



# 4107 26TH ST W

4107 26TH STREET WEST  
BRADENTON, FL 34205

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**Gail Bowden**  
Senior Investment Advisor  
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,000 SF
Available SF:	Fully Leased
Lot Size:	0.258 Acres
Year Built:	2006
Zoning:	PRS
Market:	Bradenton
Submarket:	Sarasota
Traffic Count:	17,300
APN:	5060600003
Video:	<a href="#">View Here</a>

## PROPERTY HIGHLIGHTS

- Great location with easy access
- Freestanding building
- Open Floor Plan

# Property Description

## **PROPERTY DESCRIPTION**

Free Standing Office Building, move-in ready. Great for a single user.

## **LOCATION DESCRIPTION**

West of US-41, North of Cortez Road, with good visibility along 26th St W, a popular secondary arterial road.

# Property Details

## LEASE RATE

**NEGOTIABLE**

## LOCATION INFORMATION

Street Address	4107 26th Street West
City, State, Zip	Bradenton, FL 34205
County	Manatee
Market	Bradenton
Sub-Market	Sarasota
Cross-Streets	26th St. West & Cortez Rd West
Township	35s
Range	17e
Section	03
Side Of The Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	US 41 - 1 mile
Nearest Airport	Sarasota Bradenton International Airport - 6 miles

## BUILDING INFORMATION

Building Class	A
Number Of Floors	1
Year Built	2006
Gross Leasable Area	1,000 SF
Construction Status	Existing
Framing	Masonry/Stucco
Condition	Excellent
Roof	Gable /Hip - Composition Shingle
Free Standing	Yes
Number Of Buildings	1
Foundation	Slab

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	7.5
Number Of Parking Spaces	6

## UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	0
Freight Elevator	Yes
Number Of Elevators	0
Number Of Escalators	0
Central HVAC	Yes
HVAC	yes
Centrix Equipped	Yes
Leed Certified	Yes

## PROPERTY INFORMATION

Property Subtype	Medical
APN #	5060600003
Zoning	PRS
Lot Size	0.258 Acres
Lot Frontage	40 ft
Lot Depth	76 ft
Traffic Count	17300
Traffic Count Street	26th St West
Power	Yes

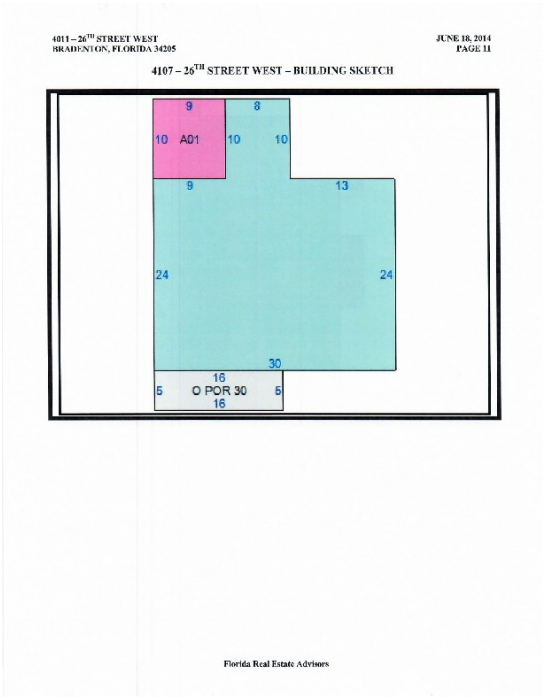
# Available Spaces

LEASE TYPE | -

TOTAL SPACE | Fully Leased

LEASE TERM | Negotiable

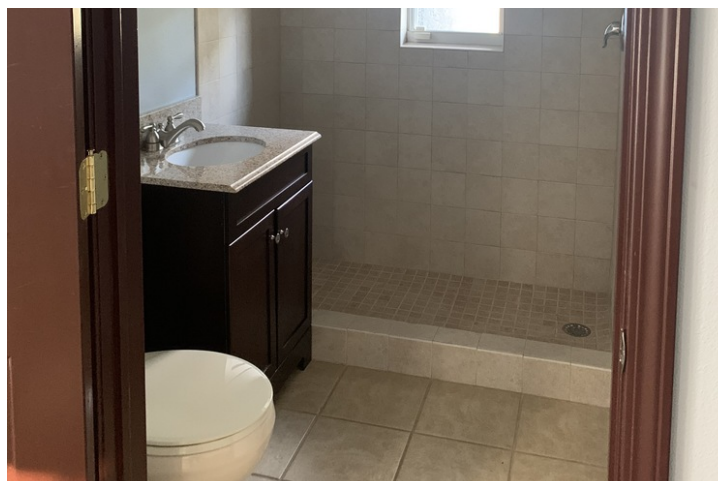
LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4107 26th Street W	-	1,000 SF	Modified Gross	\$1,500 per month	Tenant pays Power, Water, Internet and Phone.

