

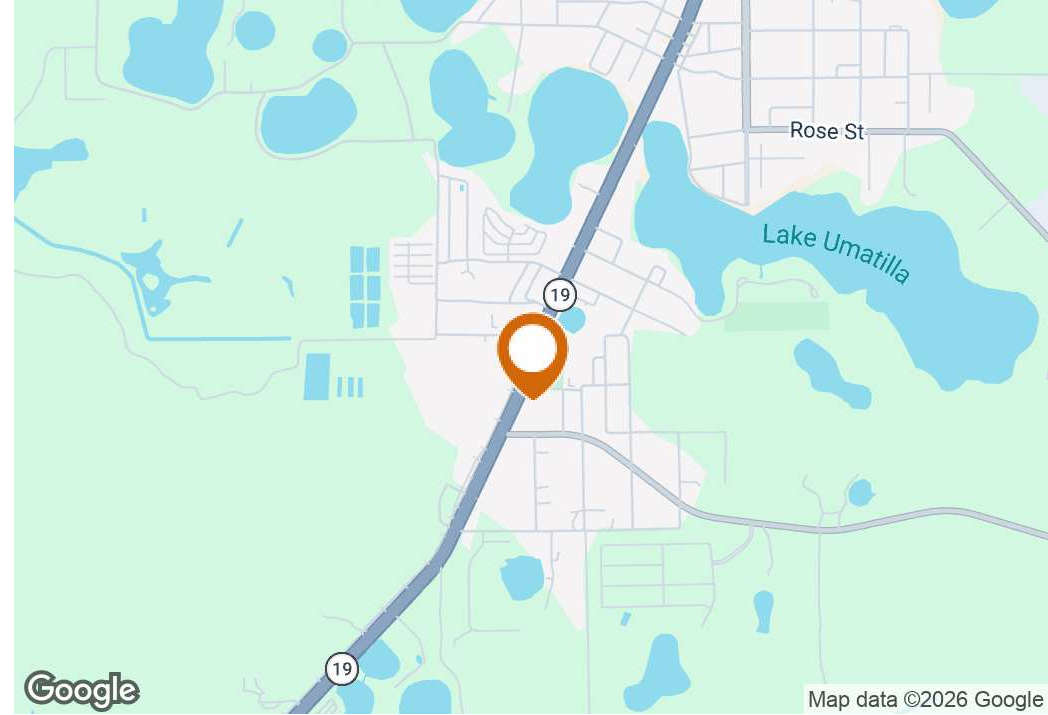
Southside Shopping Center

749 S Central Ave, Umatilla, Florida 32784

Jill Howard
813-777-8386
jill@saundersrealestate.com

Rick Gonzalez, ALC, CCIM
352-408-3892
