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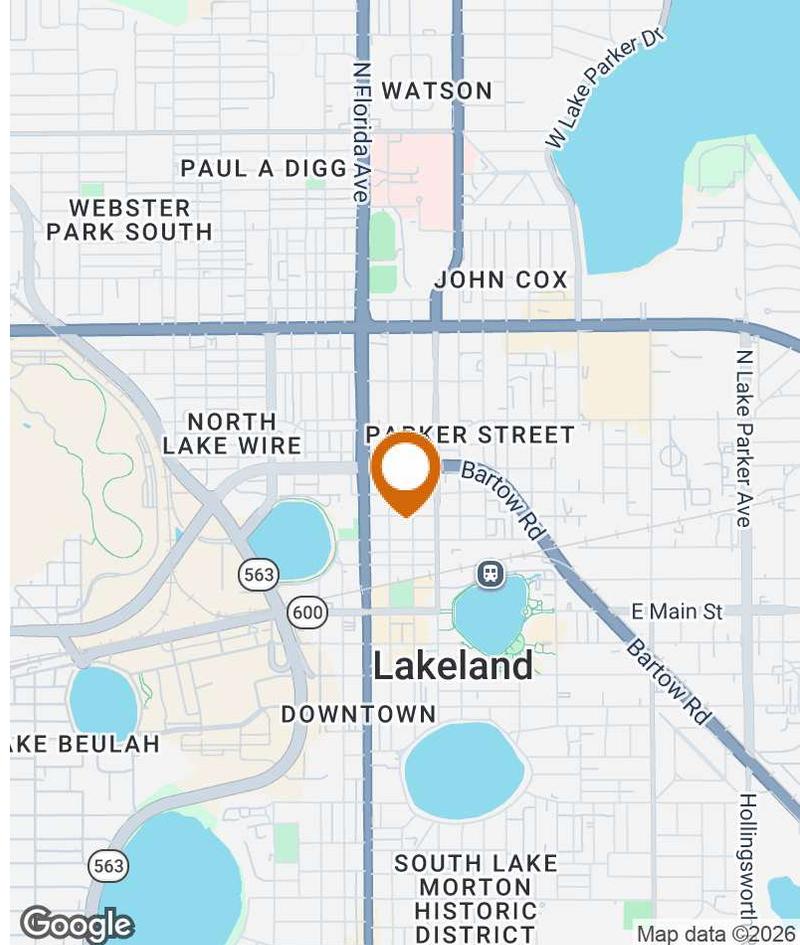
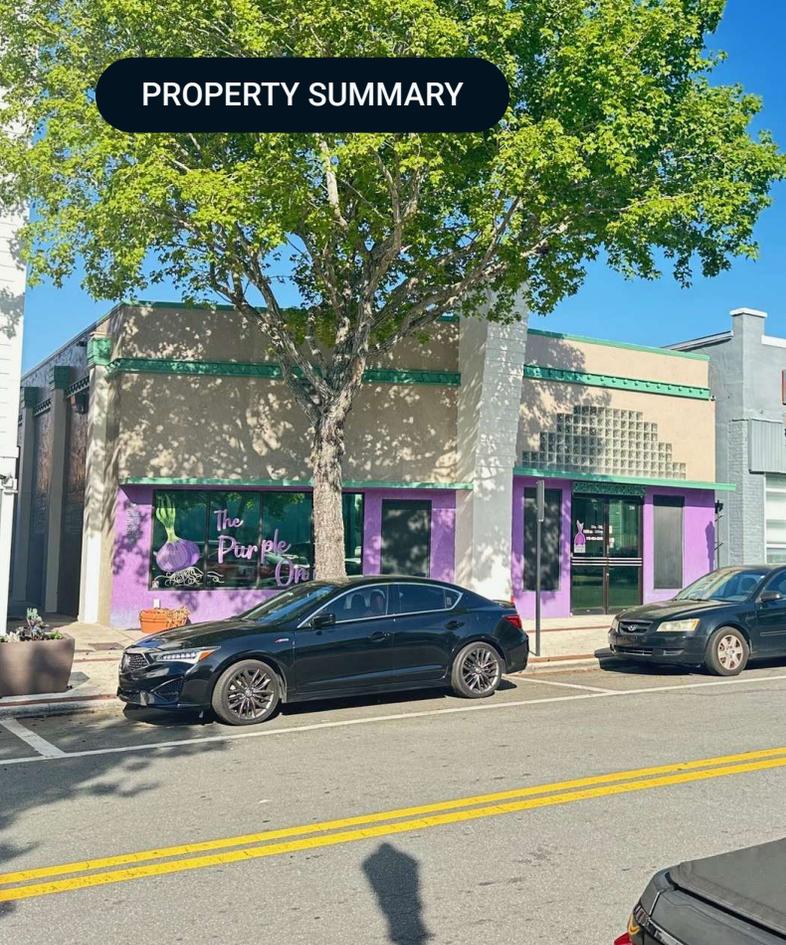
Downtown Lakeland Office Space - 1,650 SF Up to 10 Parking Spaces

314 N Kentucky Ave, Lakeland, Florida 33801

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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.

