



Standalone / Boutique Office

4107 26TH STREET WEST

Bradenton, FL 34205

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$1,200 per month
NUMBER OF UNITS:	1
AVAILABLE SF:	1,000 SF
LOT SIZE:	0.258 Acres
BUILDING SIZE:	1,000 SF
ZONING:	PRS

PROPERTY DESCRIPTION

A standalone building that could serve as an ideal space for a small office for professionals like accountants or attorneys, or for a single user.

PROPERTY HIGHLIGHTS

- Freestanding building with dedicated parking
- Excellent frontage and visibility on 26th Street West
- Ideal for professional office or single-user tenant
- Close proximity to Cortez Road W, U.S. 41, and downtown Bradenton
- Convenient to major retail, dining, and medical centers
- Approximately 15 minutes to Sarasota-Bradenton International Airport (SRQ)
- Approx. 264 SF garage/storage area included

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY DETAILS

LEASE RATE	\$1,200.00 PER MONTH
------------	----------------------

LOCATION INFORMATION

BUILDING NAME	Standalone / Boutique Office
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
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	US 41 - 1 mile
NEAREST AIRPORT	Sarasota Bradenton International Airport - 6 miles

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	7.5
NUMBER OF PARKING SPACES	6

UTILITIES & AMENITIES

SECURITY GUARD	No
ELEVATORS	0
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	yes
RESTROOMS	1
GAS / PROPANE	No

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY DETAILS

LEASE RATE	\$1,200.00 PER MONTH
------------	----------------------

BUILDING INFORMATION

BUILDING SIZE	1,000 SF
BUILDING CLASS	A
OCCUPANCY %	0.0%
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	1,000 SF
YEAR BUILT	2006
YEAR LAST RENOVATED	2025
GROSS LEASABLE AREA	1,000 SF
CONSTRUCTION STATUS	Existing
FRAMING	Masonry/Stucco
CONDITION	Good
ROOF	Gable /Hip - Composition Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab

PROPERTY INFORMATION

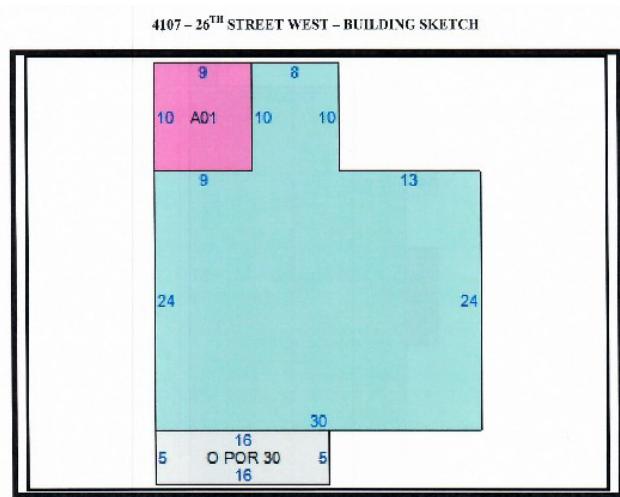
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	PRS
LOT SIZE	0.258 Acres
APN #	5060600003
LOT FRONTAGE	40 ft
LOT DEPTH	76 ft
CORNER PROPERTY	No
TRAFFIC COUNT	17300
TRAFFIC COUNT STREET	26th St West
WATERFRONT	No
POWER	Yes

