

314

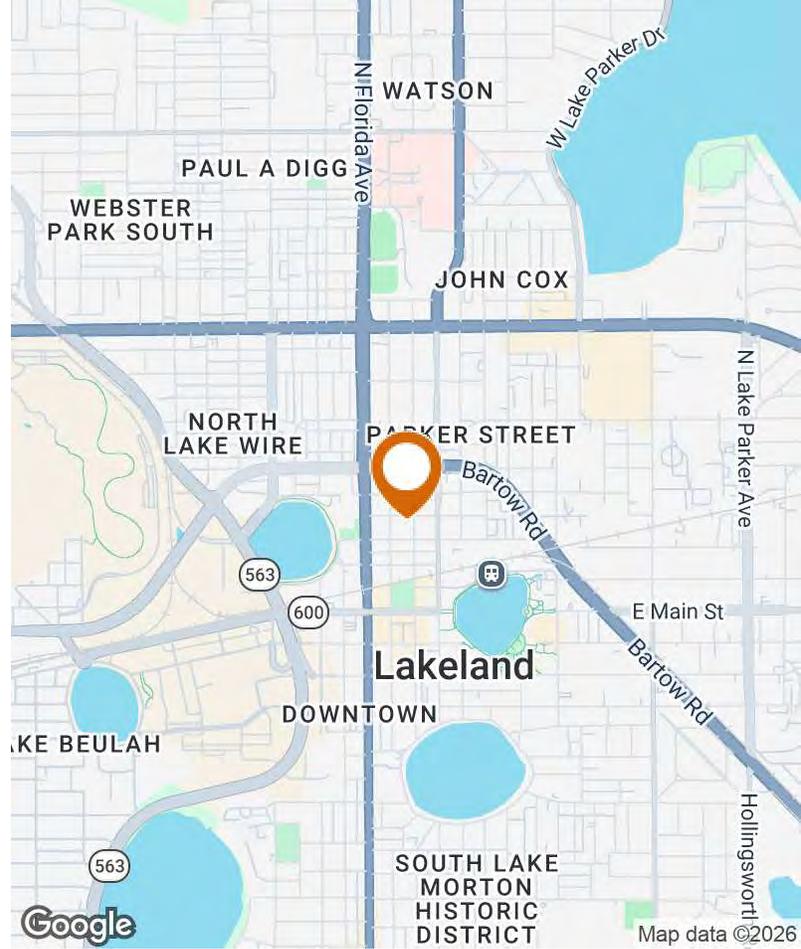
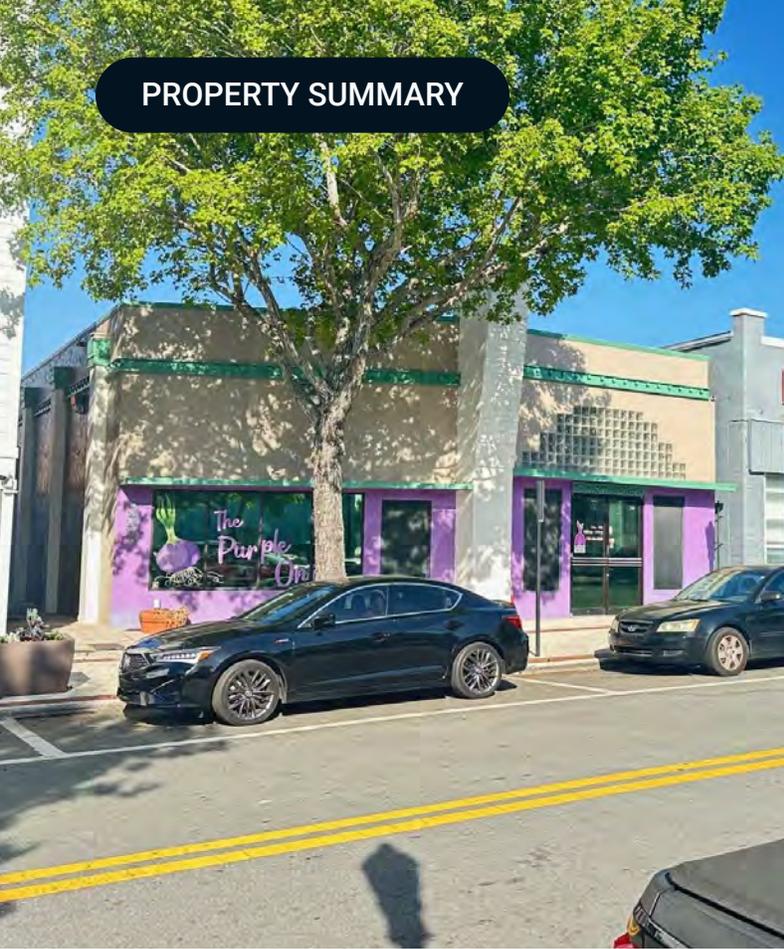
# Downtown Lakeland Office Space - 1,650 SF Up to 10 Parking Spaces

