



# Premier Downtown Lakeland Office or Retail Space

110 S Kentucky Ave, Lakeland, Florida 33801

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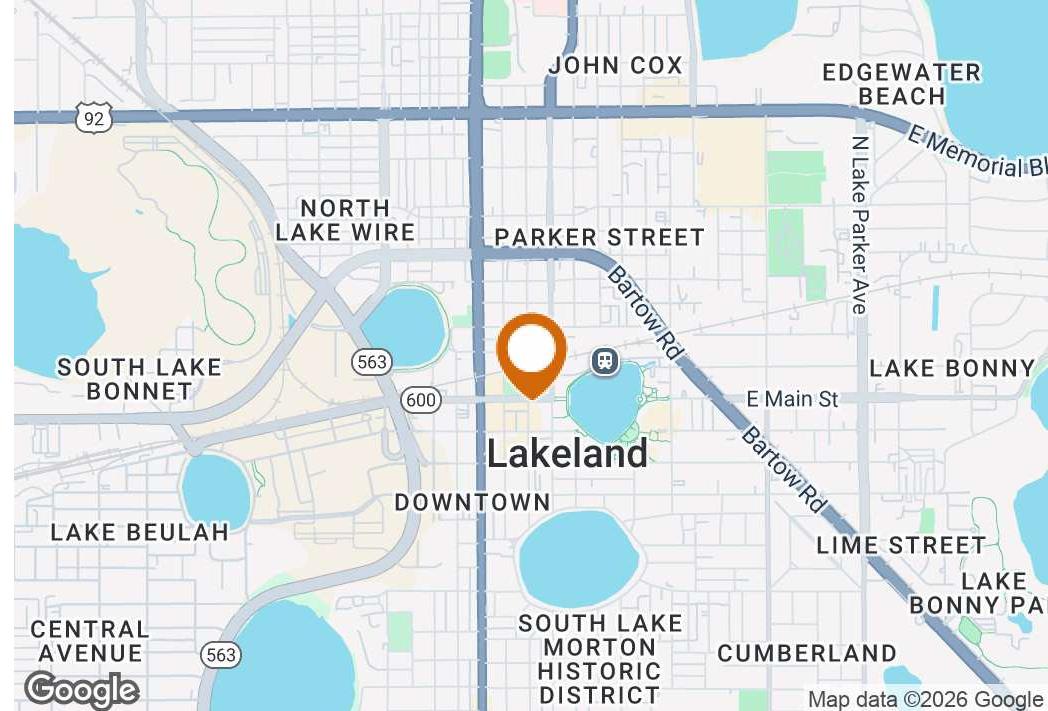
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## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$25.75 SF/yr (NNN)
Building Size:	2,688 SF
Available SF:	2,688 SF
Lot Size:	0.04 Acres
Number of Units:	1
Year Built:	1925
Zoning:	C-7

## Property Overview

Introducing a premier commercial property available for lease in Lakeland, FL. This updated space boasts prime visibility and high foot traffic right in the heart of Downtown Lakeland, making it an ideal location for retail or office use. The property features expansive windows that flood the interior with natural light, creating an inviting and dynamic atmosphere. With versatile open layouts, high ceilings, and incredible location in Downtown Lakeland, this space offers endless possibilities for customization and branding. Its central location provides easy access for clients and customers. Don't miss this exceptional opportunity to make your mark in one of Lakeland's most desirable locations.

## Property Highlights

- Prime location in the heart of Downtown Lakeland
- Excellent visibility and high foot traffic
- Expansive windows and natural light
- Versatile open layouts with high ceilings
- Centrally located for easy access