rickg@saundersrealestate.com

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



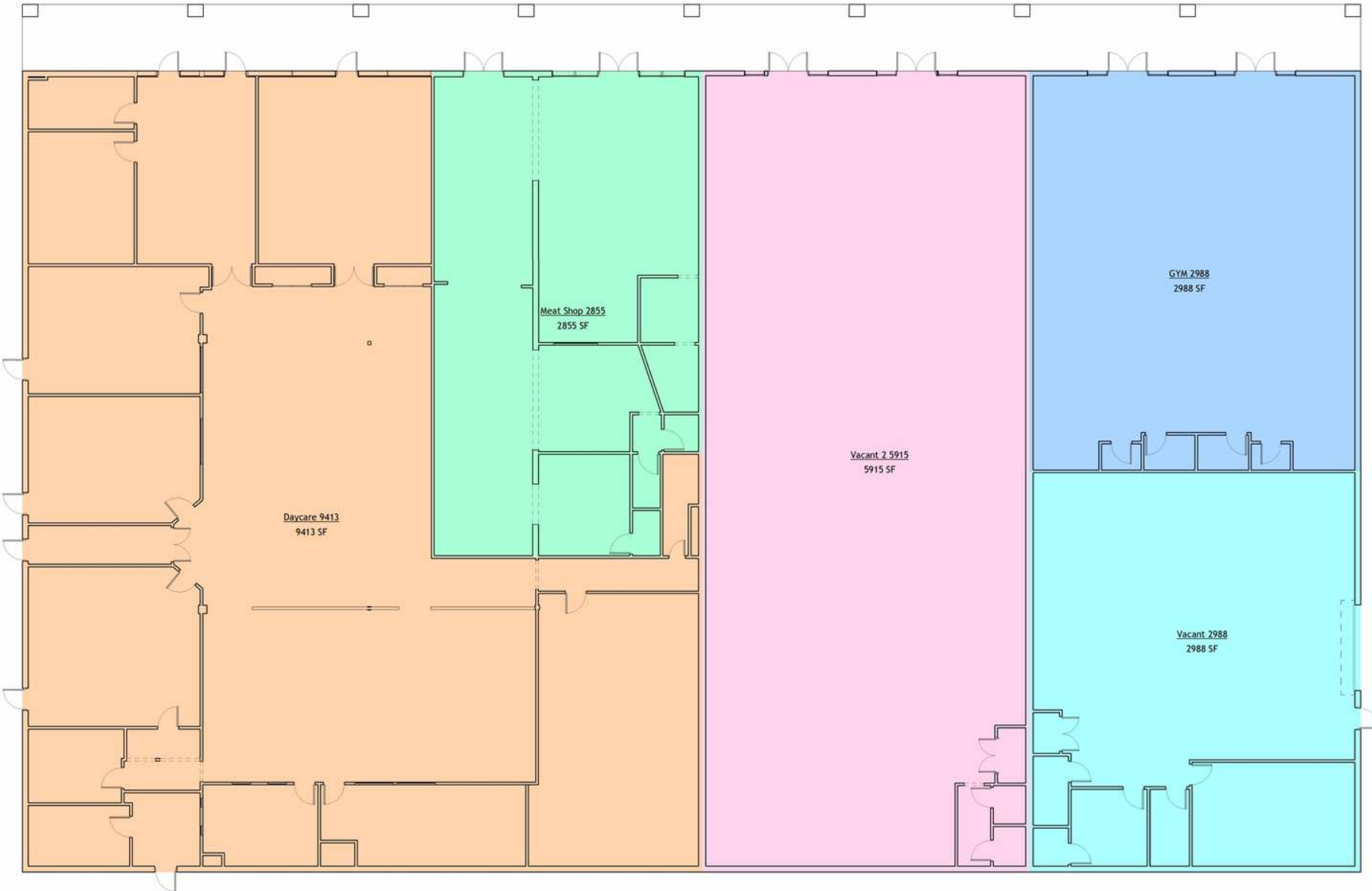
Property Outline

■ Polygon



©2025 Saunders Real Estate. Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

FLOOR PLAN

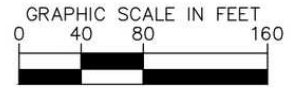
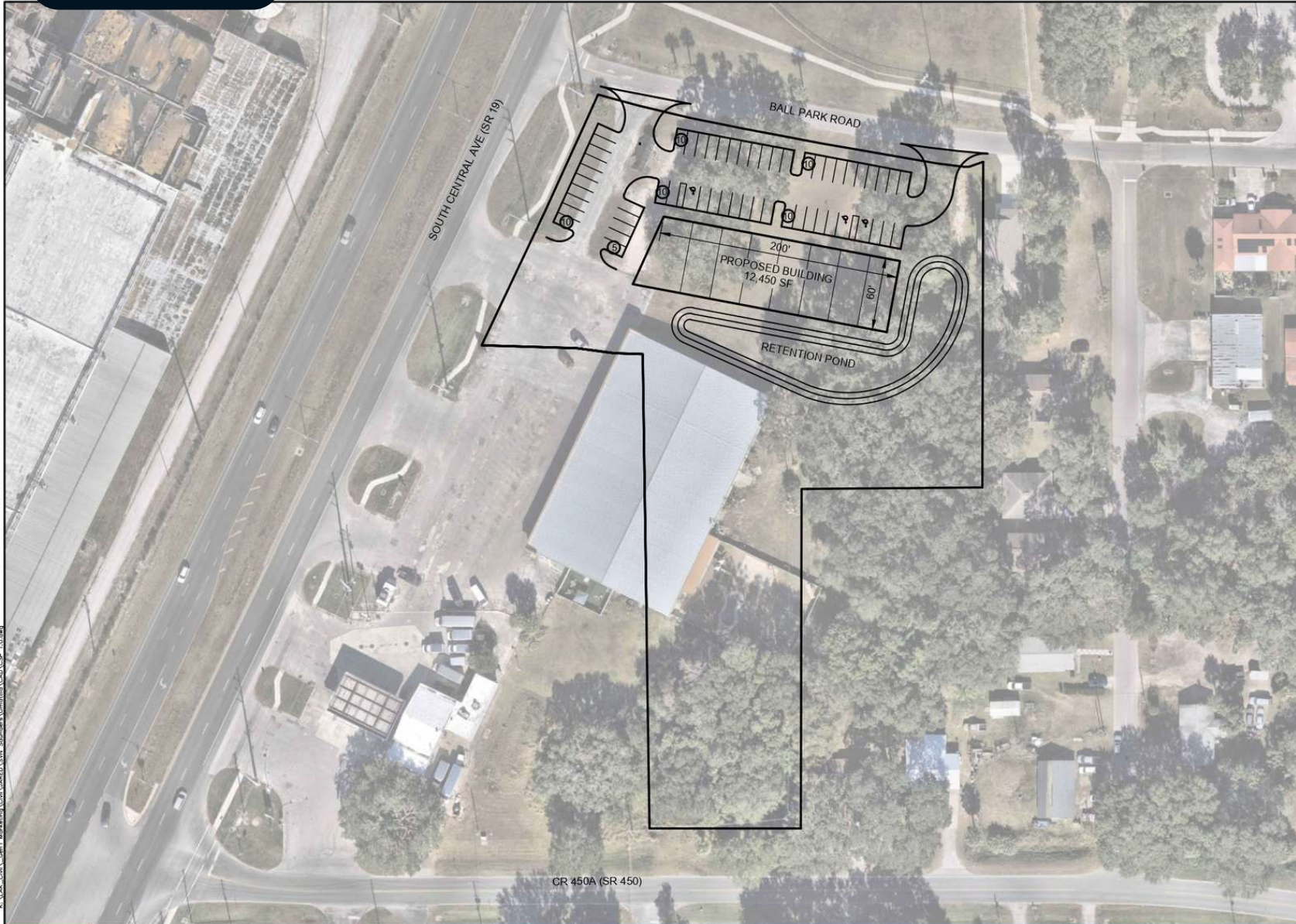


Rentable Area Legend

- 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)

