



# Downtown Lakeland South Kentucky Ave Office Space

109 South Kentucky Avenue, Lakeland, Florida 33801

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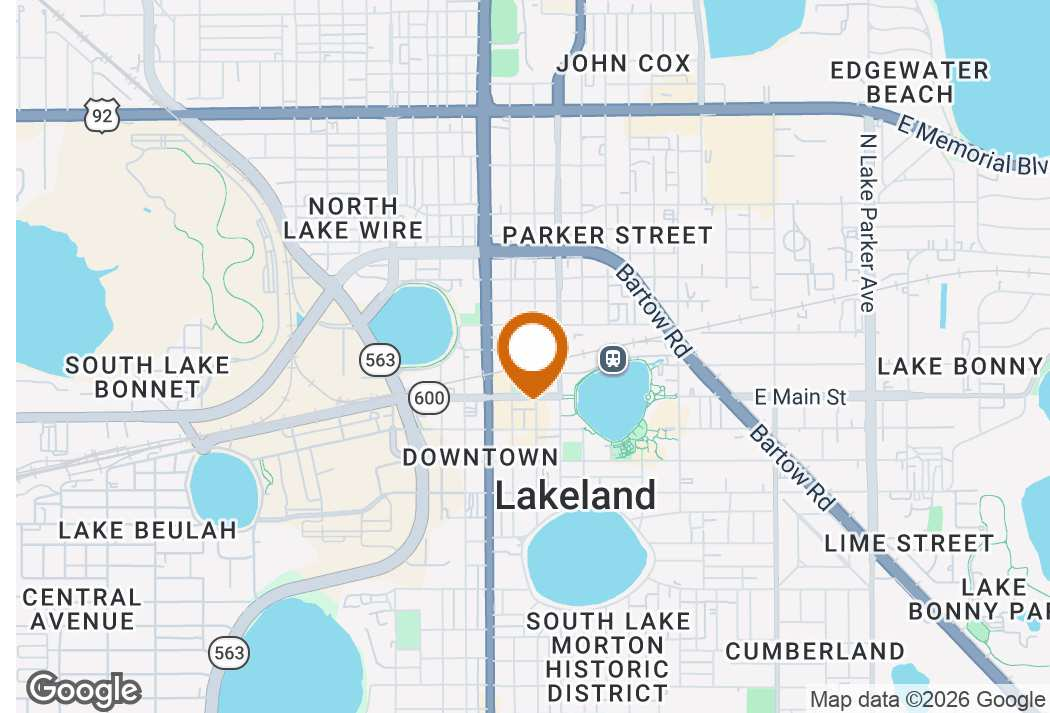


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## Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	18,300 SF
Available SF:	10,213 SF
Year Built:	1912
Zoning:	C-7
PIN:	24-28-18-201000-018010
City:	Lakeland
County:	Polk
State:	Florida

## Property Overview

**Available June 2026.** 10,213 SF office space located in the heart of Downtown Lakeland. 109 South Kentucky Avenue offers a highly visible and adaptable leasing opportunity within one of the city's most active pedestrian and business corridors. The space features an open, flexible layout, allowing tenants to tailor the interior to a variety of uses.

Positioned within walking distance of local shops, dining, offices, and civic destinations in the Downtown Lakeland area, the property benefits from consistent foot traffic and a built-in daytime and evening customer base. Well maintained and thoughtfully designed, this downtown location provides businesses with both presence and practicality, supported by nearby parking and convenient access to the broader Lakeland market.

## Property Highlights

- Modern and versatile space for lease
- State-of-the-art facilities
- Customizable floor plans to suit different business needs
- Located in the heart of Downtown Lakeland
- Easy access to major transportation routes



## LOCATION SUMMARY



## Location Description

109 South Kentucky Avenue is centrally located in the heart of Downtown Lakeland, placing it within one of the city's most walkable and active commercial districts. The property sits along South Kentucky Avenue, a prominent downtown corridor surrounded by local businesses, restaurants, offices, and civic destinations, benefiting from steady pedestrian activity and strong daytime and evening traffic.

The location offers convenient access to major roadways, including U.S. Highway 98, State Road 37 (South Florida Avenue), and Memorial Boulevard, allowing for easy connectivity throughout Lakeland and the greater Polk County area. Interstate 4 is approximately 10 minutes away, providing direct routes to Tampa and Orlando.

