



4011 26TH STREET WEST

BRADENTON, FL 34205

Gail Bowden

Senior Investment Advisor

O: 941.223.1525 | C: 941.223.1525

gail.bowden@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,199 SF
Available SF:	Fully Leased
Lot Size:	0.78 Acres
Year Built:	2006
Renovated:	2011
Zoning:	PRS/ PROFESSIONAL SMALL
Market:	Bradenton
Submarket:	Sarasota
Traffic Count:	17,300
APN:	5060500005
Video:	View Here

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

LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Street Address	4011 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 - 6.5 miles

BUILDING INFORMATION

Building Class	A
Number Of Floors	1
Available SF	3,199 SF
Year Built	2006
Year Last Renovated	2011
Gross Leasable Area	3,199 SF
Construction Status	Existing
Framing	Block/Stucco
Condition	Excellent
Roof	Gable/Hip

PROPERTY INFORMATION

Property Subtype	Medical
APN #	5060500005
Zoning	PRS/ PROFESSIONAL SMALL
Lot Size	0.78 Acres
Lot Frontage	28 ft
Lot Depth	232 ft
Traffic Count	17300
Traffic Count Street	26th Street West
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	6.7
Number Of Parking Spaces	20

UTILITIES & AMENITIES

Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	0
Number Of Escalators	0
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

