

# BOWYER BUILDING

## FOR LEASE



231 N. Kentucky Avenue, Lakeland, Florida 33801

### Property Highlights

- 2ND FLOOR EXECUTIVE SUITES
- ELEVATOR ACCESS
- COMMON AREA MAINTENANCE
- UTILITIES, CONFERENCE ROOM, INTERNET & PARKING INCLUDED



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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



## 231 N. Kentucky Avenue, Lakeland, Florida 33801

**Property:** This signature 30,000 sf property situated at the NE corner of Kentucky and Pine Street is home to some of Lakeland's most established and iconic downtown retail merchants, including Mitchell's Coffee Shop, The Embroidery Mill & Boutique & K&M Beadworks. Second floor offers three suites currently Suite 217 has 1,662 SF, Suite 215 executive suite that offers 255 sqft, Suite 213 is another executive suite with 613 SF. Executive Suites include utilities, internet, common area maintenance, conference room, elevator access and parking.



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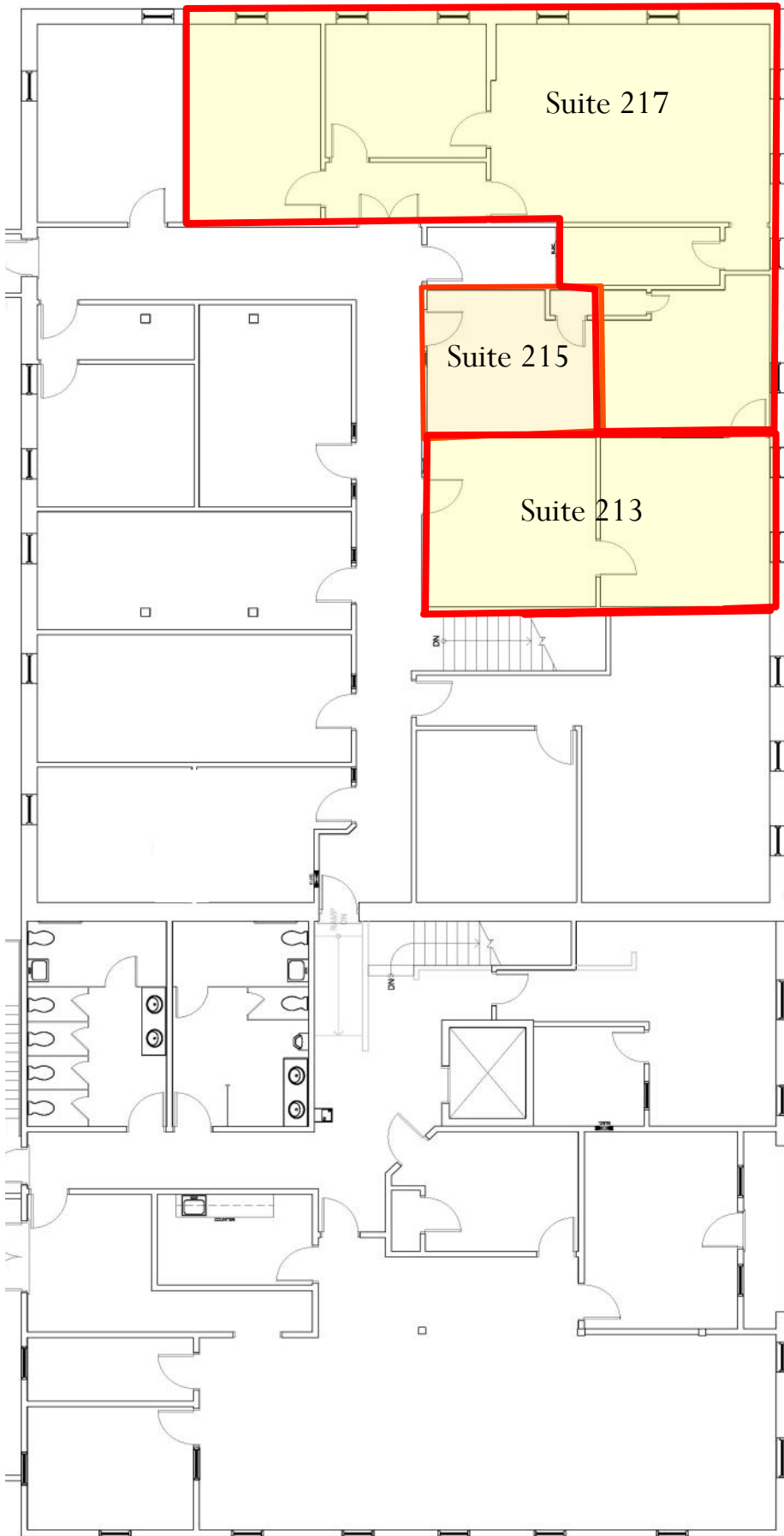


**Location:** Excellent downtown location, truly in the heart of the retail/commercial district. Excellent location with Munn Park, restaurants, banks retail, city offices and other amenities within easy walking distance. Building is in the downtown CRA and historic districts. Very easy access to I-4 or Polk Parkway, both are 3+/- miles away.

**Historical Information:** The Bowyer building was constructed in 1902 and is the oldest commercial building still standing in Lakeland. Colonel Napoleon Bonaparte Bowyer commanded the 10th Virginia Cavalry, Army Northern Virginia in the Civil War. He moved with his family to Lakeland, Florida in 1885. He was the city's third mayor and built the first brick and masonry commercial building, built in 1902 on the corner of E. Pine St. and N. Kentucky Ave., which bears his name to this day.

**Lease Rate:** Suite 213 - \$1,300.00 per month  
Suite 215 - \$625.00 per month  
Suite 217 - \$3,000.00 per month

## Bowyer Building—Second Floor



Kentucky Avenue



### Available Suites

Suite 213 - \$1,300 per mo.

Suite 215- \$625 per mo.

Suite 217 - \$3,000 per mo.



## Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

## LAKELAND RANKINGS

- **#1 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

## LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**