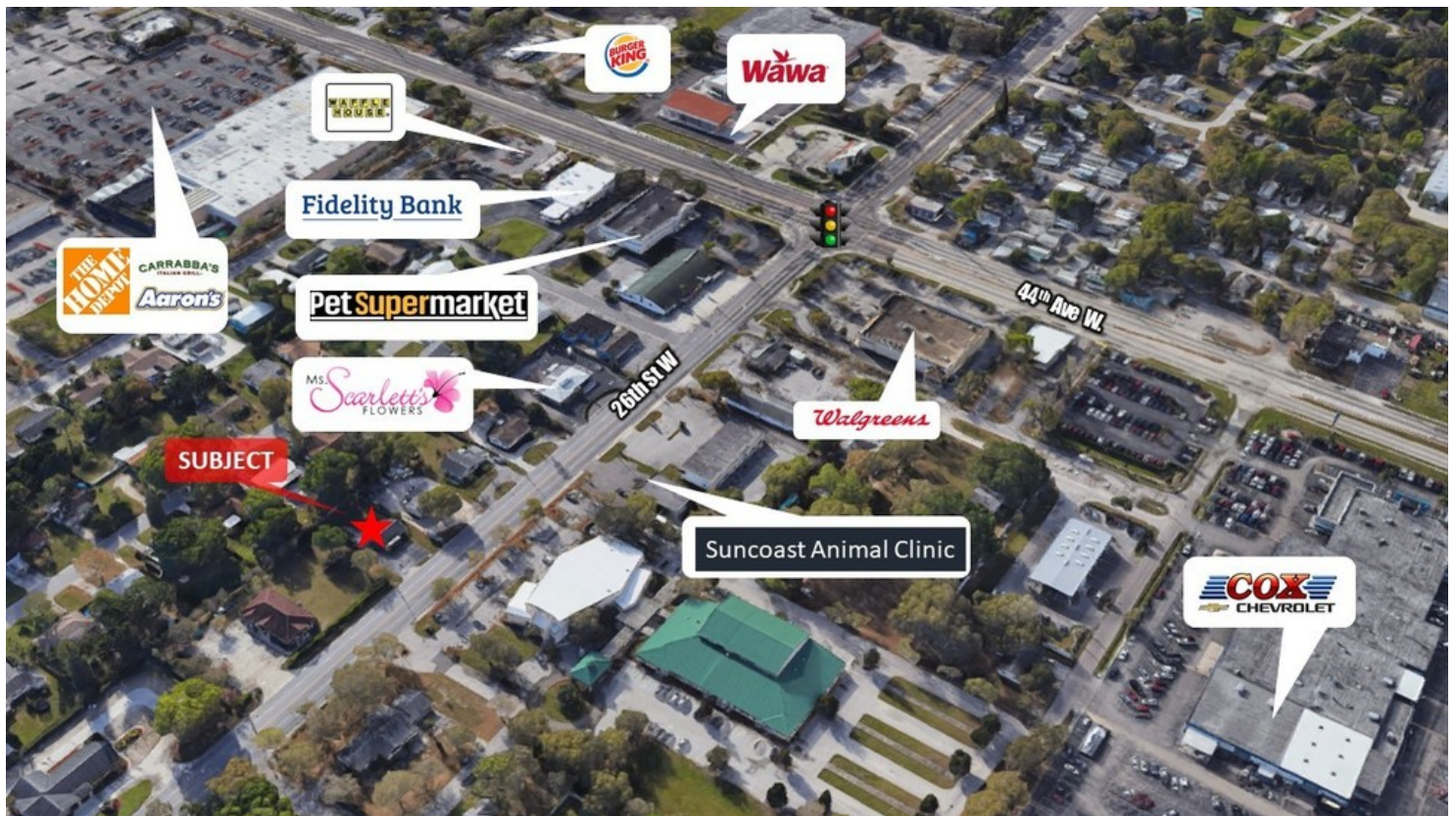


# Additional