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

ADDITIONAL PHOTOS

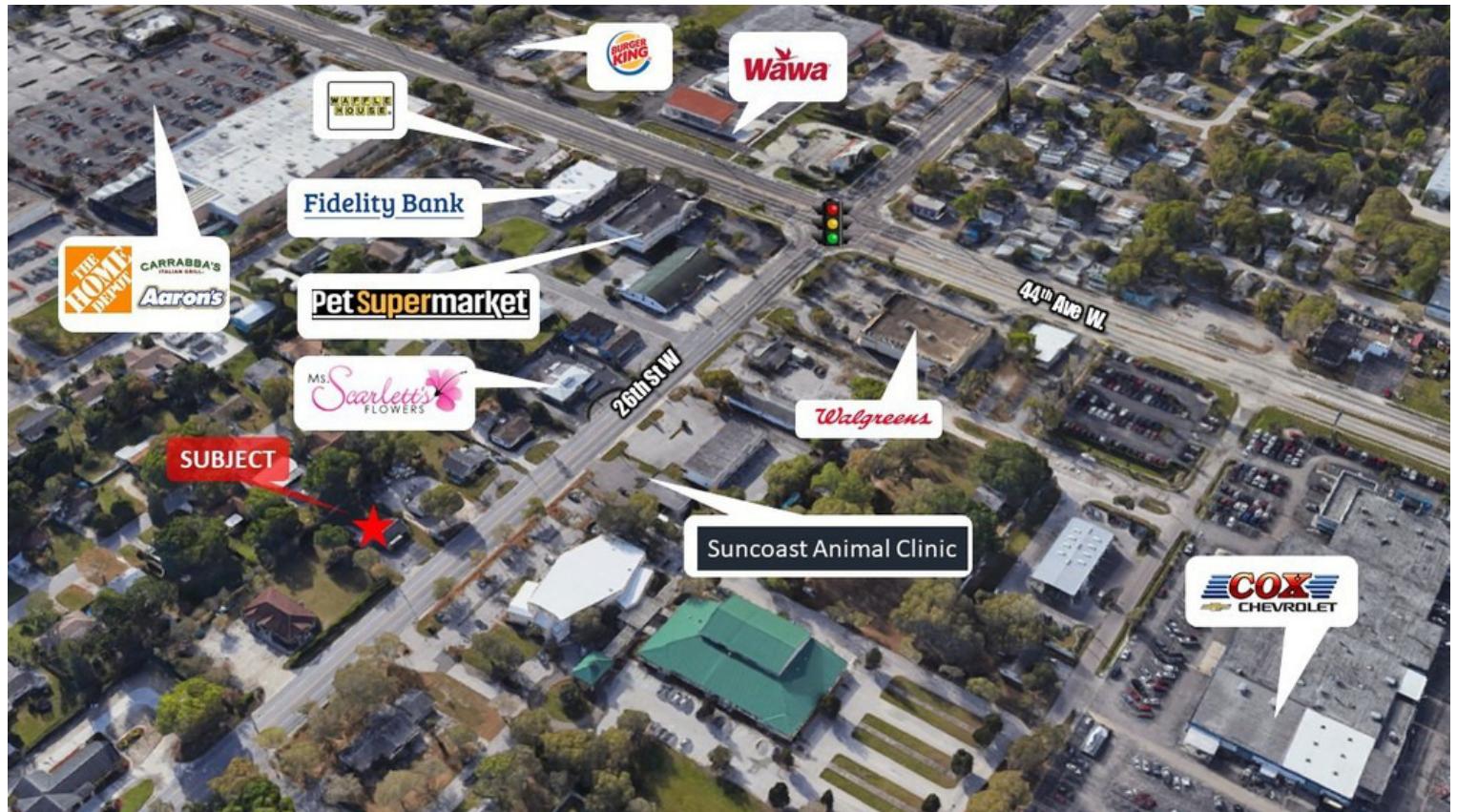


GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

AERIAL MAP

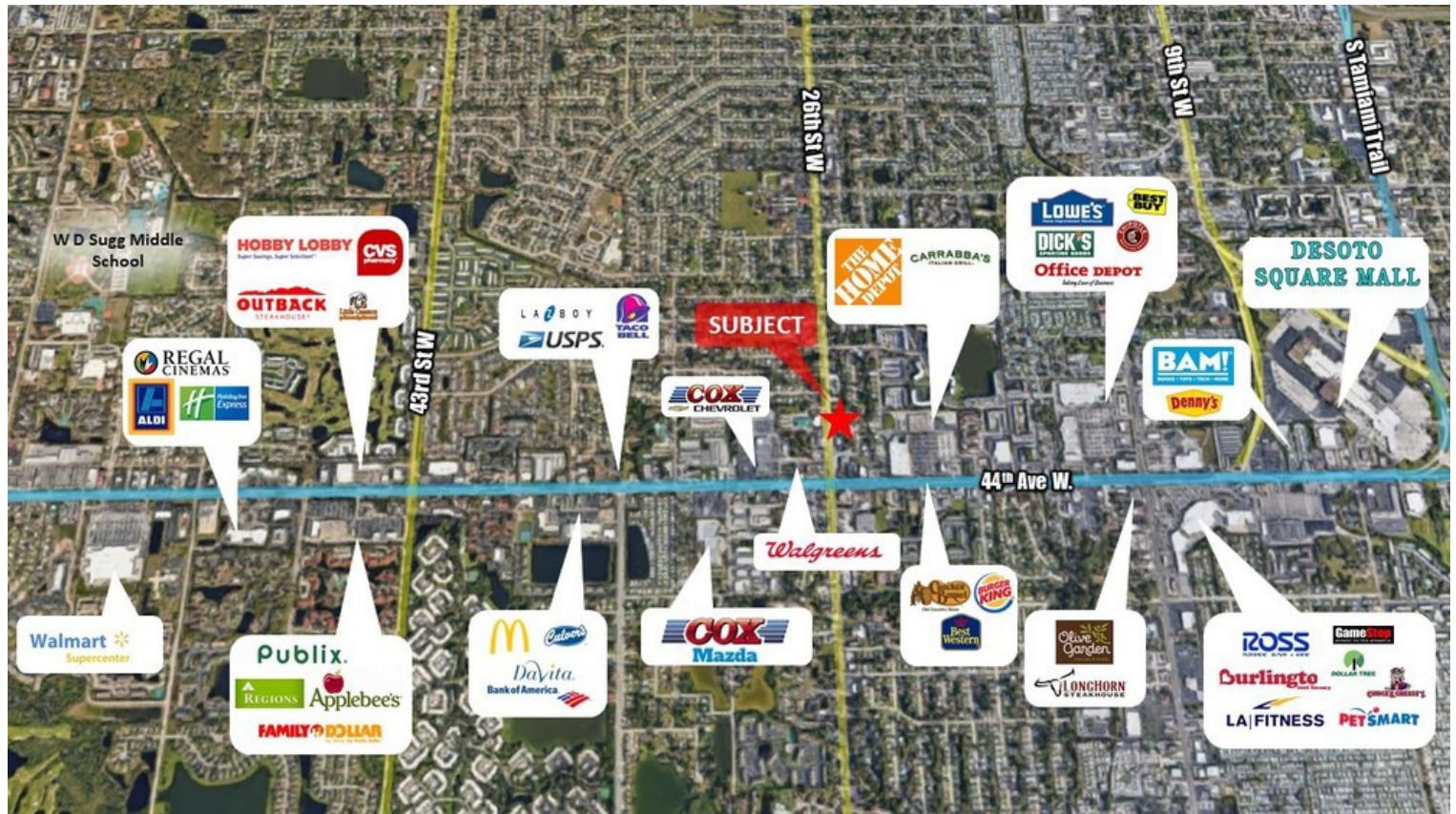


GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

