

# Historic Lake Morton Office For Lease - 2,848 SF Two Story

415 S Kentucky Ave, Lakeland, Florida 33801

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## PROPERTY OVERVIEW



### Offering Summary

<b>Lease Rate:</b>	\$20.00 SF/yr (MG)
<b>Tenant Expenses:</b>	Utilities & Lawn Maintenance
<b>Available Space:</b>	2,848 SF
<b>Zoning</b>	C-6, City of Lakeland
<b>Parking Spaces:</b>	Up to 10
<b>Utilities</b>	City of Lakeland
<b>***Note:</b>	Garage Space is not Included
<b>Virtual Tour:</b>	<a href="#">View Here</a>

### Property Overview

The stunning former Bunch Building at 415 S. Kentucky Ave. sits just steps from Lake Morton and offers approximately 2,800 square feet of beautifully preserved space across two stories. Rich with period charm and thoughtfully maintained over the years, the property blends historic character with everyday functionality.

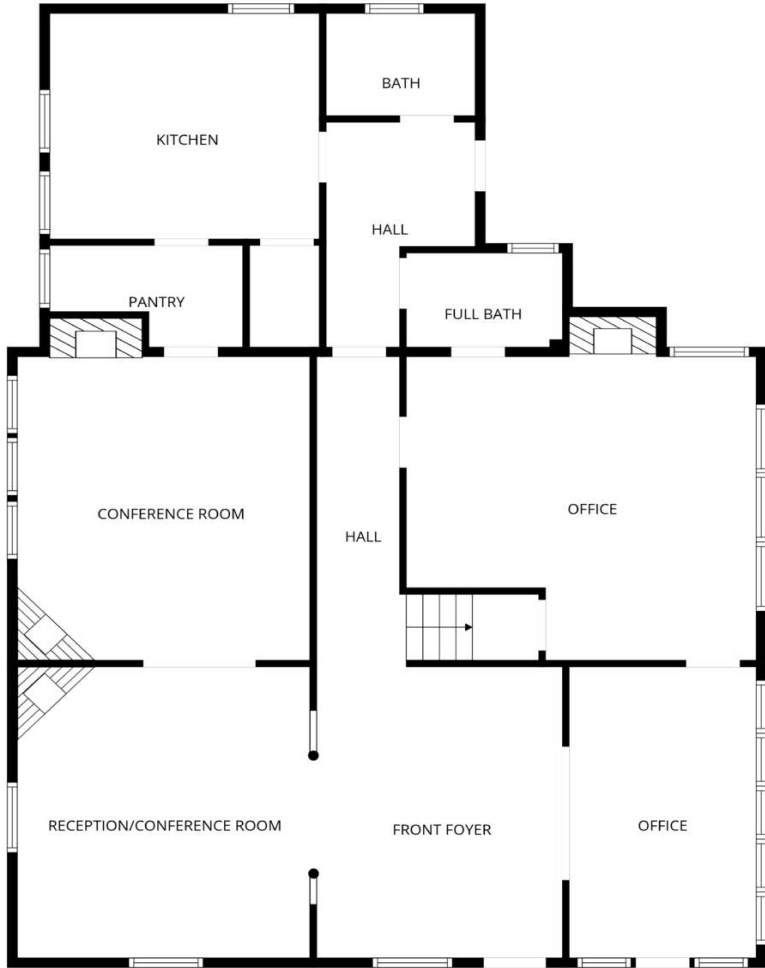
Before you even step inside, the expansive front porch sets the tone—an inviting, flexible space overlooking Lake Morton that can serve as an additional work area or a serene setting for client meetings, small events, or casual gatherings.

The first floor opens to a welcoming reception area with access to multiple offices and workspaces. A spacious front room with one of the building's five fireplaces creates a warm, impressive setting for greeting clients. Adjacent to this is a large room ideal for a conference space or collaborative work area. Two additional traditional offices provide privacy and versatility. The floor also features a generously sized kitchen that can double as a staff breakroom or gathering space, along with two restrooms—one full and one half.