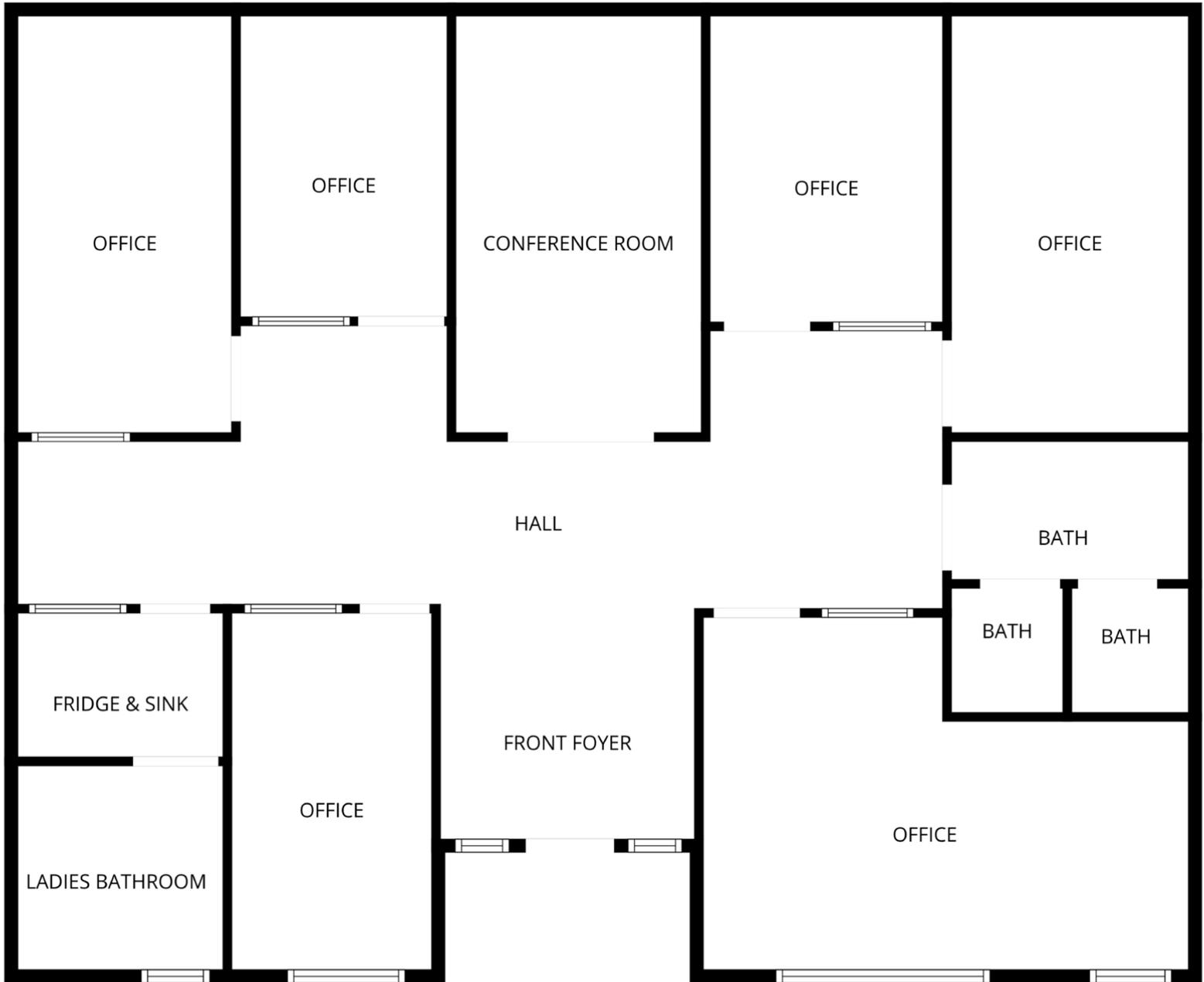
Features include: a welcoming and professional reception area, a dedicated staff kitchen, two private bathrooms for staff and client use, 5 private offices and a boardroom, ideal for meetings, presentations, and collaborations. The office is currently furnished and the existing furniture is negotiable.

