



223 N. Kentucky Avenue, Lakeland, Florida 33801

PROPERTY HIGHLIGHTS

- **STEPS FROM MUNN PARK**
- **HEART OF DOWNTOWN**
- **GROUND FLOOR RETAIL**
- **DOWNTOWN CRA**

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Property: Located in the heart of downtown Lakeland, this 1,800 SF ground-floor retail space is available in the historic Bowyer Building, one of the city's most iconic commercial landmarks. Originally constructed in 1902, the Bowyer Building is Lakeland's oldest standing commercial structure and has long been a hub for established retailers such as Mitchell's Coffee Shop and Rekcat Photographics.

This beautifully preserved, two-story brick building exudes historic charm while offering modern amenities, making it an ideal setting for boutique retail, specialty shops, or experiential businesses. Tenants benefit from dedicated on-site parking and abundant on-street parking for guests and customers. With a prime corner location at Kentucky Avenue and Pine Street, this property boasts exceptional foot traffic and visibility within Lakeland's most active retail and dining corridor.

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Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

Lease Rates: Negotiable

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LOCATION HIGHLIGHTS

- Situated directly in downtown Lakeland's vibrant commercial and retail district
- Steps from Munn Park, city offices, restaurants, banks, and cultural venues
- Located within the Downtown Community Redevelopment Area (CRA) and Historic District
- Just 3 miles to both I-4 and the Polk Parkway, offering easy access to Tampa, Orlando, and surrounding communities

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AREA & LOCATION OVERVIEW

Situated in the heart of Downtown Lakeland, 223 N Kentucky Avenue offers unparalleled access to the city's vibrant commercial and cultural scene. Downtown Lakeland is home to over 40 restaurants and bars, 20 retail stores, and a variety of salons, spas, and fitness centers, creating a dynamic environment for both businesses and visitors.

The property is conveniently located approximately 3 miles from both Interstate 4 (I-4) and the Polk Parkway (State Road 570), providing easy connectivity to major Florida cities. Lakeland is approximately 36 miles east of Tampa and 55.5 miles southwest of Orlando, positioning it as a strategic midpoint between these metropolitan areas.

Lakeland itself is a rapidly growing city, with a population that has increased from about 97,000 in 2010 to an estimated 120,000 in 2022. This growth reflects the city's appeal as a vibrant urban area with a rich blend of cultural, recreational, and economic opportunities.

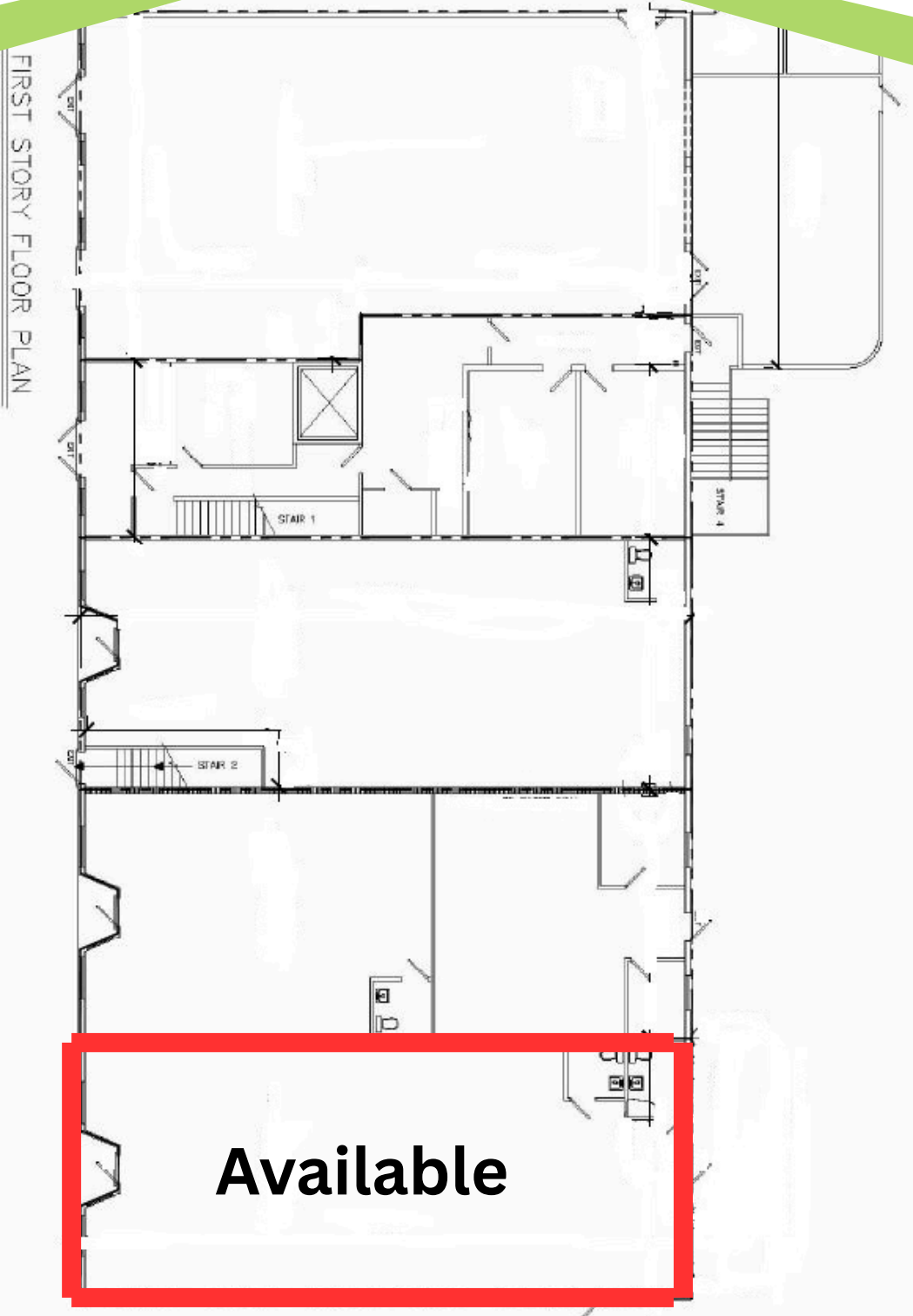
The downtown area is not only a commercial hub but also a cultural center, featuring attractions such as the historic Polk Theatre and the largest single-site collection of Frank Lloyd Wright architecture at Florida Southern College.