K:\VAK_Civil\2024\Marketing\0304_VAK_MKTG_SVN_Spacerden\Umatilla\CA\CP 1.0.dwg

CONCEPT PLAN 1.0

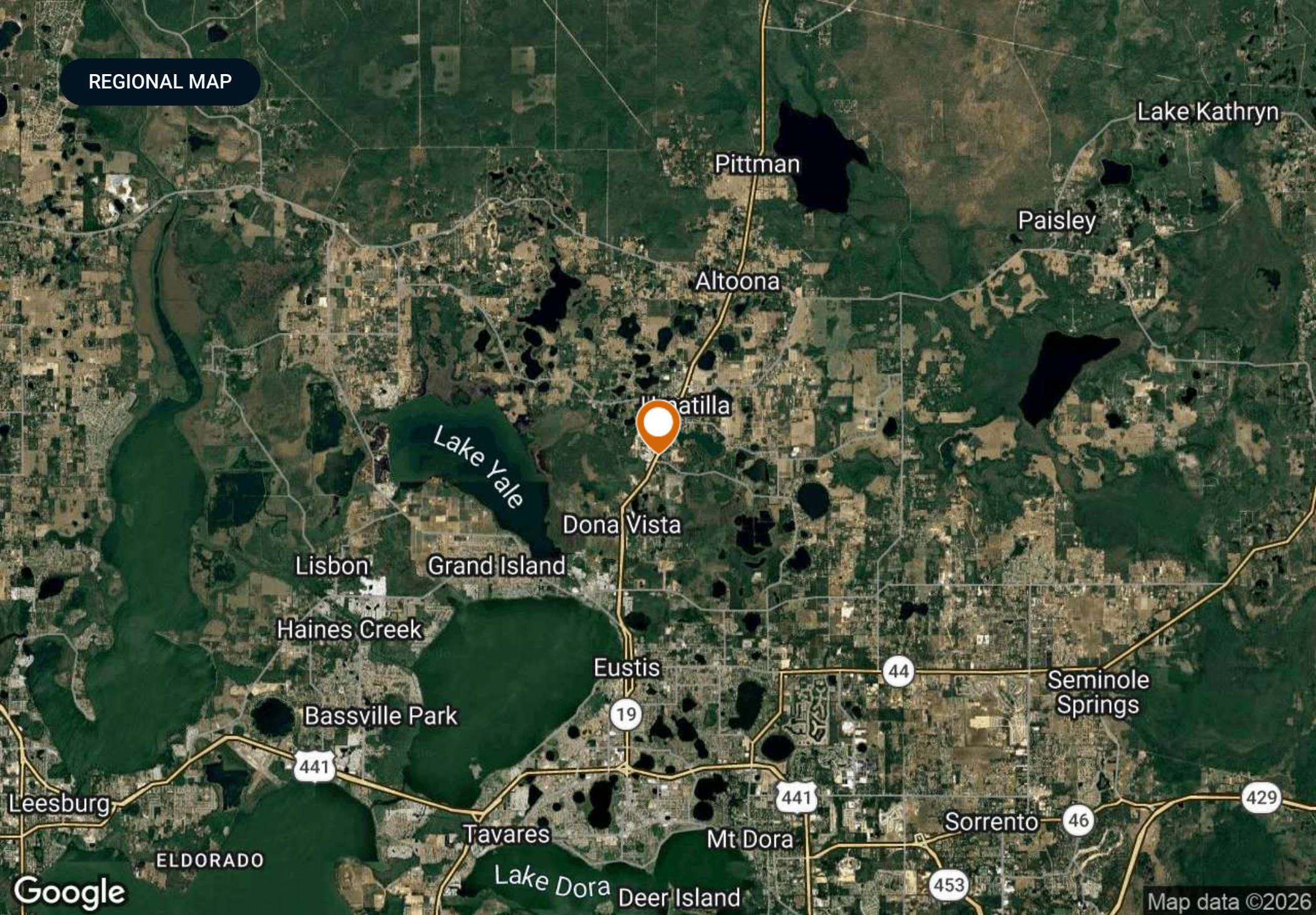
