

FOR LEASE

# SILVERLEAF COMMONS

Silver Forest Drive & Millerstone Drive, St Augustine, FL 32301

GLA: ±55,950 SF

ENDCAP DRIVE THRU  
AVAILABLE!



INLINE AND ENDCAP WITH PATIO AVAILABLE FOR LEASE

EXCLUSIVE RETAIL LEASING

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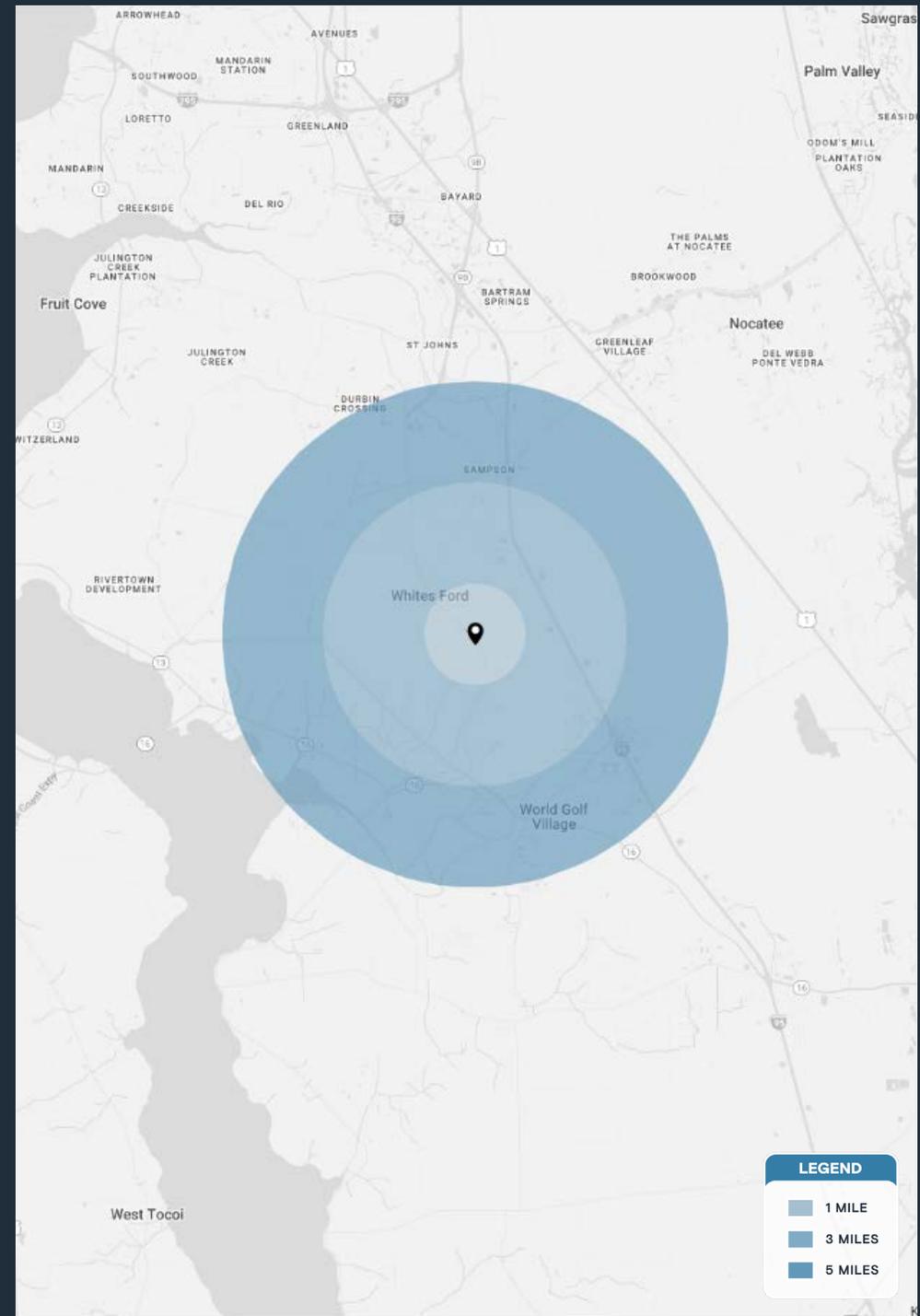
# Property Overview