With its downtown setting, proximity to Lakeland's business and cultural core, and efficient access to regional transportation routes, this location is well positioned for businesses seeking visibility, accessibility, and a true downtown presence.



I-4 4  
(10 ± Minutes)

AERIAL PHOTO



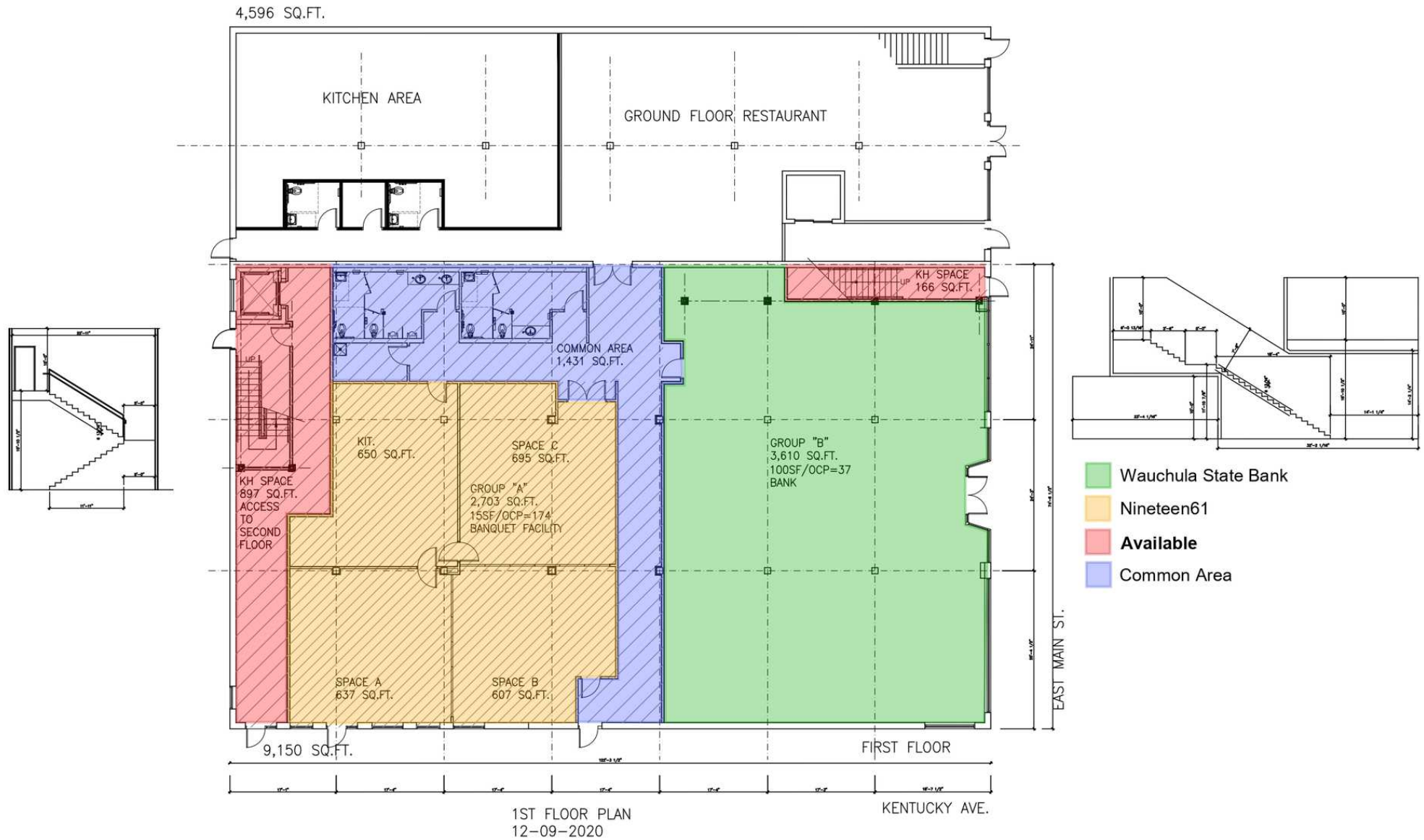


AERIAL PHOTO





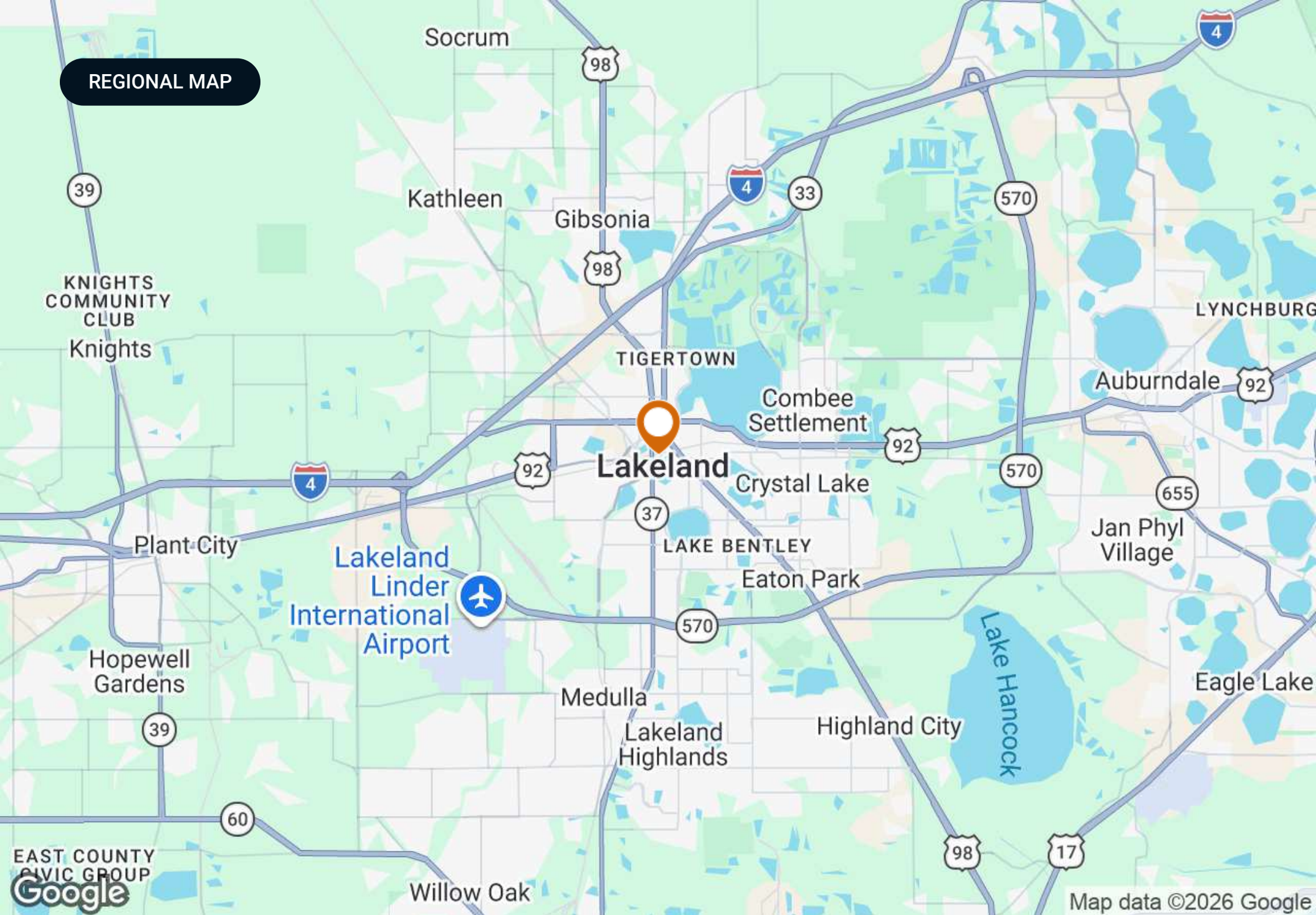
## FLOOR PLAN (1ST FLOOR)