UMATILLA, FL

MEDICAL OFFICE

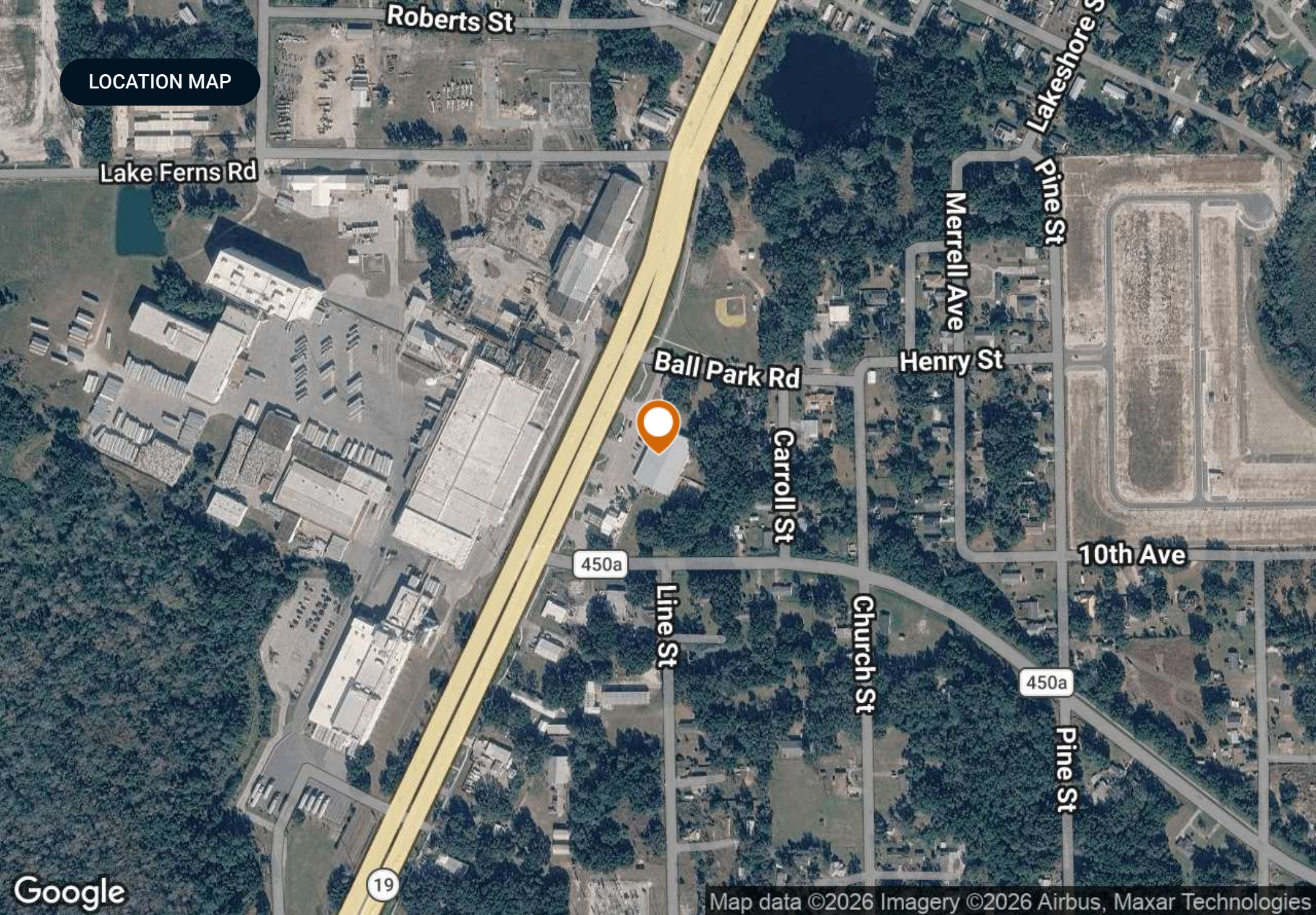
FEBRUARY 2026 CONTACT JARED WYNN, P.E. (863) 226-6867



