

Property Summary



OFFERING SUMMARY

Zoning:

Lease Rate: Negotiable
Building Size: 3,199 SF

Available SF: Fully Leased

Lot Size: 0.78 Acres

Year Built: 2006

Renovated: 2011

DD

PROFESSIONAL SMALL

Market: Bradenton

Submarket: Sarasota

Traffic Count: 17,300

APN: 5060500005

Video: <u>View Here</u>

PROPERTY HIGHLIGHTS

- Excellent & Convenient Location with Easy Access and Parking
- 3,199 SF freestanding building
- Ideal for Medical or Professional Office user
- Ample parking
- 3.8 Miles to Manatee Memorial Hospital
- Can be leased with the adjacent building at 4107 26th St W (800 sf).

Property Description

PROPERTY DESCRIPTION

Stand-alone Medical Office Building, move-in ready. The building was built in 2006. Some features include closed-loop surveillance, full backup generator system, fire suppression, 8 ton, and 3.5 ton A/C units.

It can be leased with the adjacent building at 4107 26th St W (1,0000 sf).

LOCATION DESCRIPTION

Located on the east side of 26th Street West, West of US-41, North of Cortez Road, with good visibility along 26th St W, a popular secondary arterial road.

Property Details

APN # 506050 Zoning PRS/ PROFESSIONAL S Zoning	LEASE RATE	NEGOTIABLE	PROPERTY INFORMATION	
Street Address 4011 26th Street West Lot Size 0.78 City, State, Zip Bradenton, FL 34205 County Manatee Lot Depth Market Bradenton Traffic Count Sub-Market Sarasota Traffic Count Street 26th Street Cross-Streets 26th St West & Cortez Rd West Fownship 35s Range 17e PARKING & TRANSPORTATION Side Of The Street East Parking Type Side Of The Street Parking Parking Ratio Road Type Paved Number Of Parking Spaces Market Type Medium Nearest Airport International Airport - 6.55 Building Class A Central HVAC Suliding Class A Central HVAC Number Of Floors 1 Centrix Equipped Available SF Near Last Renovated 2011 Irrigation			Property Subtype	M
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City, State, Zip Bradenton, FL 34205 County Manatee County Manatee County Manatee Market Bradenton Sub-Market Sarasota Cross-Streets Z6th St West & Cortez Rd West Cross-Streets Z6th St West & Cortez Rd West Cross-Streets Power Power PARKING & TRANSPORTATION Street Parking Side Of The Street East Signal Intersection Yes Parking Ratio Number Of Parking Spaces Number Of Parking Spaces Number Of Elevators Number Of Elevators Number Of Floors Number Of Floors 1 Centrix Equipped Available SF Near Built Mere Last Renovated O'A Lot Frontage Lot Depth Traffic Count Traffic	LOCATION INFORMATION		Zoning	PRS/ PROFESSIONAL S
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Available SF 3,199 SF Leed Certified Year Built 2006 Gas / Propane Year Last Renovated 2011 Irrigation	Building Class	А	Central HVAC	
Year Built 2006 Gas / Propane Year Last Renovated 2011 Irrigation	Number Of Floors	1	Centrix Equipped	
Year Last Renovated 2011 Irrigation	Available SF	3,199 SF	Leed Certified	
	Year Built	2006	Gas / Propane	
Gross Leasable Area 3,199 SF Water	Year Last Renovated	2011	Irrigation	
	Gross Leasable Area	3,199 SF	Water	

