

FOR LEASE

SILVERLEAF COMMONS

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

GLA: ±55,950 SF



±1,071 SF INLINE AVAILABLE FOR LEASE

EXCLUSIVE RETAIL LEASING

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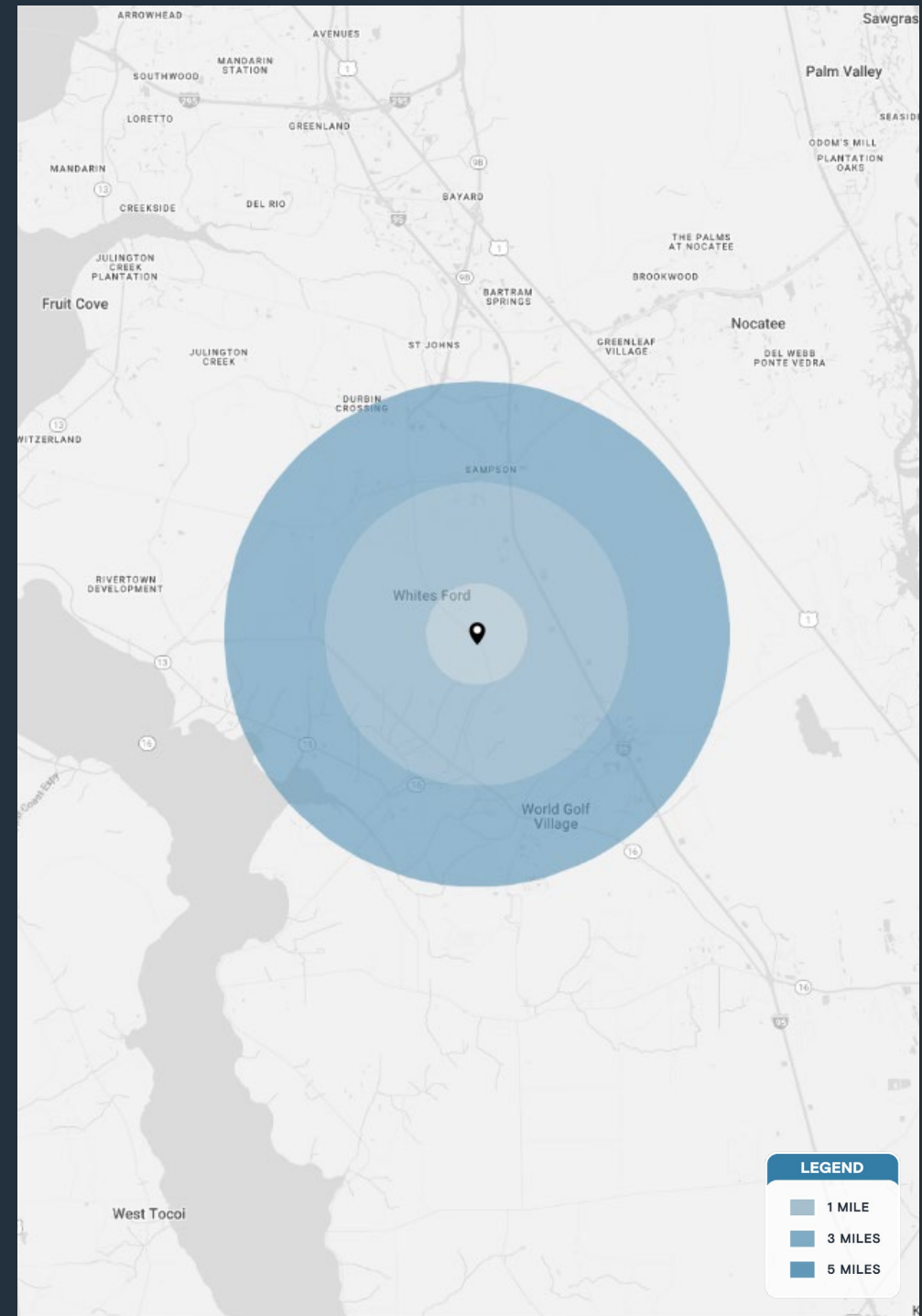
Property Overview