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



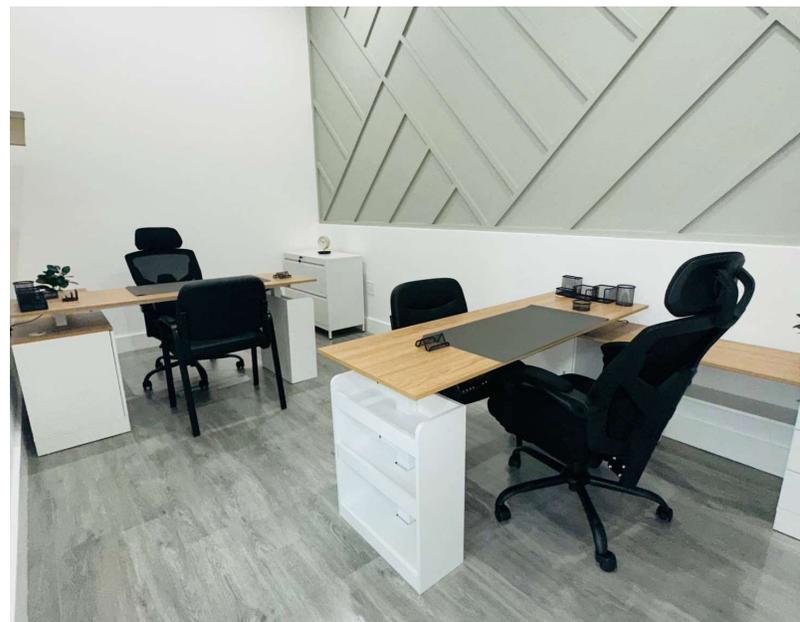
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RETAILER MAP

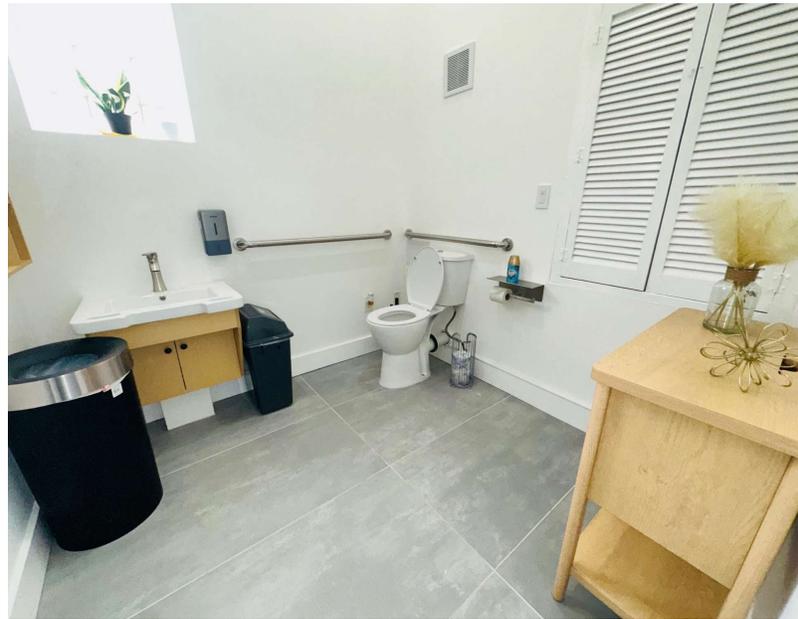


Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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.

| | |
|-------------------|------------------------------------------------------|
| Founded | 1885 |
| Population | 117,606 (2023) |
| Area | 74.4 sq mi |
| Website | lakelandgov.net |

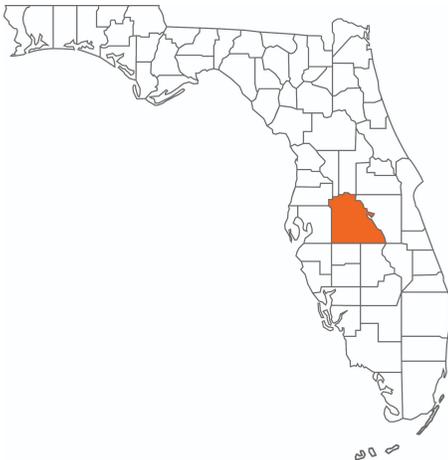
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and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

| | |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Major Employers | 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



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

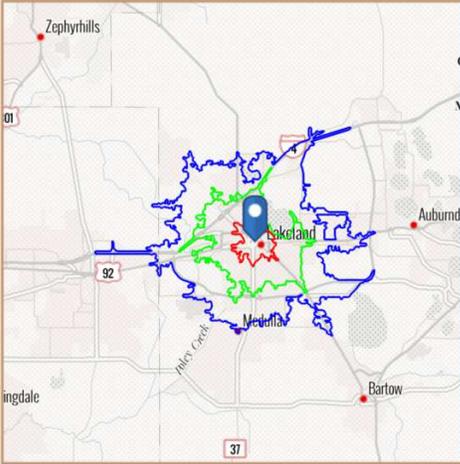
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the 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

