

# Downtown Lakeland Boutique Office Space

215 E Main St; Floor 2, Lakeland, Florida 33801

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## TABLE OF CONTENTS



## Table of Contents

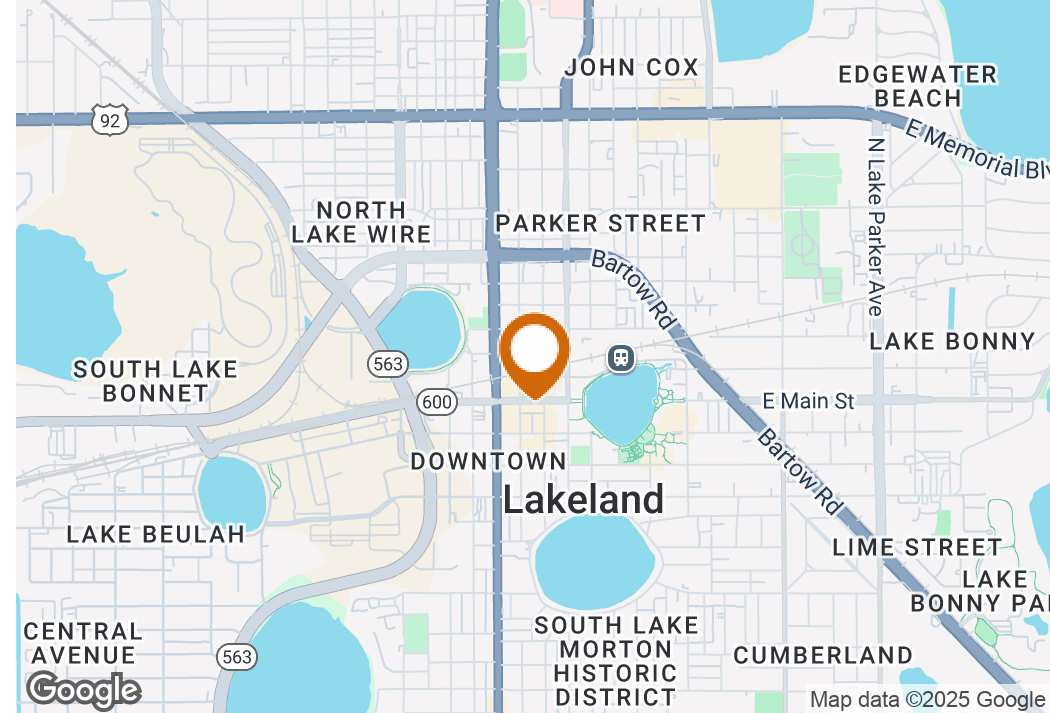
|                           |    |
|---------------------------|----|
| Property Information      | 3  |
| Property Summary          | 4  |
| Location Description      | 5  |
| Floor Plan                | 6  |
| Location Information      | 7  |
| Regional Map              | 8  |
| Location Map              | 9  |
| Demographics Map & Report | 10 |
| Area Analytics            | 11 |
| Maps And Photos           | 12 |
| Neighborhood Map          | 13 |
| Market Area Map           | 14 |
| Additional Photos         | 15 |
| Agent And Company Info    | 16 |
| Advisor Biography         | 17 |
| Advisor Biography         | 18 |



SECTION 1

# Property Information

## PROPERTY SUMMARY



## 360° VIRTUAL TOUR

### Offering Summary

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$25.00 SF/yr (NNN) |
| Building Size: | 9,272 SF            |
| Available SF:  | 2,730 SF            |
| Year Built:    | 1920                |
| Zoning:        | C-7                 |
| City:          | Lakeland            |
| County:        | Polk                |

### Property Description

Discover the perfect workspace at 215 E Main St, Floor 2, Lakeland, FL, 33801. This exceptional property boasts modern amenities, flexible floor plans, and abundant natural light, creating an inspiring environment for any business. With its prime downtown location, tenants will enjoy easy access to local attractions, dining, and entertainment options. The office is sandwiched between an amazing local restaurant on the first floor of the building and a trendy bar on the rooftop - clients and business partners will love the proximity to the best dining and entertainment offered in Lakeland. This space also features state-of-the-art facilities, high-speed internet, and dedicated parking, ensuring convenience and efficiency for all occupants. Explore the endless possibilities for customization and collaboration, making this property the ideal choice for ambitious businesses seeking a prestigious address in the heart of Lakeland.

