

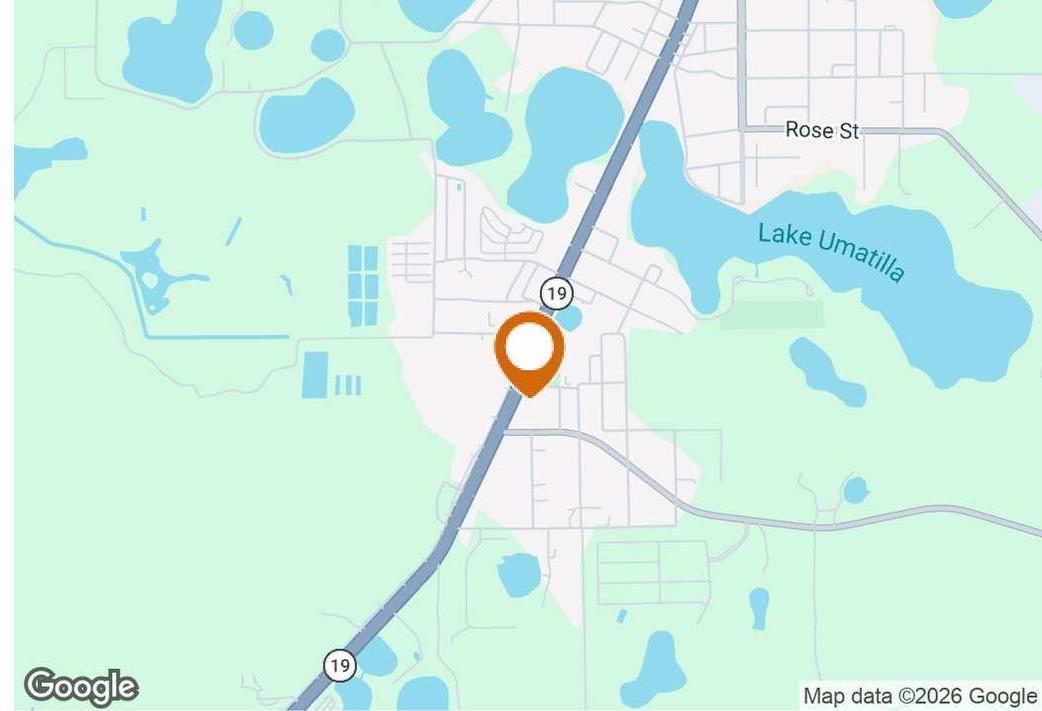
# Southside Shopping Center

749 S Central Ave, Umatilla, Florida 32784

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## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	24,120 SF
Available SF:	2,988 - 5,915 SF
Lot Size:	4.12 Acres
Year Built:	1973
Zoning:	PUD
Market:	Umatilla
County:	Lake
PIN's:	23-18-26-0100-000-00A00 23-18-26-0001-000-00300 24-18-26-0002-000-03200 24-18-26-0002-000-03300

## Property Overview

Space available for lease at the Southside Shopping Center in Umatilla, Florida. Positioned along State Road 19, the center benefits from strong visibility and convenient access along one of the area's primary north-south corridors. Two spaces are currently available, totaling 2,988 SF and 5,915 SF, offering flexibility for a variety of occupancy needs.

The property sits just minutes from downtown Umatilla, with easy access to Eustis, Tavares, Mount Dora, and Leesburg via SR-19 and US-441. Orlando and the broader Central Florida market are within a reasonable driving distance, supporting both local and regional customer reach.

## Property Highlights

- Two spaces currently available
- Located along State Road 19 with strong visibility and access
- Regional connectivity via SR-19 and US-441, with access to Central Florida markets

## LOCATION OVERVIEW



## Location Description

Located along S Central Avenue in Umatilla, this property offers convenient access to the primary north-south corridor through the city, providing easy connectivity to the broader Lake County region. The site is minutes from SR-19, a major thoroughfare linking Umatilla to Eustis, Tavares, and Mount Dora to the south.

The property is positioned within a short drive of downtown Umatilla and benefits from proximity to US-441, offering efficient access to Leesburg and the Florida Turnpike. Orlando, Sanford, and the greater Central Florida market are all within reasonable driving distance, making this location well suited for users seeking regional accessibility.