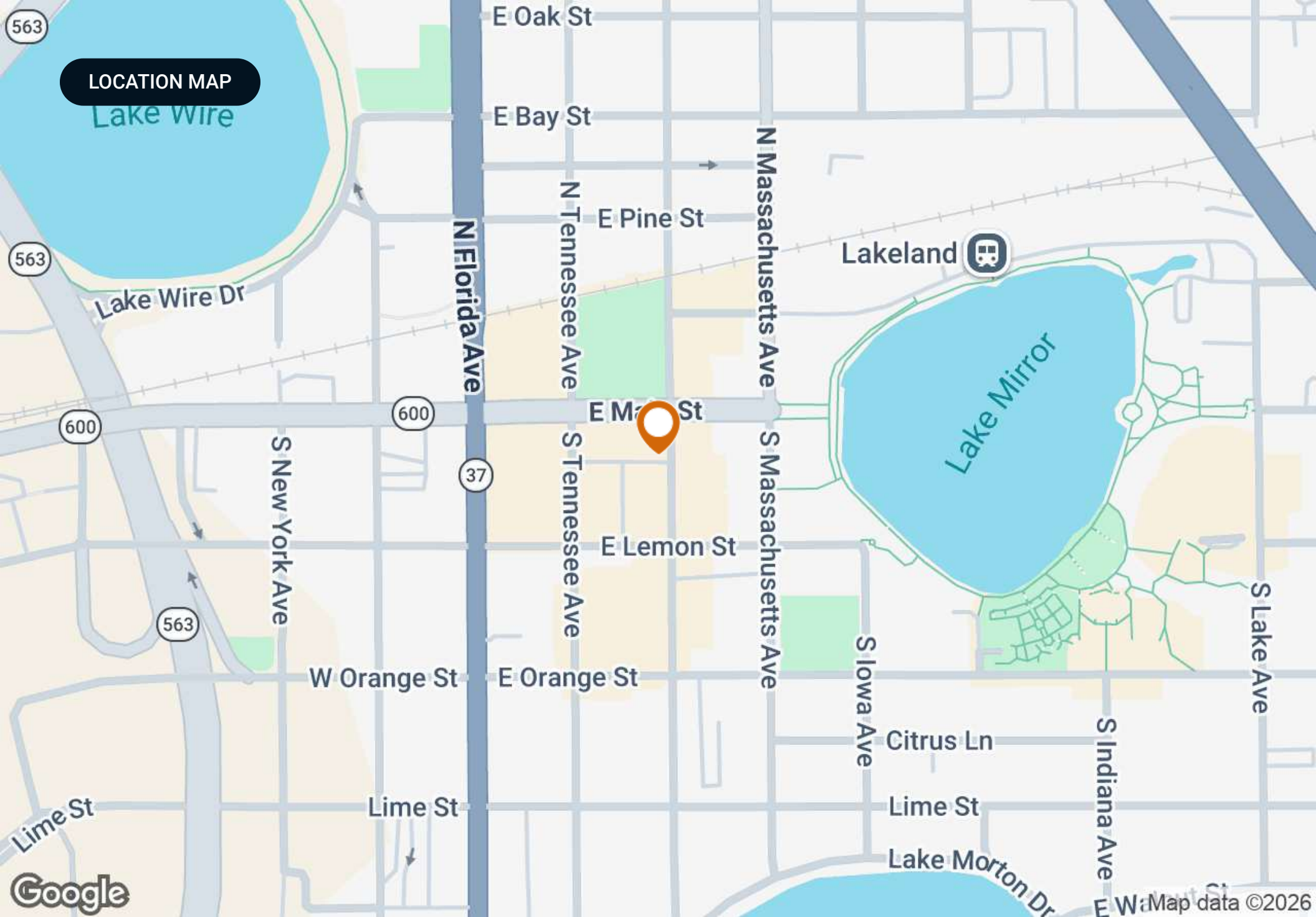
## FLOOR PLAN (2ND FLOOR)