## LOCATION OVERVIEW



### Location Description

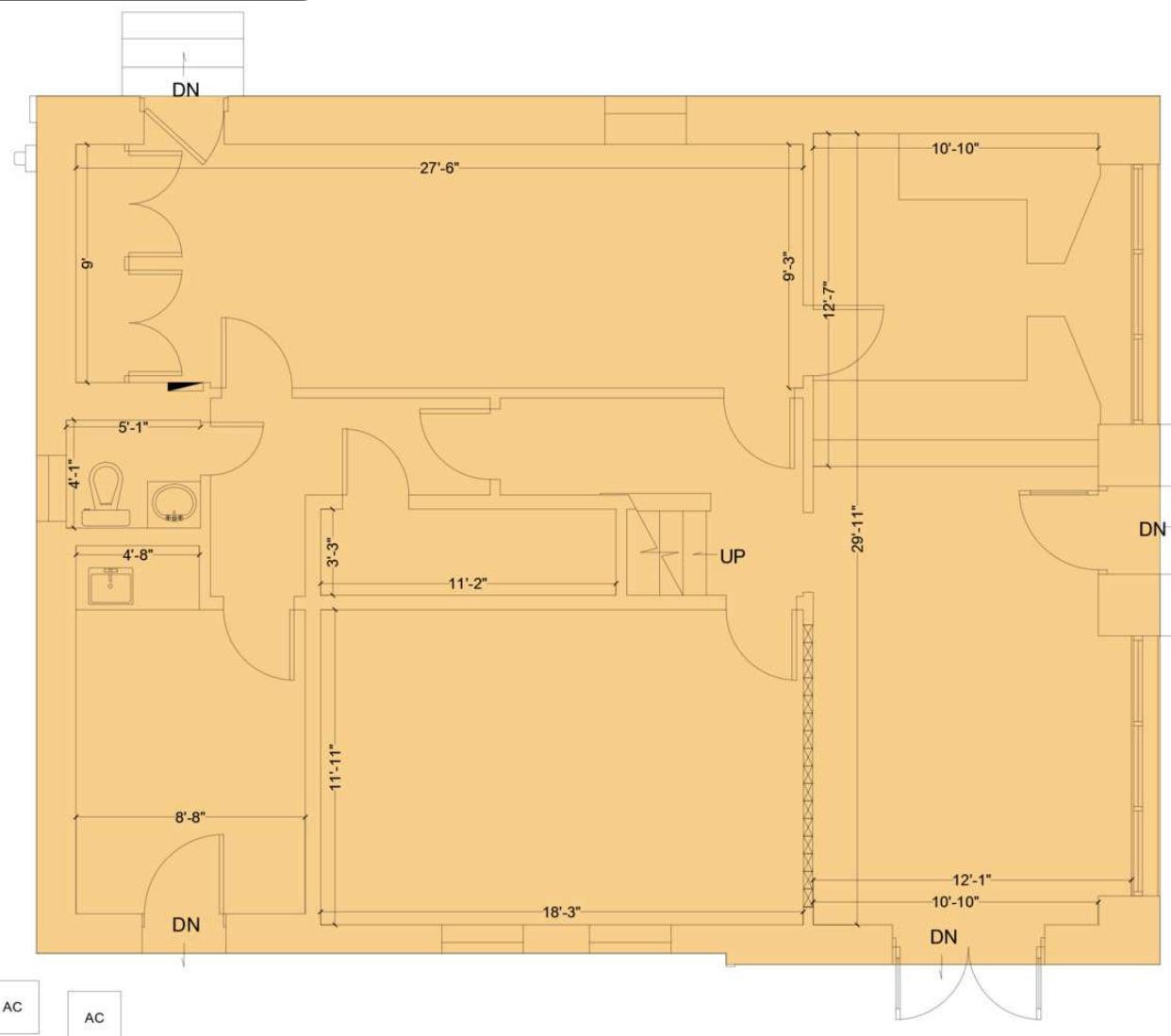
Located in the heart of Downtown Lakeland, 110 S Kentucky Avenue offers exceptional visibility and walkability in one of the city's most active corridors. The property is positioned just steps from Lake Morton, Munn Park, and the shops, restaurants, and professional services that define the downtown district.

Its central location provides direct access to major Lakeland roadways, including South Florida Avenue, Main Street, and Lime Street, connecting you quickly to the Lakeland Hills/US-98 corridor, Bartow Road/US-98 South, and the broader Polk Parkway (SR 570). This highly accessible address places you at the center of Lakeland's business, dining, and cultural activity, an ideal spot for businesses seeking convenience and strong downtown presence.

