

FOR SALE

Office Building



TURNKEY MEDICAL OFFICE

4717 Swift Rd # 2, Sarasota, FL 34231

Presented By

KEN HOSKINSON, JR.

941.915.7994

khoskinson@hembreeco.com

For Sale

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,165,000
Building Size:	3,100 SF
Available SF:	
Lot Size:	38,133 SF
Price / SF:	\$375.81
Year Built:	1998
Zoning:	CN

PROPERTY OVERVIEW

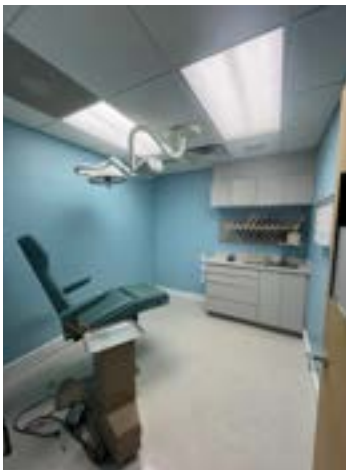
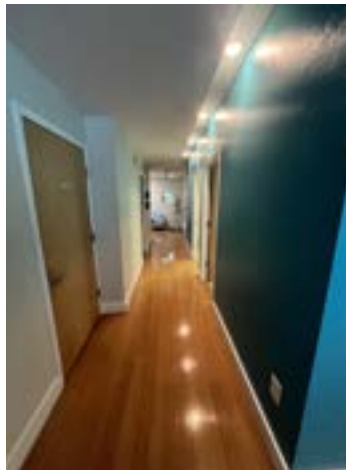
A rare opportunity to acquire a fully vacant, move-in ready medical office building in one of South Sarasota's established professional/medical office parks. The suite is built out in the prototypical circular layout for efficient patient flow, with five exam rooms, a dedicated lab, a large reception & break area, and a spacious doctor's office including a bonus loft. Available with no tenant in place, the property is ideal for an owner-occupant physician or practice group, or an investor positioned to lease the suite to a medical user in an active medical corridor.

PROPERTY HIGHLIGHTS

- - 5 exam rooms arranged in circular patient-flow configuration
- - Large reception & break area
- - Dedicated lab space
- - Large doctor's office with bonus loft area
- - Exclusive doctor's access to private office from the exterior
- - ADA-compliant accessible ramps at building entrance
- - Dedicated handicap-accessible parking