314 N Kentucky Ave, Lakeland, Florida 33801

Craig Morby  
Senior Advisor  
863-581-0059  
[craig@saundersrealestate.com](mailto:craig@saundersrealestate.com)

Eric Ammon, CCIM  
Senior Advisor  
863-602-1001  
[eric@saundersrealestate.com](mailto:eric@saundersrealestate.com)

## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$3,500 per Month (MG)
Space Size:	1,650 SF
Zoning:	C-6, City of Lakeland
Parcel ID	24-28-18-201000-003012
Parking:	Up to 10 Spaces
Tenant Pays:	Utilities, Liability and Contents Insurance

## Property Overview

An exceptional opportunity in the vibrant heart of Downtown Lakeland with this beautifully renovated office space located on the highly desirable N Kentucky Ave.

Up to 10 parking spaces.

Spanning approx. 1,650 square feet, this modern upgraded space features a new and versatile layout, making it perfect for both conventional office operations or a more modern work-share opportunities.

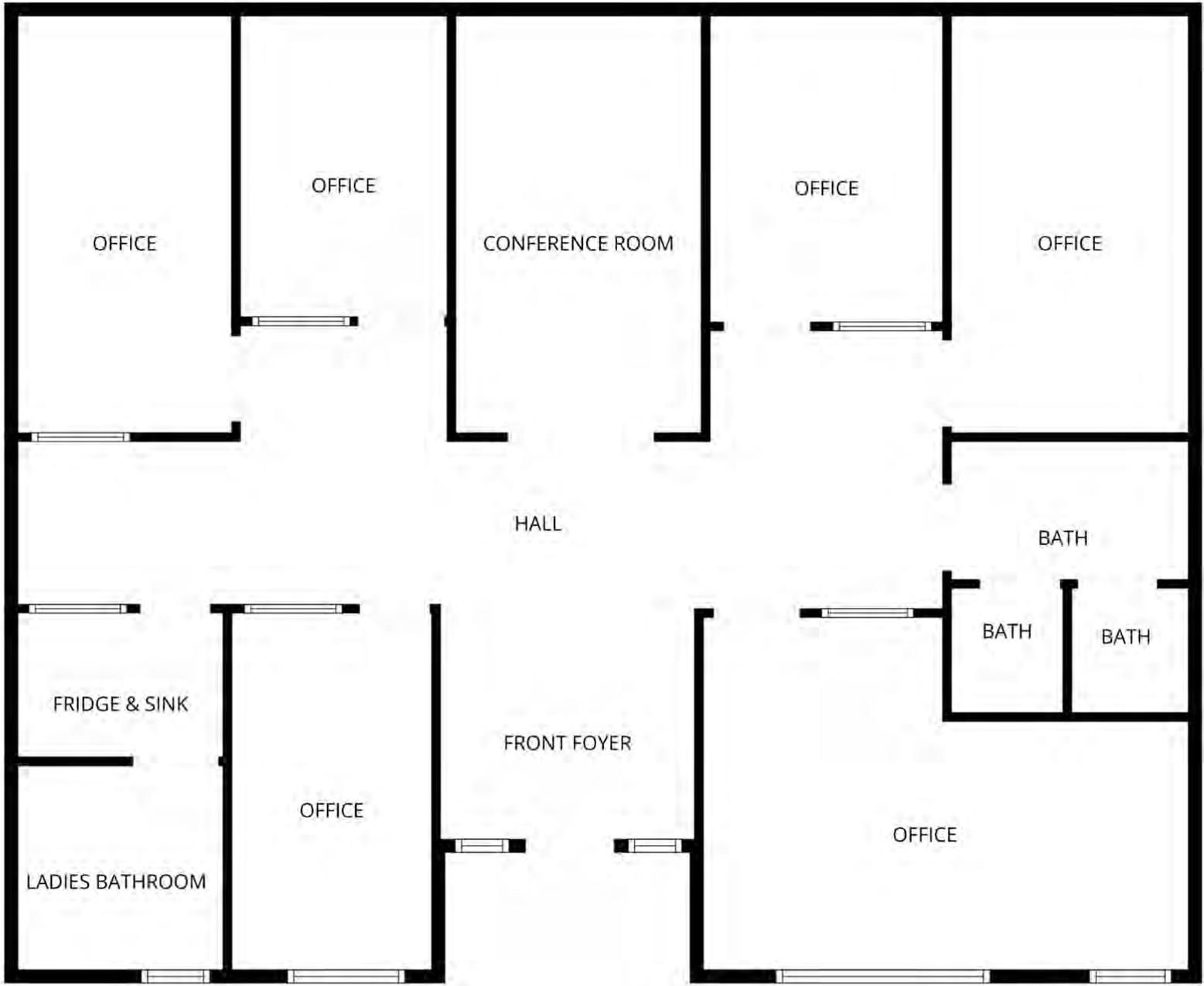