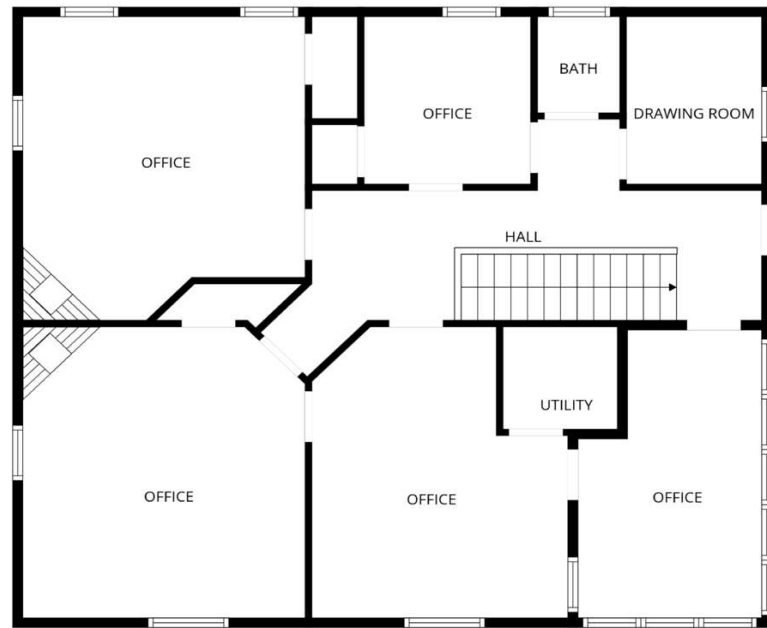
A beautiful staircase leads to the second floor, where three large private offices are complemented by three additional flex or utility spaces and a half bath. Throughout the building, historic details shine—from original wood floors and distinctive doors to classic architectural finishes—while large windows fill the interior with natural light. On-site parking accommodates up to 10 vehicles.

From a location standpoint, this property is hard to rival. Situated within walking distance of all that downtown Lakeland has to offer, it's also just moments from the scenic one-mile path around Lake Morton—perfect for a midday walk. Nearby amenities include abundant retail, dining, and services. The site also provides convenient regional access via Interstate 4, offering strong connectivity throughout Central and South Florida.