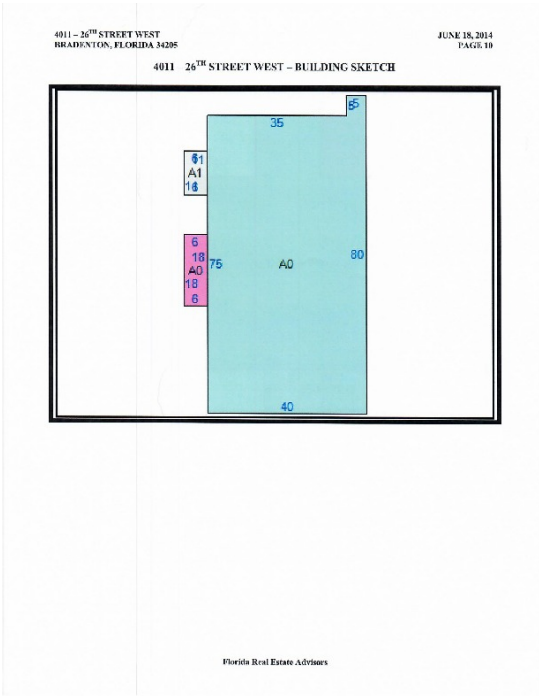
Available Spaces

LEASE TYPE | -

TOTAL SPACE | Fully Leased

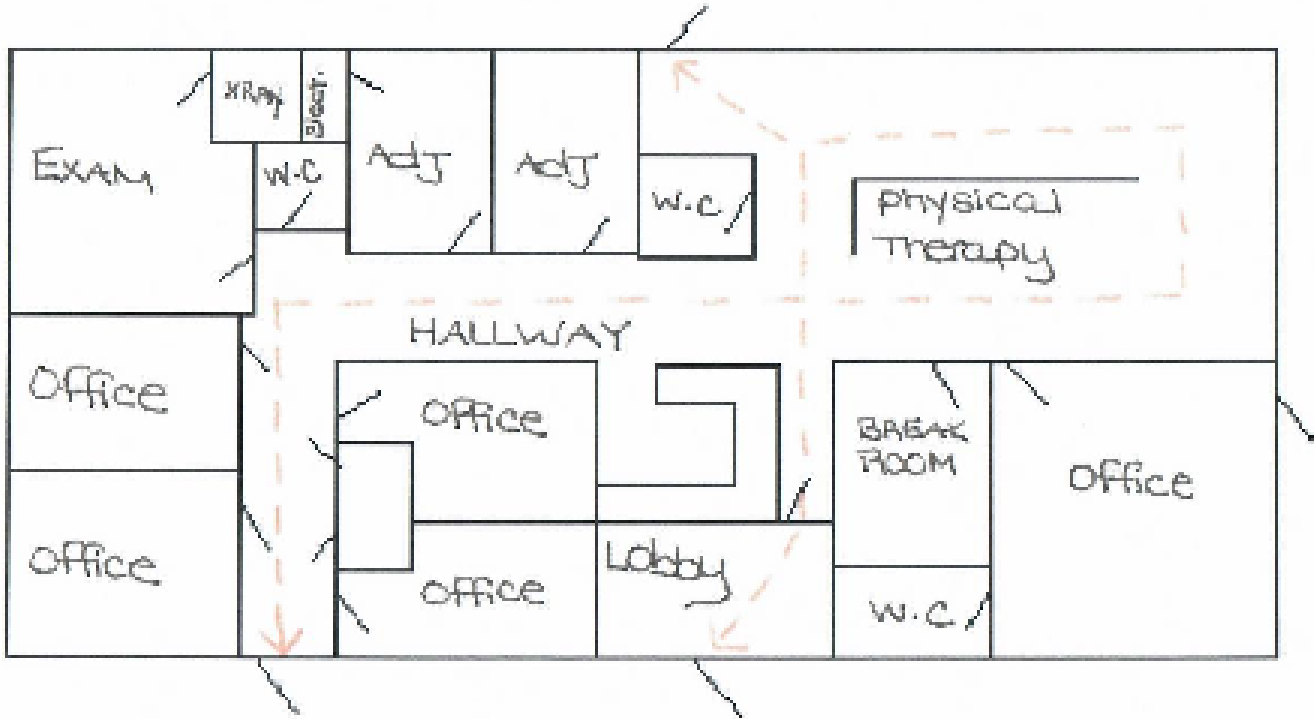