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

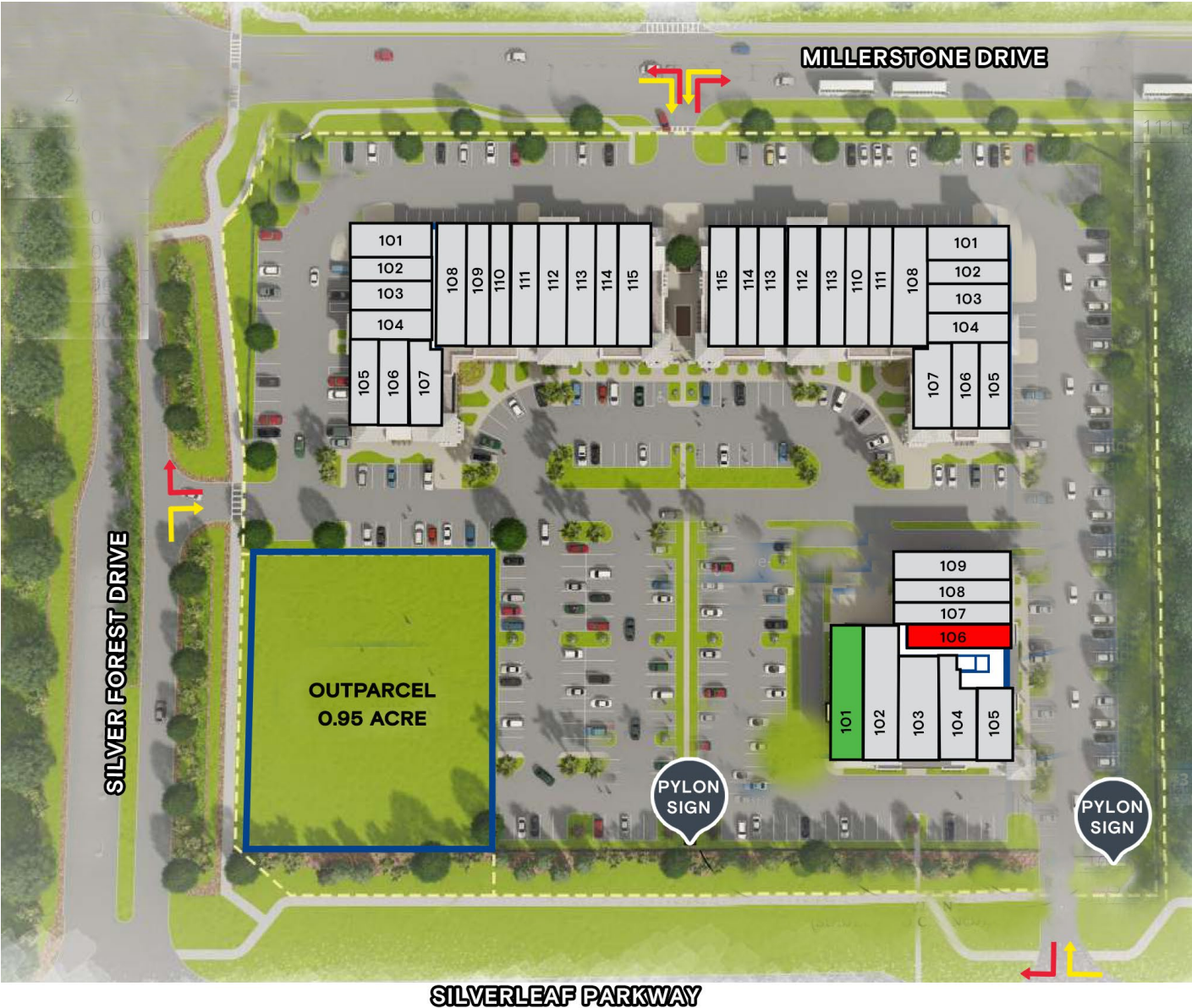
	3 MILES	5 MILES	10 MILES
POPULATION	20,594	69,021	230,820
HOUSEHOLDS	7,089	23,364	80,679
EMPLOYEES	2,339	7,468	36,651
AVERAGE HH INCOME	\$147,181	\$144,743	\$151,257