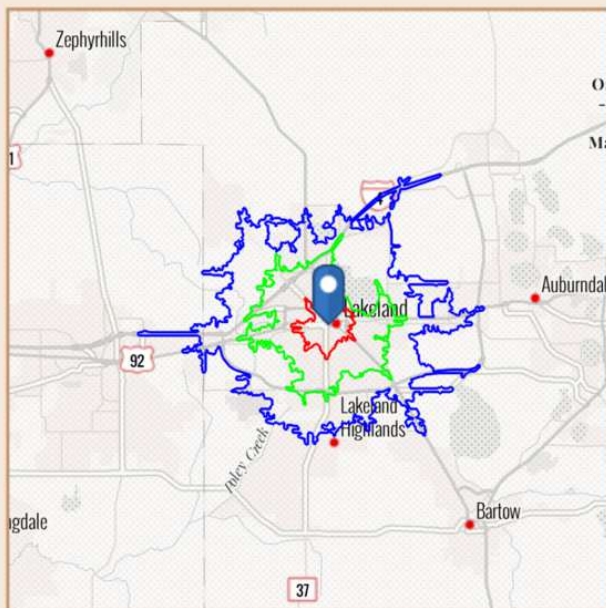




# BENCHMARK DEMOGRAPHICS

109 S Kentucky Ave, Lakeland, Florida, 33801

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

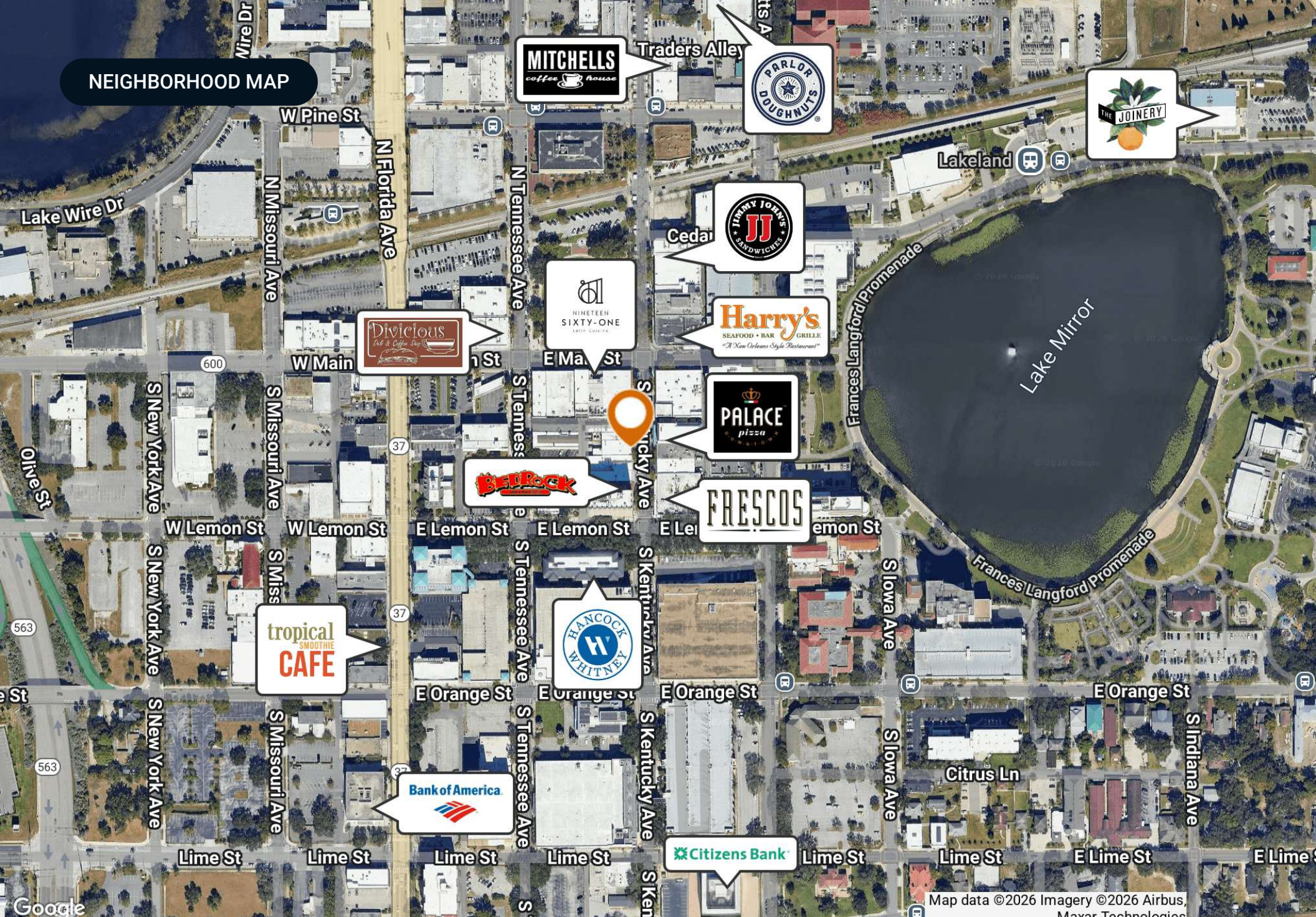
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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	4.83%	5.49%	5.42%	5.30%	5.30%	4.69%	5.39%
5 - 9	4.46%	5.44%	5.53%	5.61%	5.61%	5.03%	5.75%
10 - 14	4.50%	5.64%	5.70%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.08%	7.19%	6.61%	6.26%	6.26%	5.84%	6.47%
20 - 34	28.91%	23.54%	21.37%	18.85%	18.85%	18.43%	20.33%
35 - 54	21.12%	21.88%	22.61%	24.12%	24.12%	24.41%	25.20%
55 - 74	20.61%	21.82%	22.54%	23.96%	23.96%	25.55%	22.82%
75+	9.49%	9.00%	10.19%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	16.2%	12.4%	9.8%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	9.4%	8.6%	7.5%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.1%	9.4%	8.6%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	12.1%	13.1%	13.0%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	17.0%	20.3%	20.8%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	11.6%	12.5%	13.1%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	14.6%	14.9%	16.6%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.6%	4.6%	5.7%	8.1%	8.1%	8.7%	9.8%
\$200,000+	3.5%	4.2%	4.9%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	16,718	84,360	152,574	822,142	822,142	23,027,836	339,887,819
Daytime Population	28,204	109,264	180,979	782,956	782,956	22,846,618	338,218,372
Employees	6,162	32,135	61,434	334,740	334,740	10,832,721	167,630,539
Households	7,010	33,251	61,123	313,012	313,012	9,263,074	132,422,916
Average HH Size	1.99	2.33	2.37	2.57	2.57	2.43	2.50
Median Age	35.9	37.1	39.3	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	294,391	220,282	260,789	319,676	319,676	416,969	370,578
Owner Occupied %	35.7%	52.1%	57.0%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	64.3%	47.9%	43.0%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	7,814	37,199	67,903	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$53,286	\$56,996	\$62,268	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$29,653	\$30,303	\$33,231	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$31,761	\$82,555	\$121,293	\$224,923	\$224,923	\$253,219	\$228,144



