCATION ON 5750 SWIFT RD., SARASOTA, FL 34231



OFFERING SUMMARY

Sale Price:	\$2,150,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	5,111 SF
Available SF:	5,111 SF
Lot Size:	34,658 SF
Year Built:	1969
Renovated:	2000
Zoning:	CG (Commercial General)

PROPERTY OVERVIEW

Introducing 5750 Swift Rd., a prime commercial property available for lease in Sarasota, FL. This versatile space offers a modern and well-designed interior with ample natural light, making it an ideal setting for a variety of businesses. Boasting a spacious layout, high ceilings, and customizable floor plan options, this property is perfect for creating a tailored and functional work environment. With convenient access and ample parking, it provides both employees and customers with ease and comfort. Elevate your business presence in this highly sought-after location, where the possibilities are endless.

PROPERTY HIGHLIGHTS

- PRIME LOCATION!
- AMPLE PARKING!
- AWESOME VISIBILITY!
- CG (COMMERCIAL GENERAL) ZONING!

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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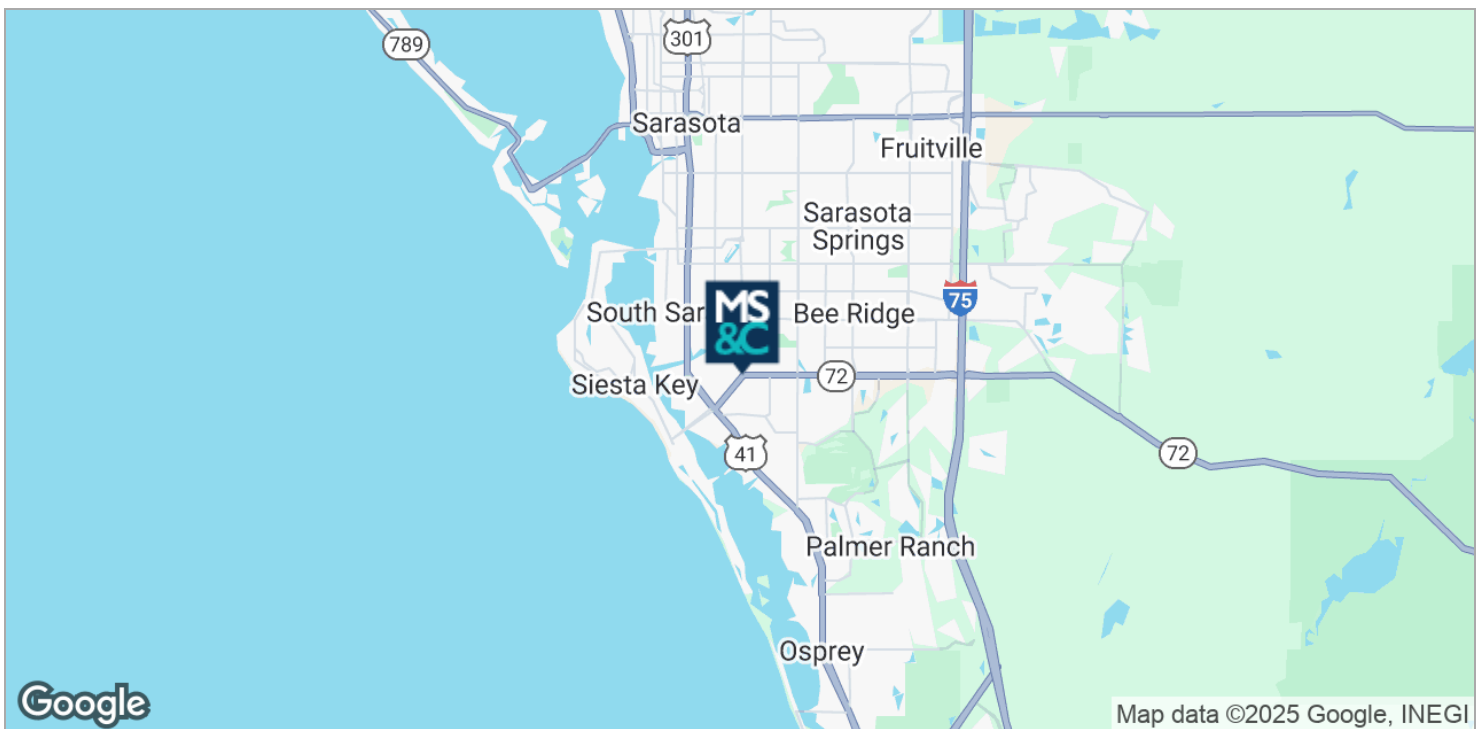
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MSC

