



116 S. KENTUCKY AVE.

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LAKELAND, FL 33801

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CORE PURPOSE:
To provide an environment for our people to
flourish

Property Summary



OFFERING SUMMARY

Available SF:	6,428 +/- SF
Lease Rate:	\$13.00 SF/yr (MG)
PIN:	242818201000017091
Year Built:	1925
Renovated:	2014
Building Size:	11,328 +/- SF
Zoning:	C-7
Submarket:	Downtown Lakeland

PROPERTY OVERVIEW

This is an office space for lease of approximately 6,428 SF located at the heart of Downtown Lakeland. The property is surrounded by a variety of retail and commercial users. The leasable space features elevator access, multiple office and cubicle spaces, a conference room with a view looking towards downtown, and more.

LOCATION OVERVIEW

This office space is located in thriving Downtown Lakeland. It is a short walk away from Munn Park, and is directly above Lakeland's iconic Palace Pizza. Downtown has lately become a hot-spot for locals, with many new restaurants and bars launching in recent years. In addition to eating and drinking, a new 180 acre private park is under construction, and other arts/entertainment venues are doing well. Employers are now relocating Downtown to take advantage of these new amenities.

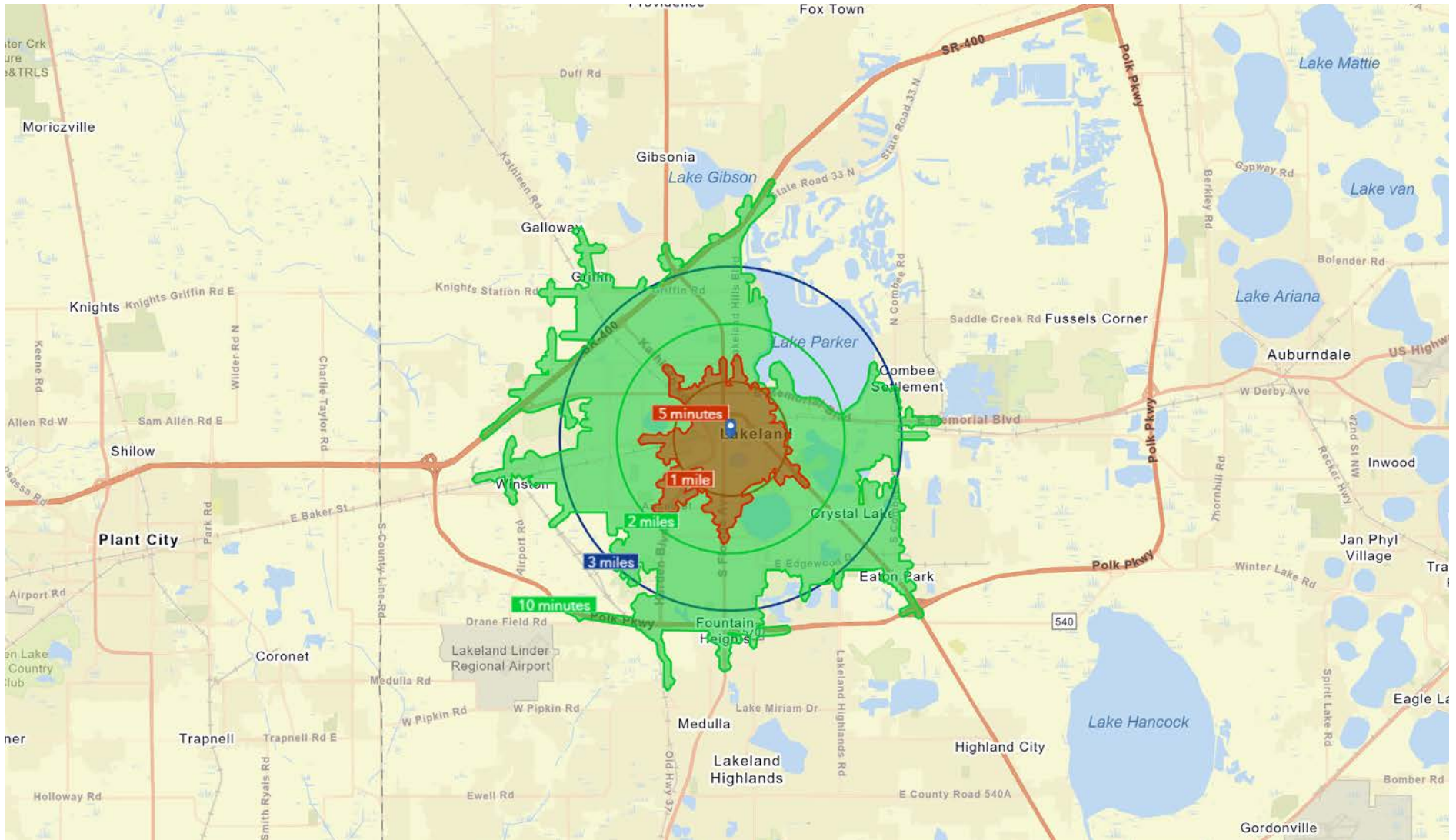
PROPERTY HIGHLIGHTS

- Tenant additionally responsible for their own electricity and sales tax
- Class A building at the heart of Downtown L
- Elevator access
- New and upcoming developments within the neighborhood area