## Location Highlights

- Positioned along S Central Avenue, one of Umatilla's main local corridors
- Convenient access to employment, services, and amenities in nearby Lake County cities
- Short drive to regional connectors serving Central and North Florida

# PROPERTY OUTLINE



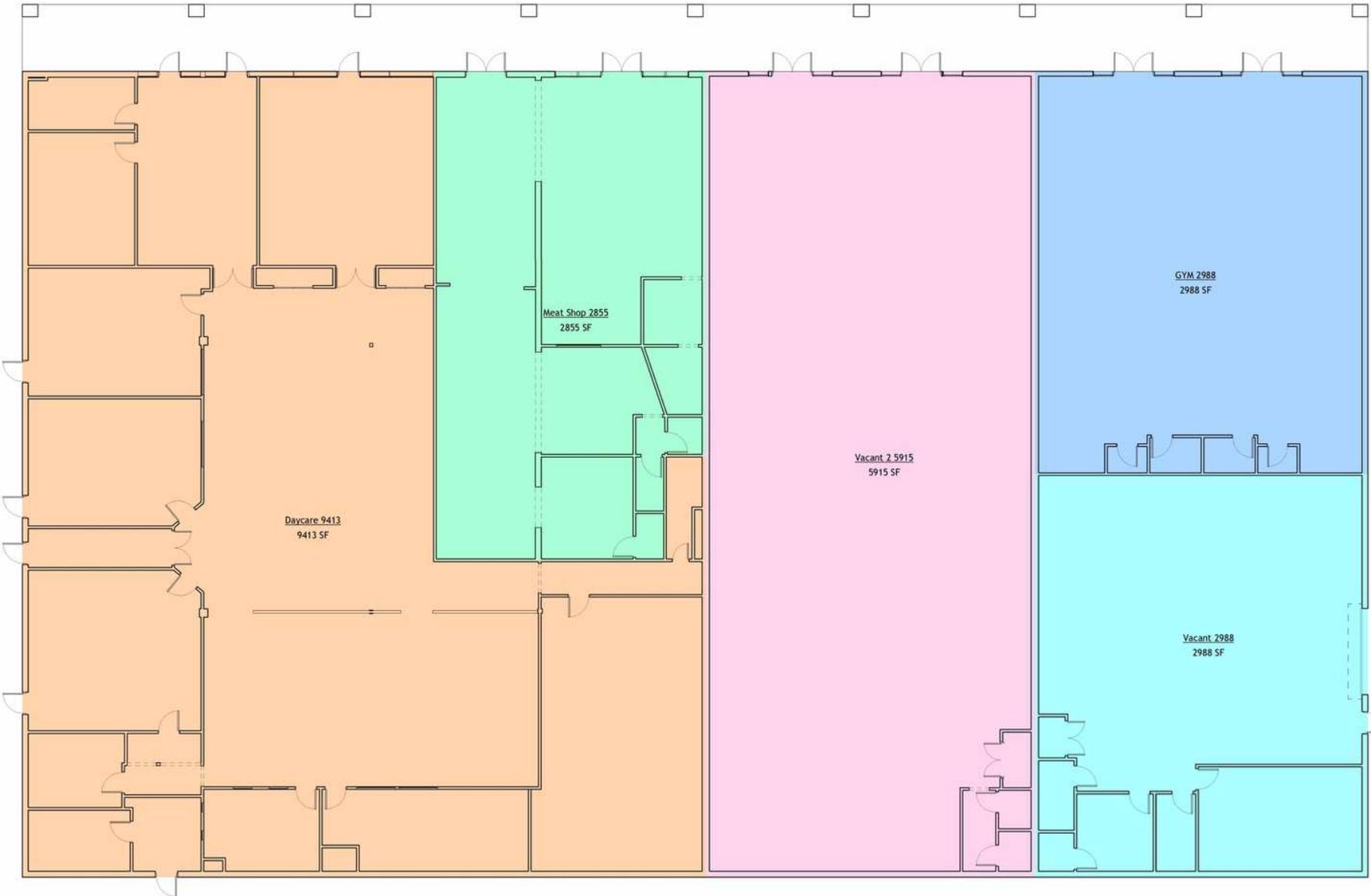
## Property Outline

■ Polygon



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# FLOOR PLAN



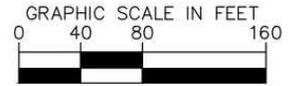