## HIGHLIGHTS

- GLA: ±55,950 SF
- Join Anytime Fitness, Allstate, Foxtail Coffee, Tersak's Martial Arts, Silverleaf Dental, and QT Nails
- ±1,960 SF endcap space with drive-thru and ±1,071 SF inline space available for lease
- 0.95-acre pin-corner outparcel space available for ground lease or build to suit
- SilverLeaf Masterplan Community is entitled to up to 17,600 homes (and no CDD)
- First Coast Expressway comes through the project with a projected completion date of 2031
- The average single-family home value was \$664,736 in 2024. SilverLeaf currently has 3,759 homes occupied
- Baptist has purchased 22 acres in SilverLeaf to construct a 300,000 SF hospital campus. They are scheduled to begin construction on the site this year, with the first buildings opening in 2024.
- Two-story, 35,000 SF Borland Groover surgery center is within 5 miles
- St Johns County supports a thriving tourism industry, which generated approximately 2.9 million room nights and \$14.4 million in bed tax revenue in 2021
- As of 2024, SilverLeaf is ranked amongst fastest-growing master-planned communities in the United States

## DEMOGRAPHICS

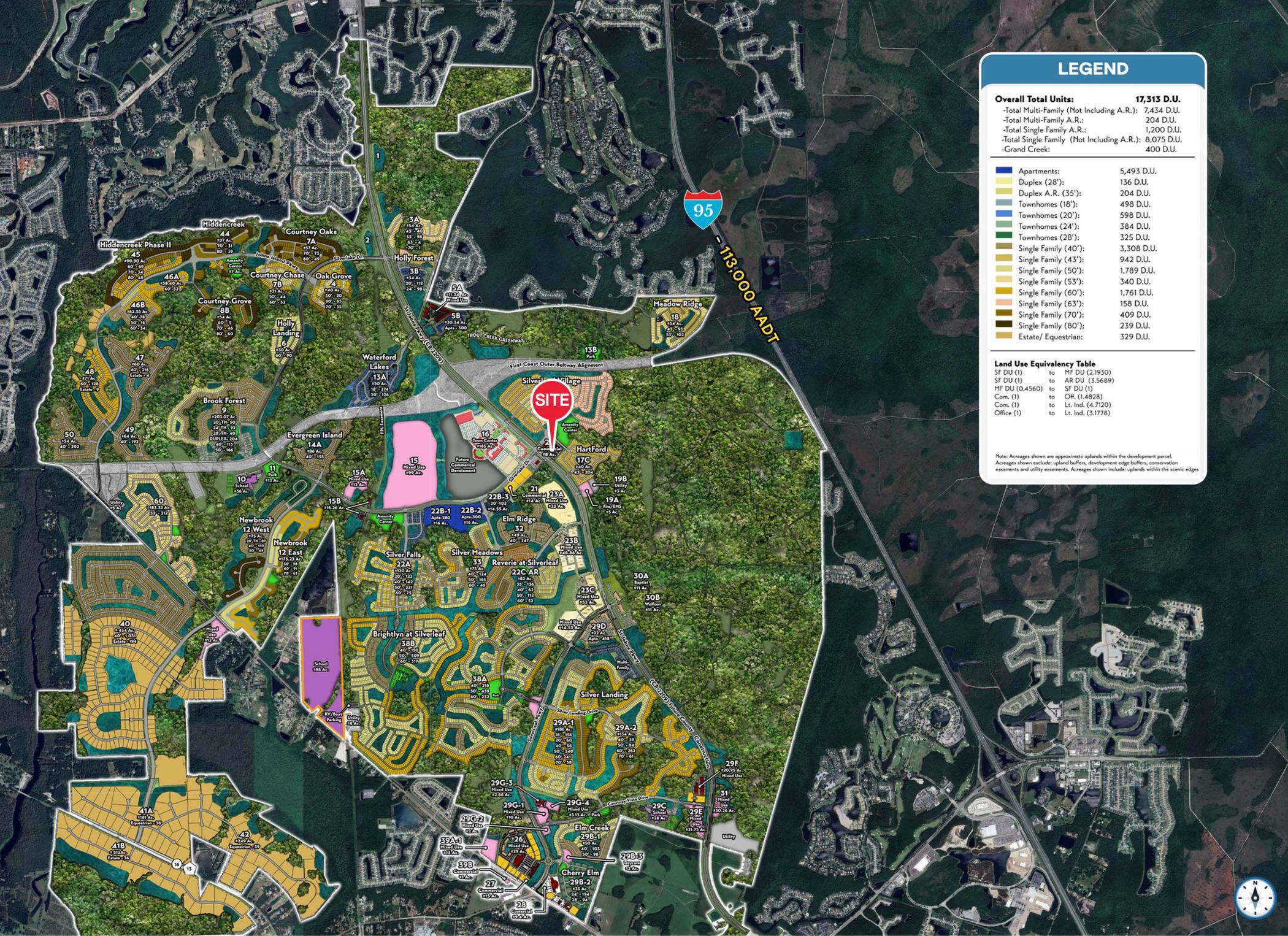
	3 MILES	5 MILES	10 MILES
POPULATION	20,594	69,021	230,820
HOUSEHOLDS	7,089	23,364	80,679
EMPLOYEES	2,339	7,468	36,651
AVERAGE HH INCOME	\$147,181	\$144,743	\$151,257