Yes

Yes

Yes

Construction Status

Framing

Condition

Roof

Telephone

Cable

Sewer

Existing

Excellent

Gable/Hip

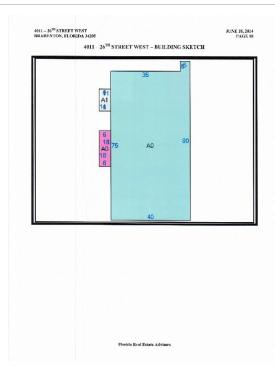
Block/Stucco

Available Spaces

LEASE TYPE | - **TOTAL SPACE** | Fully Leased

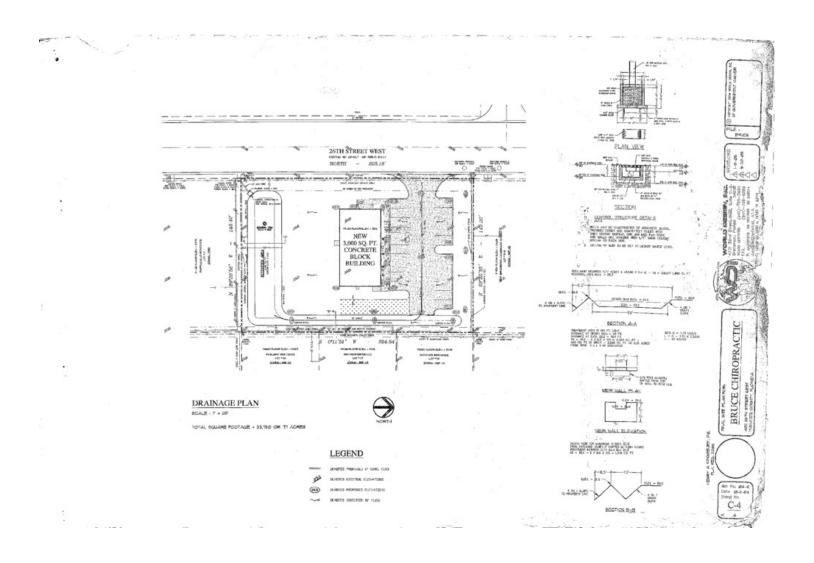
LEASE TERM | Negotiable

LEASE RATE | Negotiable

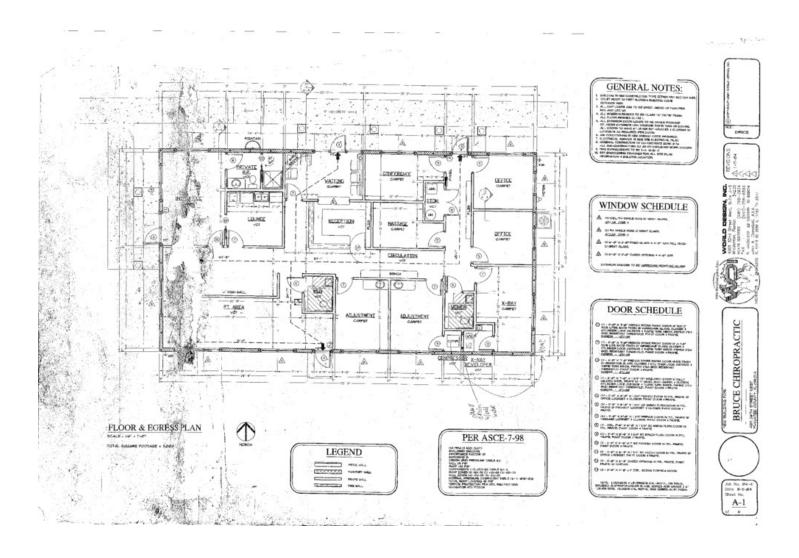


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	
4011	_	3,199 SF	NNN	\$15.00 SF/yr	-	