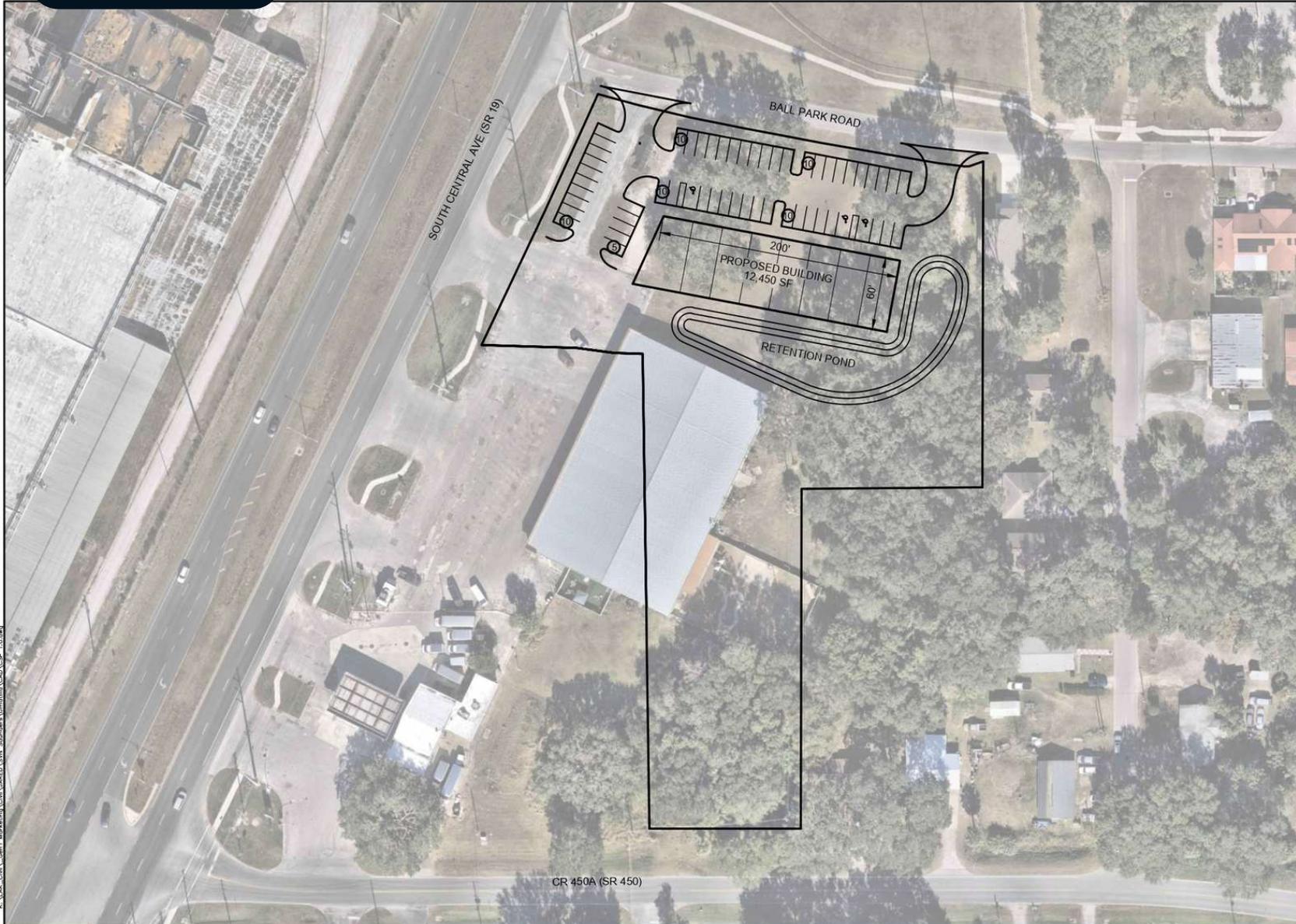
## Rentable Area Legend

- Daycare 9413
- GYM 2988
- Meat Shop 2855
- Vacant 2 5915
- Vacant 2988

N  
Level 1  
1/8" = 1'-0"



# CONCEPT PLAN



## SITE DATA

SITE AREA	3.12 AC
JURISDICTION	LAKE COUNTY
FLU	COMMERCIAL GENERAL
PARCEL ID	24-18-26-0002-000-03200 23-18-26-10100-000-00A00 24-18-26-0002-000-03100 23-18-26-0001-000-00100
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	25 FT
PROVIDED PARKING	55 SPACES (INC. 3 ADA)

