

Downtown Lakeland Stand Alone Office

208 S Lake Ave, Lakeland, Florida 33801

Craig Morby
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$350,000
Zoning:	Garden District SPI (Special Public Interest)
Building Size:	1,168 SF
Lot Size:	0.13 Acres
Parking Spaces:	5
Cross Roads:	Orange Ave E. & S. Lake Ave

Property Overview

Delightful 1,168 SF office building in a super location in the Lakeland Garden District, along S. Lake Ave between Lemon St and Main St. Near the Texas Cattle Company, Lake Mirror Auditorium and the Joinery.

Zoned Garden District (SPI), City of Lakeland, uses include office, personal services and other related uses. It is the perfect fit for an owner user. The building consists of a main entrance space with two separate offices, a staff break area, and a large main space. All spaces have original wood floors. The configuration of the office could be changed to accommodate additional offices, as needed.

There is an ADA bathroom and ramp to the building. Onsite parking includes 5 spots, and there is also public parking along S Lake Ave.

This property is located within the Lakeland Downtown Community Redevelopment Area. (CRA)

COMPLETE HIGHLIGHTS

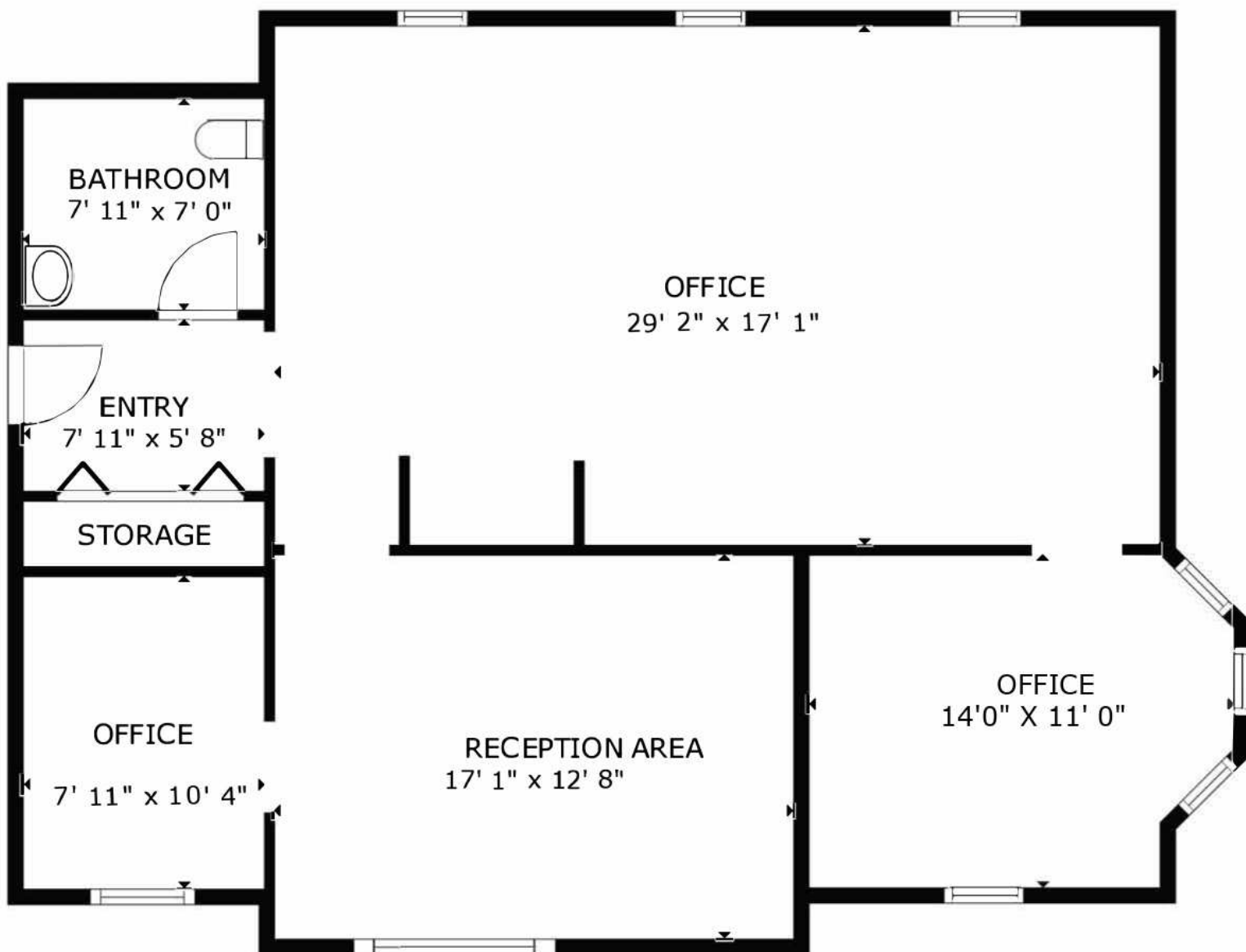


Property Highlights

- Downtown Lakeland stand alone office in the wonderful Garden District.
- 1,168 SF features beautiful wood flooring, with a main open space of approx. 15 x 12, and two other offices, plus an entrance foyer, staff kitchen counter break area, and ADA bathroom.
- Floor plan on the following page.
- Upgrades and updates at the property include a new air conditioning unit in January 2025, and a recent WDO tenting.
- Seller will replace the roof prior to closing.
- The property is City water and sewer.
- ADA ramp to the entrance and 5 parking spaces. Other parking includes public areas across from the property, along the roadway, at Barnett Family Park and Lake Mirror Auditorium.
- Superb location in an exciting growth area in downtown Lakeland. Directly across from Barnett Family Park, the Lake Mirror Auditorium, Texas Cattle Company, and down the street from The Joinery, and the Lakeland Amtrak Station.
- Property is located within the historic district and within the boundaries on the Lakeland Downtown Community Redevelopment Area. (CRA)
- Survey available.



