



**LEASE**  
**2209 75th St W**

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Bradenton, FL 34209

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**PRESENTED BY:**

**GAIL BOWDEN**  
O: 941.223.1525  
gail.bowden@svn.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14,820.00 - 29,800.00 per month (NNN)
<b>BUILDING SIZE:</b>	15,610 SF
<b>LOT SIZE:</b>	3.37 Acres
<b>YEAR BUILT:</b>	2010
<b>ZONING:</b>	RSF 4.5
<b>MARKET:</b>	Bradenton
<b>SUBMARKET:</b>	Sarasota
<b>TRAFFIC COUNT:</b>	19,900
<b>APN:</b>	3915910109
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Uncover the potential of this remarkable property in Bradenton, FL. This spacious and versatile building is ideal for a Special Purpose / Church tenant, school, or daycare. Boasting a generous floor area and modern amenities, the property offers a thoughtfully designed space for congregation and community activities. With its strategic location and well-maintained facilities, this property presents an exceptional opportunity for a tenant to establish a thriving and impactful community hub. Embrace the possibilities that this prime location has to offer, and take advantage of a property that is poised to support meaningful growth and engagement for years to come.

## PROPERTY HIGHLIGHTS

- Prime location in the Bradenton area
- Ample parking for congregation and events
- Potential for expansion or redevelopment
- High visibility for community engagement

### GAIL BOWDEN

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## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>\$14,820.00 - 29,800.00 PER MONTH</b>
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### LOCATION INFORMATION

<b>STREET ADDRESS</b>	2209 75th St W
<b>CITY, STATE, ZIP</b>	Bradenton, FL 34209
<b>COUNTY</b>	Manatee
<b>MARKET</b>	Bradenton
<b>SUB-MARKET</b>	Sarasota
<b>CROSS-STREETS</b>	75th St W & 23rd Ave Dr W
<b>TOWNSHIP</b>	34S
<b>RANGE</b>	17E
<b>SECTION</b>	31
<b>SIDE OF THE STREET</b>	East
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	US 64 (Manatee Ave.) - 1 mile, US 684 (Cortez Rd) - 1.4 miles
<b>NEAREST AIRPORT</b>	Sarasota Bradenton Internation Airport - 10 miles

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Special Purpose
<b>PROPERTY SUBTYPE</b>	Church
<b>ZONING</b>	RSF 4.5
<b>LOT SIZE</b>	3.37 Acres
<b>APN #</b>	3915910109
<b>LOT FRONTAGE</b>	471 ft
<b>LOT DEPTH</b>	588 ft
<b>CORNER PROPERTY</b>	No
<b>TRAFFIC COUNT</b>	19900
<b>TRAFFIC COUNT STREET</b>	75th
<b>WATERFRONT</b>	No
<b>POWER</b>	Yes

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	15,610 SF
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	2010
<b>GROSS LEASABLE AREA</b>	15,610 SF
<b>CONSTRUCTION STATUS</b>	Existing
<b>FREE STANDING</b>	Yes
<b>FOUNDATION</b>	Slab

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 months
<b>TOTAL SPACE:</b>	7,731 - 15,610 SF	<b>LEASE RATE:</b>	\$14,820.00 - \$29,800.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Church	Available	7,731 SF	NNN	\$14,820 per month
Daycare Facility	Available	7,879 SF	NNN	\$15,745 per month
Church and Daycare	Available	15,610 SF	NNN	\$29,800 per month