CONCEPT PLAN 1.0

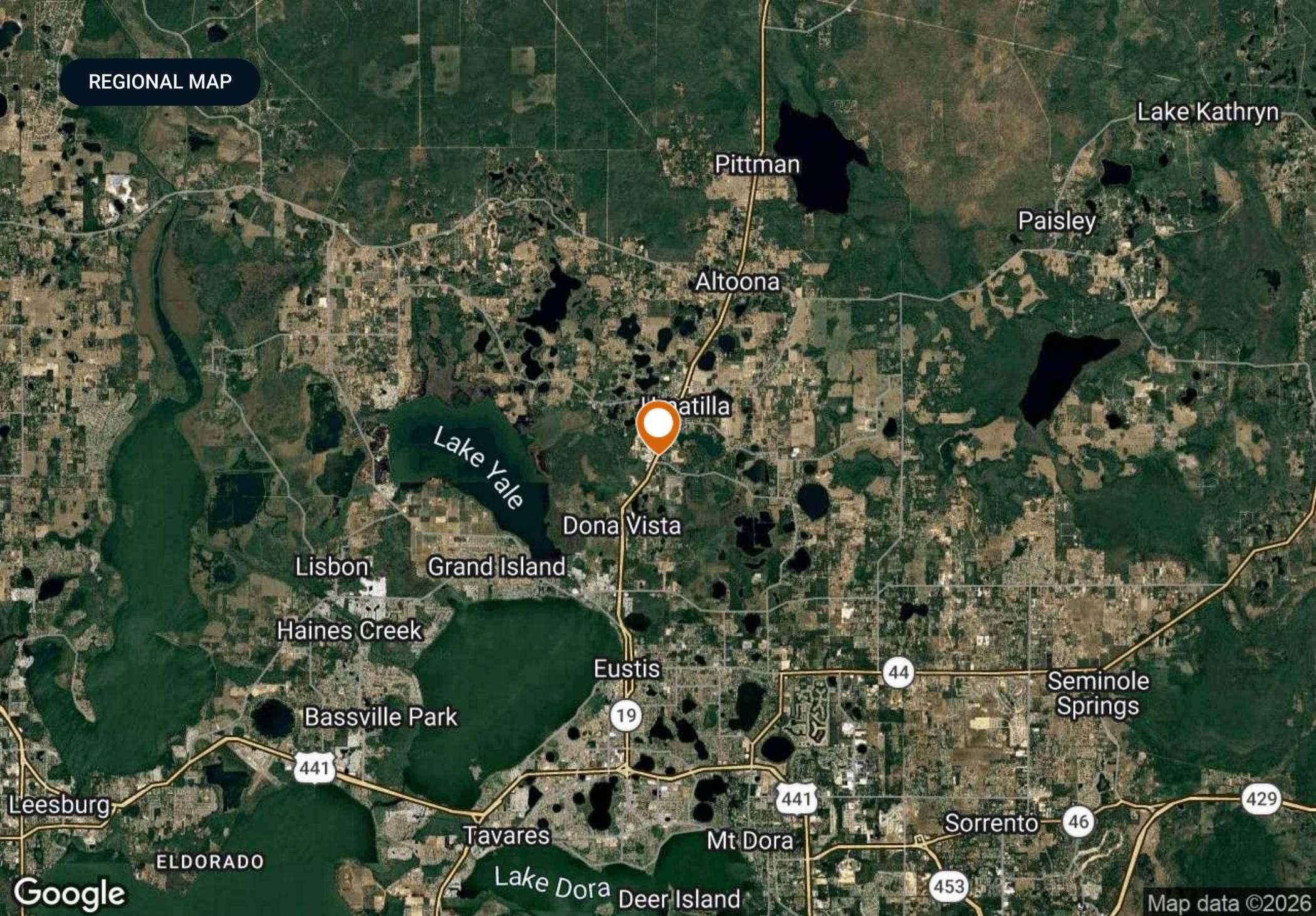
UMATILLA, FL

MEDICAL OFFICE

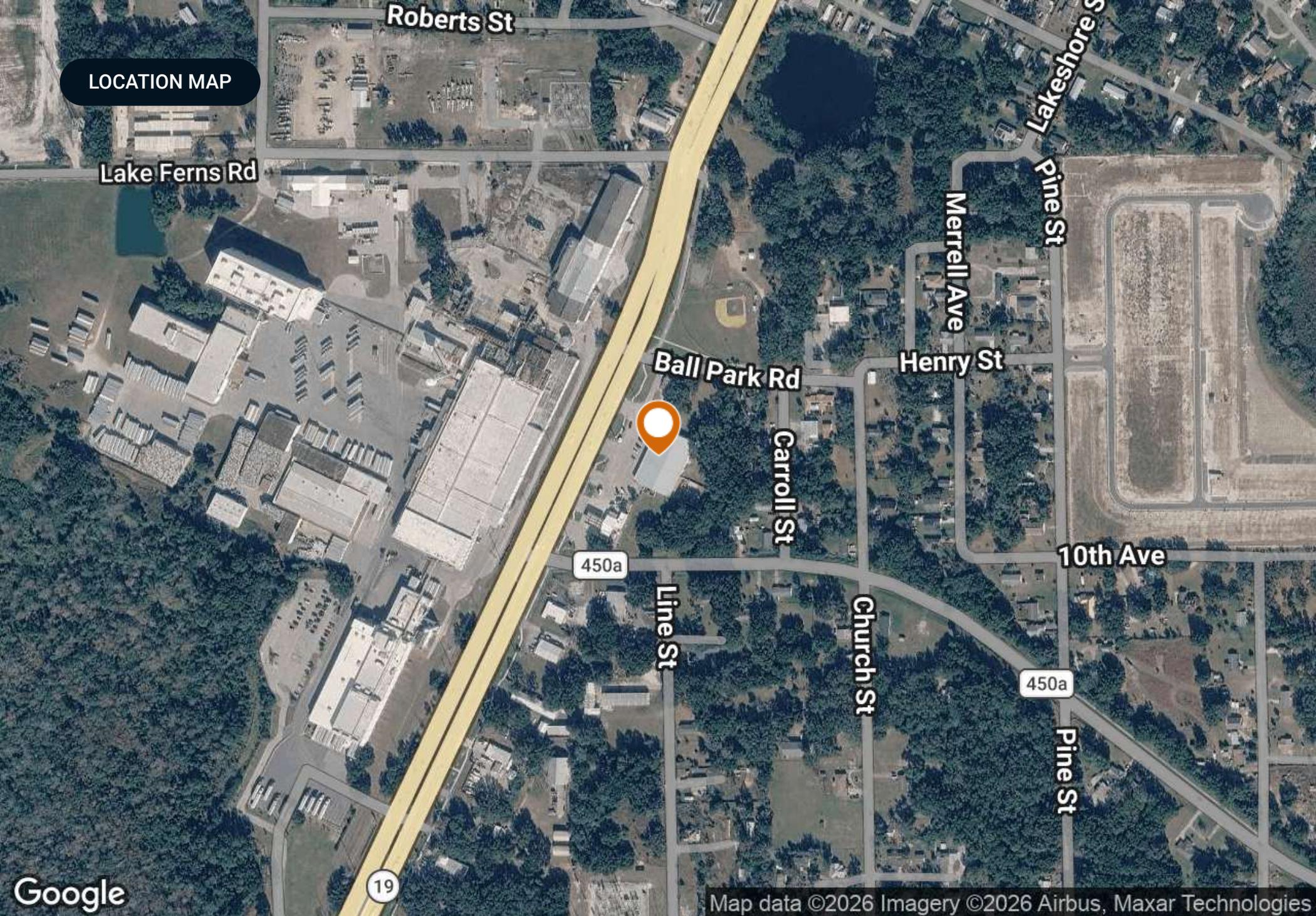
FEBRUARY 2026 CONTACT JARED WYNN, P.E. (863) 226-6867