FLOOR PLAN



FLOOR PLAN

AERIAL PHOTOS

Lake Morton

Barnett
Family Park

Peggy Brown
Event Center

S Lake Ave

Lemon St

SouthState

CITIZENS
BANK & TRUST

LAKELAND
ELECTRIC
POWERED FOR LIFE

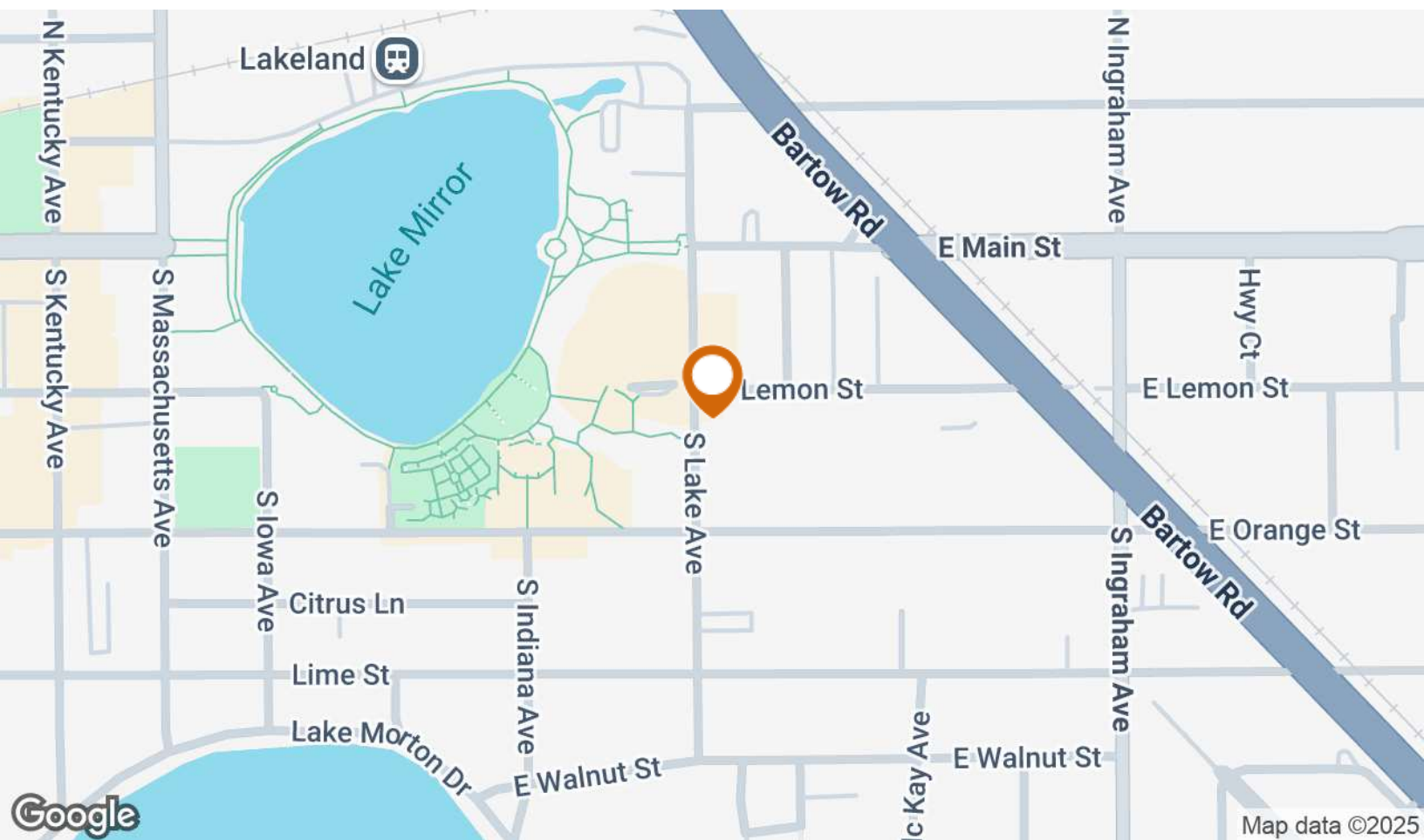
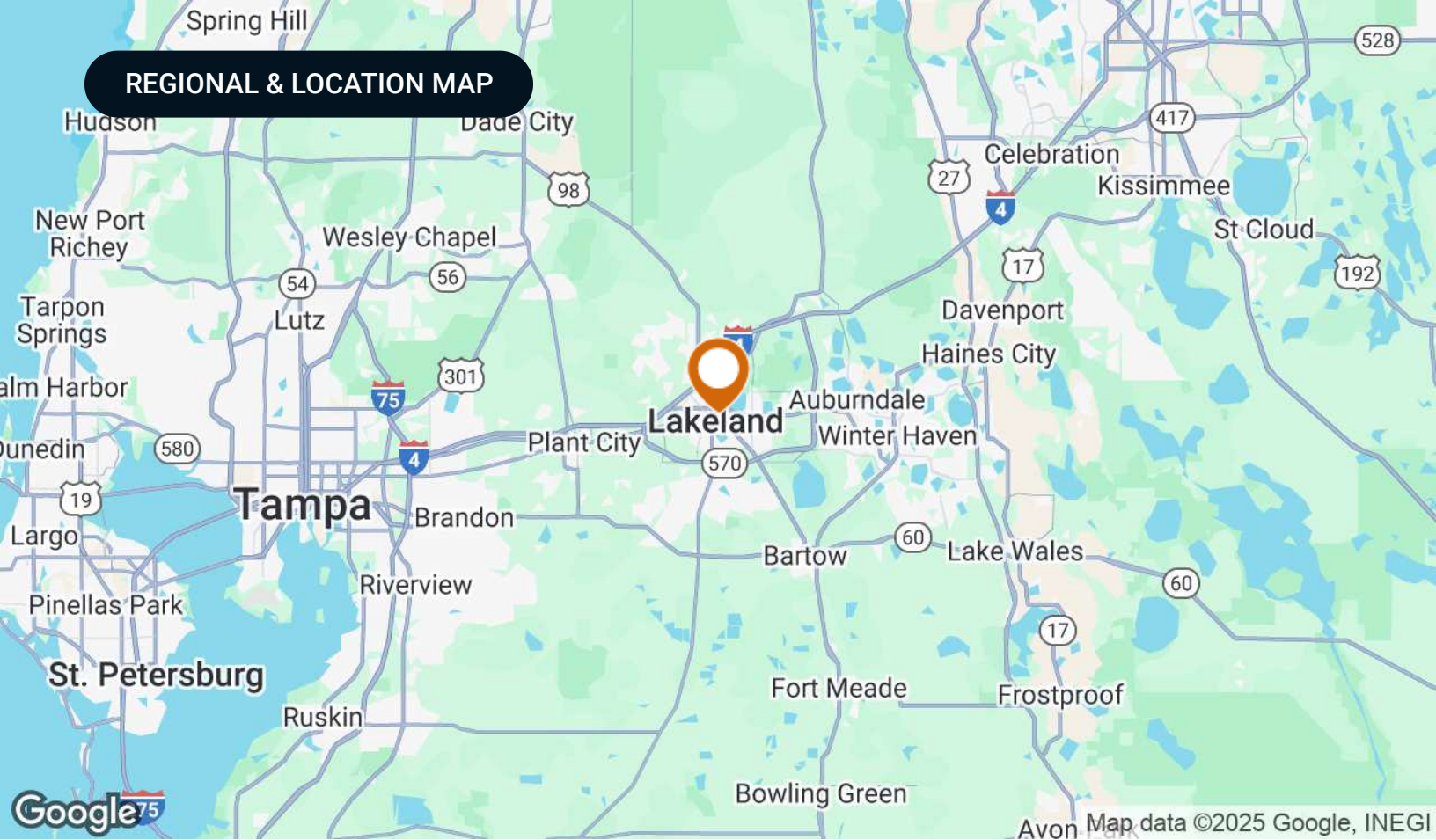
TERRACE HOTEL