## NEIGHBORHOOD MAP







MARKET AREA MAP

Lakeland  
Regional  
Health

Checkers  
"CRAZY GOOD FOOD"

McDonald's

Save  
alot

THE JOINERY

DOLLAR  
GENERAL

black  
& brew

GoodThyme  
FRESH · FAST · EATS

DUNKIN'  
DONUTS

CVS

McDonald's

SAUNDERS  
REAL ESTATE

LOVE  
BYRD

Walgreens

Hungry  
Howies  
FLAVORED CRUST PIZZA

FRED'S  
MARKET  
RESTAURANT

Publix  
Starbucks  
FIVE GUYS  
BURGERS AND FRIES

HARVEYS  
supermarket

RP FUNDING  
CENTER

HYATT  
PLACE  
SpringHill  
Suits  
Mallory

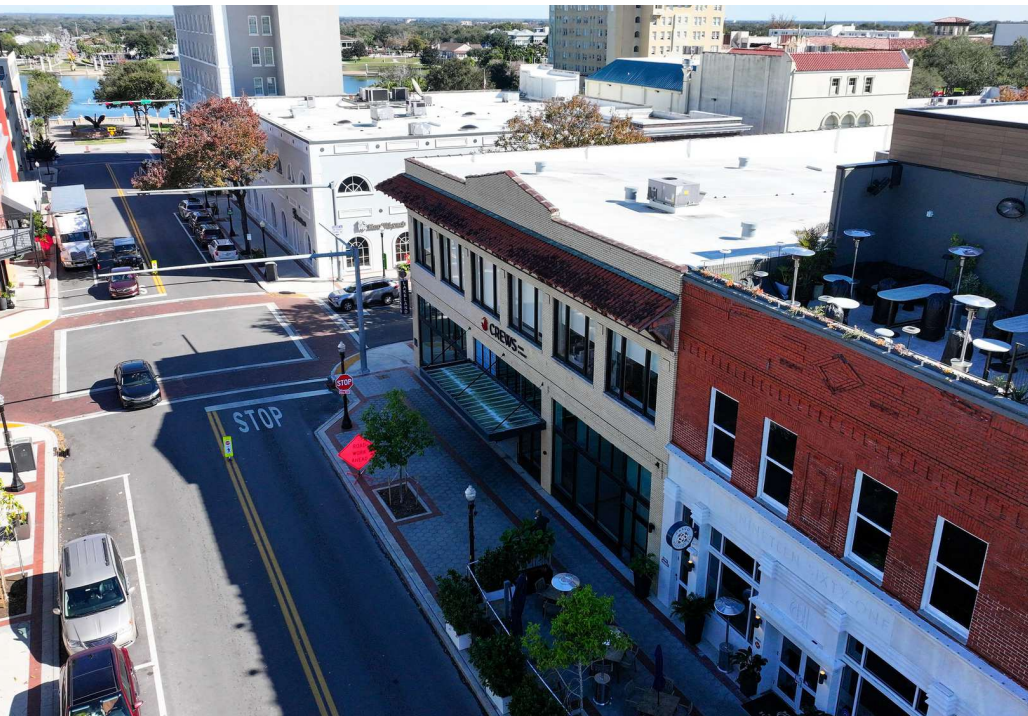
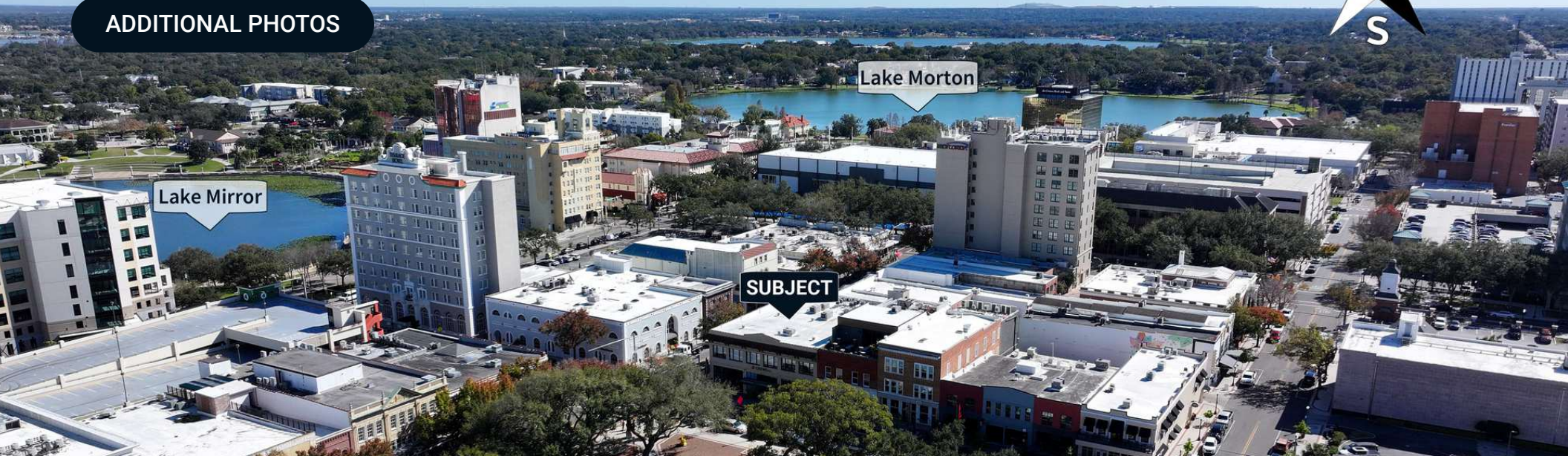
bonnet  
springs  
PARK