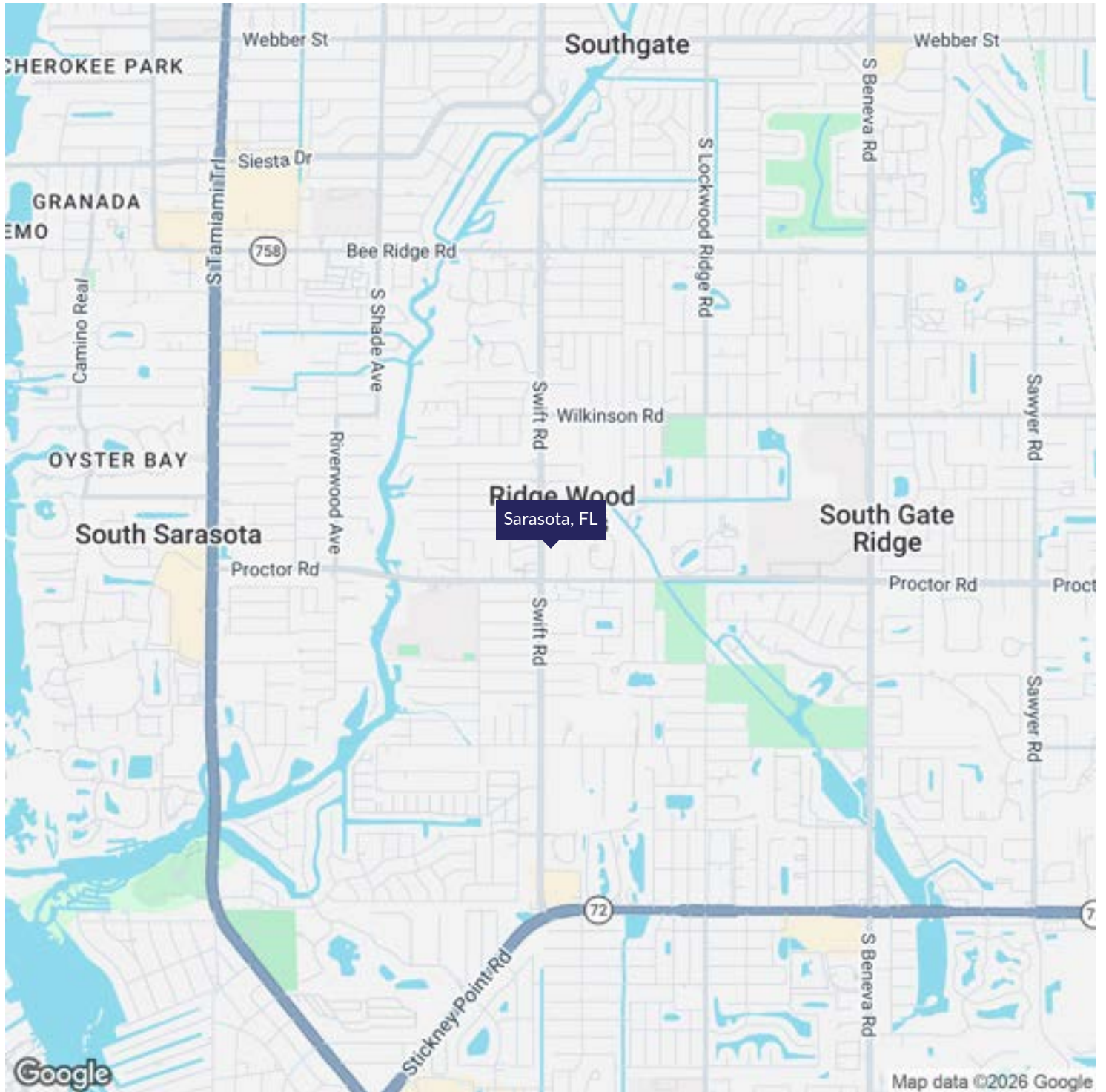
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ADDITIONAL PHOTOS