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# AERIAL MAP



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# AERIAL MAP



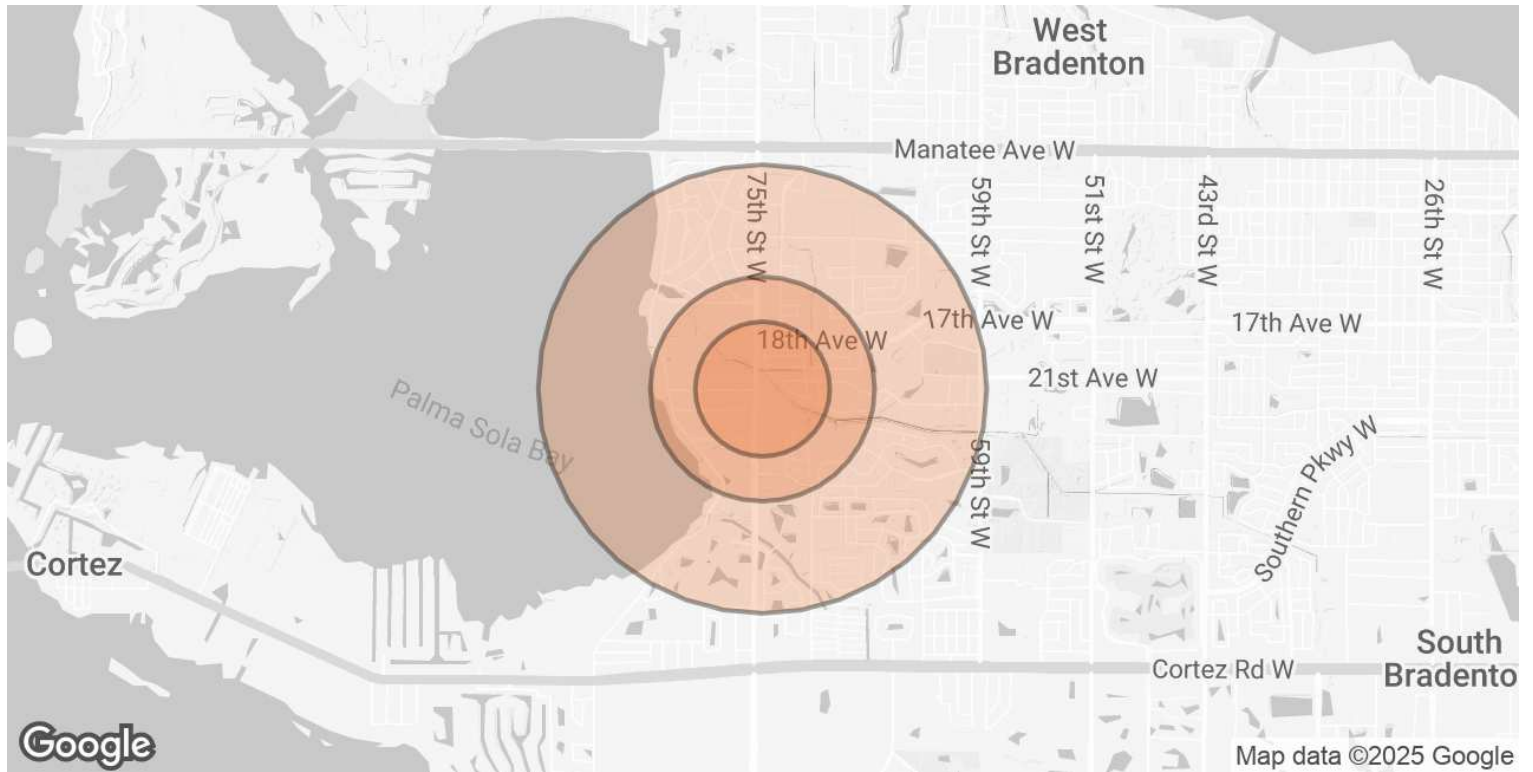
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	769	2,610	8,967
AVERAGE AGE	59	60	59
AVERAGE AGE (MALE)	57	58	57
AVERAGE AGE (FEMALE)	61	62	60

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	376	1,281	4,472
# OF PERSONS PER HH	2	2	2
AVERAGE HH INCOME	\$98,362	\$97,097	\$91,016
AVERAGE HOUSE VALUE	\$478,248	\$463,959	\$413,009

\* Demographic data derived from 2020 ACS - US Census

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## GAIL BOWDEN

Senior Investment Advisor

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

- SOLD | Orlando, FL (Lake Nona area) | Medical Office Building | \$12,000,000
- SOLD | Riverview, FL | Development Land | \$2,100,000

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

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