Photos





# Aerial Maps



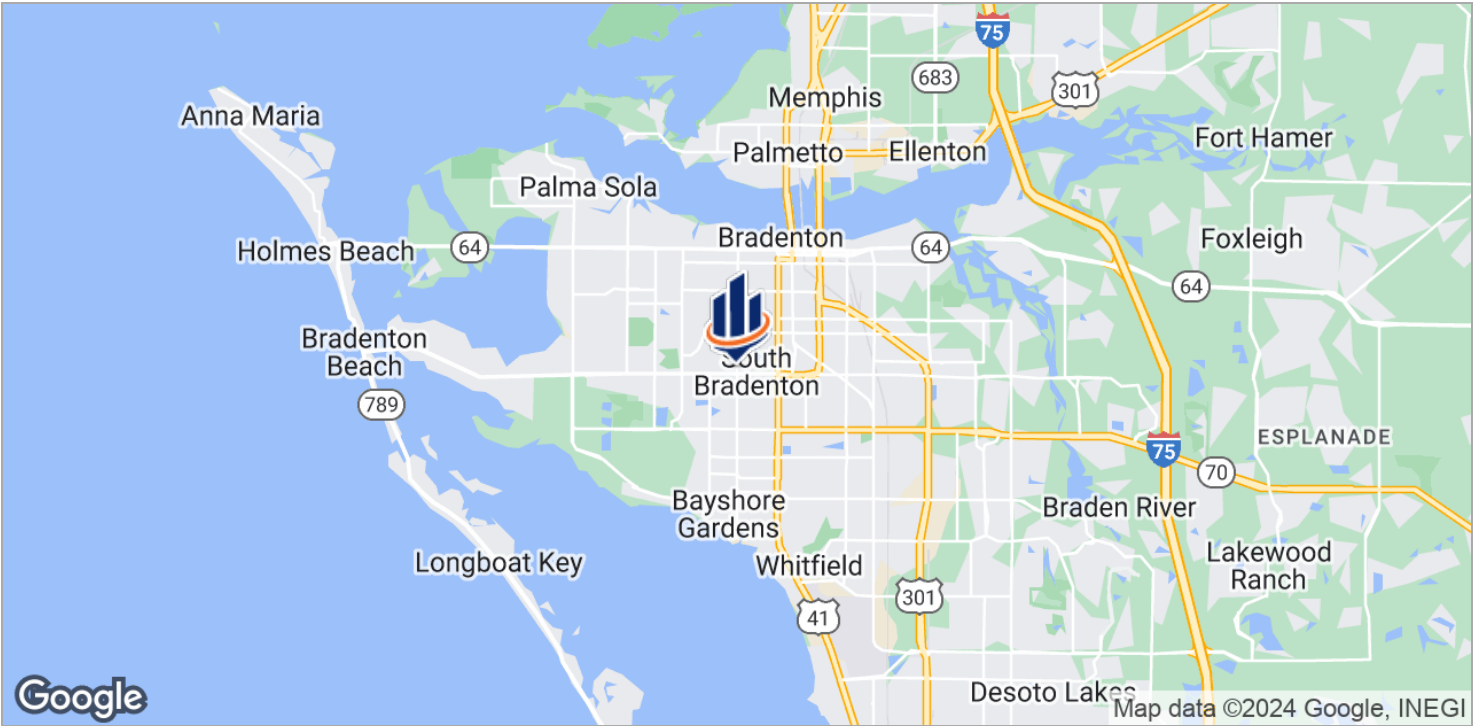