summit®

Lake Mirror

Lakeland
Community Theatre

S Lake Ave

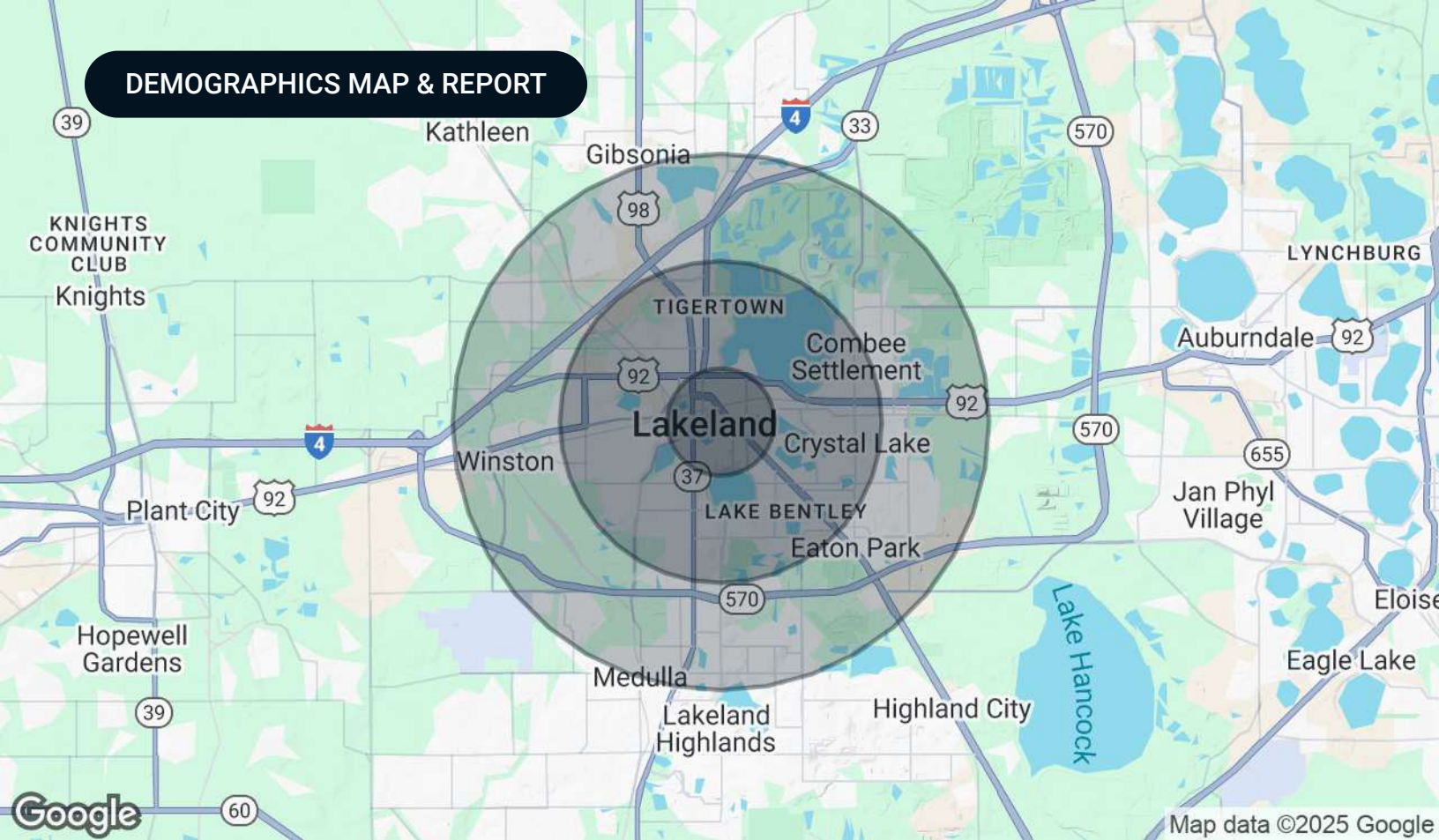


RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	12,452	82,297	151,672
Average Age	37	40	41
Average Age (Male)	37	39	40
Average Age (Female)	37	41	43

Households & Income

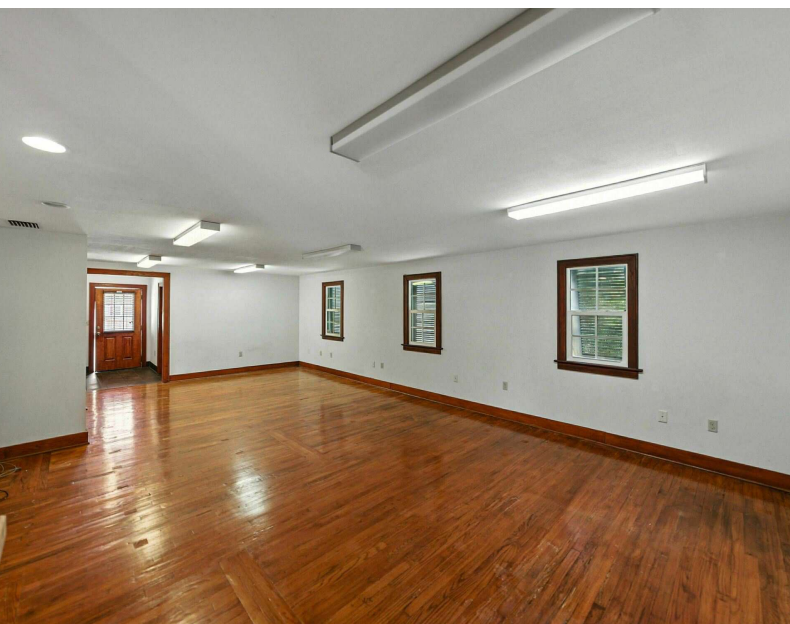
	1 Mile	3 Miles	5 Miles
Total Households	4,265	31,751	60,090
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$71,329	\$68,637	\$75,526
Average House Value	\$290,838	\$226,661	\$238,957

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS



INTERIOR PHOTOS





Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

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