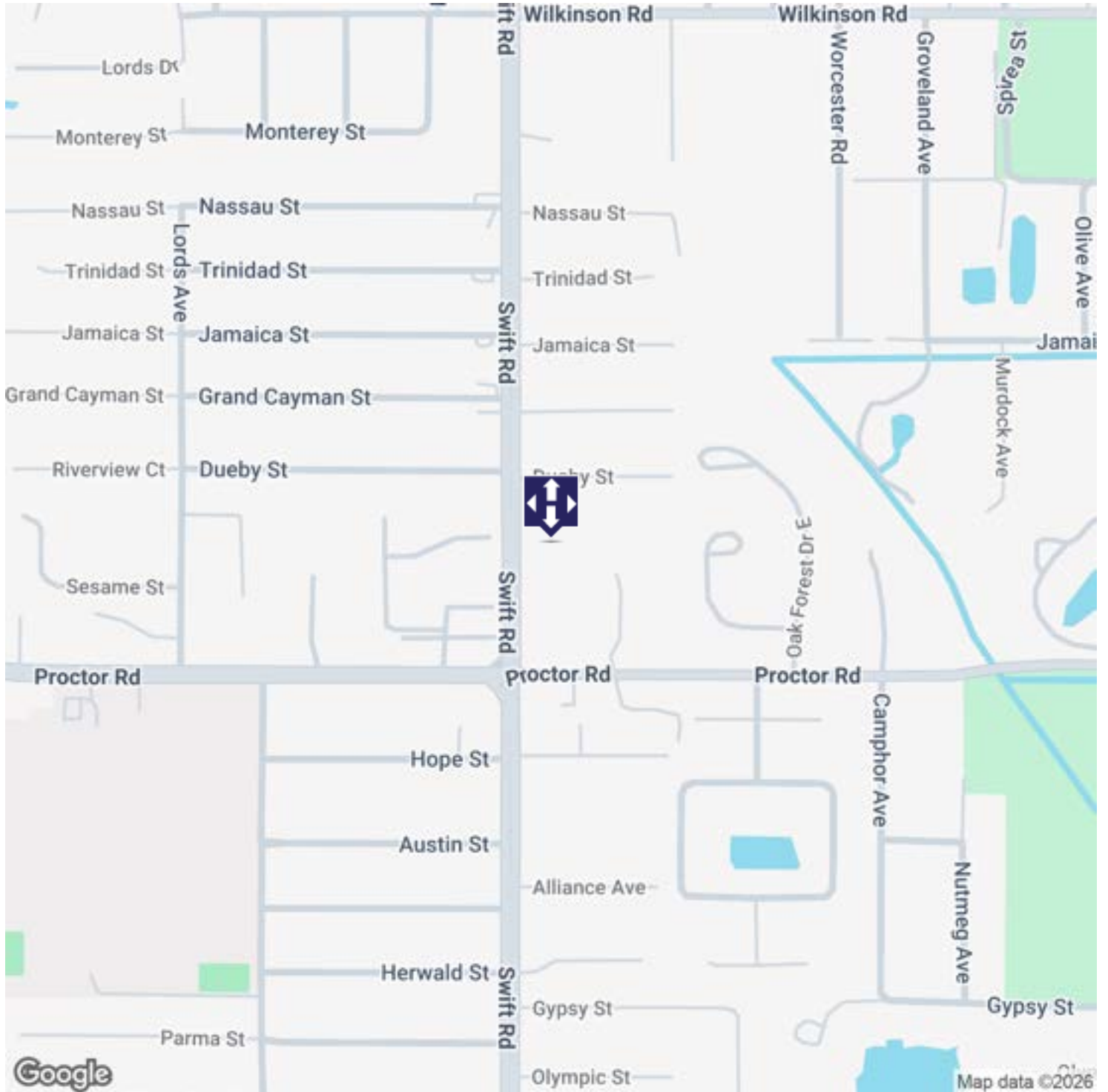
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REGIONAL MAP