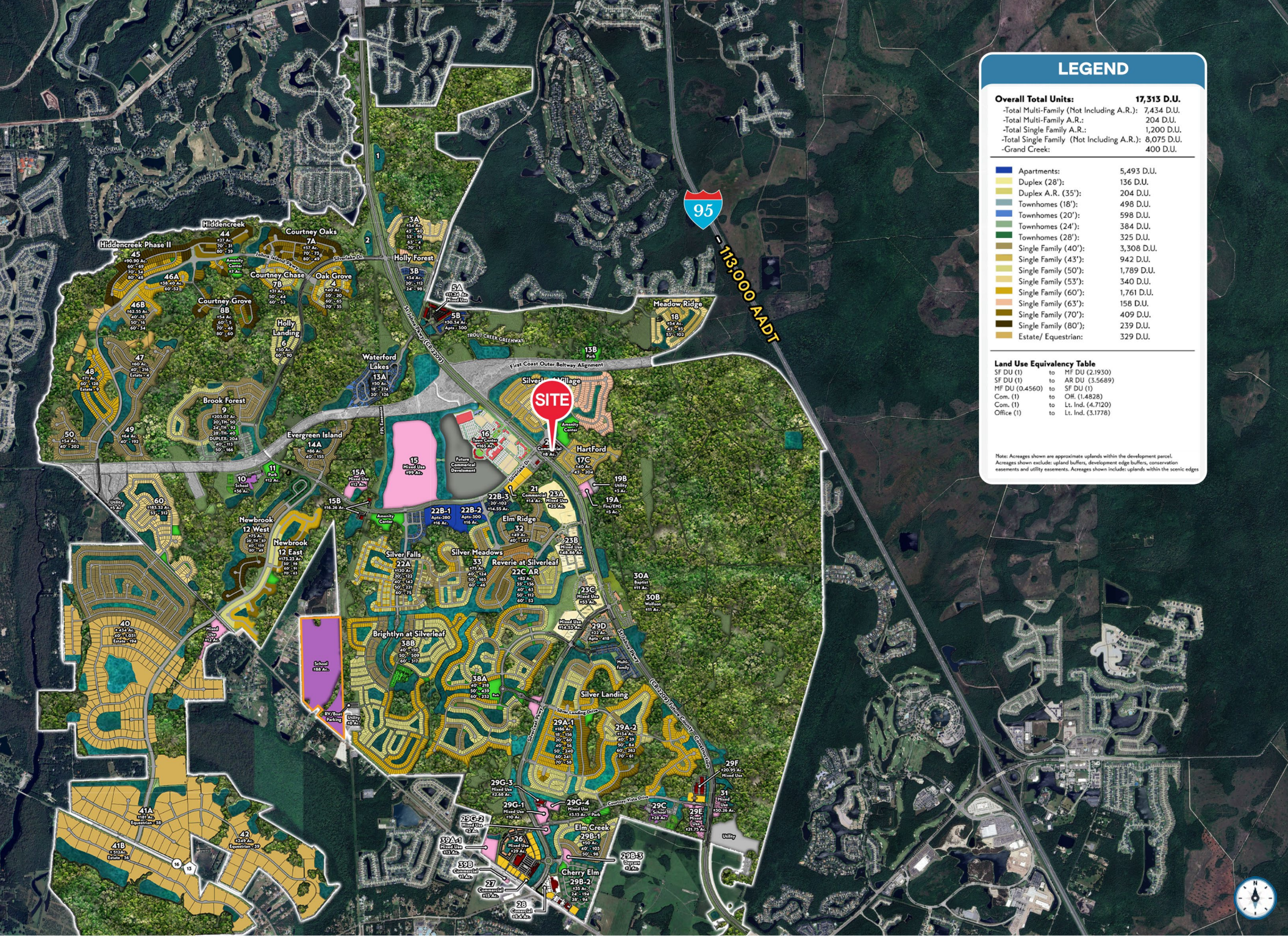
LEGEND

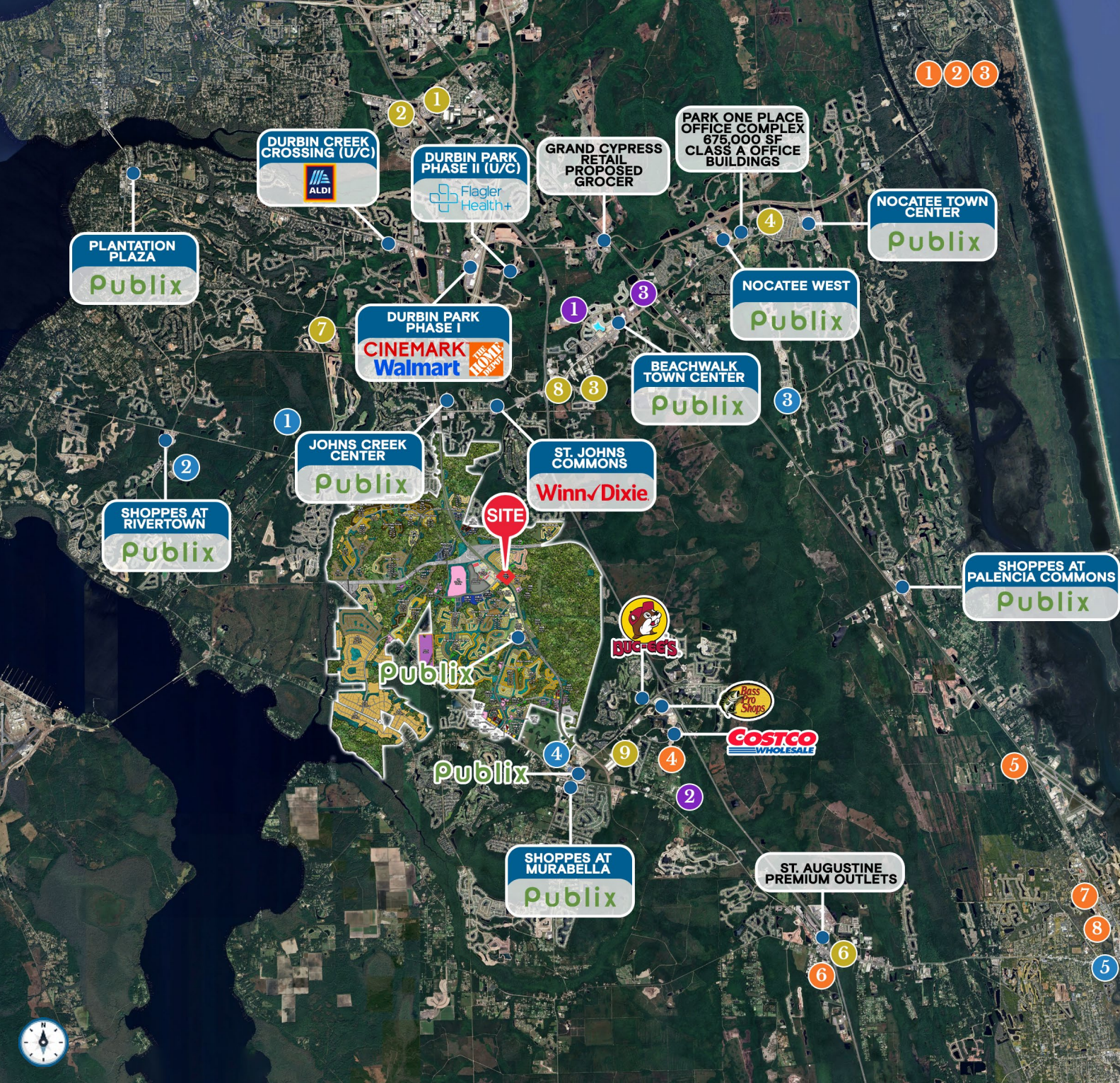
- 1 MILE
- 3 MILES
- 5 MILES

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	At lease	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





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	1,299
9	Florida School for The Deaf & Blind	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



POPULATION & ECONOMIC GROWTH

- **Rapid Expansion:** The population grew by 26.4% (nearly 70,000 residents) between 2019 and 2024.
- **Future Projections:** Growth is expected to continue, with a projected 20.5% increase by 2029.
- **Job Market Leader:** Job growth in the county (23.7%) outpaced the national average (4.4%) by nearly 20% over the last five years.