Features include: a welcoming and professional reception area, a dedicated staff kitchen, two private bathrooms for staff and client use, 5 private offices and a boardroom, ideal for meetings, presentations, and collaborations. The office is currently furnished and the existing furniture is negotiable.

Connectivity and convenience are key, as the location ensures you are steps away from all that downtown has to offer. The tenancy includes 3 designated parking spaces, complemented by an abundance of readily available downtown street parking.

The base rent for this property operates on an inclusive basis, covering all major expenses. Tenants will be responsible for their own utilities and are required to carry liability and contents insurance.

This is truly a turn-key solution for any business looking to establish a sophisticated and efficient presence in Downtown Lakeland.

# FLOOR PLAN





# INTERIOR PHOTOS



INTERIOR PHOTOS





# Lakeland

## POLK COUNTY

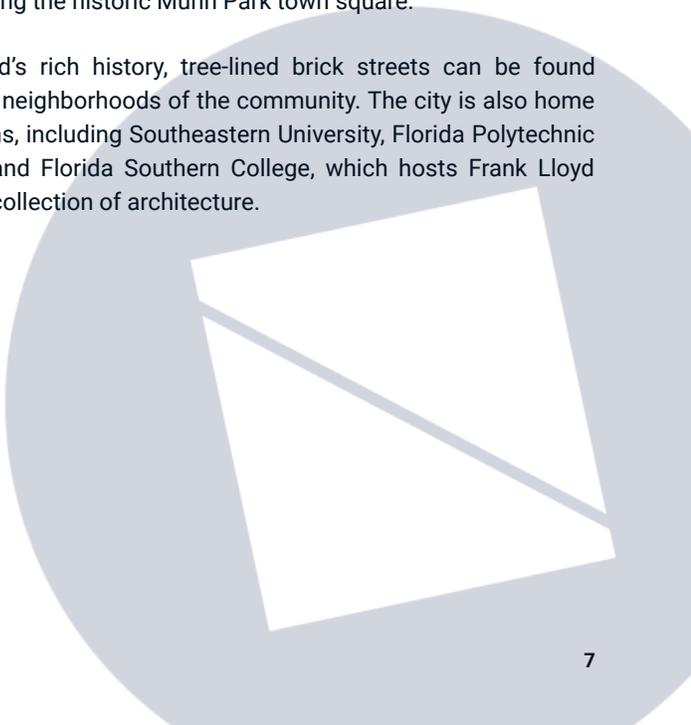
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland’s living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