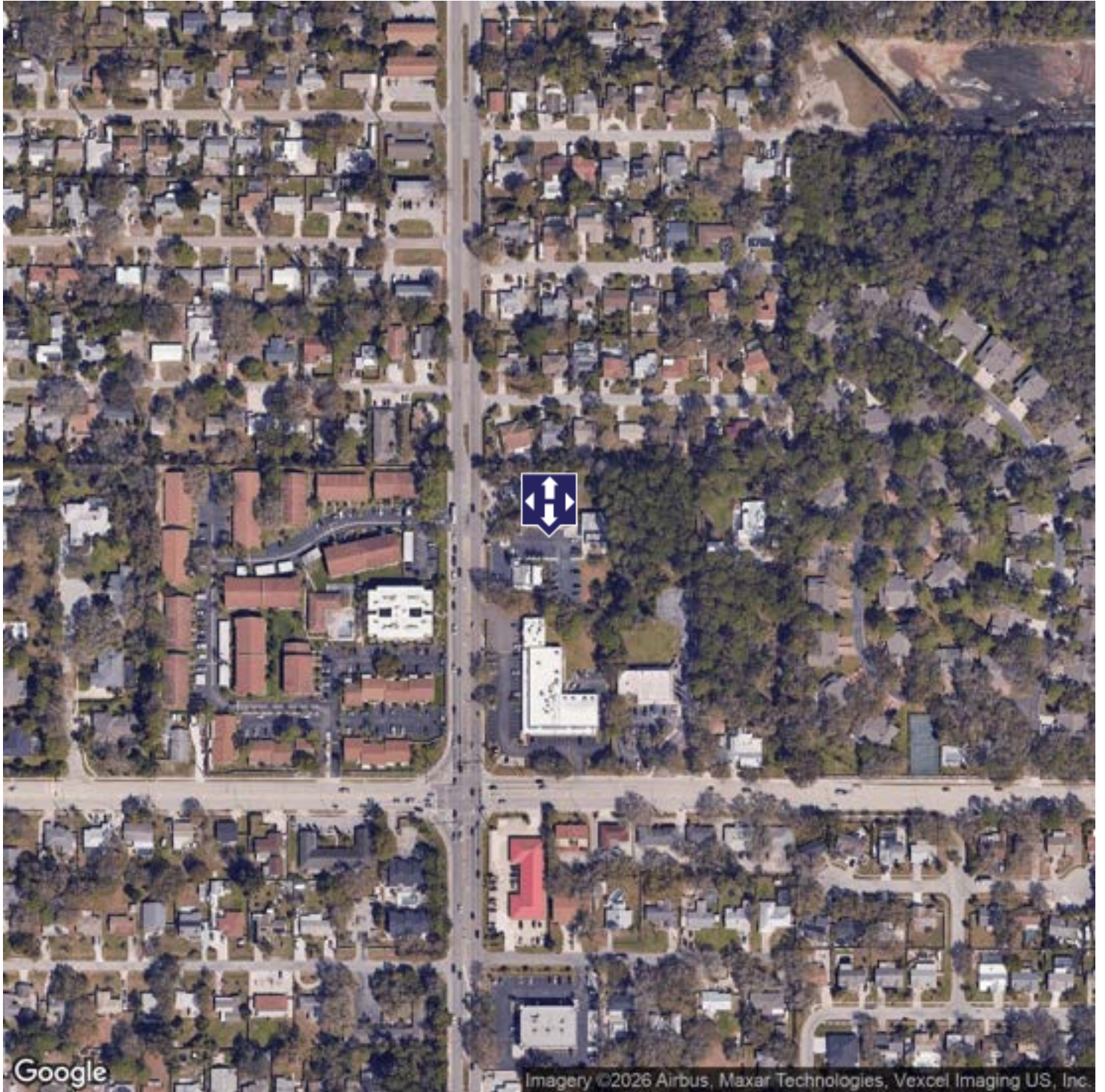
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LOCATION MAP