### Location Highlights

- Prime downtown location along South Kentucky Avenue
- Walkable to Munn Park, Lake Morton, restaurants, retail, and professional services
- Surrounded by key downtown corridors, including South Florida Avenue, Main Street, and Lime Street
- Quick access to major routes such as US-98, Bartow Road, and the Polk Parkway (SR 570)

## FLOOR PLAN - FIRST FLOOR



-Exterior Gross Area First Floor - 1,385 Square Feet

-Total Area First and Second Floor - 2,770 Square Feet



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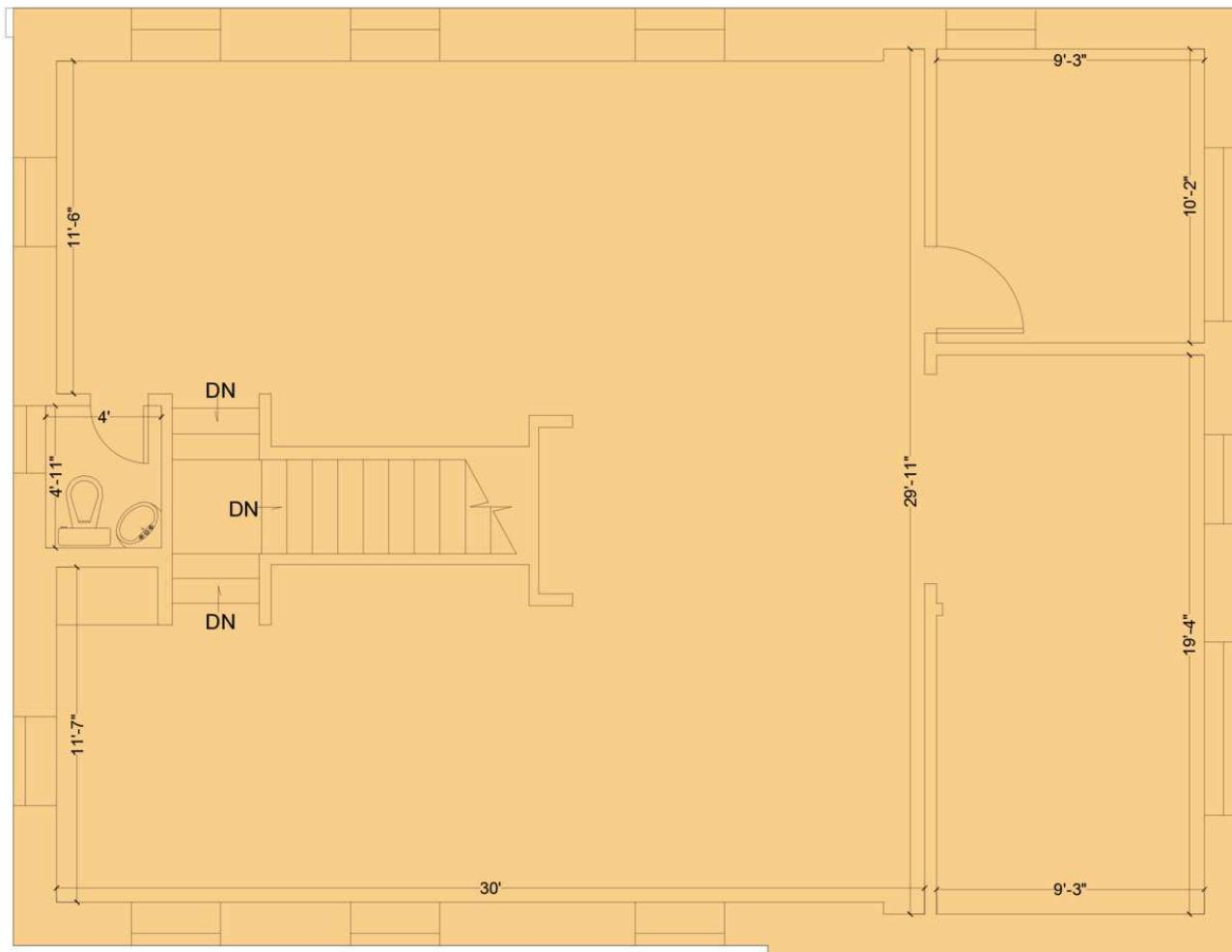
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Lakeland, FL 33801

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CHECKED BY: CLS  
DATE: 4/17/2025  
SCALE: SCALE TO FIT