**Kimley»Horn**

REGIONAL MAP



LOCATION MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

RETAILER MAP



DOLLAR GENERAL

Publix

DOLLAR TREE

DOLLAR GENERAL

TACO BELL

McDonald's

UsB

FAMILY DOLLAR

KFC

SUBWAY

CIRCLE K

**SURROUNDING DEVELOPMENTS**

**SUBJECT**

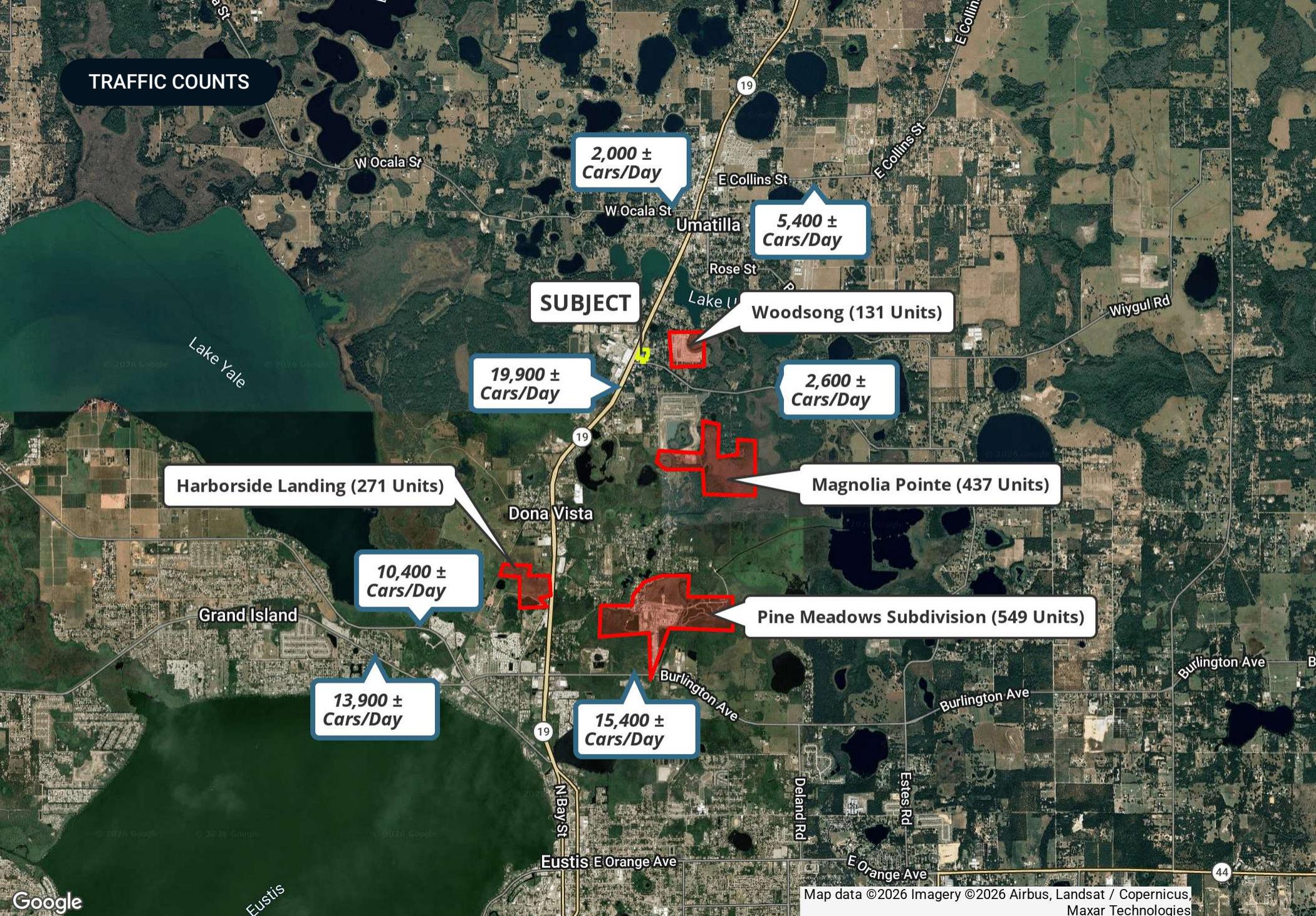
**Woodsong**  
*(131-home community - Under Construction)*