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223 N. KENTUCKY AVENUE, LAKELAND, FLORIDA 33801
FLOOR PLAN



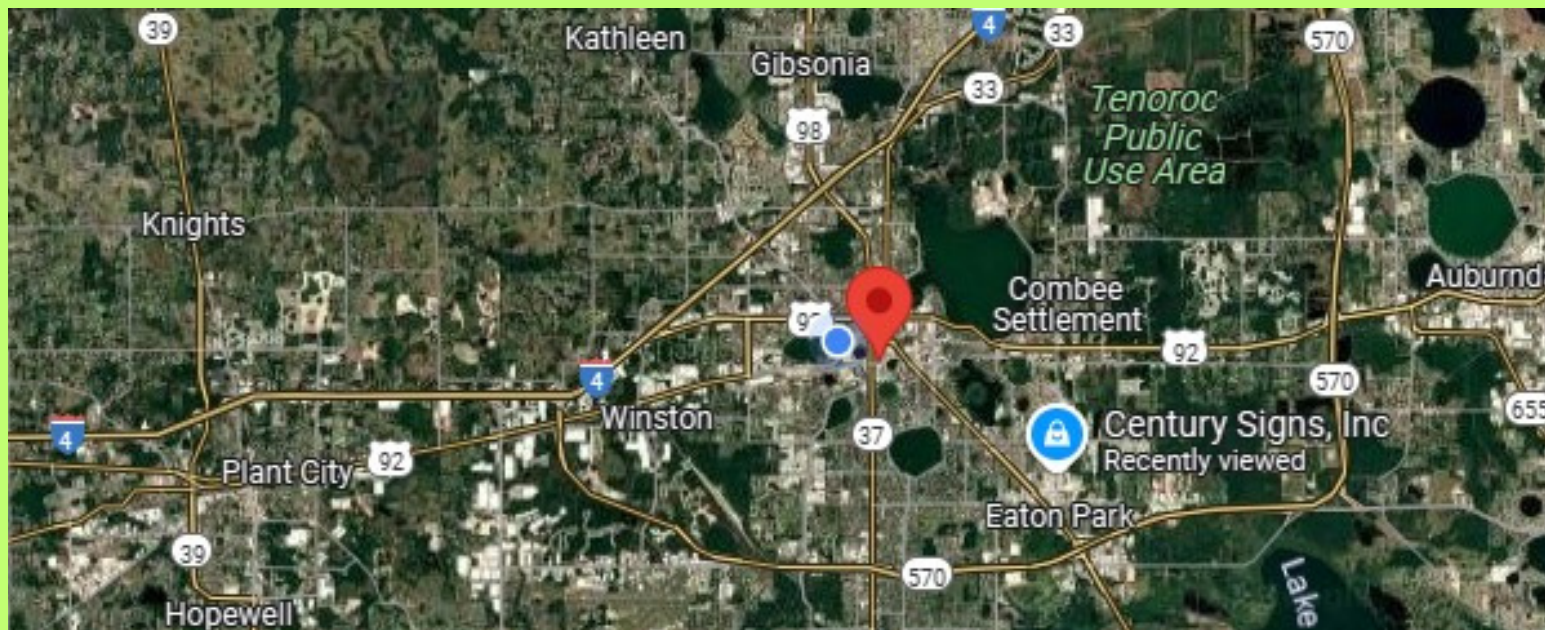
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MAPS