Sheet Title: FIRST FLOOR  
Sheet Number: A1.1

## FLOOR PLAN - SECOND FLOOR



-Exterior Gross Area Second Floor - 1,385 Square Feet

-Total Area First and Second Floor - 2,770 Square Feet



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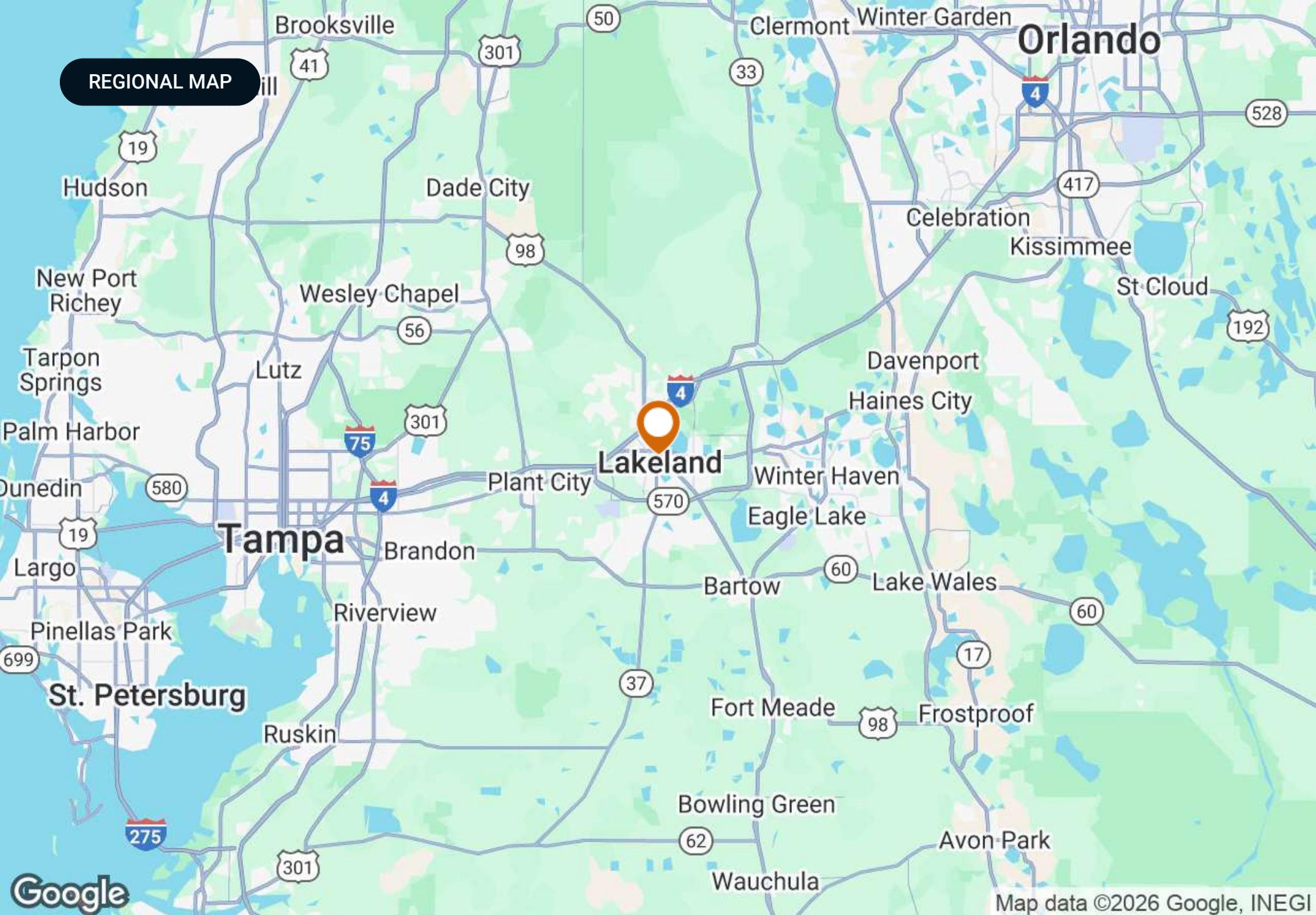
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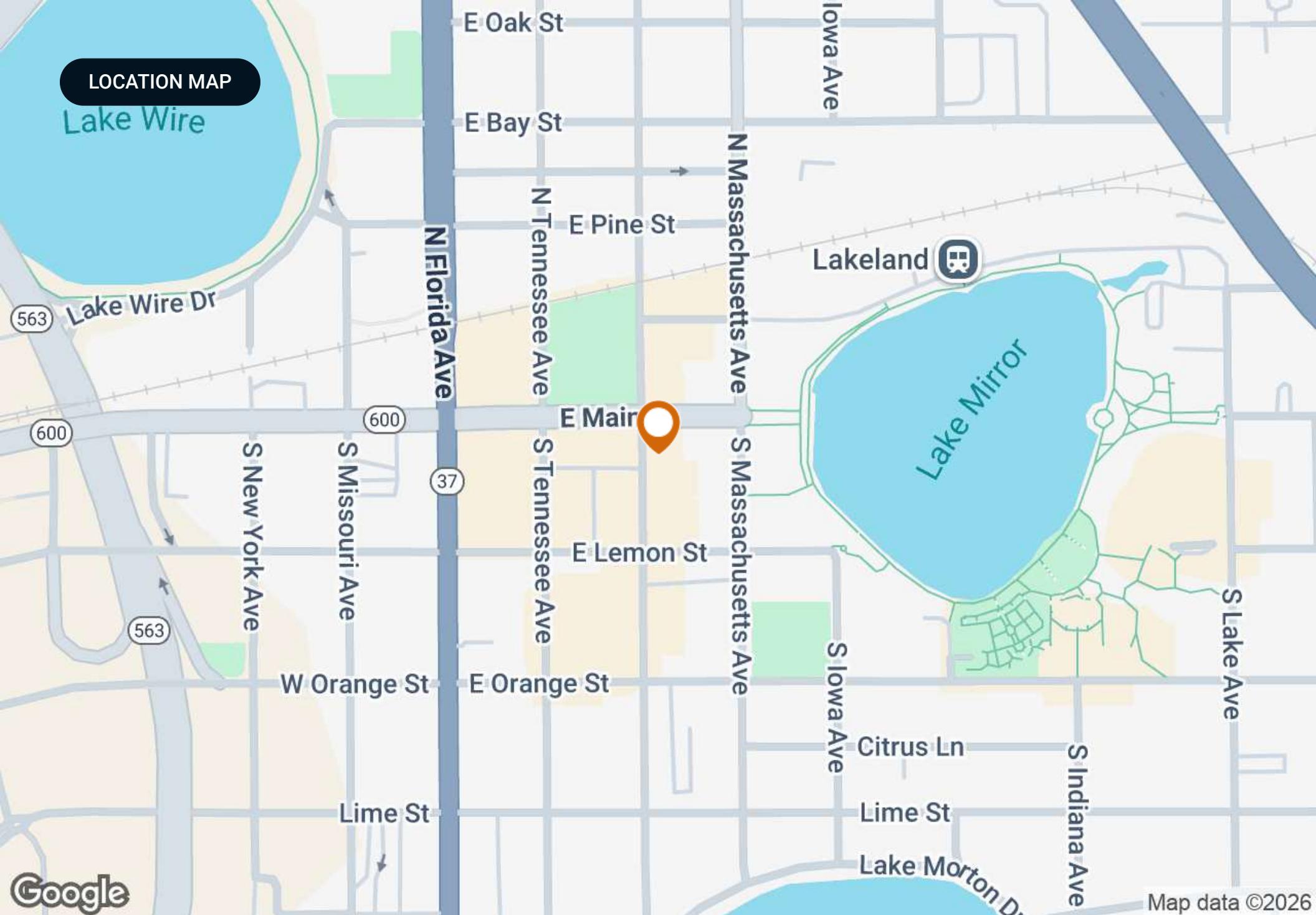
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# Orlando