Location Map



Benchmark Demographics



Benchmark Demographics

Benchmark Demographics	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	9,587	36,020	76,406	12,818	81,671	683,954	21,239,528	332,417,793
Households	4,017	14,166	29,741	5,686	32,366	255,025	8,299,404	125,168,557
Families	1,706	7,792	17,170	2,642	18,746	177,233	5,366,533	82,295,074
Average Household Size	2.03	2.39	2.44	2.05	2.41	2.63	2.51	2.59
Owner Occupied Housing Units	1,003	6,054	14,425	1,712	15,818	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	3,014	8,112	15,316	3,974	16,548	80,217	2,924,369	45,709,279
Median Age	35.8	37.2	38.1	37.8	38.5	41.60	42.50	38.50

Trends: 2018 - 2023 Annual Rate

Population	0.95%	0.80%	0.98%	0.88%	1.02%	1.46%	1.37%	0.77%
Households	0.94%	0.73%	0.94%	0.82%	0.98%	1.37%	1.31%	0.75%
Families	0.78%	0.59%	0.81%	0.64%	0.85%	1.31%	1.26%	0.68%
Owner HHs	1.66%	1.16%	1.41%	1.33%	1.43%	1.72%	1.60%	0.92%
Median Household Income	2.71%	2.32%	2.38%	2.62%	2.39%	1.95%	2.37%	2.70%

Households by Income

<\$15,000	24.30%	21.50%	18.70%	23.40%	18.10%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	17.00%	15.70%	14.80%	16.10%	14.30%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	12.90%	11.80%	12.10%	11.90%	12.00%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	12.50%	15.40%	16.20%	13.30%	16.30%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	15.70%	16.50%	16.90%	16.60%	17.20%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	8.20%	8.90%	8.90%	8.10%	9.20%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	5.50%	6.10%	7.10%	6.00%	7.30%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	2.10%	2.00%	2.40%	2.30%	2.40%	3.50%	5.00%	6.50%
\$200,000+	1.90%	2.00%	3.10%	2.20%	3.20%	3.60%	5.70%	7.30%
Median Household Income	\$31,088	\$35,633	\$38,153	\$33,450	\$39,019	\$50,006	\$54,238	\$60,548
Average Household Income	\$48,142	\$50,865	\$56,460	\$50,563	\$57,330	\$67,890	\$78,335	\$87,398
Per Capita Income	\$19,557	\$20,013	\$22,275	\$21,170	\$22,751	\$25,412	\$30,703	\$33,028

Population by Age

0 - 4	5.80%	6.50%	6.40%	6.20%	6.40%	5.90%	5.20%	6.00%
5 - 9	5.00%	6.10%	6.00%	5.60%	6.00%	6.00%	5.40%	6.10%
10 - 14	4.70%	5.90%	5.80%	5.40%	5.80%	6.00%	5.60%	6.30%
15 - 19	8.60%	7.20%	6.90%	6.80%	6.60%	5.90%	5.60%	6.30%
20 - 24	10.50%	8.00%	7.80%	8.20%	7.40%	5.70%	6.10%	6.70%
25 - 34	14.50%	13.90%	13.60%	14.60%	13.70%	12.90%	13.30%	14.00%
35 - 44	10.60%	10.70%	10.70%	10.80%	10.80%	11.40%	11.70%	12.60%
45 - 54	11.50%	10.70%	10.50%	11.80%	10.70%	11.70%	12.50%	12.50%
55 - 64	11.70%	12.10%	12.00%	12.10%	12.10%	13.10%	13.70%	13.10%
65 - 74	8.50%	10.10%	10.80%	9.40%	10.80%	12.20%	11.70%	9.70%
75 - 84	5.00%	5.80%	6.40%	5.50%	6.50%	6.80%	6.50%	4.70%
85+	3.40%	3.00%	3.10%	3.60%	3.20%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	59.30%	55.50%	61.20%	56.80%	61.90%	71.50%	72.70%	69.60%
Black Alone	30.30%	33.10%	26.80%	32.80%	26.10%	15.60%	16.50%	12.90%
American Indian Alone	0.40%	0.50%	0.50%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.90%	1.00%	1.30%	0.80%	1.30%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.30%	6.10%	6.60%	5.40%	6.60%	7.40%	4.50%	7.00%
Two or More Races	3.80%	3.70%	3.60%	3.70%	3.60%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	16.70%	19.30%	20.50%	17.00%	20.70%	24.00%	26.60%	18.60%

Floor Plan



Retailer Map



Additional Photos



Additional Photos



Additional loft space



Private entrance with stairs and elevator



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