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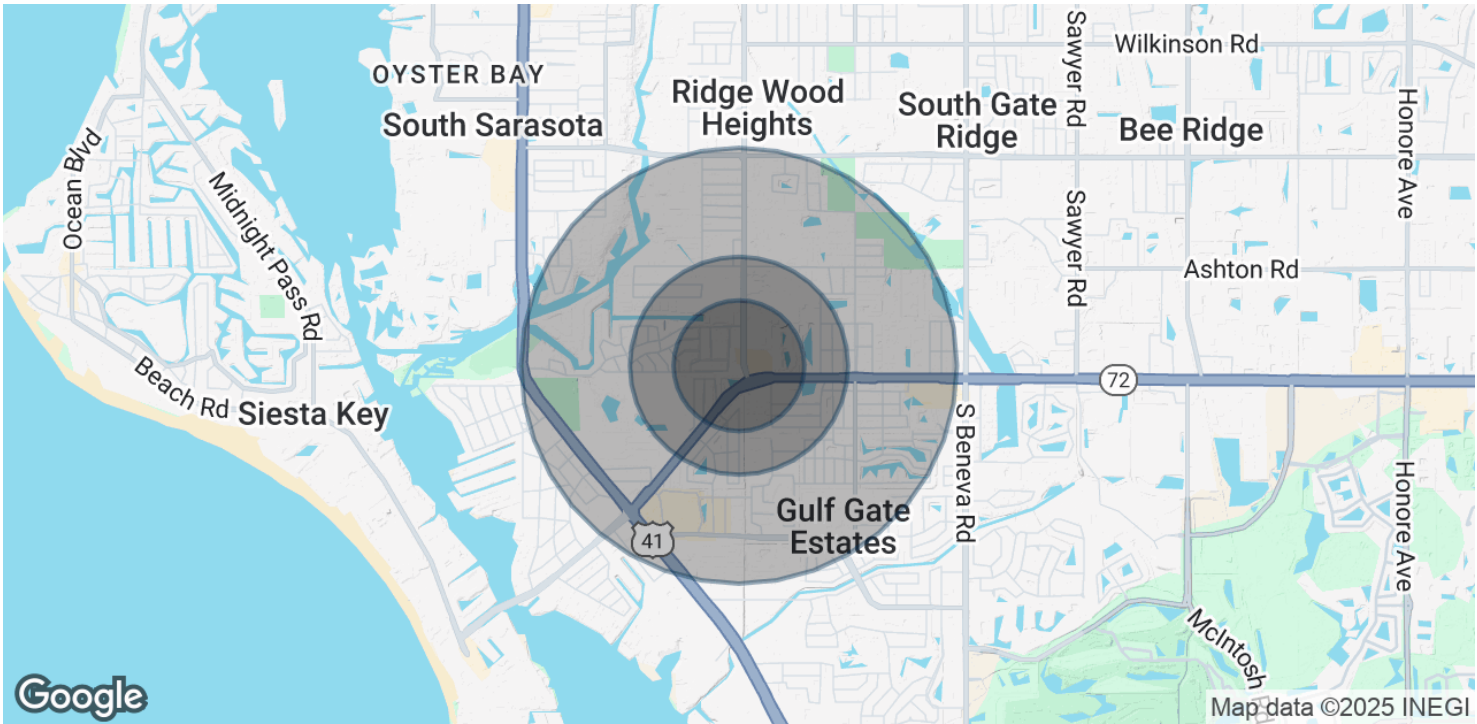
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5750 SWIFT RD., SARASOTA, FL 34231



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,340	3,291	11,350
Average Age	55	55	53
Average Age (Male)	54	53	51
Average Age (Female)	56	56	54

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	629	1,552	5,509
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$90,955	\$88,409	\$87,849
Average House Value	\$437,890	\$431,893	\$434,591

Demographics data derived from AlphaMap

GREAT OFFICE/RETAIL LOCATION ON 5750 SWIFT RD., SARASOTA, FL 34231

ERIC MASSEY

Senior Commercial Advisor | Broker-Associate



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PROFESSIONAL BACKGROUND

Eric is a fully integrated commercial real estate broker focused on the Sarasota market and specializing in the City of Sarasota and S. Tamiami Tr. He began his career in commercial real estate in 1997 while living in Miami and brought his passion and enthusiasm for the business home to Sarasota in 2000, starting at MSC Commercial. Since 2015, he has closed 75 sales/leasing transactions totaling over \$40,000,000 dollars in volume spanning the Sarasota/Manatee markets, working all facets of the industry. Over the years, he has developed an expansive network and utilizes his deep resources to generate unparalleled market information, providing Clients access to the very best marketing platforms and facilitating connectivity with a broad group of affiliates associated with constructing, maintaining and managing a commercial property.

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