REGIONAL MAP



LOCATION MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

RETAILER MAP



Google

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

SURROUNDING DEVELOPMENTS

SUBJECT

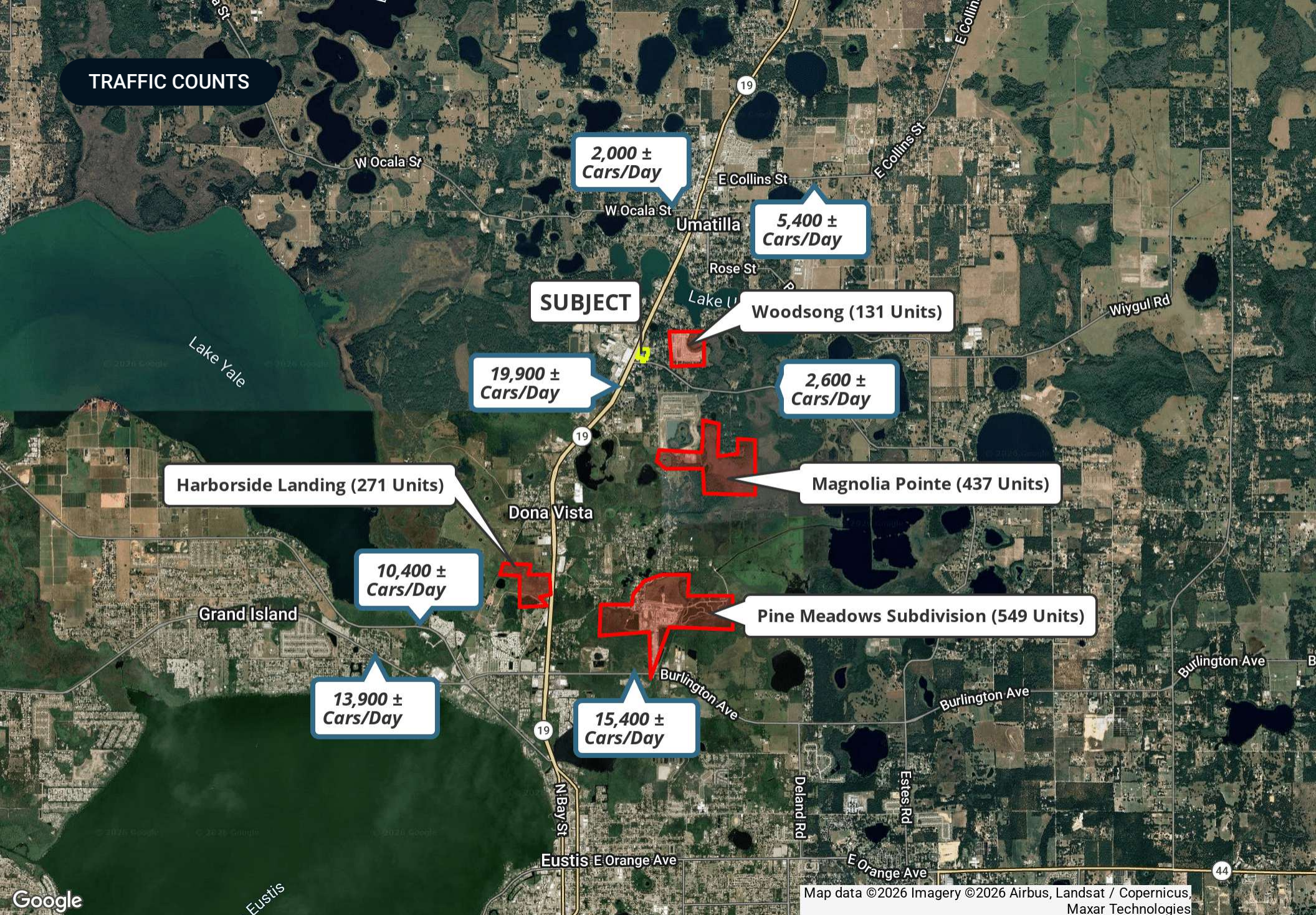
Woodsong
(131-home community - Under Construction)

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

Harborside Landing
(271-home community - Planned)