**Magnolia Pointe**  
*(437 Lots & Amenity Center - Under Construction)*

**Harborside Landing**  
*(271-home community - Planned)*

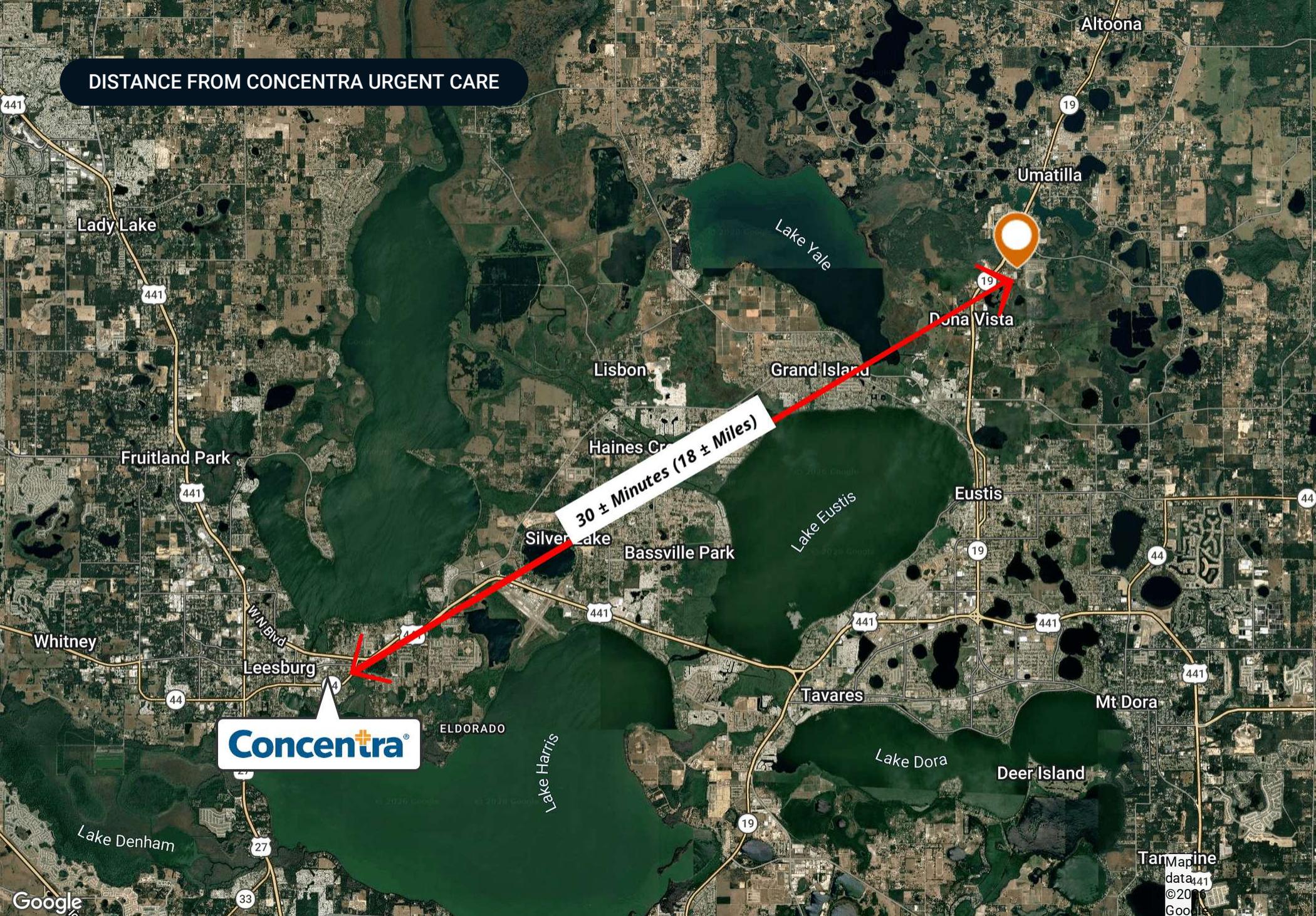
**Pine Meadows Subdivision**  
*(549-home community - Under Construction)*