### Property Highlights

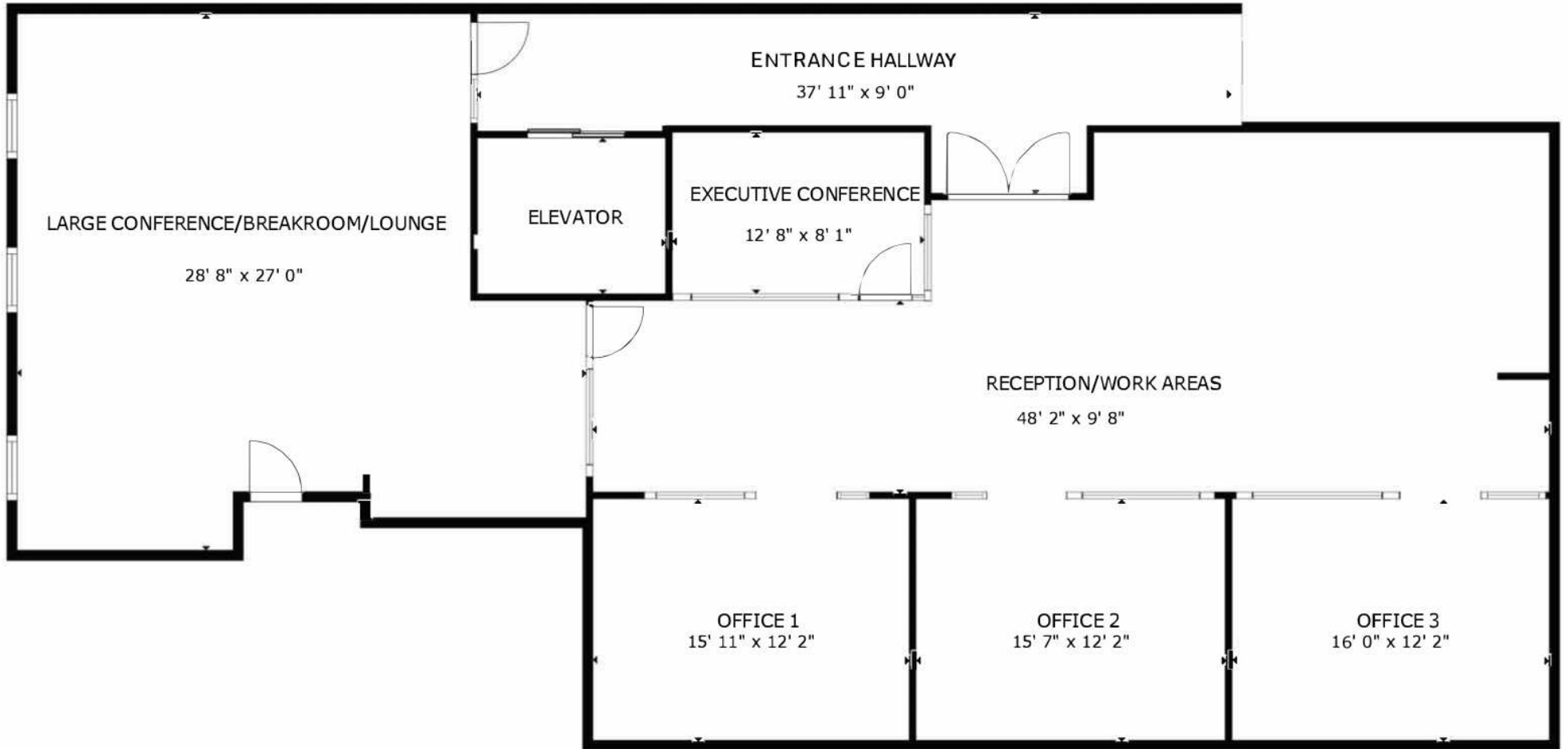
- Prime downtown location with modern amenities
- Flexible floor plans
- State-of-the-art facilities, dedicated parking, and abundant natural light