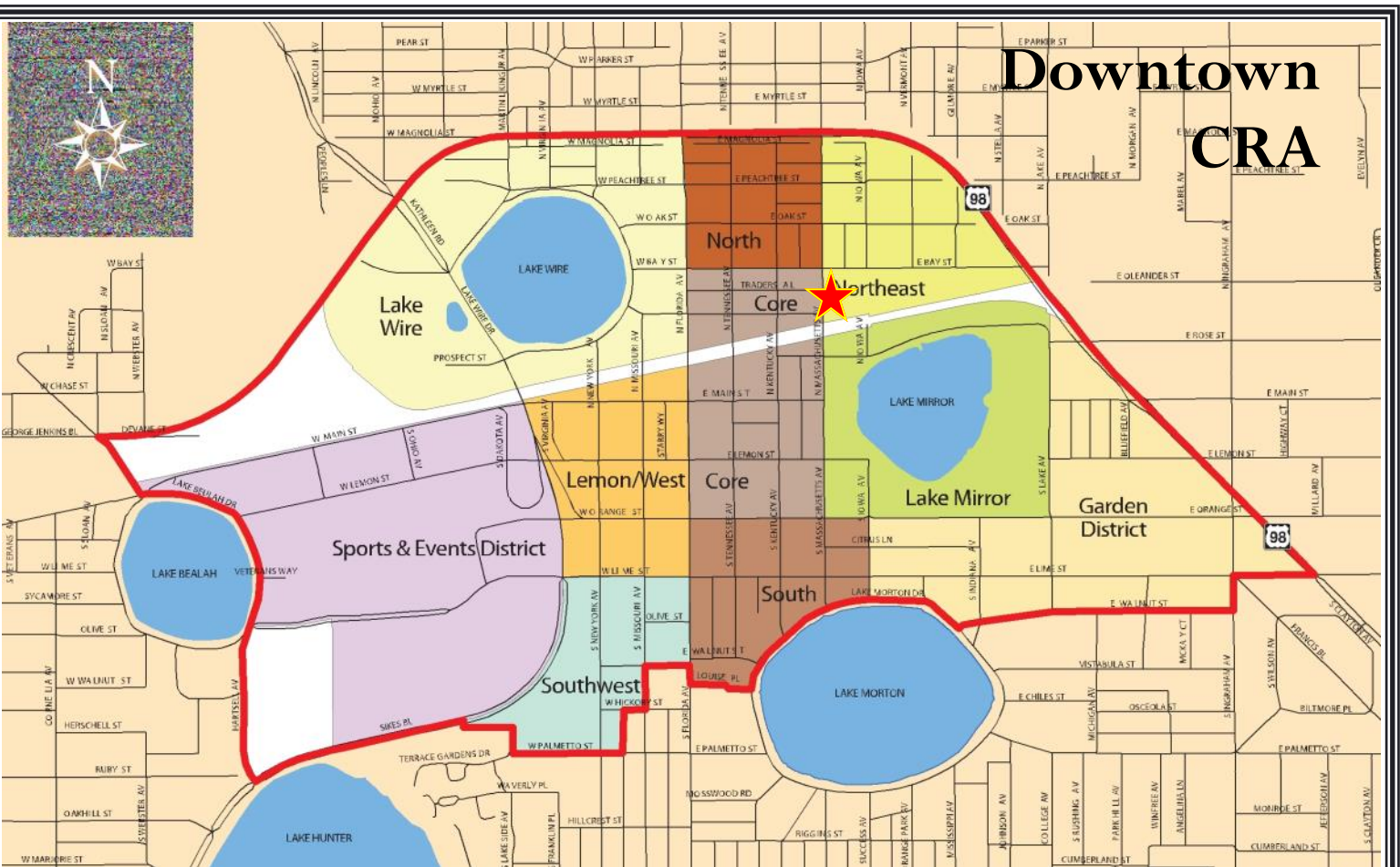
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Downtown CRA





Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**