# FLOOR PLAN

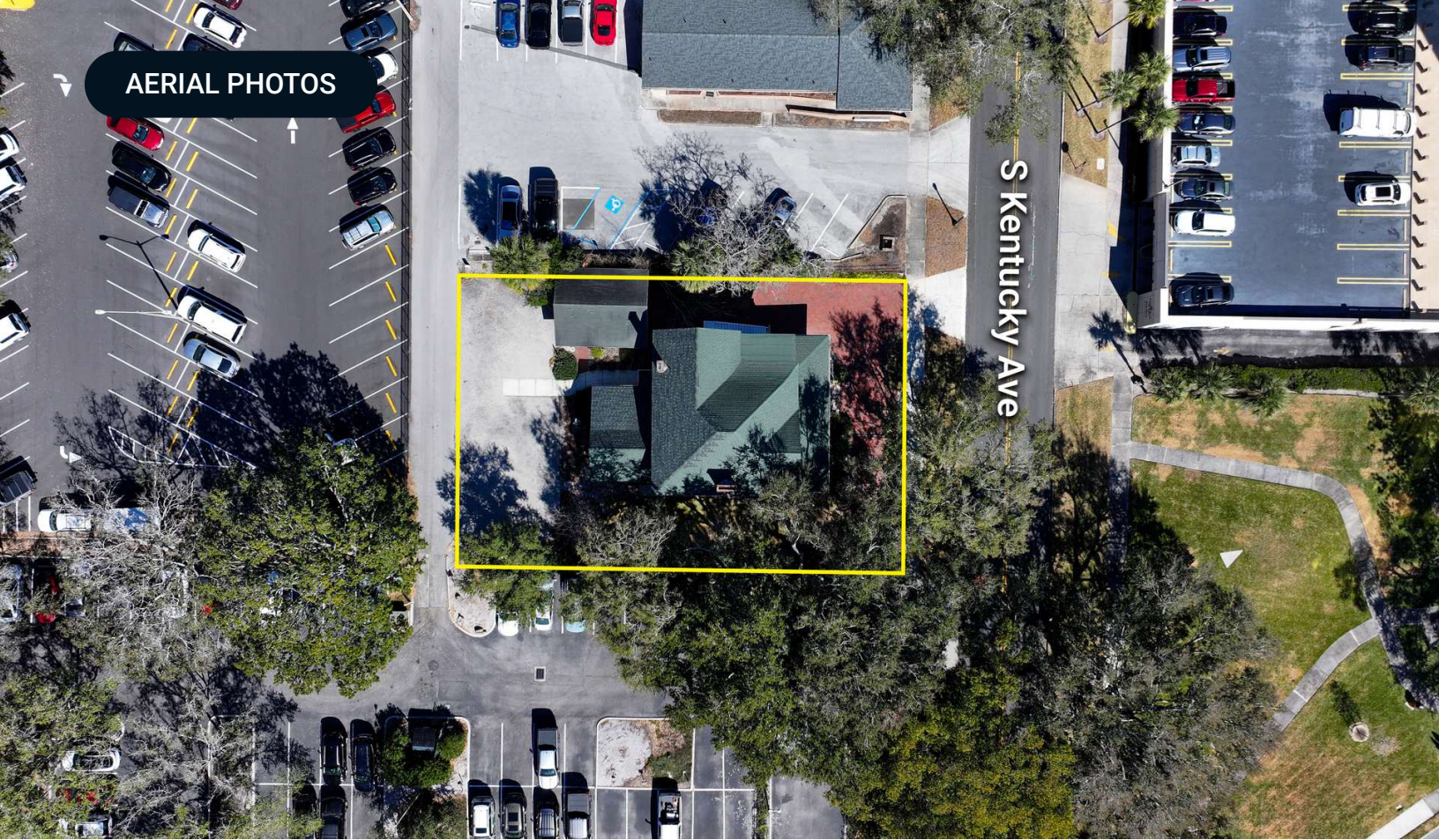


1st floor



2nd floor

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



AERIAL PHOTOS

S Kentucky Ave



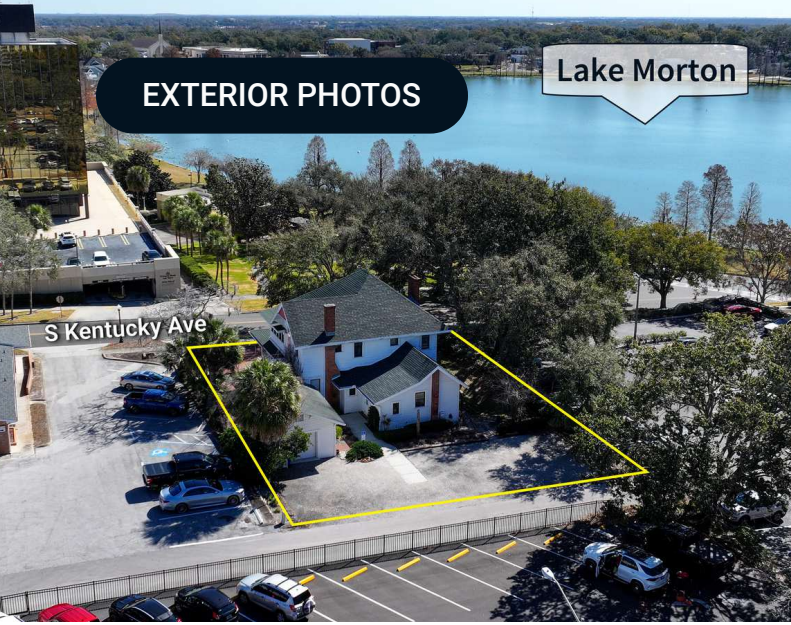
Downtown Lakeland

SUBJECT

Lake Morton Dr

EXTERIOR PHOTOS

Lake Morton



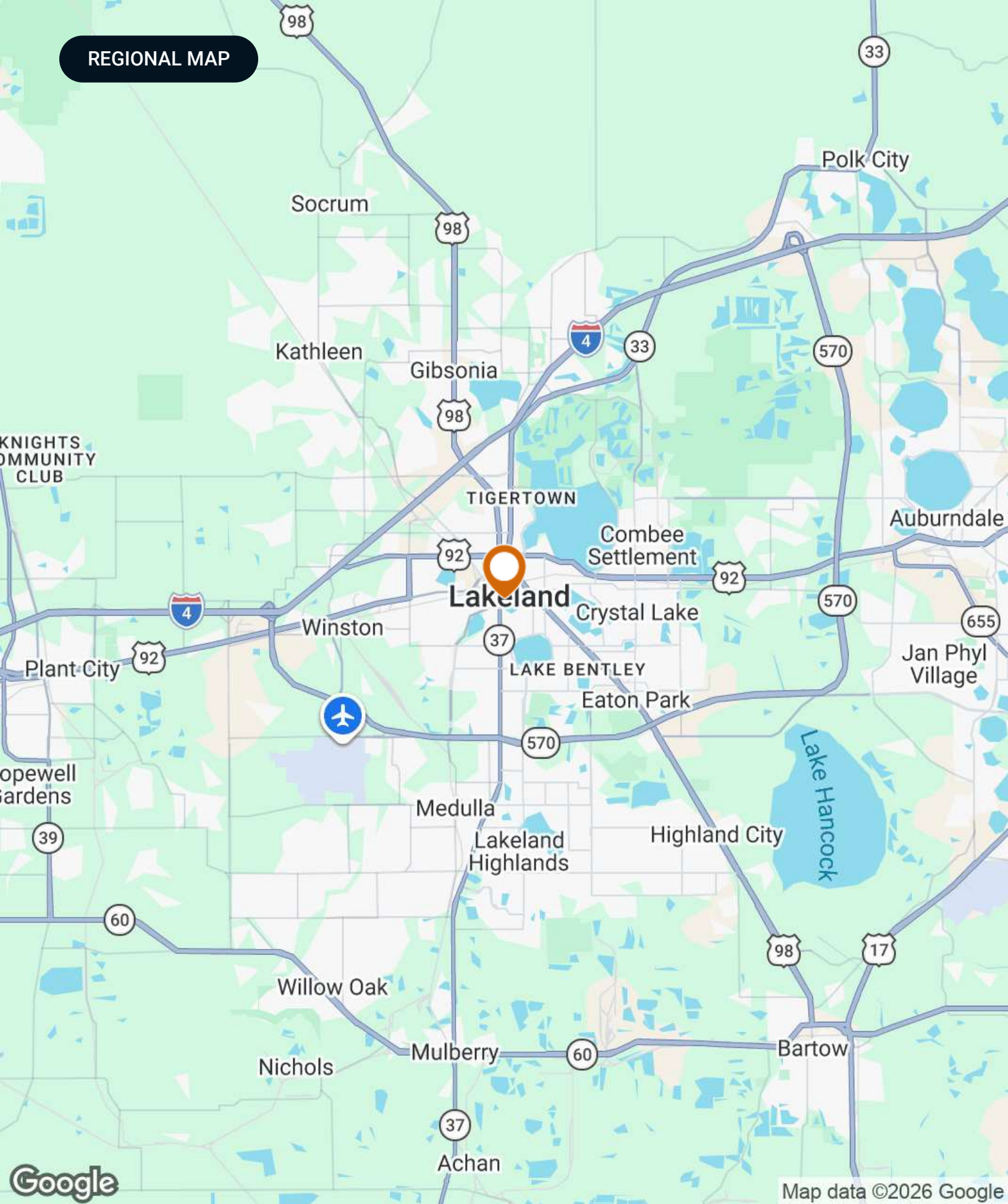
INTERIOR PHOTOS



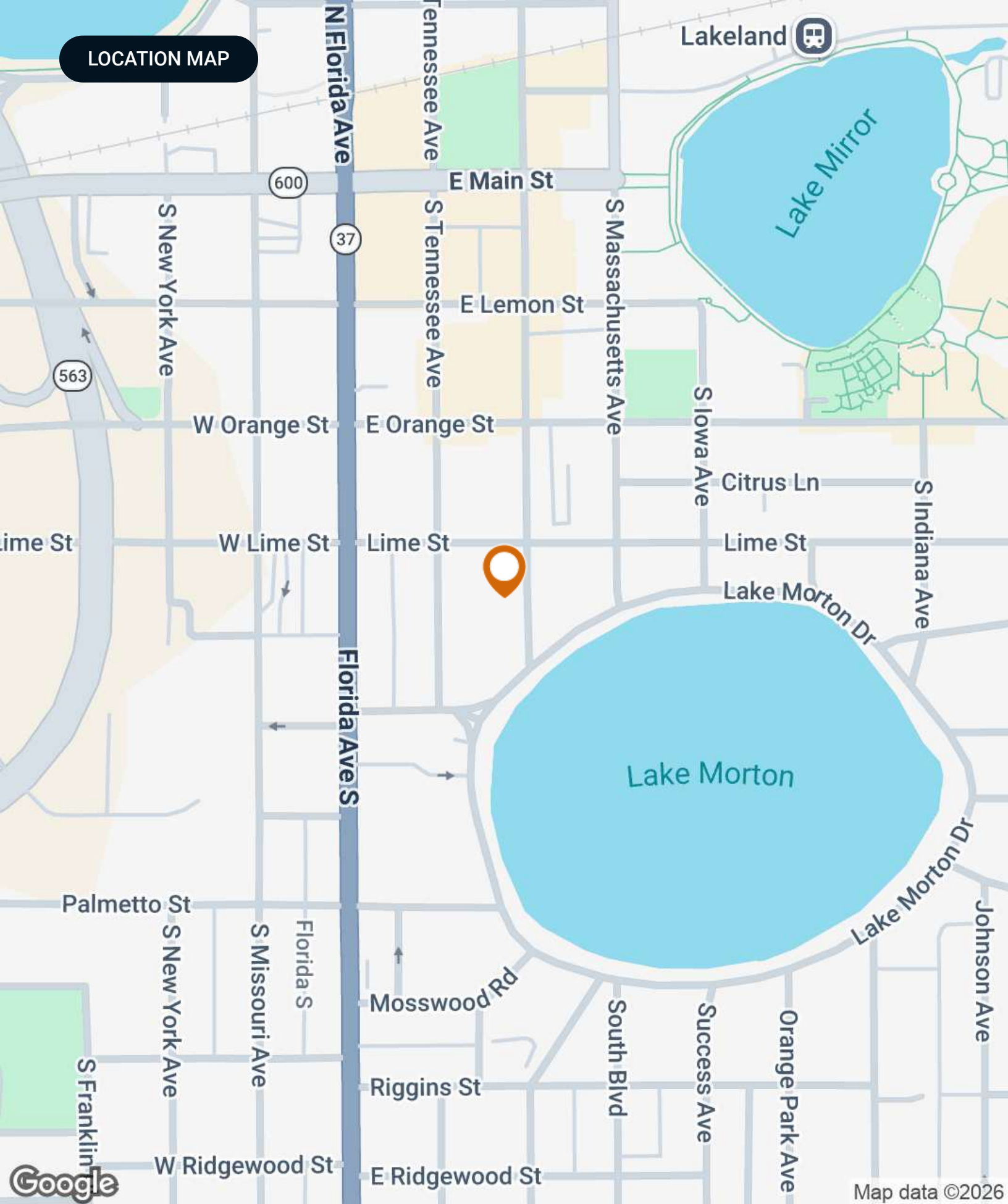
INTERIOR PHOTOS



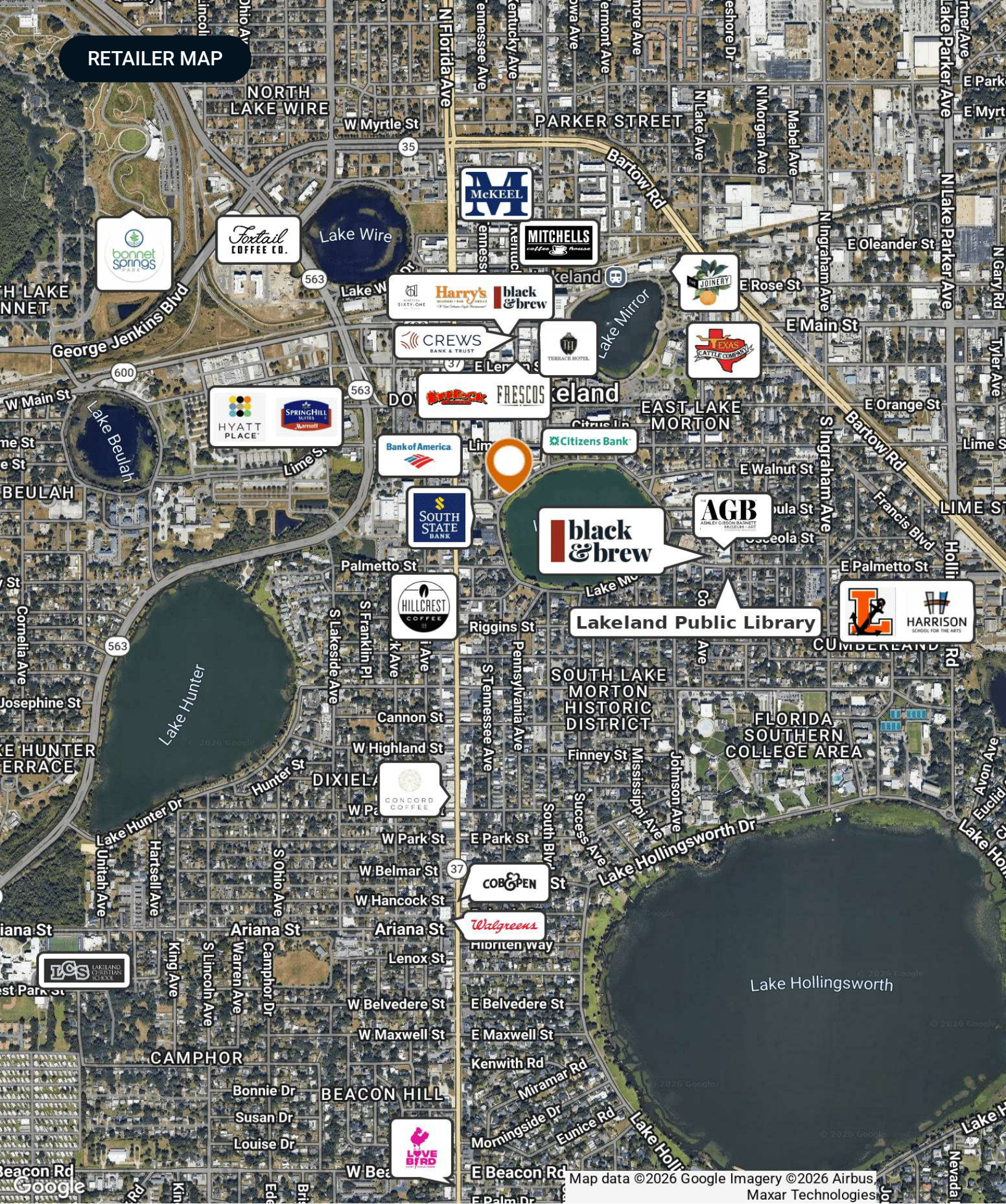
REGIONAL MAP



LOCATION MAP



RETAILER MAP



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



# 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>

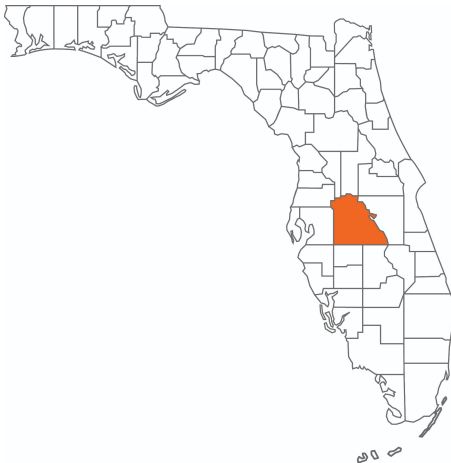
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland’s living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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