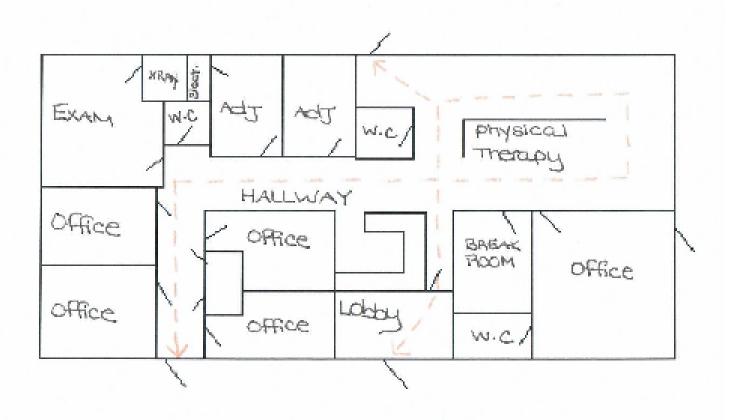
Floor Plans



Floor Plans



Floor Plans



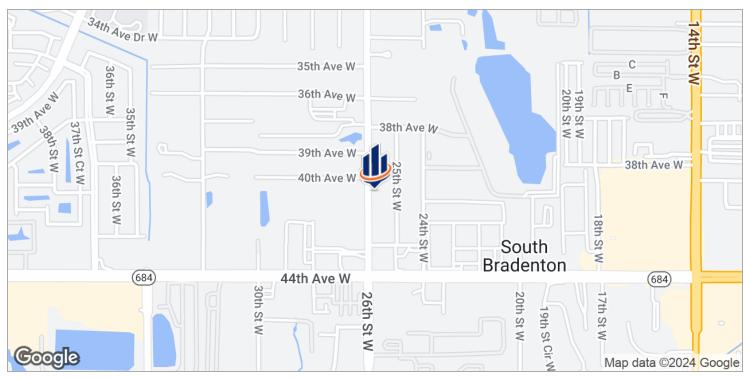
Aerial Maps

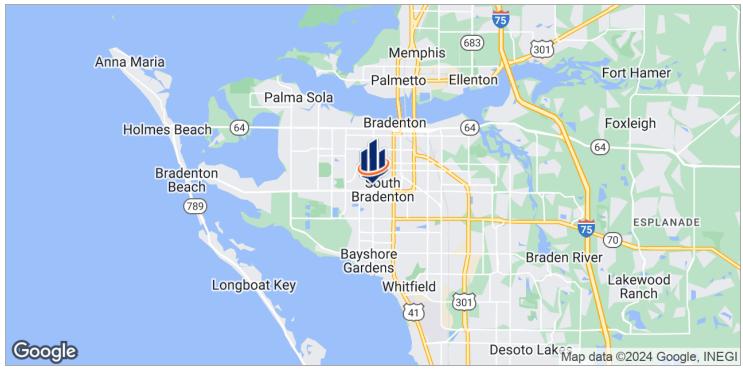


Aerial Maps

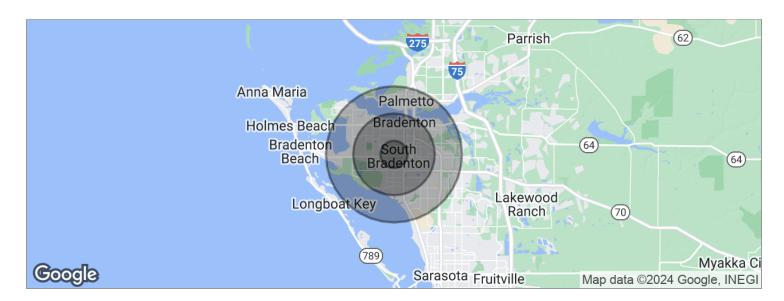


Location Maps





Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,405	101,561	176,170
Median age	38.5	43.1	42.7
Median age (Male)	36.8	41.4	41.2
Median age (Female)	40.2	44.4	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 6,959	3 MILES 43,009	5 MILES 72,230
Total households	6,959	43,009	72,230

^{*} Demographic data derived from 2020 ACS - US Census

4011 26TH STREET WEST, BRADENTON, FL 34205

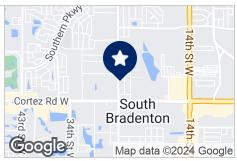
Rent Comps





4011 26th Street West, Bradenton, FL 34205

Lease Rate:NegotiableSpace Size:Fully LeasedBldg Size:3,199 SFYear Built:2006Lot Size:0.78 AcresNo. Units:1



Stand-alone Medical Office Building, move-in ready. The building was built in 2006. Some features include closed-loop surveillance, full backup generator system, fire suppression, 8 ton, and 3.5 ton