LEASE TERM | Negotiable

LEASE RATE | Negotiable



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

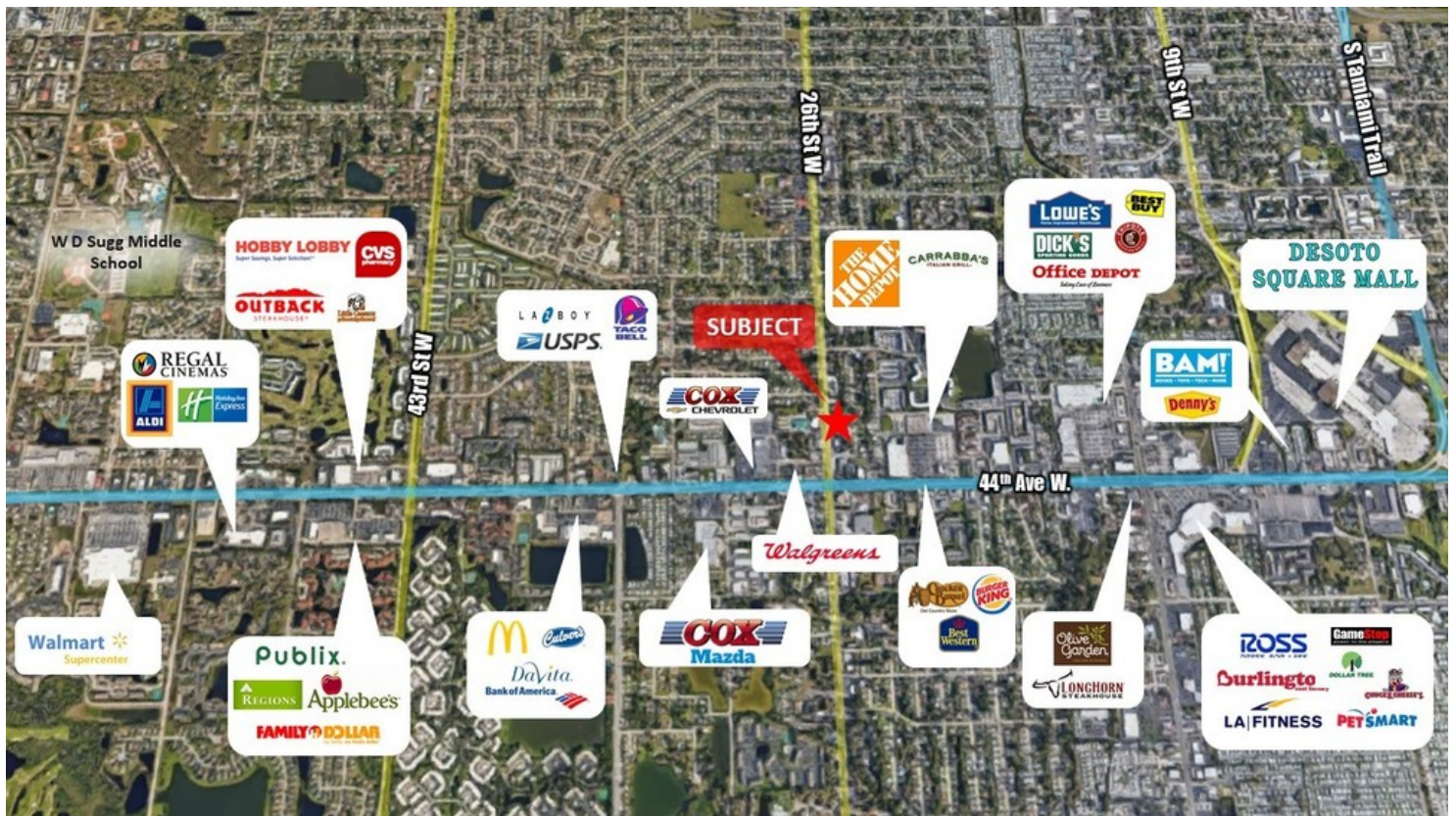
Floor Plans



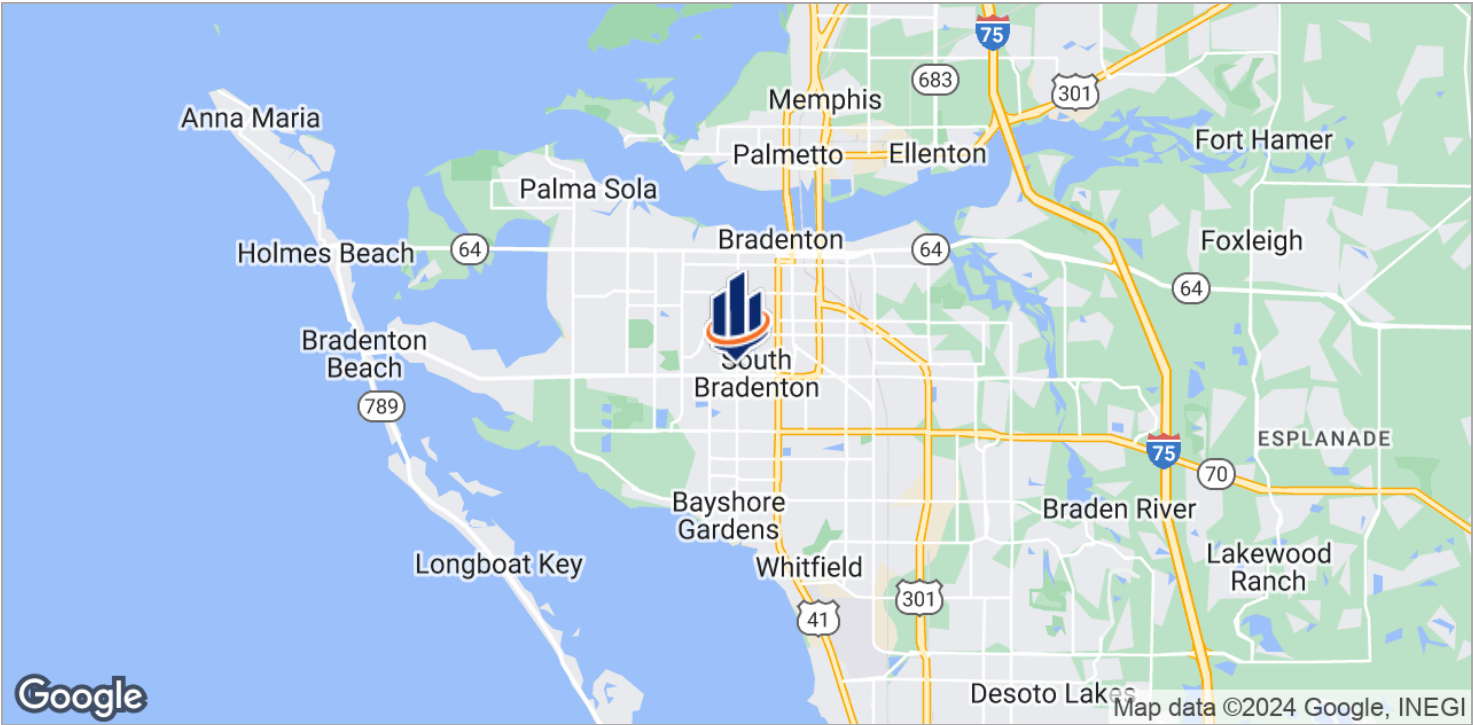
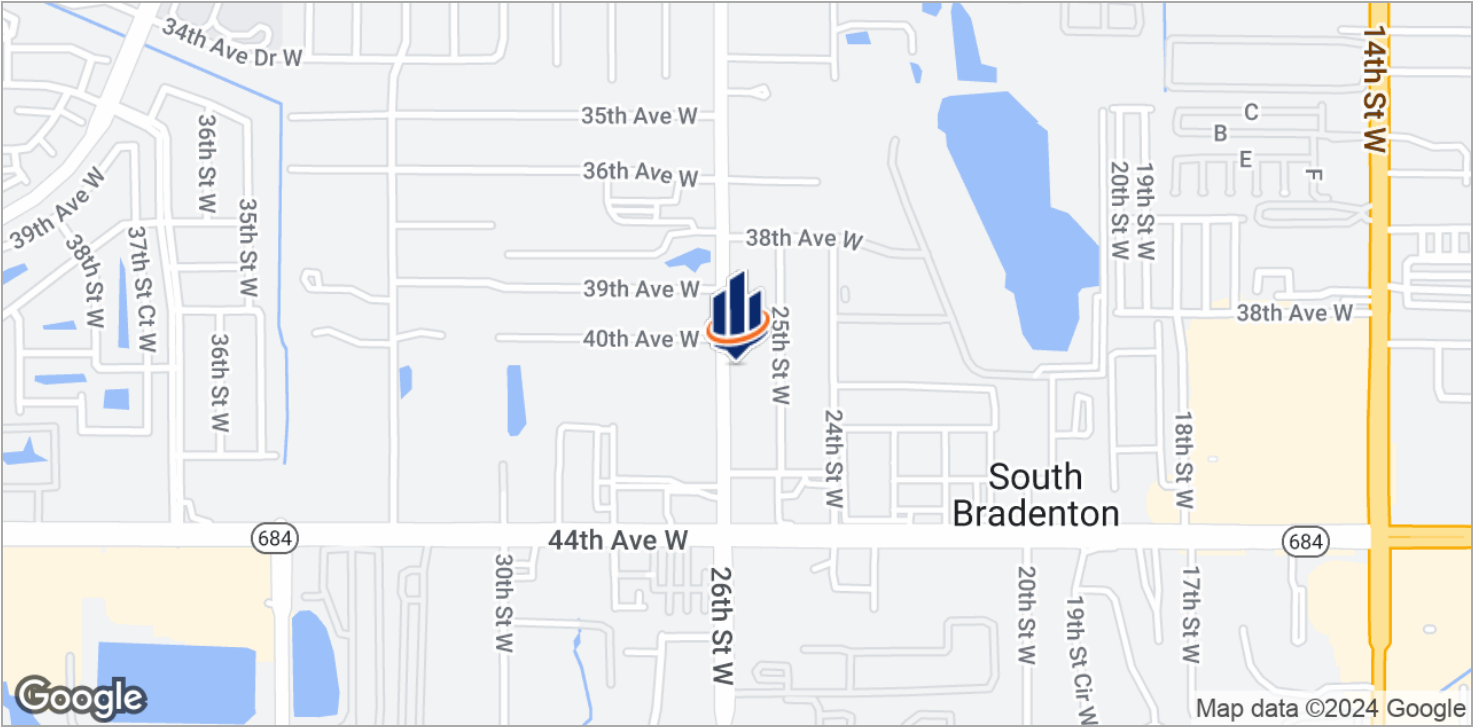
Aerial Maps