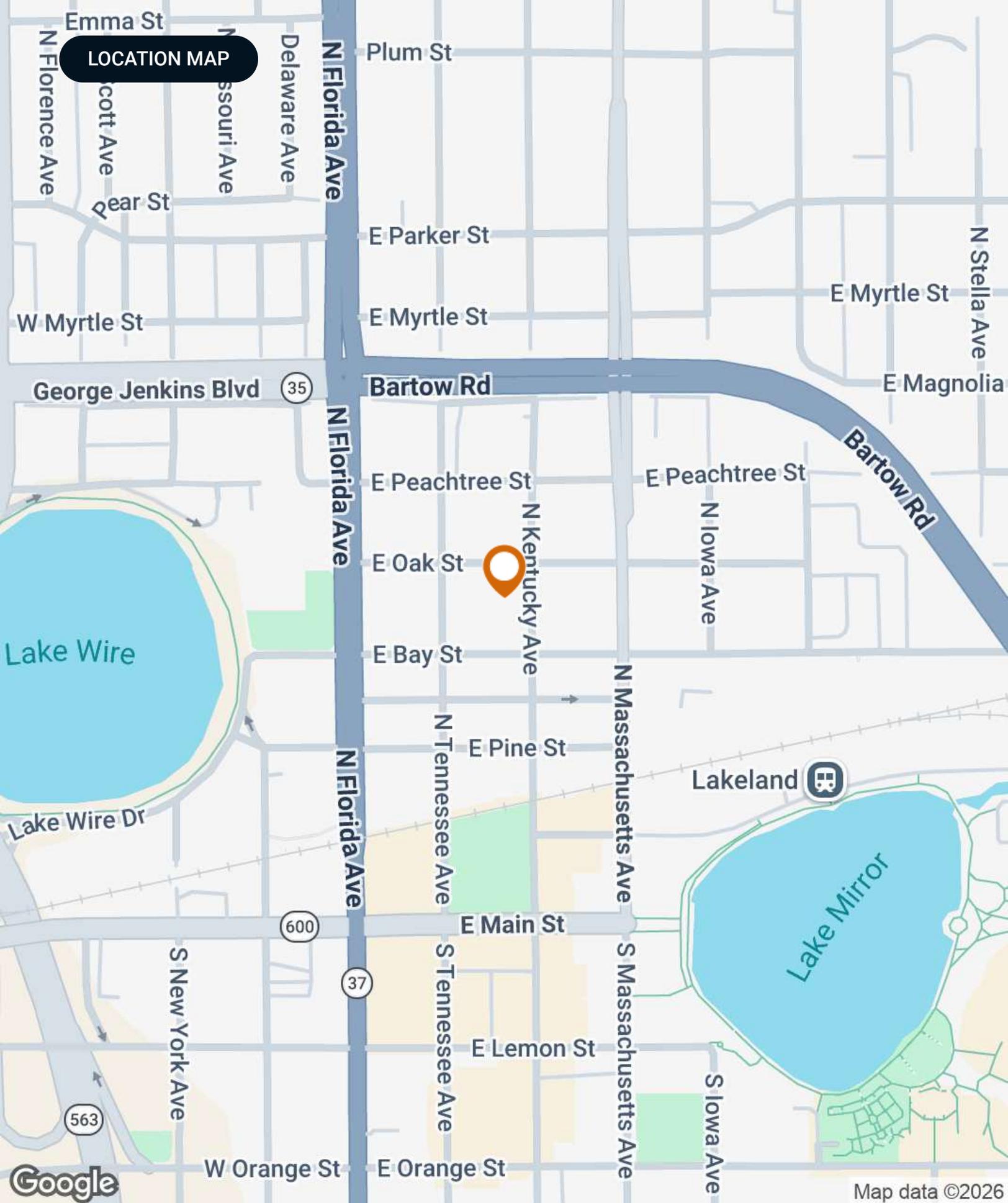
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



| AGE SEGMENTS | DRIVE TIME | | | GEOGRAPHY | | | |
|-------------------------|------------|----------|-----------|-------------------------|---------------------------------------------------------------------|-------------------|-------------|
| | 5 mins | 10 mins | 15 mins | Counties Polk County | CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area | States Florida | USA |
| 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

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.



Eric Ammon, CCIM

Senior Advisor

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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



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SAUNDERS
AUCTIONS



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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.



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