2225 59th St W

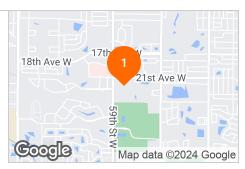
Bradenton, FL 34209

 Lease Rate:
 \$14.00 / SF / year
 Lease Type:
 NNN

 Space Size:
 3,700 SF
 Year Built:
 1990

 Bldg Size:
 7,000 SF
 Lot Size:
 1.06 Acres

Lease Term: 60 months



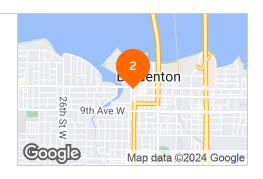


1401 W Manatee Ave

Bradenton, FL 34205

Lease Rate:\$19.50 / SF / yeaLease Type:Full ServiceSpace Size:2,806 SFYear Built:1986

Bldg Size: 130,000 SF Lease Term: 36 months



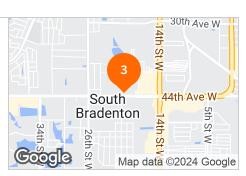


4319 20th St W

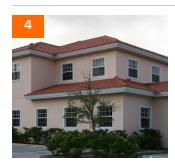
Bradenton, FL 34205

Lease Rate: \$17.00 / SF / year Lease Type: NNN Space Size: 2,648 SF Year Built: 2009

Bldg Size: 11,038 SF



Rent Comps



3806 Manatee Ave

Bradenton, FL 34205

Lease Rate:\$16.95 / SF / yearLease Type:Modified GrossSpace Size:2,550 SFYear Built:2004

Bldg Size: 7,320 SF



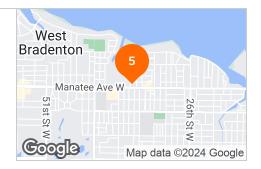


3620 Manatee Ave

Bradenton, FL 34205

Lease Rate: \$18.00 / SF / yea **Lease Type:** Modified Gross **Space Size:** 3,600 SF **Year Built:** 1968

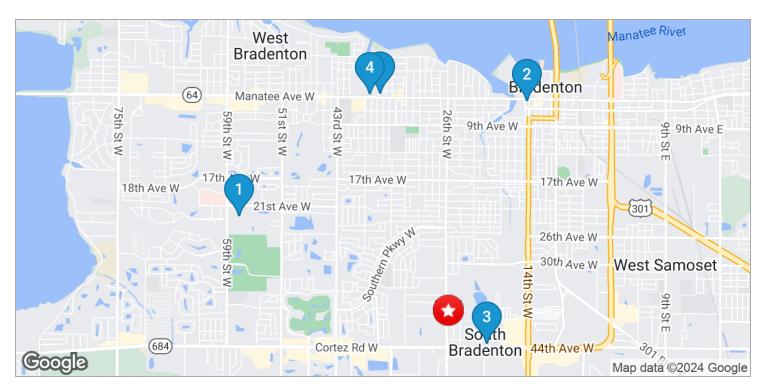
Bldg Size: 3,600 SF



Rent Comps Summary

	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	4011 26th Street West Bradenton, FL 34205	\$0.00	0 SF	3,199 SF	1	-
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	2225 59th St W Bradenton, FL 34209	\$14.00	3,700 SF	7,000 SF	-	-
2	1401 W Manatee Ave Bradenton, FL 34205	\$19.50	2,806 SF	130,000 SF	-	-
3	4319 20th St W Bradenton, FL 34205	\$17.00	2,648 SF	11,038 SF	-	-
4	3806 Manatee Ave Bradenton, FL 34205	\$16.95	2,550 SF	7,320 SF	-	-
5	3620 Manatee Ave Bradenton, FL 34205	\$18.00	3,600 SF	3,600 SF	-	-
-		PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Totals/Averages	\$17.09	3,061 SF	31,792 SF	0	0%

Rent Comps Map





SUBJECT PROPERTY

4011 26th Street West, Bradenton, FL 34205



2225 59TH ST W

Bradenton, FL 34209



4319 20TH ST W

Bradenton, FL 34205



3620 MANATEE AVE

Bradenton, FL 34205



1401 W MANATEE AVE

Bradenton, FL 34205



3806 MANATEE AVE

Bradenton, FL 34205











GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: 941.223.1525 | Cell: 941.223.1525

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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