## Exceptional Downtown Location

This property is located in the heart of downtown Lakeland, a vibrant and walkable district known for its local shops, restaurants, and cultural attractions. Just steps from Munn Park and Lake Mirror, the property sits within one of the city's most active commercial hubs. Its central location offers strong foot traffic and excellent visibility, making it ideal for professional or retail use. With convenient access to major roadways like U.S. Highway 98 and I-4, this address also provides easy connectivity to the broader Central Florida region.



# FLOOR PLAN



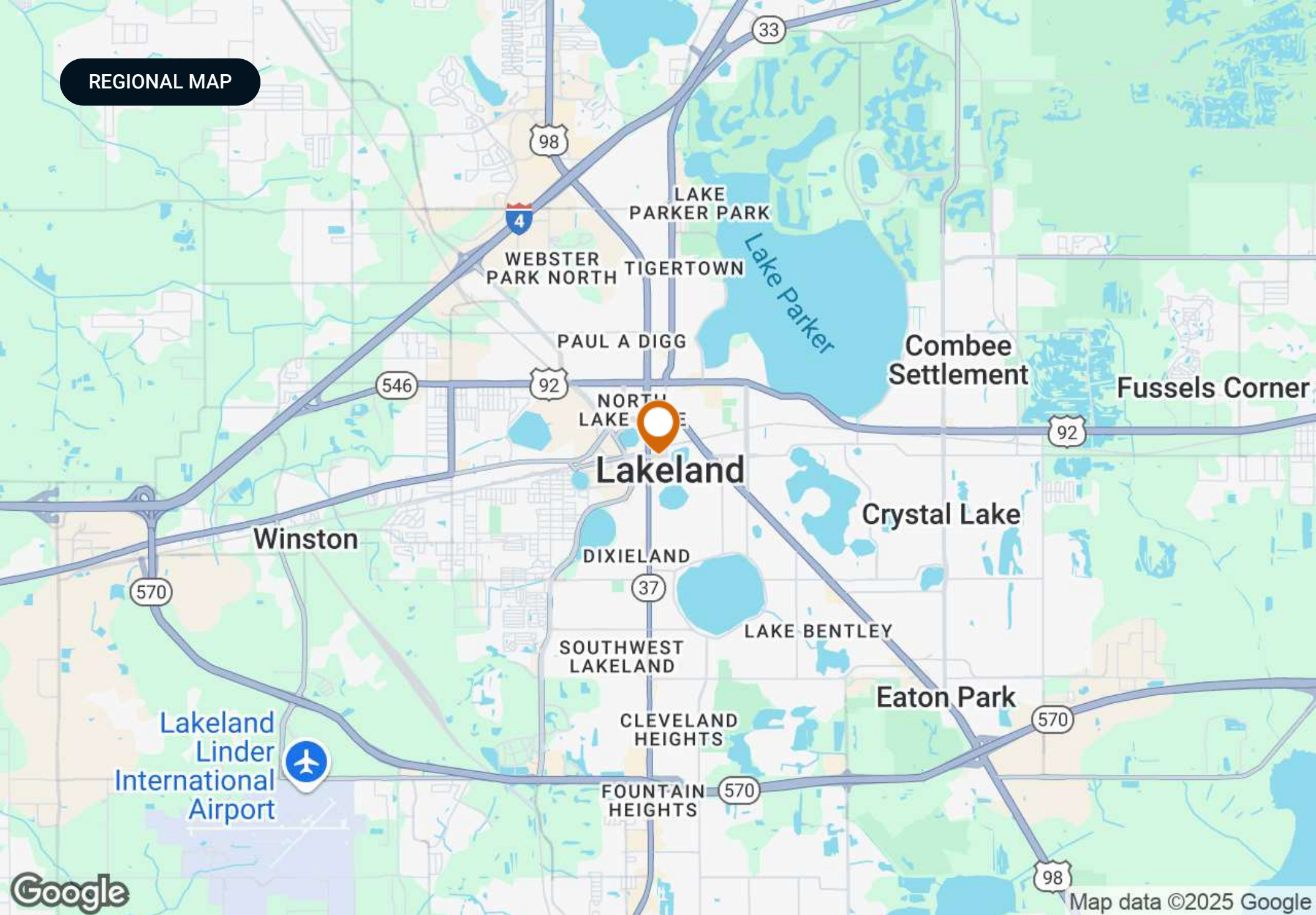
FLOOR PLAN



SECTION 2

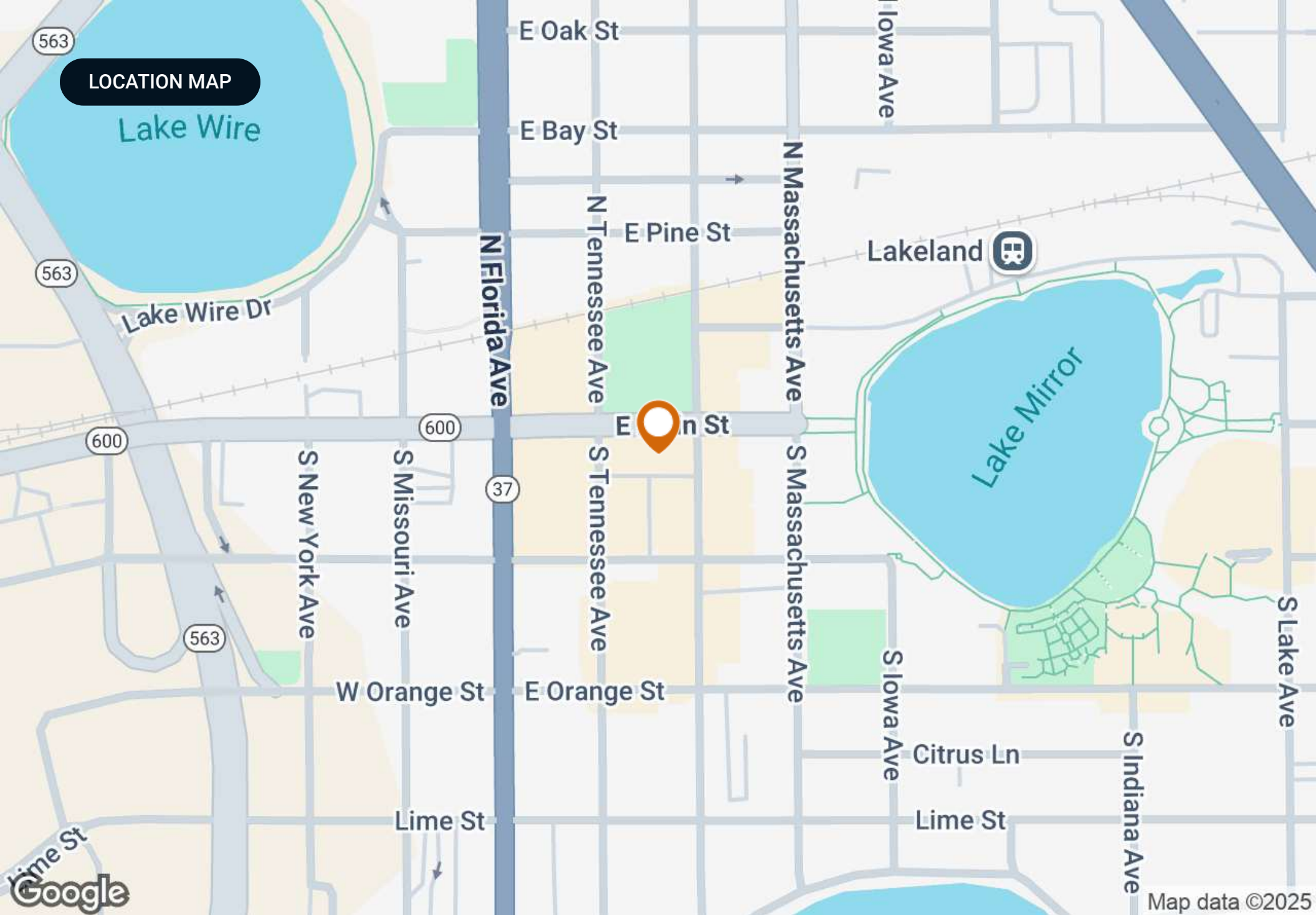
# Location Information

REGIONAL MAP



Map data ©2025 Google

LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

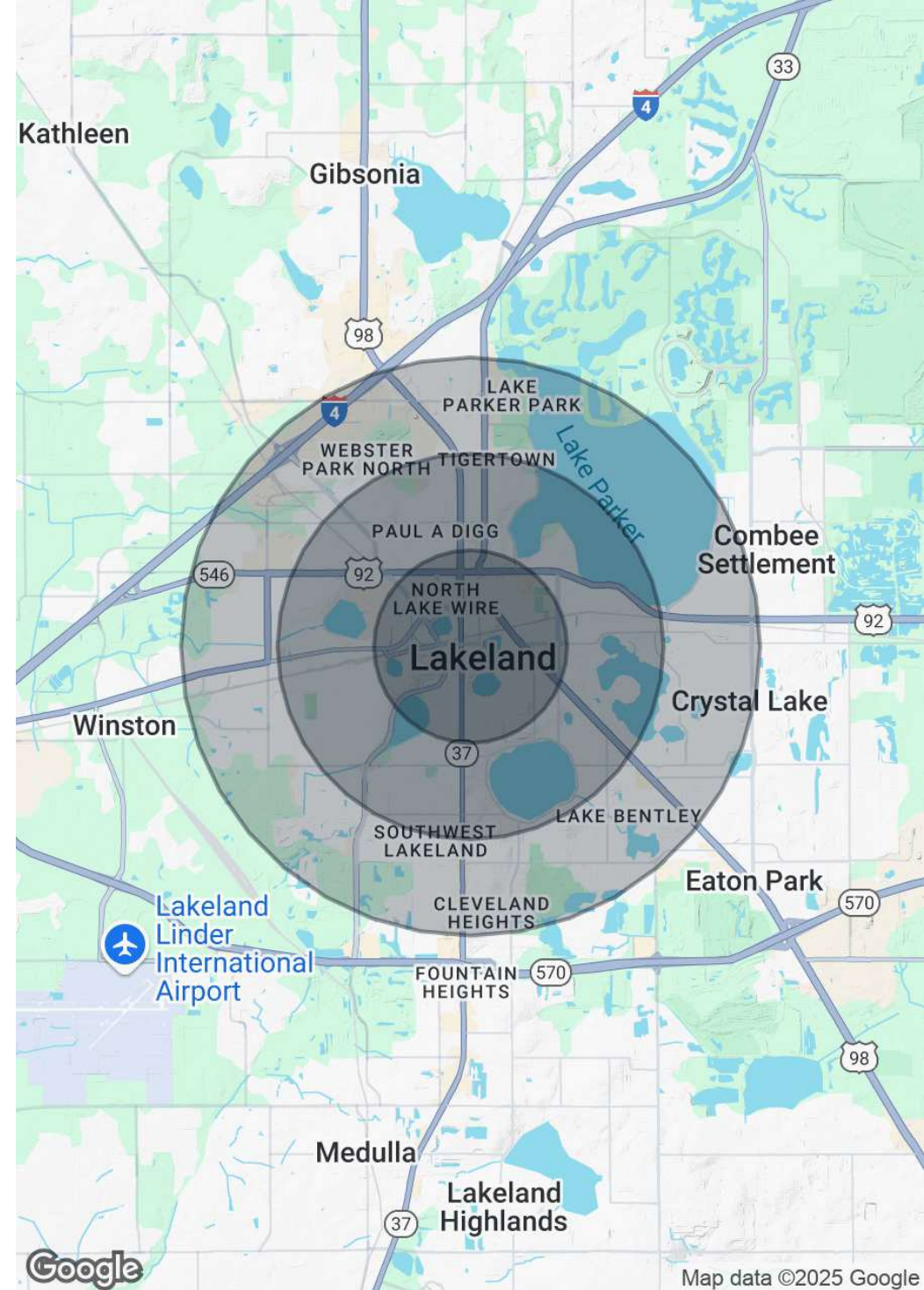
### Population

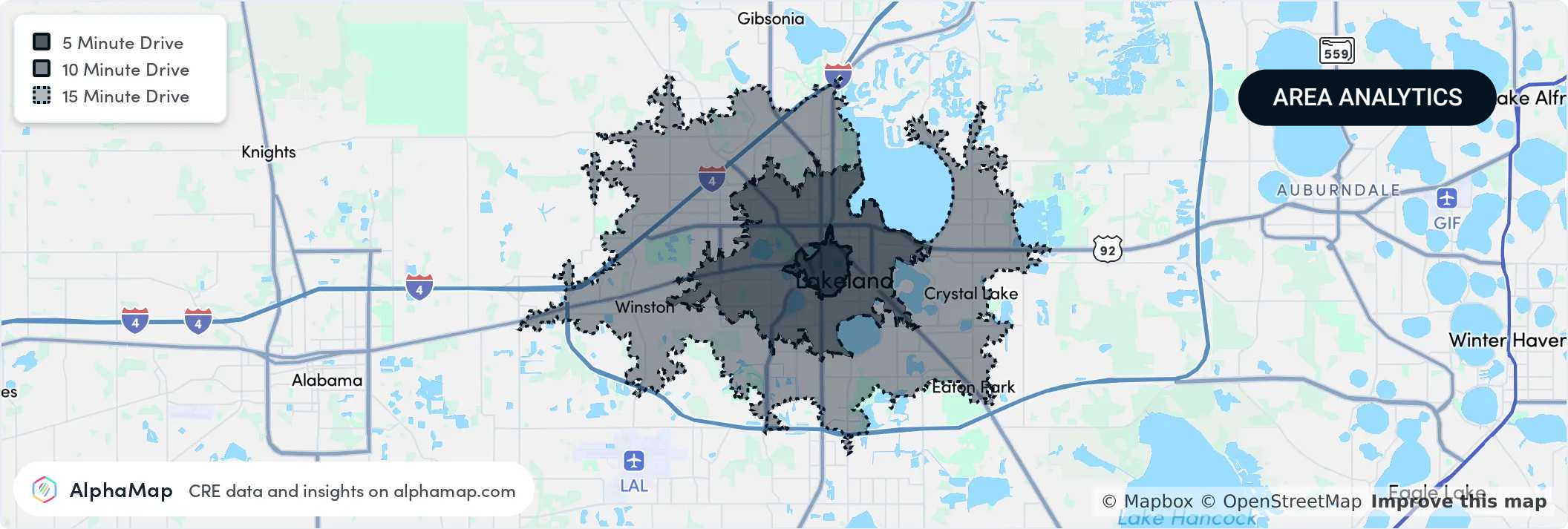
|                      | 1 Mile | 2 Miles | 3 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 10,601 | 42,465  | 81,515  |
| Average Age          | 40     | 39      | 40      |
| Average Age (Male)   | 39     | 38      | 39      |
| Average Age (Female) | 41     | 40      | 41      |