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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

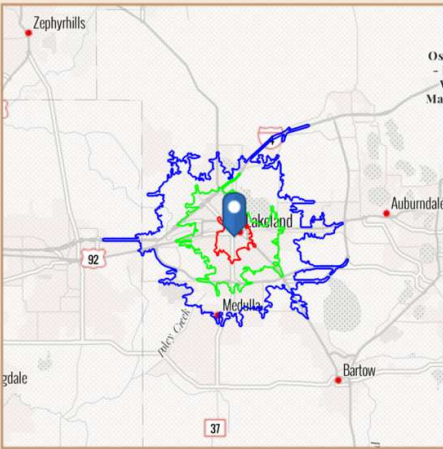
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the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

415 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)

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	4.12%	5.44%	5.45%	5.30%	5.30%	4.69%	5.39%
5 - 9	3.88%	5.39%	5.56%	5.61%	5.61%	5.03%	5.75%
10 - 14	3.65%	5.63%	5.77%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.58%	7.20%	6.68%	6.26%	6.26%	5.84%	6.47%
20 - 34	34.00%	23.53%	21.43%	18.85%	18.85%	18.43%	20.33%
35 - 54	19.63%	21.98%	22.84%	24.12%	24.12%	24.41%	25.20%
55 - 74	19.00%	21.74%	22.39%	23.96%	23.96%	25.55%	22.82%
75+	9.19%	9.08%	9.89%	9.91%	9.91%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	14.8%	12.3%	10.0%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	9.0%	8.6%	7.4%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	8.6%	9.2%	8.5%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	10.4%	12.9%	12.6%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	18.3%	20.2%	20.5%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	12.4%	12.6%	13.1%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	15.1%	15.1%	16.8%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.9%	4.8%	5.9%	8.1%	8.1%	8.7%	9.8%
\$200,000+	4.5%	4.4%	5.2%	6.6%	6.6%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	17,429	81,209	151,222	822,142	822,142	23,027,836	339,887,819
Daytime Population	29,666	106,782	180,160	782,956	782,956	22,846,618	338,218,372
Employees	6,114	31,089	61,036	334,740	334,740	10,832,721	167,630,539
Households	6,536	31,980	60,212	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.00	2.33	2.39	2.57	2.57	2.43	2.50
Median Age	33.5	37.2	39.0	41.3	41.3	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	328,284	235,343	270,269	319,676	319,676	416,969	370,578
Owner Occupied %	37.4%	52.9%	57.5%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	62.6%	47.1%	42.5%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	7,309	35,725	66,802	361,112	361,112	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$57,153	\$57,582	\$62,938	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$30,135	\$30,710	\$33,564	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$46,599	\$87,348	\$122,641	\$224,923	\$224,923	\$253,219	\$228,144



### Craig Morby

Senior Advisor

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## 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



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Senior Advisor

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## 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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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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