<b>Major Employers</b>	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts
------------------------	--

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.





## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

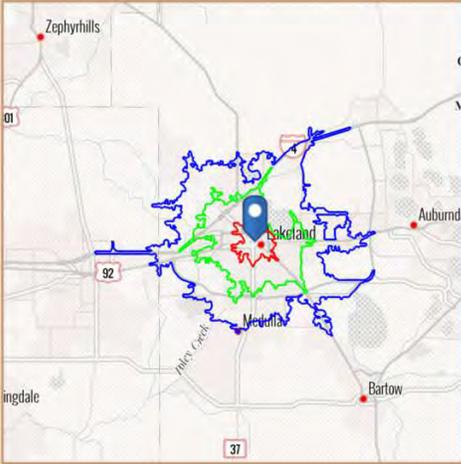
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

# BENCHMARK DEMOGRAPHICS

## BENCHMARK DEMOGRAPHICS

314 N 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

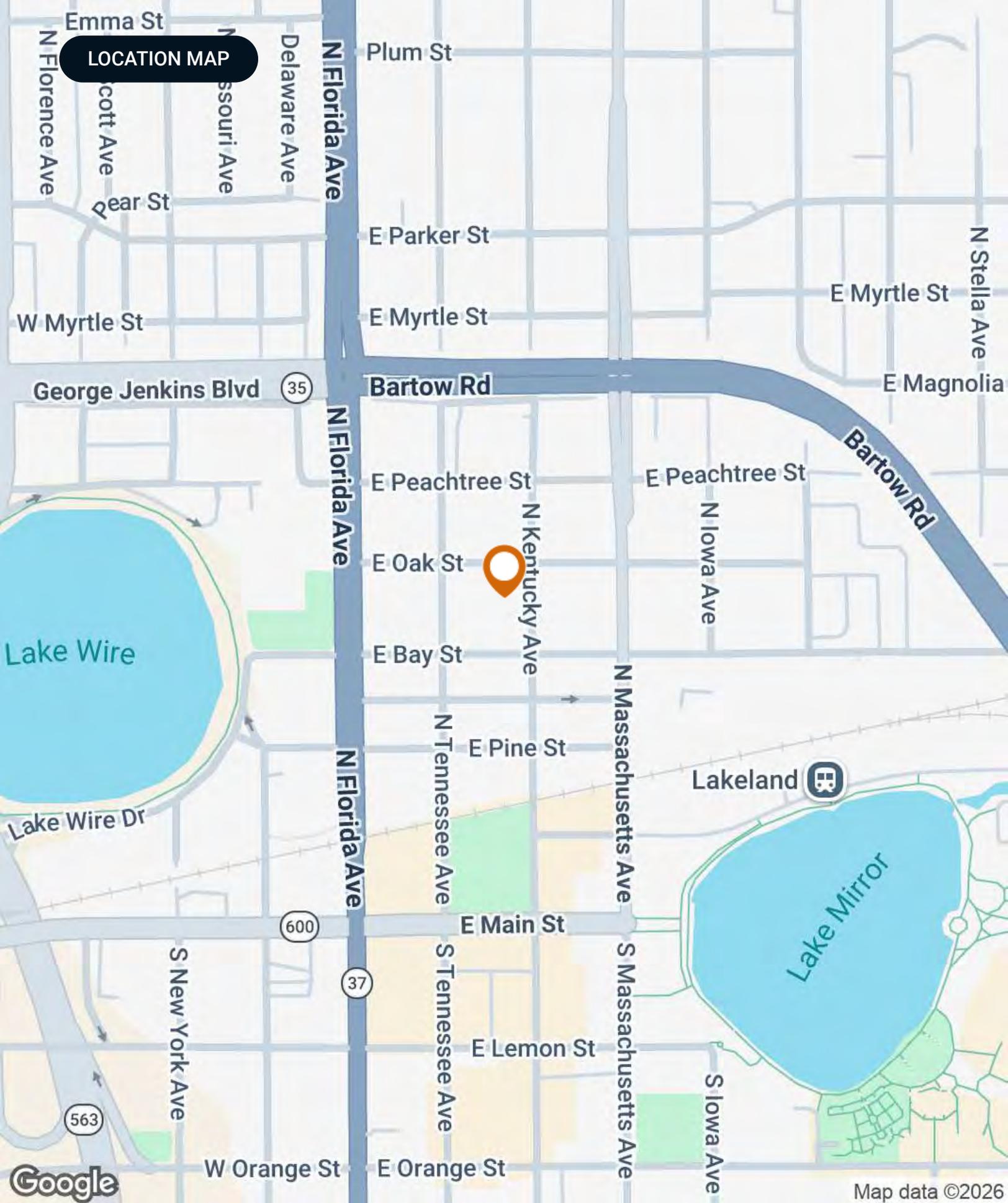
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Florida	USA
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area		
0 - 4	5.36%	5.54%	5.39%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.00%	5.50%	5.49%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.12%	5.71%	5.66%	6.00%	6.00%	5.34%	5.98%
15 - 19	5.81%	7.28%	6.52%	6.26%	6.26%	5.84%	6.47%
20 - 34	24.34%	23.43%	21.20%	18.85%	18.85%	18.43%	20.33%
35 - 54	22.66%	22.01%	22.71%	24.12%	24.12%	24.41%	25.20%
55 - 74	22.02%	21.66%	22.73%	23.96%	23.96%	25.55%	22.82%
75+	9.68%	8.89%	10.32%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	18.5%	12.5%	9.5%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	10.0%	8.5%	7.2%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.8%	9.5%	8.5%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	12.4%	13.0%	12.9%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	16.2%	20.0%	20.9%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	10.3%	12.5%	13.1%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	14.3%	15.1%	16.7%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	5.8%	4.7%	6.2%	8.1%	8.1%	8.7%	9.8%