### Households & Income

|                     | 1 Mile    | 2 Miles   | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,238     | 16,082    | 31,502    |
| # of Persons per HH | 2.5       | 2.6       | 2.6       |
| Average HH Income   | \$61,664  | \$64,861  | \$69,508  |
| Average House Value | \$265,858 | \$226,725 | \$231,123 |

Demographics data derived from AlphaMap





## Population

|                      | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population     | 2,180     | 37,668     | 102,031    |
| Average Age          | 49        | 40         | 40         |
| Average Age (Male)   | 47        | 38         | 39         |
| Average Age (Female) | 50        | 41         | 41         |

## Household & Income

|                     | 5 Minutes | 10 Minutes | 15 Minutes |
|---------------------|-----------|------------|------------|
| Total Households    | 1,044     | 14,374     | 39,492     |
| Persons per HH      | 2.1       | 2.6        | 2.6        |
| Average HH Income   | \$50,363  | \$62,530   | \$71,035   |
| Average House Value | \$279,320 | \$219,064  | \$231,523  |
| Per Capita Income   | \$23,982  | \$24,050   | \$27,321   |

Map and demographics data derived from AlphaMap



SECTION 3

# Maps And Photos

NEIGHBORHOOD MAP

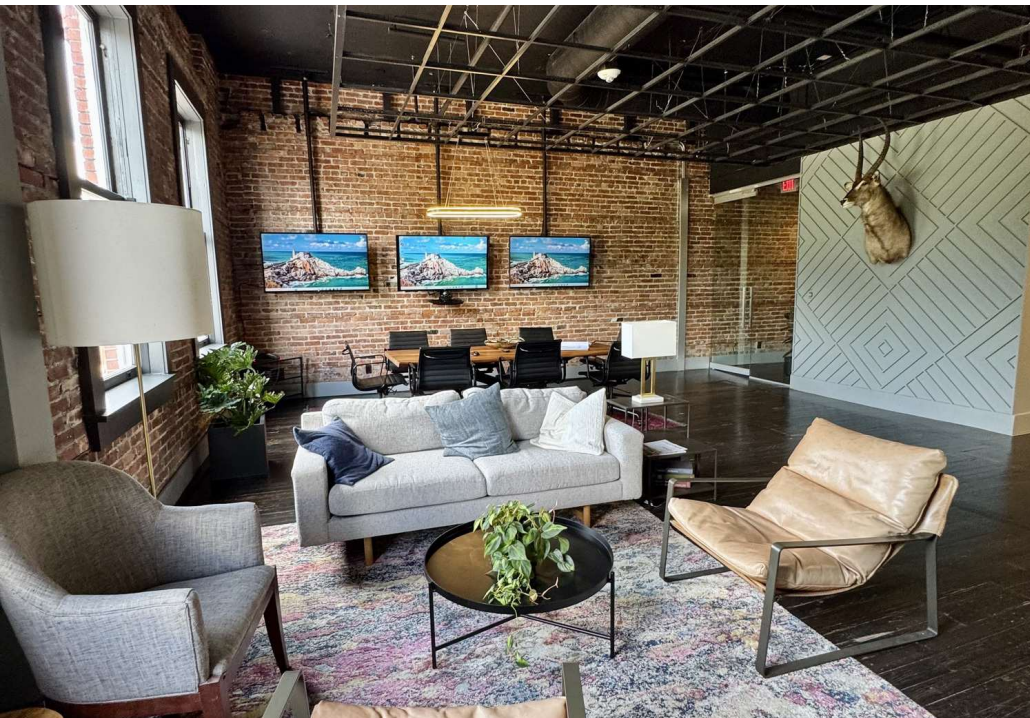


MARKET AREA MAP



Lakeland

ADDITIONAL PHOTOS





SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: **877-518-5263 x428** | Cell: **863-873-1970**

FL #BK3235233

## Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

## ADVISOR BIOGRAPHY



### Carly Powell

Advisor

carly@saundersrealestate.com

Direct: **877-518-5263 x489** | Cell: **863-698-3716**

FL #SL3404321

## Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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