



**LEASE**

# Excellent Flex Warehouse Space

**7509 PENNSYLVANIA AVENUE #101**

Sarasota, FL 34243

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**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

## PROPERTY SUMMARY



### VIDEO

### OFFERING SUMMARY

LEASE RATE:	\$19.00
NUMBER OF UNITS:	1
AVAILABLE SF:	7,500
LOT SIZE:	5.88 Acres
BUILDING SIZE:	61,500 SF
ZONING:	PDI/WR

### PROPERTY DESCRIPTION

Excellent space for Manufacturing, Distribution, Flex Space, Office, Showroom, or a combination thereof!

Move-in ready or customizable to fit your needs.

Great location between Sarasota & Bradenton. Close proximity to Sarasota Bradenton International Airport  
Don't miss this opportunity!

### PROPERTY HIGHLIGHTS

- Great Location close to SRQ/Bradenton Airport, just off Tallevast & HWY 41
- Ample Parking
- 18' Ceiling Height
- Air Conditioned Unit
- Contemporary Facade
- Sprinkled

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## PROPERTY DETAILS

LEASE RATE	\$19.00
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## LOCATION INFORMATION

BUILDING NAME	Excellent Flex Warehouse Space
STREET ADDRESS	7509 Pennsylvania Avenue #101
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Pennsylvania Ave (9th St E) & Tallavast Rd.
TOWNSHIP	35s
RANGE	17e
SECTION	25
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 41 - 0.9 miles
NEAREST AIRPORT	Sarasota Bradenton International Airport - 2.8 miles

## PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	PDI/WR
LOT SIZE	5.88 Acres
APN #	6651000369
LOT FRONTAGE	335 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	10500
TRAFFIC COUNT STREET	Tallevast
WATERFRONT	No
POWER	Yes

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### BUILDING INFORMATION

BUILDING SIZE	61,500 SF
TENANCY	Multiple
CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	16 ft
NUMBER OF FLOORS	1
YEAR BUILT	2009
YEAR LAST RENOVATED	2018
GROSS LEASABLE AREA	62,635 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	3
WALLS	Drywall
CEILINGS	Combination open and drop
FLOOR COVERINGS	Concrete
CORRIDORS	N/A
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A
OFFICE BUILDOUT	Yes

### PARKING & TRANSPORTATION

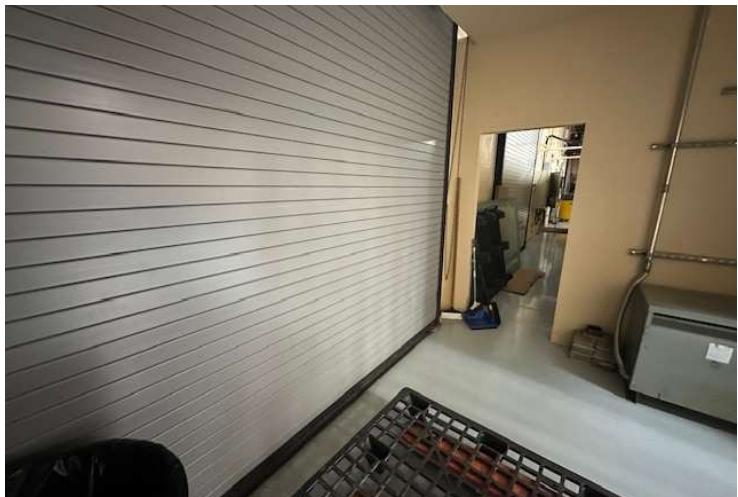
PARKING TYPE	Surface
PARKING RATIO	2.8
NUMBER OF PARKING SPACES	170

### UTILITIES & AMENITIES

ELEVATORS	N/A
CENTRAL HVAC	Yes
HVAC	Yes
RESTROOMS	3
LANDSCAPING	Beautifully Landscaped