# Tenant Roster



Building 1 (North)		
101	Rita's Ice	1,030 SF
102-4	Tersak's Martial Arts	2,970 SF
105	Jersey Mike's Subs	1,100 SF
106-7	Makk Fashions	2,155 SF
108-9	Serasana Health & Wellness	2,625 SF
110	River City Aesthetics	1,125 SF
111	Toytopia	1,500 SF
112	Peterbooke	1,500 SF
113	The Dance Connection	1,500 SF
114-15	Rustica	2,625 SF
Building 2 (South)		
101-8	Anytime Fitness	4,920 SF
105-6	Silverleaf Dental	2,780 SF
107	Allstate	1,055 SF
109	V's Barbershop	1,125 SF
110	Fast Fix Jewelry	1,125 SF
111	Bala's Pizza	1,500 SF
112	QT Nails	1,500 SF
113-15	Salento	4,125 SF
Building 3 (Office)		
101	Available (EndCap/Drive-Thru)	1,960 SF
102	Seamless Floors	1,960 SF
103	Chop Shop	1,940 SF
104-5	Cure Urgent Care	2,310 SF
106	Available	1,071 SF
107-8	Little Love Pediatric Dentist	2,193 SF
109	Foxtail Coffee	1,175 SF



### LEGEND

**Overall Total Units: 17,315 D.U.**

- Total Multi-Family (Not Including A.R.): 7,434 D.U.
- Total Multi-Family A.R.: 204 D.U.
- Total Single Family A.R.: 1,200 D.U.
- Total Single Family (Not Including A.R.): 8,075 D.U.
- Grand Creek: 400 D.U.