\$200,000+	2.6%	4.1%	5.0%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	15,428	85,060	162,980	822,142	822,142	23,027,836	339,887,819
Daytime Population	33,109	109,899	189,492	782,956	782,956	22,846,618	338,218,372
Employees	5,774	32,293	66,122	334,740	334,740	10,832,721	167,630,539
Households	6,760	33,356	65,563	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.05	2.35	2.37	2.57	2.57	2.43	2.50
Median Age	38.3	37.0	39.6	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	251,774	221,465	272,033	319,676	319,676	416,969	370,578
Owner Occupied %	33.1%	52.6%	57.8%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	66.9%	47.4%	42.2%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	7,490	37,297	72,676	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$48,336	\$56,903	\$63,244	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$28,403	\$29,907	\$33,675	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$22,372	\$83,178	\$129,970	\$224,923	\$224,923	\$253,219	\$228,144

LOCATION MAP





### Craig Morby

Senior Advisor

[craig@saundersrealestate.com](mailto:craig@saundersrealestate.com)

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

## 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 17 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 has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. 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.

## ADVISOR BIOGRAPHY



### Eric Ammon, CCIM

Senior Advisor

[eric@saundersrealestate.com](mailto: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



SAUNDERS  
LAND



SAUNDERS  
COMMERCIAL



SAUNDERS  
AUCTIONS



SAUNDERS  
VALUATIONS

## A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)