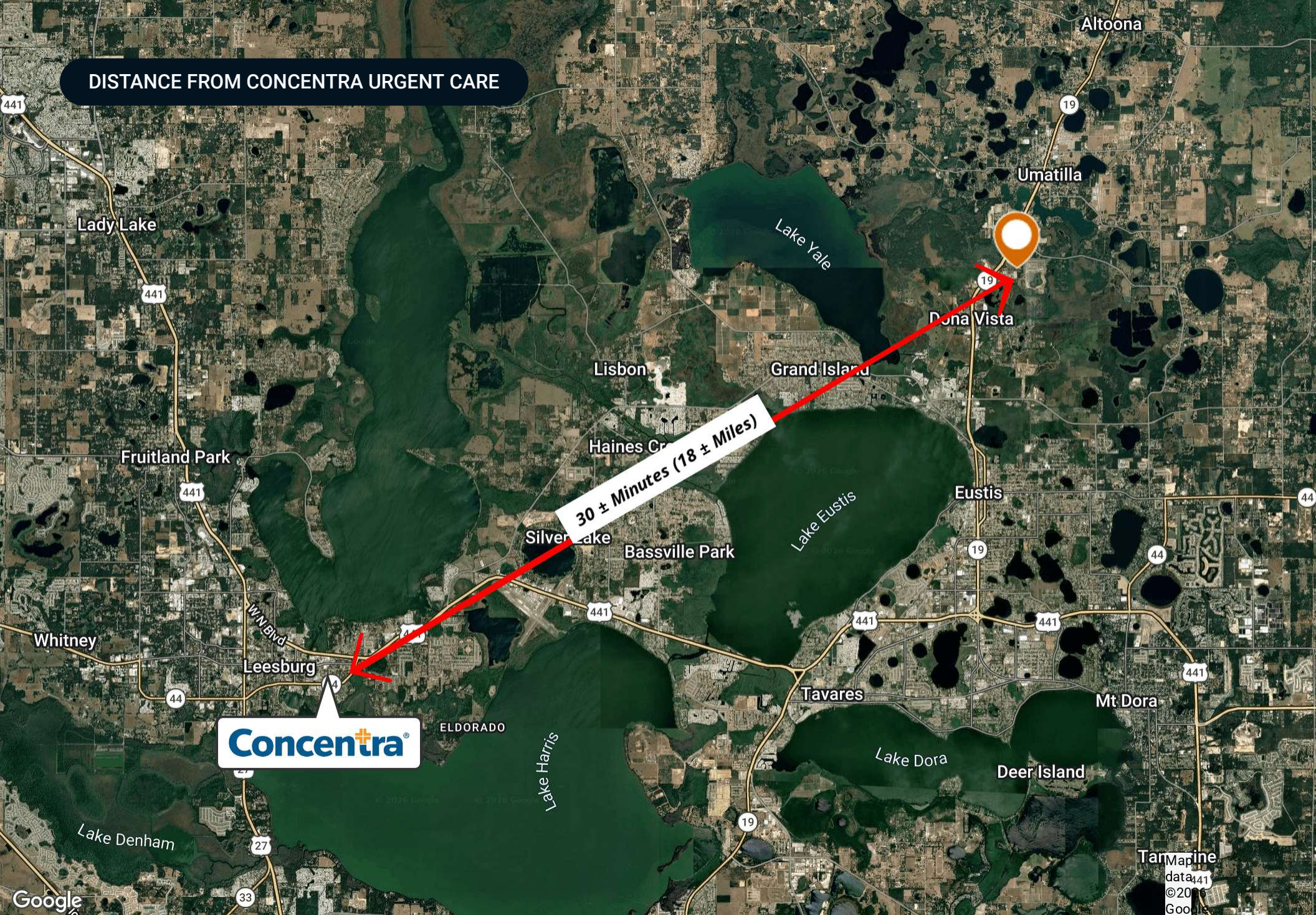
Pine Meadows Subdivision
(549-home community - Under Construction)

TRAFFIC COUNTS



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

DISTANCE FROM CONCENTRA URGENT CARE



SURROUNDING HOSPITALS



SURROUNDING MEDICAL OFFICES

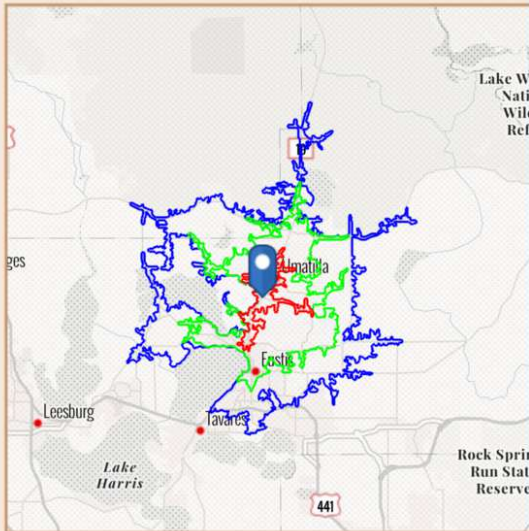


DEMOGRAPHICS

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%
HOUSEHOLD INCOME							
<\$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%
KEY FACTS							
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
HOUSING FACTS							
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
INCOME FACTS							
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



Jill Howard

Property Manager, Associate Advisor

jill@saundersrealestate.com

Direct: **877-518-5263 x477** | Cell: **813-777-8386**

Professional Background

Jill Howard is a Property Manager and Associate Advisor at Saunders Real Estate, bringing a wealth of expertise and a proven track record in property management to every client partnership. With a dedicated focus on optimizing commercial properties and fostering strong tenant relationships, Jill consistently delivers exceptional results.

Throughout her career, Jill has held various roles in commercial property management, refining her skills in:

- Enhancing operational procedures
- Streamlining information flow
- Improving business processes

Jill has also overseen the financial operations and rental requirements for single-family homes, achieving success both domestically and internationally. In her current role at Saunders Real Estate, Jill plays a pivotal part in managing the seamless operation, maintenance, and financial performance of commercial properties.