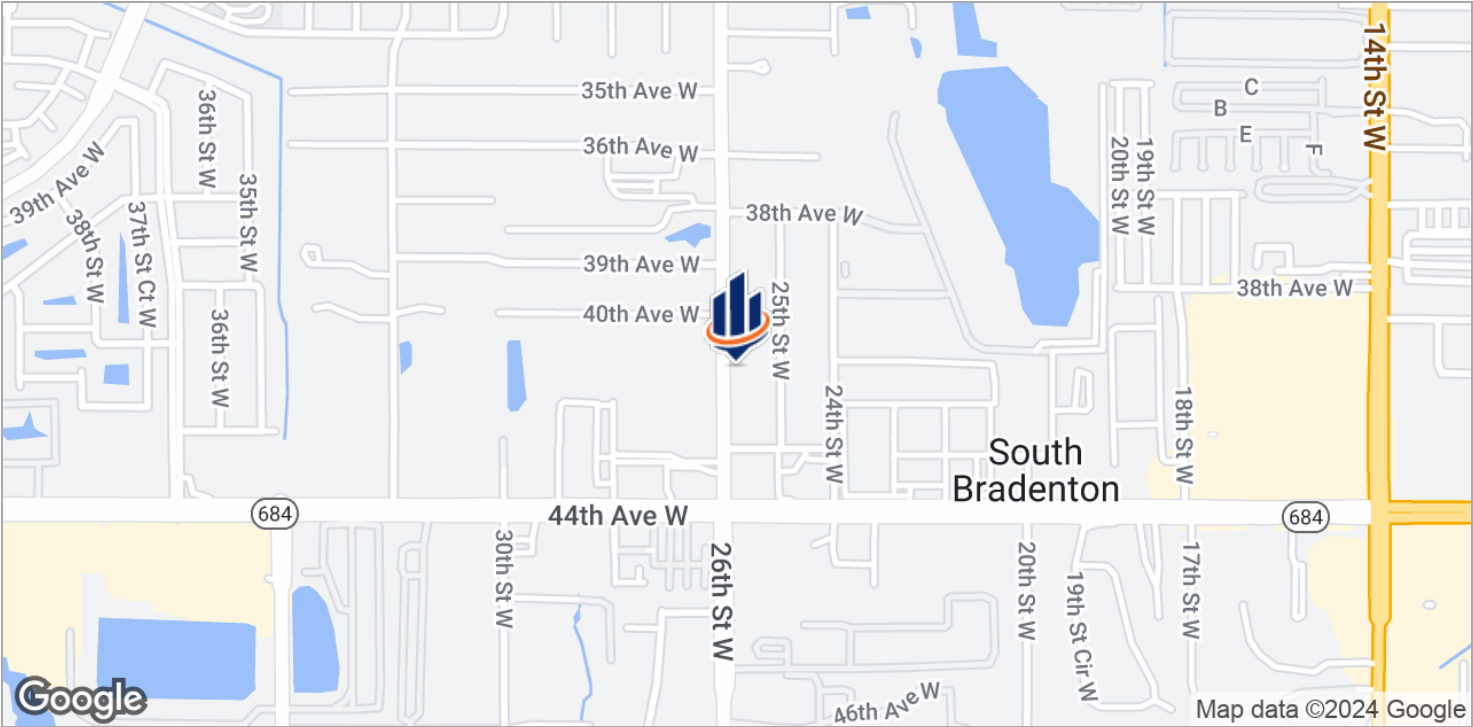