AERIAL MAP

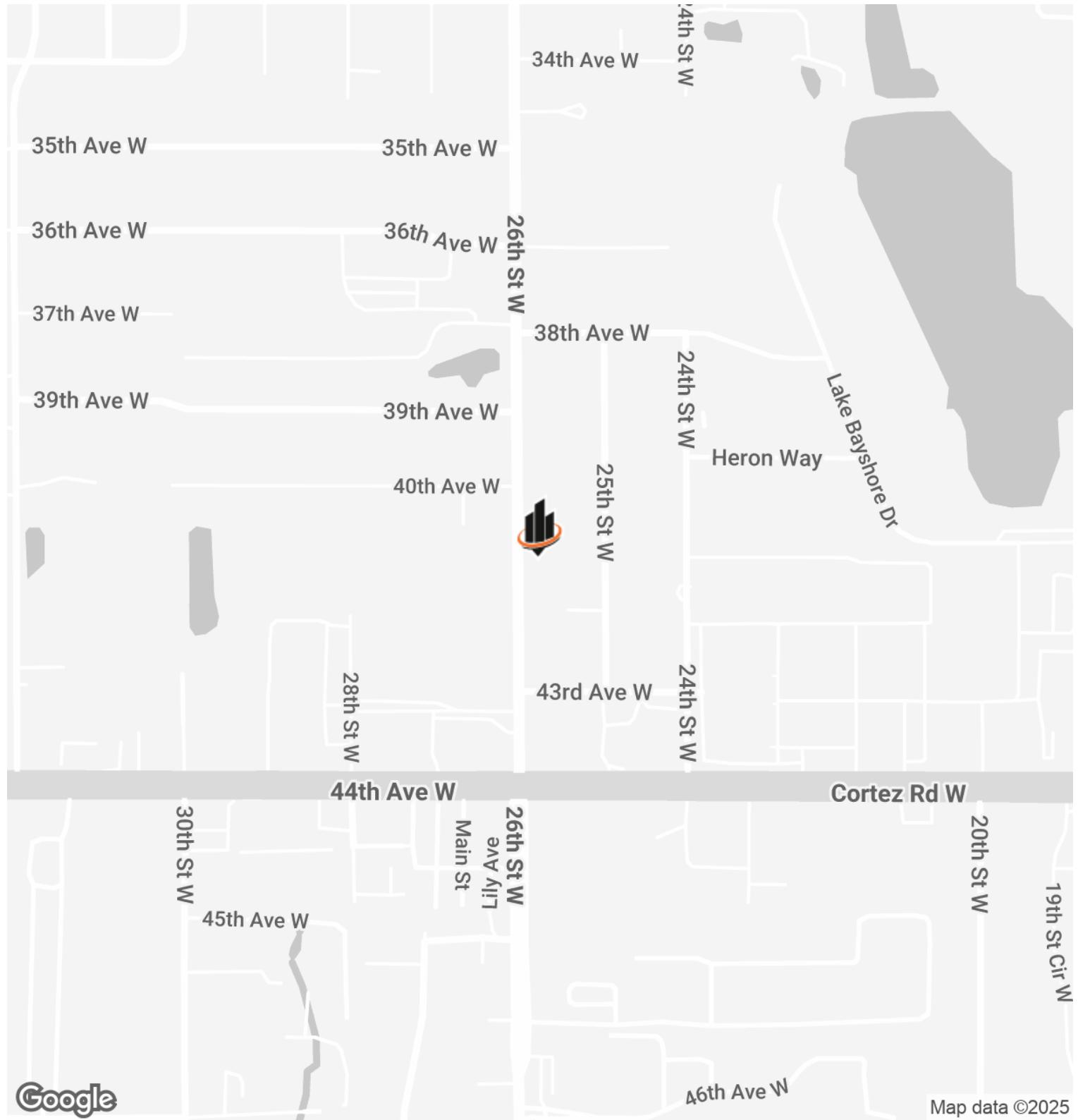


GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

LOCATION MAP

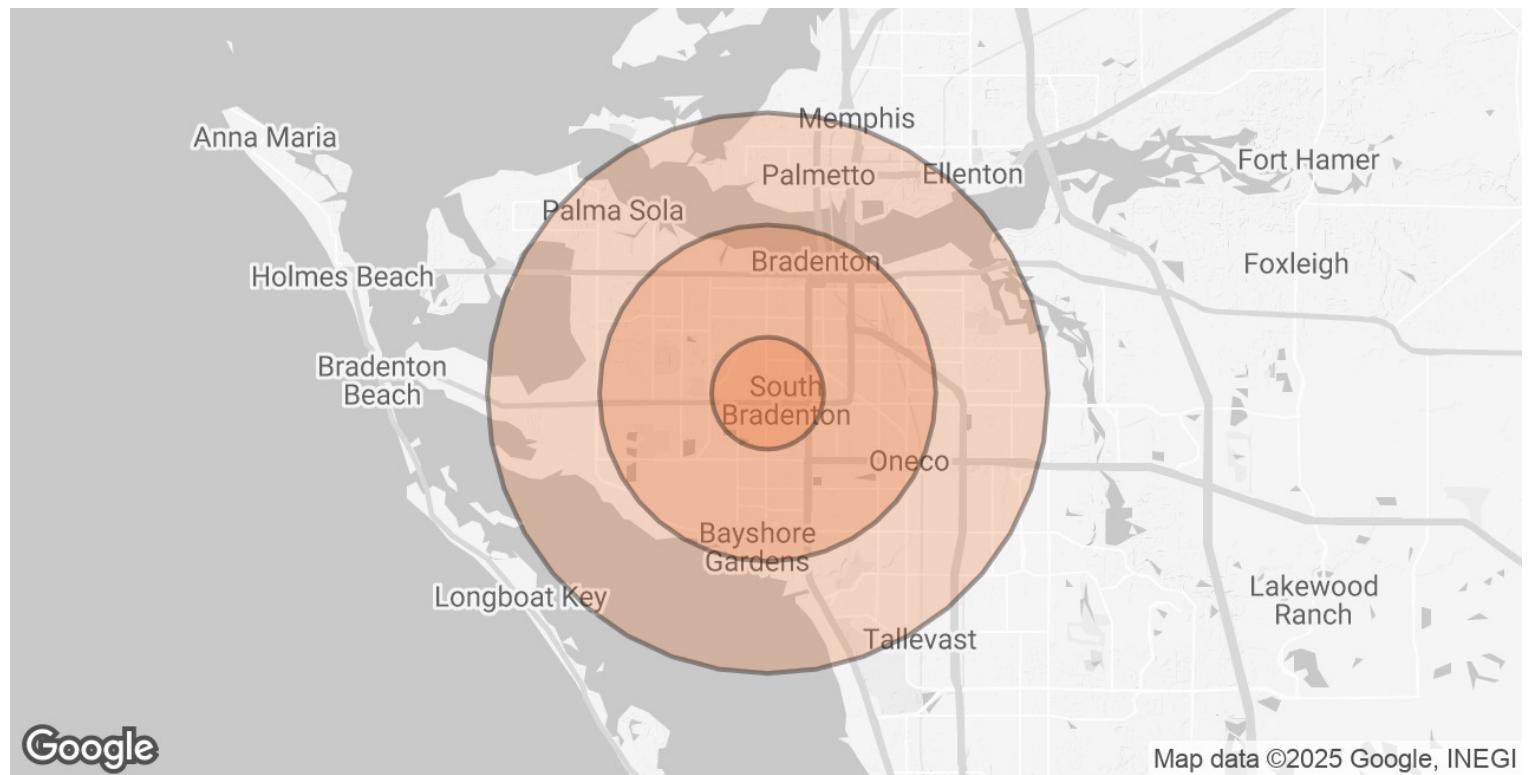


GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

DEMOGRAPHICS MAP & REPORT



Google

Map data ©2025 Google, INEGI

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,433	100,956	176,586
AVERAGE AGE	38.3	42.9	42.6
AVERAGE AGE (MALE)	36.7	41.3	41.1
AVERAGE 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

2020 American Community Survey (ACS)

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



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

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



PRESENTED BY:

Gail Bowden

O: 941.223.1525

gail.bowden@svn.com