## REGIONAL MAP



## LOCATION MAP



## BENCHMARK DEMOGRAPHICS

# Benchmark Demographics

110 S Kentucky Ave, Lakeland, Florida, 33801

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Polk County	Florida	United States
Population Age 0-4	4.67%	5.51%	5.42%	5.00%	5.30%	4.69%	5.39%
Population Age 5 to 9	4.32%	5.46%	5.52%	5.09%	5.61%	5.03%	5.75%
Population Age 10 to 14	4.30%	5.65%	5.69%	4.99%	6.00%	5.34%	5.98%
Population Age 15 to 19	6.05%	7.22%	6.60%	8.02%	6.26%	5.84%	6.47%
Population Age 20 to 34	29.93%	23.58%	21.39%	26.81%	18.85%	18.43%	20.33%
Population Age 35 to 54	21.06%	21.92%	22.60%	21.02%	24.12%	24.41%	25.20%
Population Age 55 to 74	20.35%	21.75%	22.58%	20.92%	23.96%	25.55%	22.82%
Population Age 75+	9.32%	8.93%	10.20%	8.09%	9.91%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
<\$15,000	16.7%	12.5%	9.8%	7.4%	8.0%	8.3%
\$15,000-\$24,999	9.3%	8.6%	7.4%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.0%	9.4%	8.6%	7.2%	6.7%	6.3%
\$35,000-\$49,999	11.7%	13.0%	13.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	17.2%	20.3%	20.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	11.2%	12.6%	13.1%	14.6%	12.9%	12.5%
\$100,000-\$149,999	14.5%	14.8%	16.6%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.8%	4.6%	5.6%	8.1%	8.7%	9.8%
\$200,000+	3.5%	4.2%	4.9%	6.6%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Population	15,371	84,048	152,166	822,142	23,027,836	339,887,819
Daytime Population	26,570	108,751	180,307	782,956	22,846,618	338,218,372
Employees	5,651	32,006	61,305	334,740	10,832,721	167,630,539
Households	6,418	33,032	61,043	313,012	9,263,074	132,422,916
Average HH Size	1.96	2.34	2.37	2.57	2.43	2.50
Median Age	35.5	37.0	39.3	41.3	43.6	39.6
Housing Facts						
Median Home Value	305,228	219,899	259,114	319,676	416,969	370,578
Owner Occupied %	33.1%	51.9%	56.9%	71.8%	67.2%	64.2%
Renter Occupied %	66.9%	48.1%	43.1%	28.2%	32.8%	35.8%
Total Housing Units	7,166	36,958	67,805	361,112	10,635,372	146,800,552
Income Facts						
Median HH Income	\$53,150	\$56,877	\$62,253	\$70,958	\$78,205	\$81,624
Per Capita Income	\$29,534	\$30,183	\$33,212	\$34,967	\$44,891	\$45,360
Median Net Worth	\$27,791	\$81,558	\$120,734	\$224,923	\$253,219	\$228,144



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Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICs -  
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**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



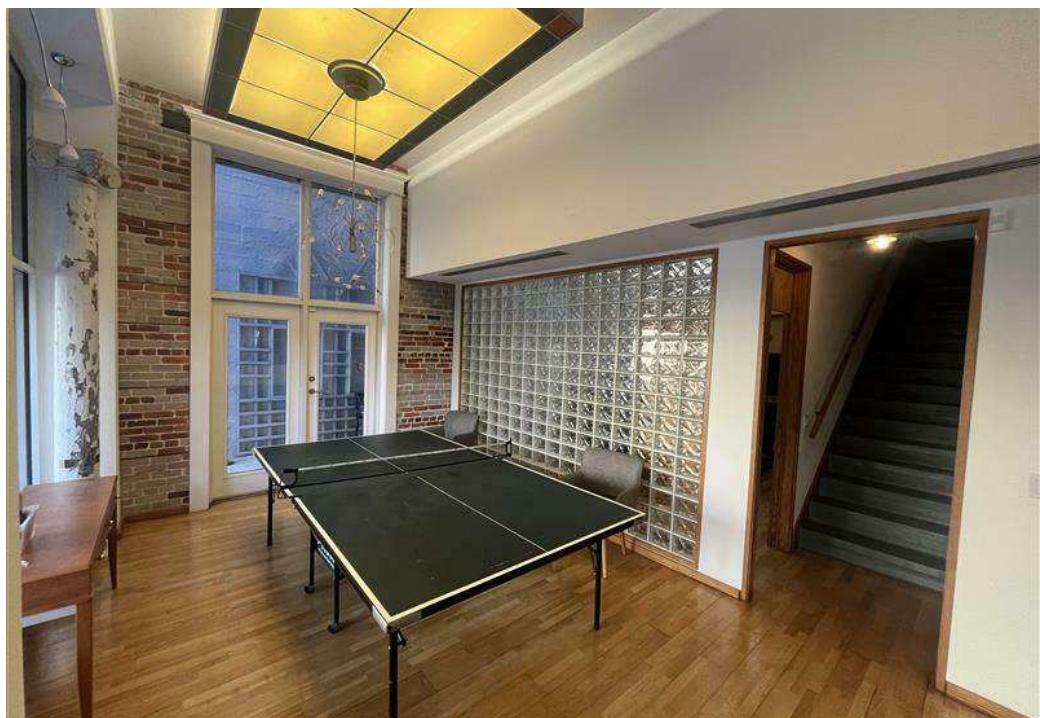
## NEIGHBORHOOD MAP



## MARKET AREA MAP



## INTERIOR PHOTOS



## INTERIOR PHOTOS



## ADVISOR BIOGRAPHY



### Carly Powell

Advisor

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FL #SL3404321

## Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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## Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development



## Serving the Southeast

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