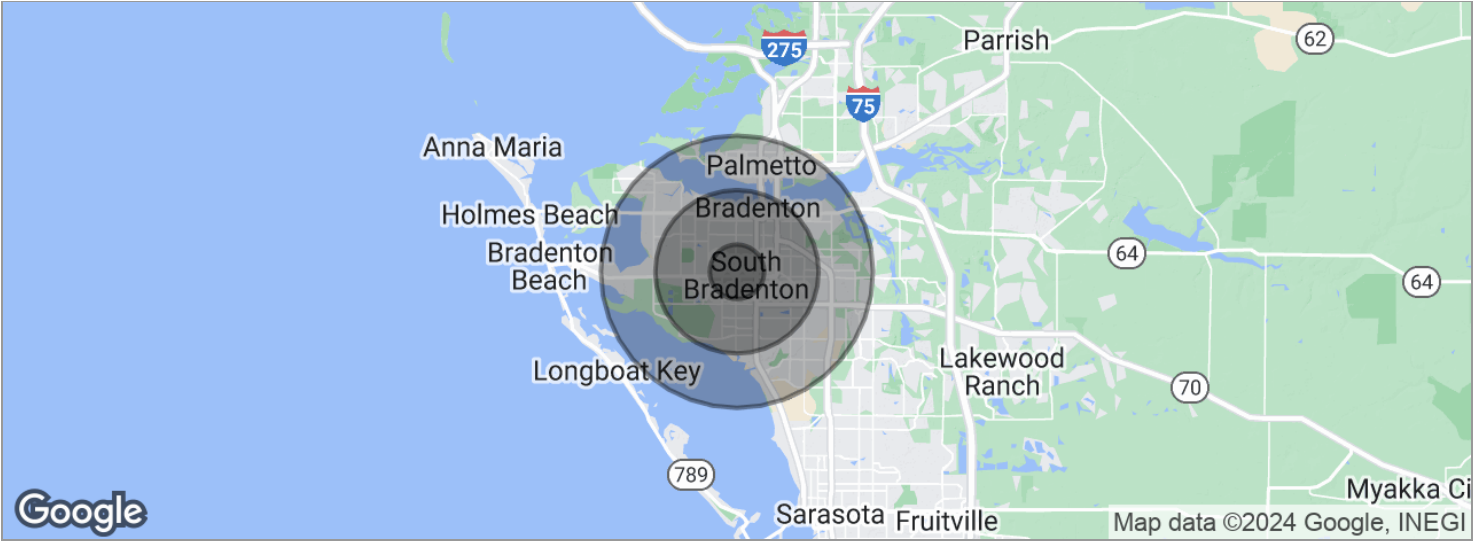
Aerial Maps



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
Total households	6,959	43,009	72,230
# of persons per HH	2.4	2.4	2.4
Average HH income	\$43,990	\$48,710	\$52,084
Average house value	\$152,702	\$194,392	\$218,883

* Demographic data derived from 2020 ACS - US Census

Rent Comps



★ Subject Property

4011 26th Street West, Bradenton, FL 34205

Lease Rate: Negotiable **Space Size:** Fully Leased
Bldg Size: 3,199 SF **Year Built:** 2006
Lot Size: 0.78 Acres **No. 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 A/C units.