**TRAFFIC COUNTS**



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

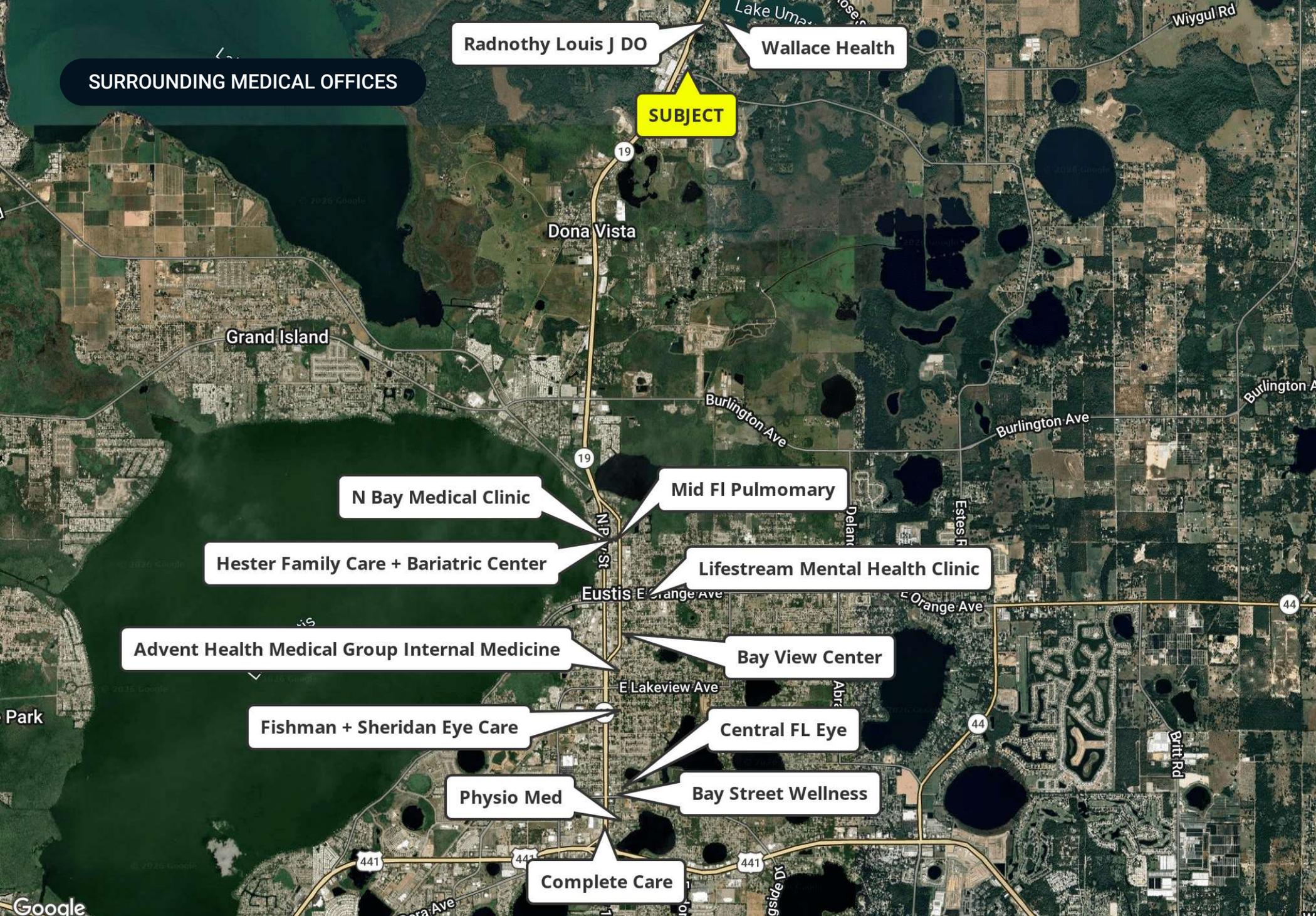
DISTANCE FROM CONCENTRA URGENT CARE



# SURROUNDING HOSPITALS



**SURROUNDING MEDICAL OFFICES**



Radnothy Louis J DO

Wallace Health

SUBJECT

Dona Vista

Grand Island

N Bay Medical Clinic

Mid Fl Pulmomary

Hester Family Care + Bariatric Center

Lifestream Mental Health Clinic

Advent Health Medical Group Internal Medicine

Bay View Center

Fishman + Sheridan Eye Care

Central FL Eye

Physio Med

Bay Street Wellness

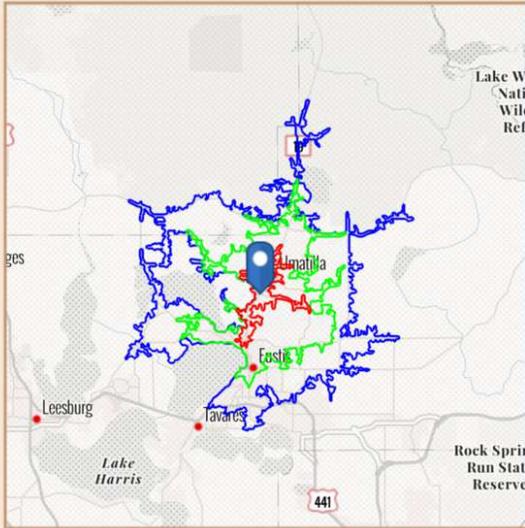
Complete Care

# DEMOGRAPHICS

## BENCHMARK DEMOGRAPHICS

749 S Central Ave, Umatilla, Florida, 32784

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 Lake County	CBSAs Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	5.15%	5.01%	4.70%	4.48%	5.07%	4.69%	5.39%
5 - 9	5.57%	5.43%	5.09%	4.84%	5.43%	5.03%	5.75%
10 - 14	4.86%	5.17%	4.98%	5.20%	5.87%	5.34%	5.98%
15 - 19	5.04%	5.51%	5.33%	5.24%	6.71%	5.84%	6.47%
20 - 34	16.43%	16.66%	15.97%	15.94%	21.69%	18.43%	20.33%
35 - 54	22.05%	22.77%	22.39%	22.32%	26.35%	24.41%	25.20%
55 - 74	28.33%	26.59%	27.74%	27.72%	21.48%	25.55%	22.82%
75+	12.64%	12.86%	13.83%	14.23%	7.40%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	11.6%	11.3%	12.6%	9.7%	6.9%	8.0%	8.3%
\$15,000-\$24,999	9.4%	8.0%	8.6%	5.9%	5.4%	5.8%	5.9%
\$25,000-\$34,999	6.0%	7.1%	7.0%	7.5%	6.2%	6.7%	6.3%
\$35,000-\$49,999	6.4%	7.0%	9.2%	9.6%	9.7%	10.5%	9.8%
\$50,000-\$74,999	27.4%	19.6%	18.1%	17.2%	17.0%	16.9%	15.6%
\$75,000-\$99,999	11.1%	14.8%	12.7%	14.4%	13.4%	12.9%	12.5%
\$100,000-\$149,999	9.9%	15.5%	17.0%	19.4%	19.9%	18.4%	17.8%
\$150,000-\$199,999	8.4%	7.7%	7.2%	9.1%	9.6%	8.7%	9.8%
\$200,000+	9.8%	9.1%	7.5%	7.2%	11.7%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	4,110	21,653	55,673	428,905	2,932,740	23,027,836	339,887,819
Daytime Population	4,173	18,540	48,109	385,396	2,983,283	22,846,618	338,218,372
Employees	1,828	10,339	26,083	188,466	1,520,600	10,832,721	167,630,539
Households	1,764	8,914	23,862	178,895	1,088,691	9,263,074	132,422,916
Average HH Size	2.33	2.40	2.31	2.37	2.65	2.43	2.50
Median Age	46.8	45.6	47.3	47.8	38.8	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	357,258	355,751	340,076	368,757	426,496	416,969	370,578
Owner Occupied %	77.5%	73.6%	72.7%	76.9%	61.7%	67.2%	64.2%