Wendy's

TACO  
BELL

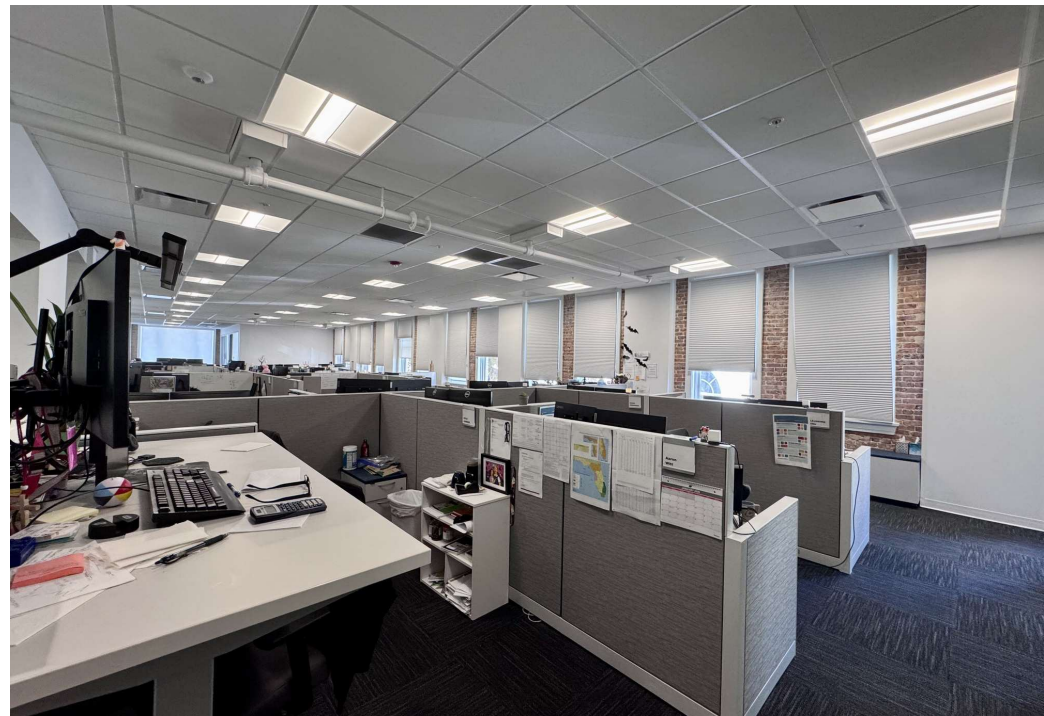
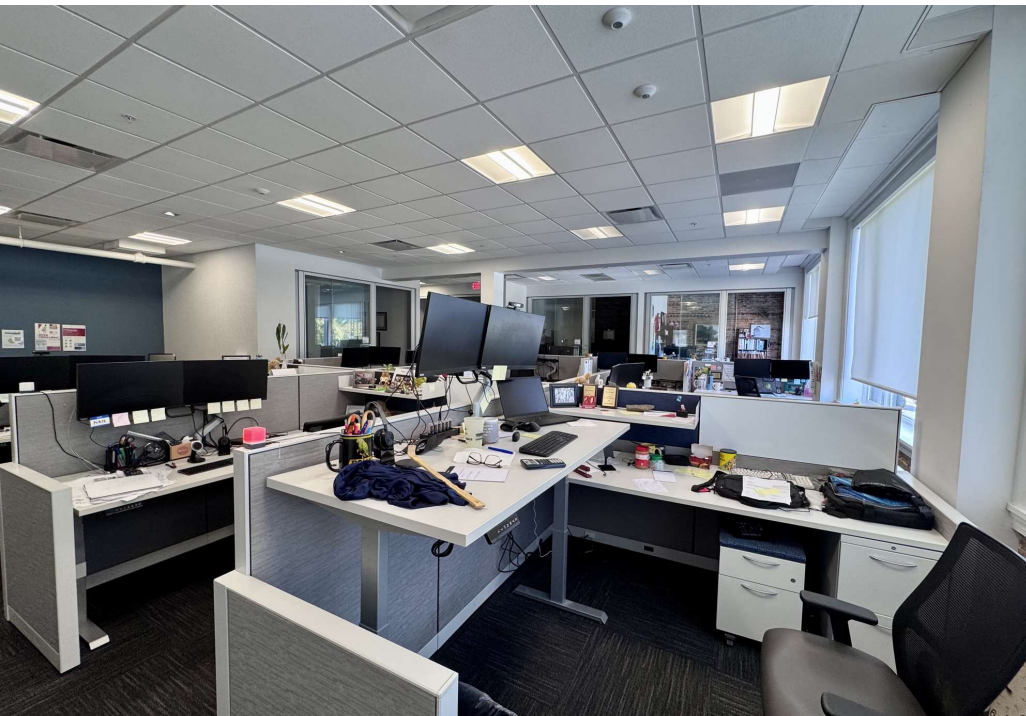


ADDITIONAL PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





## ADVISOR BIOGRAPHY



### 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



## 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





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