# Aerial Maps

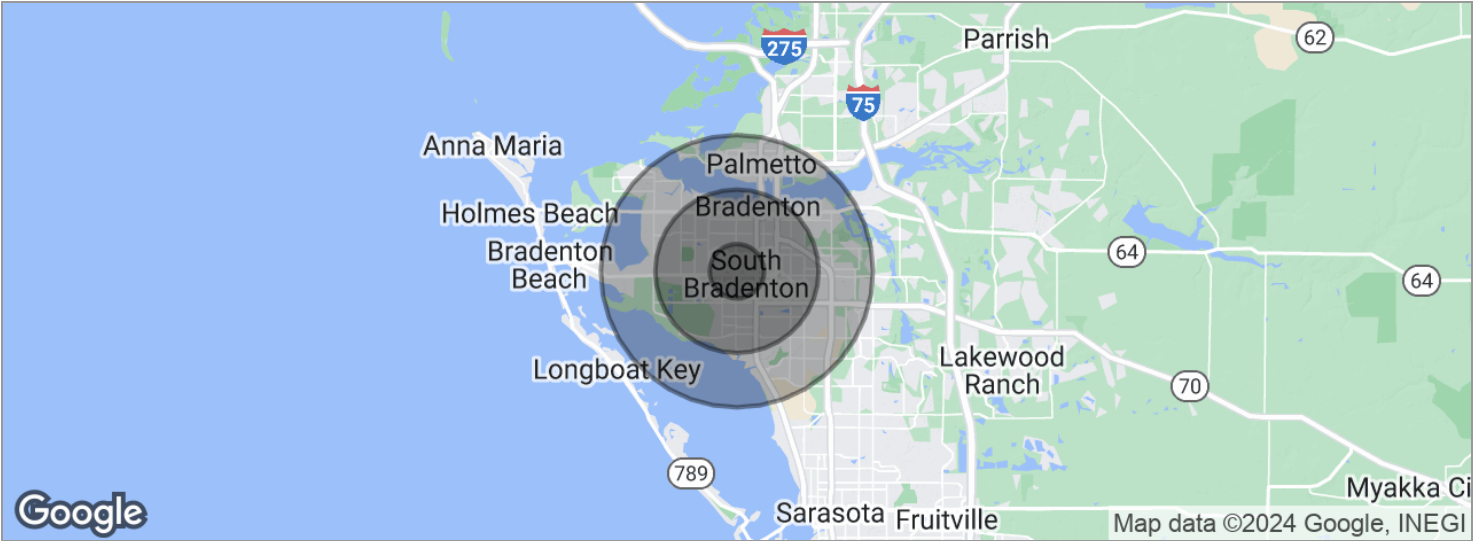




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,433	100,956	176,586
Median age	38.3	42.9	42.6
Median age [Male]	36.7	41.3	41.1
Median age [Female]	39.9	44.2	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,976	42,660	72,389
# of persons per HH	2.4	2.4	2.4
Average HH income	\$43,758	\$48,842	\$52,019
Average house value	\$151,097	\$195,607	\$218,228

\* Demographic data derived from 2020 ACS - US Census

# Rent Comps



## ★ Subject Property

4107 26th Street West, Bradenton, FL 34205

<b>Lease Rate:</b>	Negotiable	<b>Space Size:</b>	Fully Leased
<b>Bldg Size:</b>	1,000 SF	<b>Year Built:</b>	2006
<b>Lot Size:</b>	0.258 Acres	<b>No. Units:</b>	1



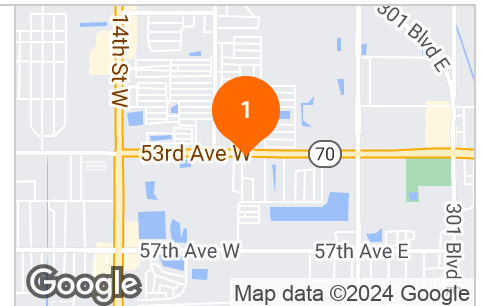
Free Standing Office Building, move-in ready. Great for a single user.



## 216-218 53rd Ave W

Bradenton, FL 35207

<b>Lease Rate:</b>	\$15.00 / SF / yea	<b>Lease Type:</b>	NNN
<b>Space Size:</b>	1,250 SF	<b>Year Built:</b>	1999
<b>Bldg Size:</b>	3,200 SF	<b>Lot Size:</b>	0.48 Acres



## 518-520 12th St

Bradenton, FL 34205

<b>Lease Rate:</b>	\$18.50 / SF / yea	<b>Lease Type:</b>	Modified Gross
<b>Space Size:</b>	1,278 SF	<b>Bldg Size:</b>	7,510 SF
<b>Lease Term:</b>	36 months		



## 201 4th Ave

Bradenton, FL 34208


<b>Lease Rate:</b>	\$17.93 / SF / year	<b>Lease Type:</b>	NNN
<b>Space Size:</b>	1,550 SF	<b>Year Built:</b>	1985
<b>Bldg Size:</b>	11,707 SF		





# Rent Comps

4



1201 6th Ave W

Bradenton, FL 34205

Lease Rate:

\$14.00 / SF / year

Space Size:

1,050 SF

Bldg Size:


42,863 SF

Lease Type:










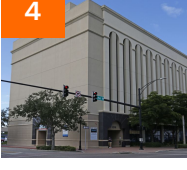
Modified Gross

Year Built:

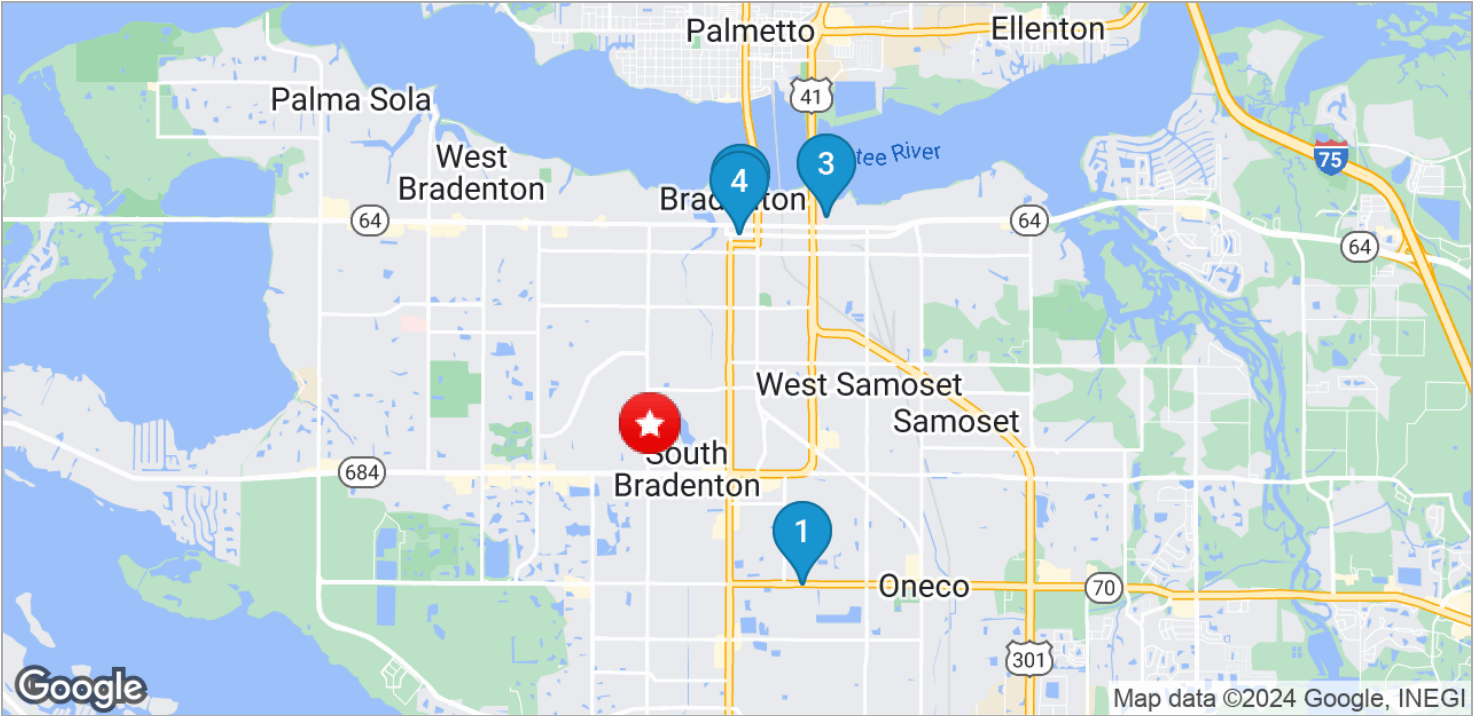
1967



# Rent Comps Summary

 	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	4107 26th Street West Bradenton, FL 34205	\$0.00	0 SF	1,000 SF	1	-
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
 	216-218 53rd Ave W Bradenton, FL 35207	\$15.00	1,250 SF	3,200 SF	-	-
 	518-520 12th St Bradenton, FL 34205	\$18.50	1,278 SF	7,510 SF	-	-
 	201 4th Ave Bradenton, FL 34208	\$17.93	1,550 SF	11,707 SF	-	-
 	1201 6th Ave W Bradenton, FL 34205	\$14.00	1,050 SF	42,863 SF	-	-
		PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
Totals/Averages		\$16.36	1,282 SF	16,320 SF	0	0%

# Rent Comps Map



 **SUBJECT PROPERTY**  
4107 26th Street West, Bradenton, FL 34205



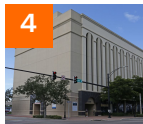
**216-218 53RD AVE W**  
Bradenton, FL  
35207



**201 4TH AVE**  
Bradenton, FL  
34208



**518-520 12TH ST**  
Bradenton, FL  
34205



**1201 6TH AVE W**  
Bradenton, FL  
34205





## GAIL BOWDEN

Senior Investment Advisor

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### PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail  
Real Estate Forum's Women of Influence 2020 & 2016  
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014  
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017  
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction  
Ranked #11 worldwide & #2 in Florida with SVN 2019  
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

### RECENT TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq ft | 5 Year Lease

SVN | COMMERCIAL ADVISORY GROUP



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