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 / year **Lease Type:** Full Service
Space Size: 2,806 SF **Year 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

4



3806 Manatee Ave

Bradenton, FL 34205

Lease Rate:

\$16.95 / SF / year

Space Size:

2,550 SF

Bldg Size:


7,320 SF

Lease Type:


Modified Gross

Year Built:

2004



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3620 Manatee Ave

Bradenton, FL 34205

Lease Rate:

\$18.00 / SF / year

Space Size:

3,600 SF

Bldg Size:


3,600 SF

Lease Type:

Modified Gross

Year Built:

1968















4011 26TH STREET WEST, BRADENTON, FL 34205

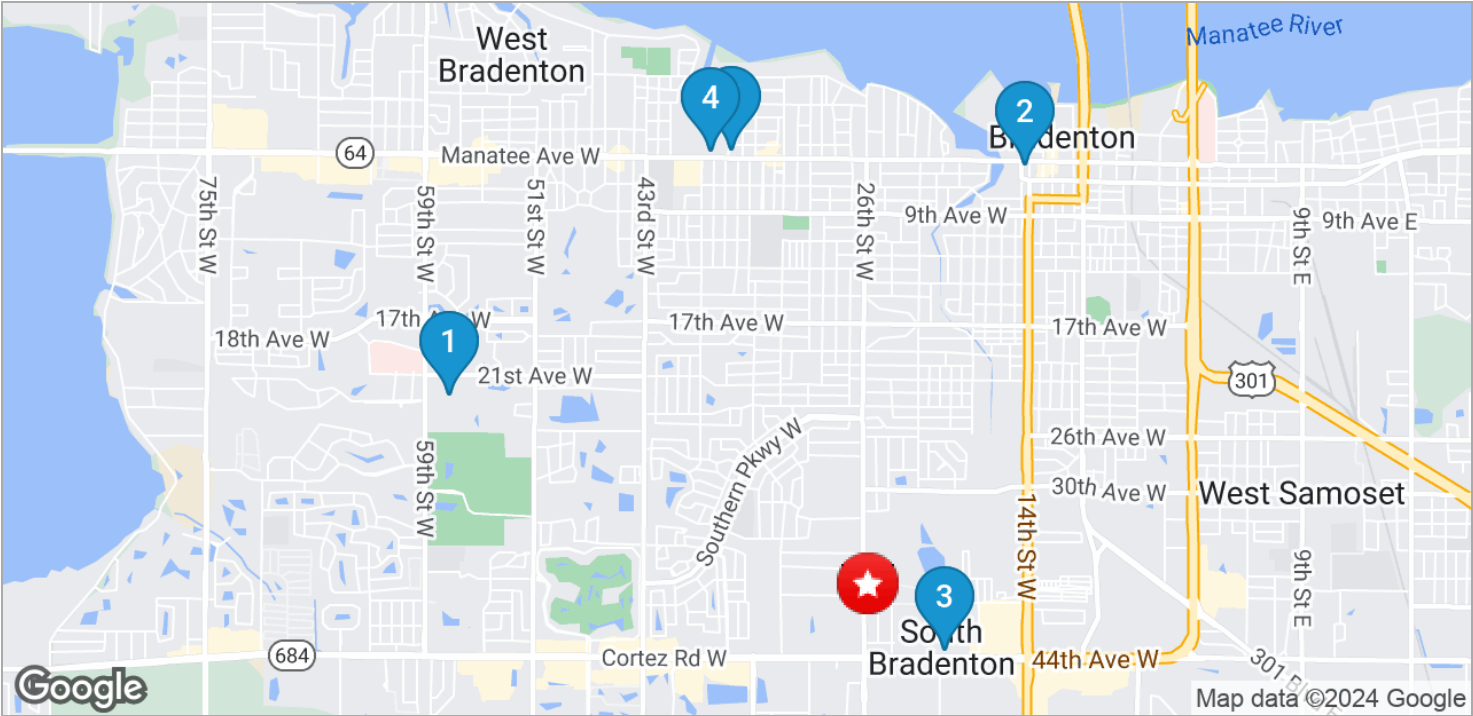
SVN | Commercial Advisory Group | Page 14

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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	-	-
	 1401 W Manatee Ave Bradenton, FL 34205	\$19.50	2,806 SF	130,000 SF	-	-
	 4319 20th St W Bradenton, FL 34205	\$17.00	2,648 SF	11,038 SF	-	-
	 3806 Manatee Ave Bradenton, FL 34205	\$16.95	2,550 SF	7,320 SF	-	-
	 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



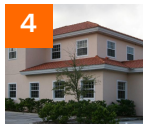
4319 20TH ST W
Bradenton, FL
34205



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



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.223.1525
suncoastsvn.com