

Upshot Capital buys vacant Apopka site for new urgent care center



Standard design of a Centra Care urgent care facility. (AdventHealth)



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Upshot Capital Advisors just purchased a vacant commercial site in Apopka through one of its real estate funds with plans to build a new **Centra Care** urgent care facility and restaurant.

According to a deed recorded Thursday in Orange County, the fund paid \$1.67 million for a roughly four-acre property at 1520 W. Orange Blossom Trail.

The seller, an entity tied to **Adventist Health System**, the parent company of AdventHealth, has held on to the land for longer than three decades. AHS also owns the Centra Care brand.

A spokesperson for the company confirmed Upshot's plans.

AdventHealth bought the two-parcel property in 1984 for a total of \$253,500. At the time, most of its surroundings were vacant, but much has changed over the years, thanks in part to the opening of S.R. 429.

Today, the parcel neighbors a Home Depot-anchored shopping center called Apopka Commons. Other restaurants and retailers nearby include Taco Bell, Winn-Dixie and Lowe's Home Improvement.

More residential homes are also in the pipeline.

AV Homes subsidiary Royal Oak Homes is planning to build a new line of **luxury homes** on 103 acres west of S.R. 451. It paid \$3.2 million for public land in 2017 after winning a bid put out by the city the same year.

Jamison Commercial Partners brokered the most recent deal. The firm was **founded** by Elliott Jamison, formerly with Millenia Partners, about a year ago.

Neither he nor Upshot CEO Raul Socarras were immediately available to comment.

Socarras is a veteran developer and land use attorney with more than 15 years experience in Greater Orlando.

His Orlando-based real estate investment group has projects in a number of major cities throughout Central Florida, including a **Foxtail Coffee** in Orlando's SoDo District; a new **Centra Care** in Lake Nona, said to be the urgent care brand's first location in southeast Orange County; and a **\$55 million** mixed-use project underway on 28 acres of land in Kissimmee's E192 tech corridor.

Earlier this month, AdventHealth **expanded its corporate office** by purchasing an office building within the Maitland Preserve office park for \$6.85 million.

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