Renter Occupied %	22.5%	26.4%	27.3%	23.1%	38.3%	32.8%	35.8%
Total Housing Units	2,127	10,019	26,469	200,922	1,194,509	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$66,717	\$71,364	\$67,405	\$75,113	\$82,265	\$78,205	\$81,624
Per Capita Income	\$40,188	\$39,041	\$37,681	\$39,299	\$41,326	\$44,891	\$45,360
Median Net Worth	\$231,891	\$232,186	\$216,138	\$280,511	\$208,581	\$253,219	\$228,144

ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Senior Advisor

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## Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida-licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty

## ADVISOR BIOGRAPHY



### Rick Gonzalez, ALC, CCIM

Senior Advisor

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## Professional Background

Richard Xavier (Rick) Gonzalez, CCIM, ALC is a Senior Advisor at Saunders Real Estate.

Rick is an 8th generation Floridian and a Veteran of the US Army. Throughout his career, Rick earned a Master of Science in Environmental Engineering Sciences and a Bachelor of Science in Soils from the University of Florida. As a dedicated commercial real estate practitioner, Rick earned his Certified Commercial Investment Member (CCIM) and Accredited Land Consultant (ALC) designations, allowing him to provide exceptional commercial real estate services to his clients.

Rick is also highly involved in many professional community organizations. He is currently a member of the Poarch Band of Creek Indians and he is also a Returned Peace Corps Volunteer. Rick previously served on the Lake County Planning and Zoning Board and the Lake County Affordable Housing Committee for over seven years. He is also the 2023 President of the Florida CCIM Chapter.

Rick has been married to his wife, Kathy, for over 21 years. They also share a 20-year-old son who currently attends Stetson University. Rick frequently volunteers at the Lake Cares food pantry and is a member of the Rotary Club of Lake County Golden Triangle in his spare time.

Rick specializes in:

- Land
- Commercial

## Memberships

- 2023 President of the Florida CCIM Chapter
- Central Florida Veterans Memorial Park Foundation
- Rotary Club of Lake County Golden Triangle



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