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## ADDITIONAL PHOTOS



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## AERIAL MAP



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## AERIAL MAP

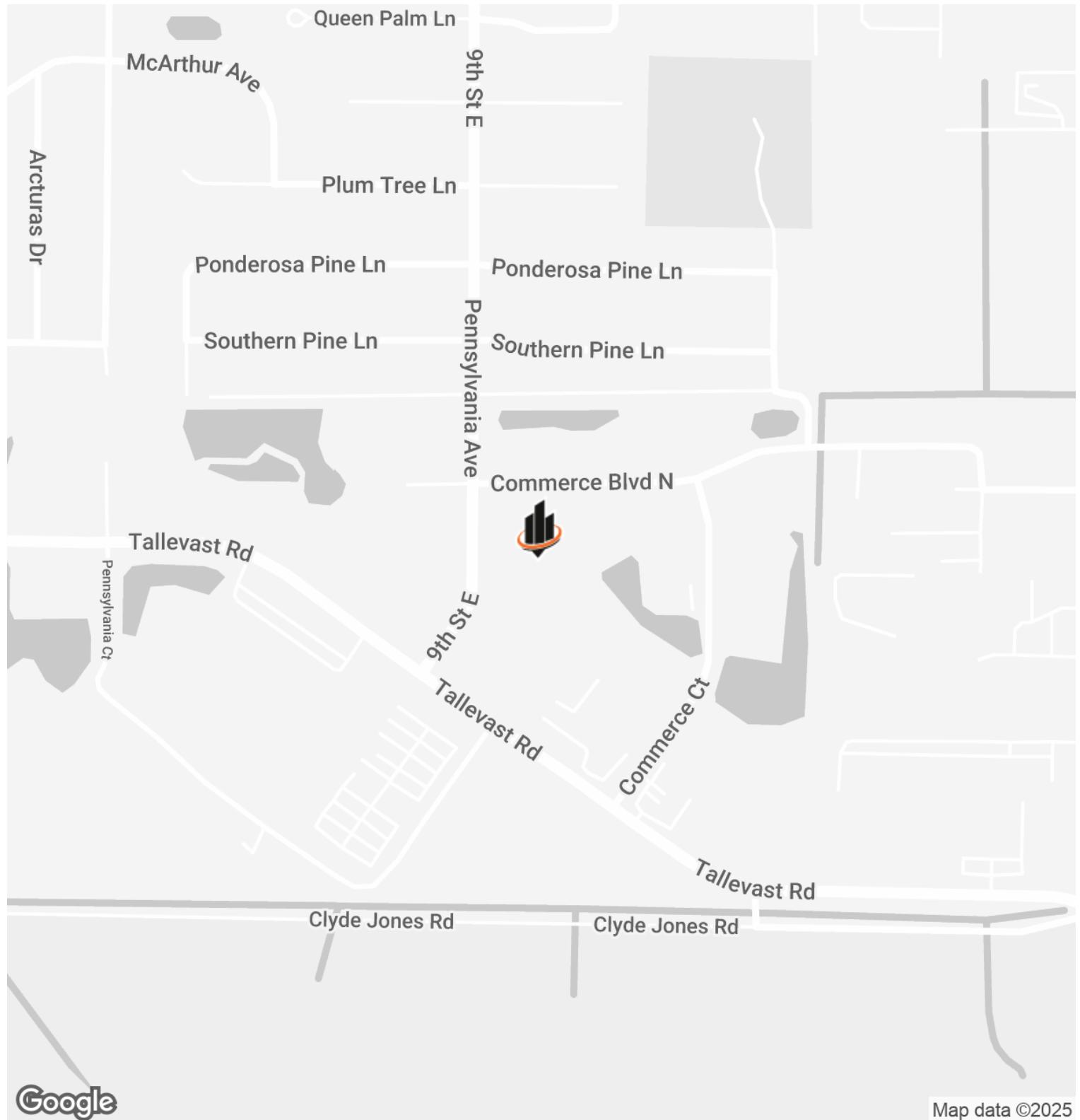


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## LOCATION MAP

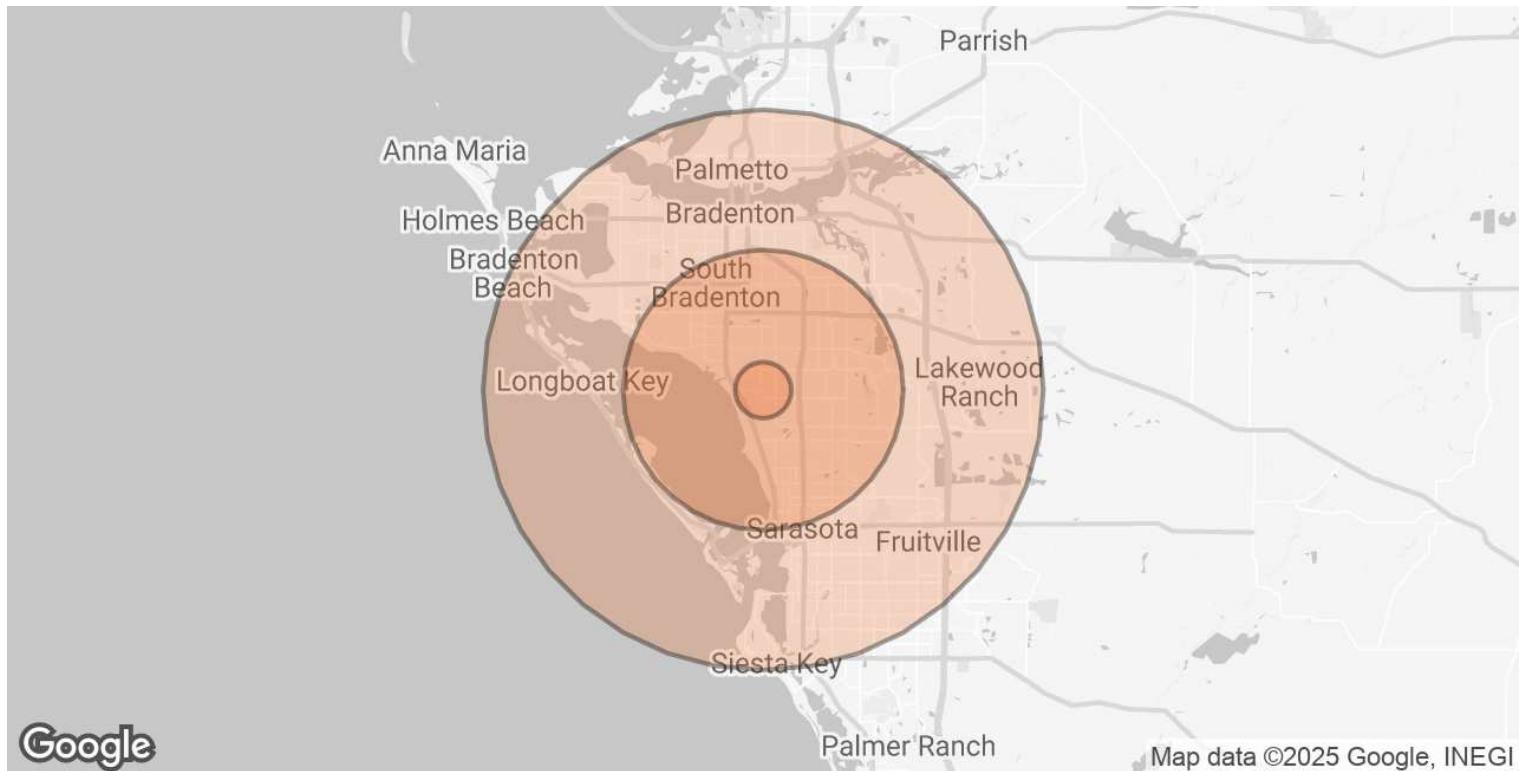


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	2,779	151,512	441,784
<b>AVERAGE AGE</b>	41.1	42.2	45.1
<b>AVERAGE AGE (MALE)</b>	43.8	41.3	43.9
<b>AVERAGE AGE (FEMALE)</b>	39.9	43.3	46.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,138	63,153	187,085
<b># OF PERSONS PER HH</b>	2.4	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$52,158	\$55,322	\$66,341
<b>AVERAGE HOUSE VALUE</b>	\$214,237	\$249,379	\$305,581

2020 American Community Survey (ACS)

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## 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.

#### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

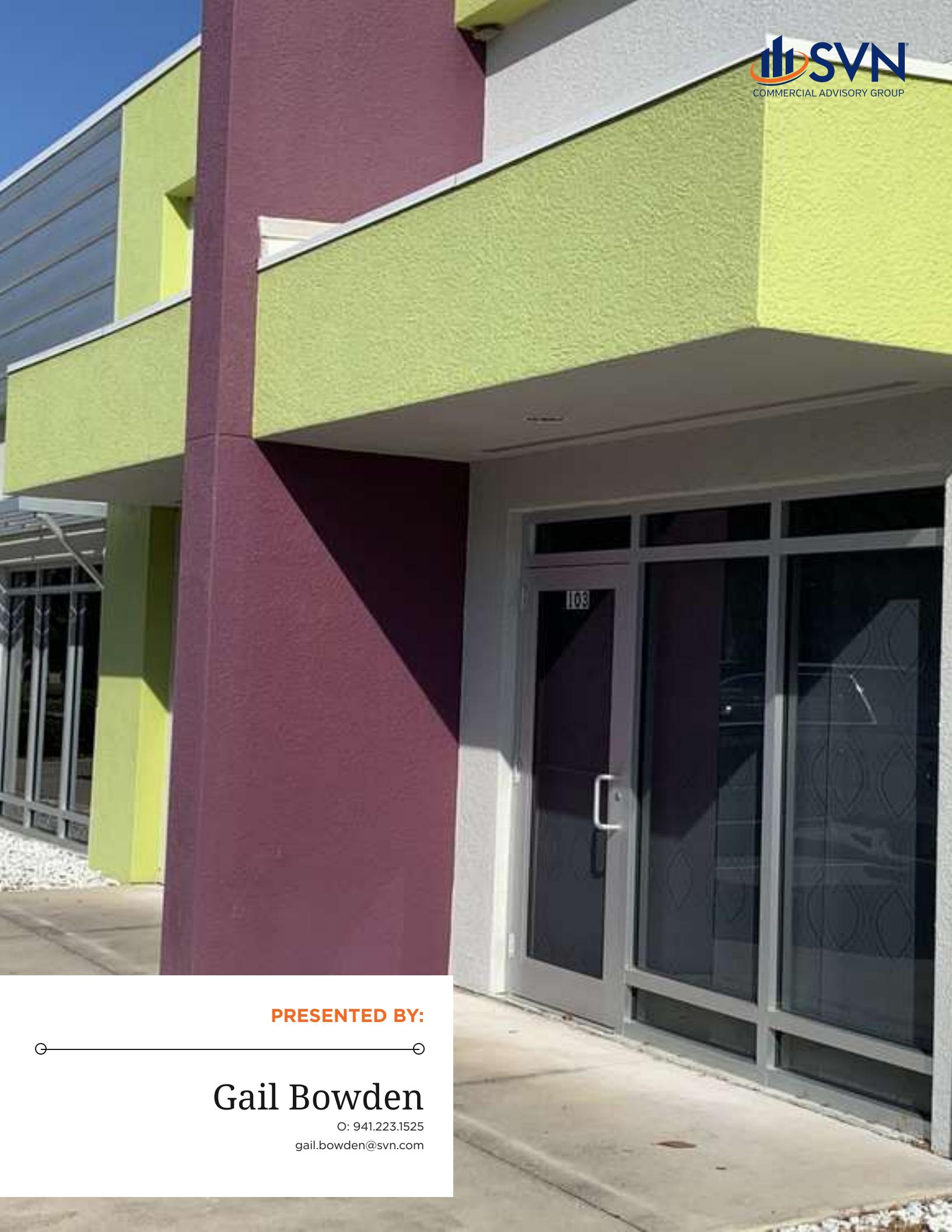
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