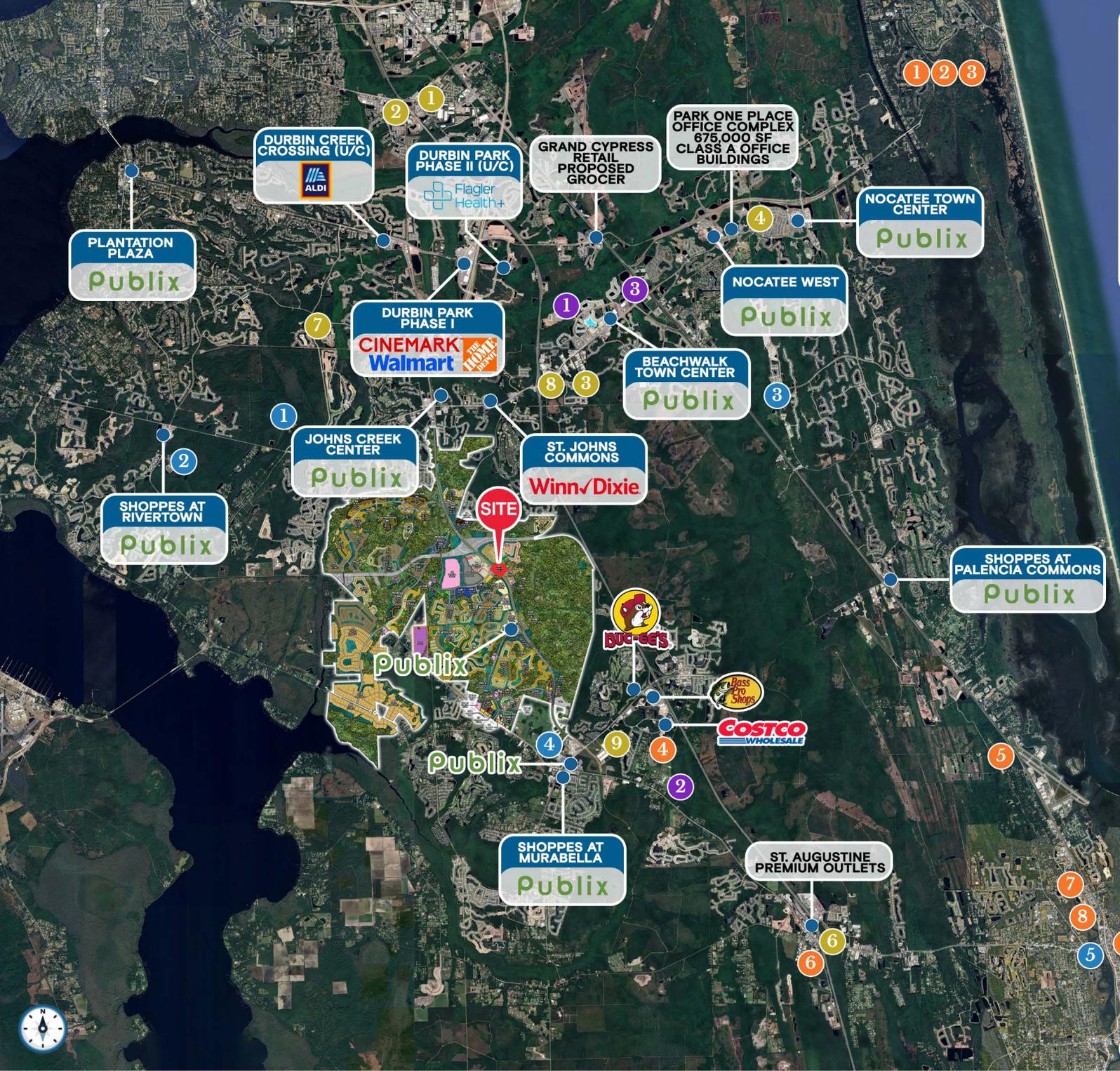
■ Apartments:	5,493 D.U.
■ Duplex (28'):	136 D.U.
■ Duplex A.R. (35'):	204 D.U.
■ Townhomes (18'):	498 D.U.
■ Townhomes (20'):	598 D.U.
■ Townhomes (24'):	384 D.U.
■ Townhomes (28'):	325 D.U.
■ Single Family (40'):	3,308 D.U.
■ Single Family (43'):	942 D.U.
■ Single Family (50'):	1,789 D.U.
■ Single Family (53'):	340 D.U.
■ Single Family (60'):	1,761 D.U.
■ Single Family (63'):	158 D.U.
■ Single Family (70'):	409 D.U.
■ Single Family (80'):	239 D.U.
■ Estate/ Equestrian:	329 D.U.

**Land Use Equivalency Table**

SF DU (1)	to	MF DU (2,1930)
SF DU (1)	to	AR DU (3,5689)
MF DU (0.4560)	to	SF DU (1)
Com. (1)	to	OR (1,4828)
Com. (1)	to	Lt. Ind. (4,7120)
Office (1)	to	Lt. Ind. (3,1778)

Note: Acreages shown are approximate uplands within the development parcel. Acreages shown exclude: upland buffers, development edge buffers, conservation easements and utility easements. Acreages shown include: uplands within the scenic edges





### MAJOR EMPLOYERS

#	Name	# of Employees
1	PGA Tour	800
2	Ponte Vedra Inn & Club	525
3	Sawgrass Marriott	450
4	Ring Power	548
5	Northrop Grumman	1,110
6	Carlisle Interconnect Technologies	644
7	St. Johns County Sheriff's Office	689
8	St. Johns County Florida School for The Deaf & Blind	1,299
9	682	
10	Florida National Guard HQ	900

### HOSPITALS/HEALTH CENTERS

#	Name	Bed Count
1	Baptist Medical Center South	196
2	Brooks Rehabilitation - Bartram	60
3	Ascension St. Vincents at Fountains North	56
4	Flagler Health+	150
5	Flagler Hospital	316
6	Baptist Health at The Pavillion at S.R. 207 (coming soon; 525,000 SF)	TBA
7	Borland Groover (coming soon; 35,000 SF)	TBA
8	Acadia Healthcare (coming soon, 99,485 SF)	144
9	Advent Health (coming soon)	TBA

### HIGH SCHOOLS

#	Name	# of Students
1	Creekside High School	2,379
2	Bartram Trail High School	3,086
3	Nease High School	3,105
4	Tocoi Creek High School	2,100
5	St. Augustine High School	1,851

### INDUSTRIAL

#	Name	Size (SF)
1	Legend Point Logistic Crossing	845,000± SF
2	IGP/95 Logistic Park	509,900± SF
3	Publix Distribution Center	168,000± SF



## Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11/17/25