Core Responsibilities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Coordination
- Vendor Management
- Property Inspections
- Onboarding & Property Closeout

Jill's extensive background, combined with her exceptional skills in property management, makes her a valuable asset for commercial real estate investors. Her dedication to fostering tenant relationships, optimizing property operations, and achieving financial objectives has granted excellence to each of her clients.

Jill specializes in:

- Retail Properties
- Office Space

As a CPM Candidate, Jill's attention to detail, strategic mindset, and commitment to excellence enable her to create value for real estate investors by optimizing property operations and achieving financial objectives.

ADVISOR BIOGRAPHY



Rick Gonzalez, ALC, CCIM

Senior Advisor

rickg@saundersrealestate.com

Direct: **877-518-5263 x458** | Cell: **352-408-3892**

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:

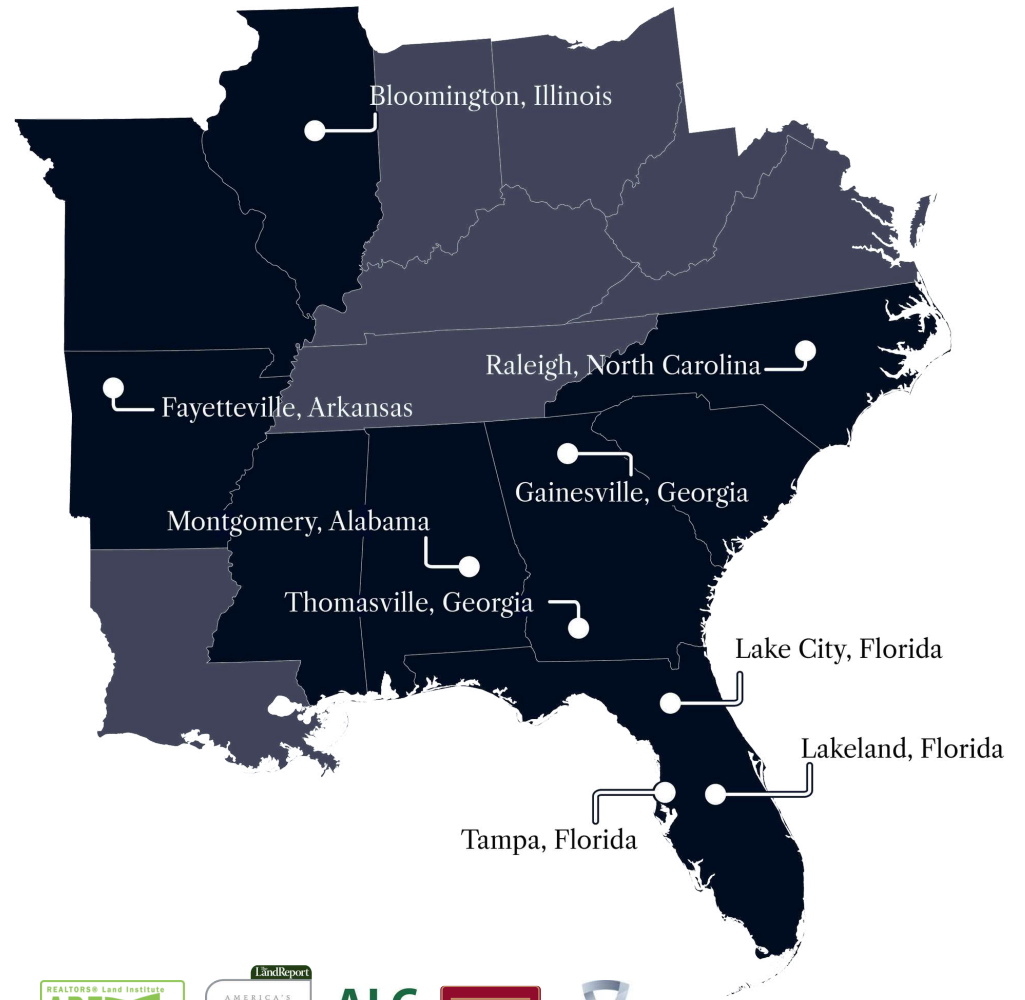
- Land
- Commercial

Memberships

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



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.



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.