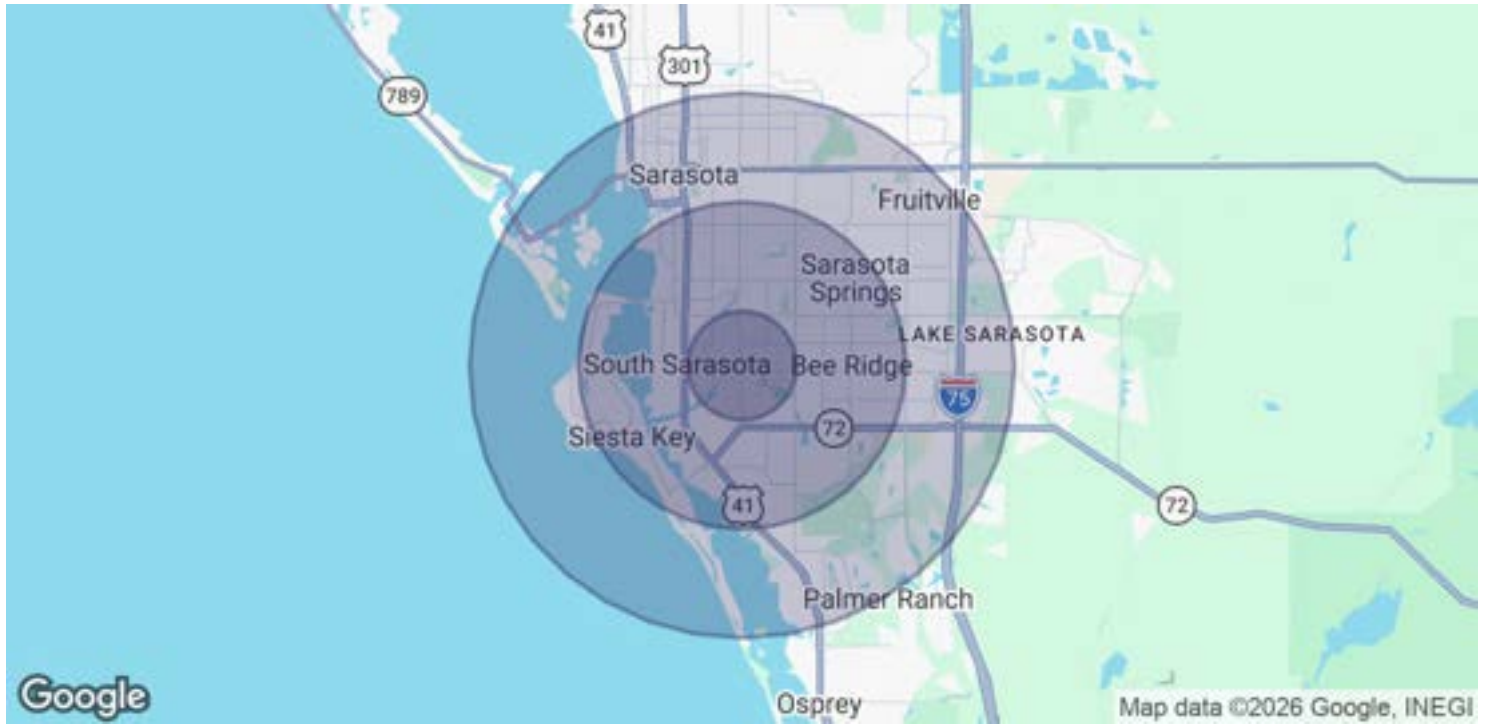


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AERIAL MAP



DEMOGRAPHICS MAP & REP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,879	73,269	160,758
Average Age	51.8	53.4	52.5
Average Age (Male)	49.4	51.0	49.8
Average Age (Female)	54.5	55.1	54.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,091	34,503	75,087
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$87,493	\$122,353	\$123,931
Average House Value	\$365,206	\$557,726	\$568,301

2023 American Community Survey (ACS)

ADVISOR BIO 1



KEN HOSKINSON, JR.

Senior Associate

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PROFESSIONAL BACKGROUND

Kenneth E. Hoskinson, Jr., Commercial Associate, is a native of Sarasota and has been involved in all facets of the community and has extensive knowledge of properties and investors throughout southwest Florida. Mr. Hoskinson is a member of the Sarasota Association of Realtors, Commercial Investment Division, as well as the Young Professionals Group. Ken received his Bachelor of Science degree in Finance from University of Central Florida, specializing in Real Estate.

Born and raised in Sarasota, Ken is a seasoned commercial real estate professional who, upon graduating with a degree in Finance from University of Central Florida, embarked on a distinguished career that has spanned 26 years and counting. After a brief tenure at a national real estate firm, Ken found his professional home at Hembree & Associates, where he has remained a dedicated and integral team member since 1998.

His commitment to excellence is evident in his work with a diverse clientele, a testament to his continuous growth in professional acumen and expertise with each interaction. Clients appreciate Ken's collegial personality and his innovative approach to finding creative solutions. Throughout his career, Ken has been an active member of both the Realtor Association of Sarasota and Manatee (RASM) and the Commercial Real Estate Association (CREA). His dedication to the industry is evidenced by his combined 14 years of service as a board member of RASM and CREA. In various leadership capacities, Ken has played a pivotal role, with his favorite being serving as the Chair for the annual CREA golf tournament. In honor of his dedication to the industry and community, Ken was awarded the Commercial Realtor of the Year Award in 2009 and 2023.

Upon joining Hembree & Associates, Ken recognized the value of having a strong and caring mentor in Joe R. Hembree. Embracing the principle of paying it forward, Ken takes pleasure in assisting newcomers to the industry, ensuring they too can forge a rewarding career. "I enjoy being around and working with positive people, so working at Hembree & Associates has always been a pleasure. I draw inspiration from the organization's ability to continually meet the demands of the fast-rising real estate industry in the region."

Outside of his professional pursuits, Ken shares a fulfilling life with his wife, Kristi, in Sarasota, where they reside with their two dogs. Ken was able to capture Kristi, in 2015, after chasing her down for 65 miles on a charity bike ride. Together, they share a passion for helping

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