AFFLUENT & HIGHLY EDUCATED COMMUNITY

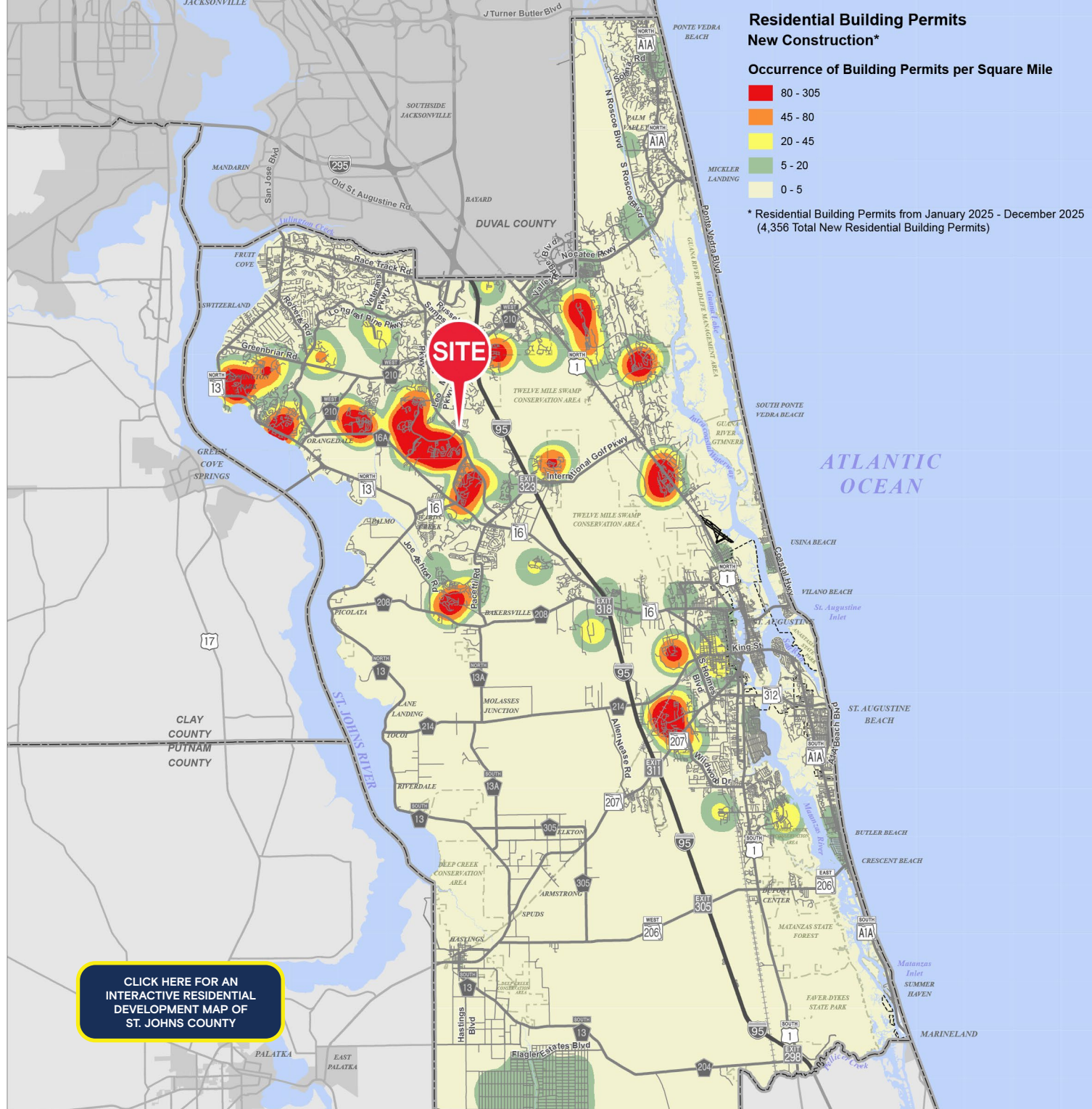
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was \$143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional Pipeline:** Nearly 20% of residents also hold graduate degrees or higher.

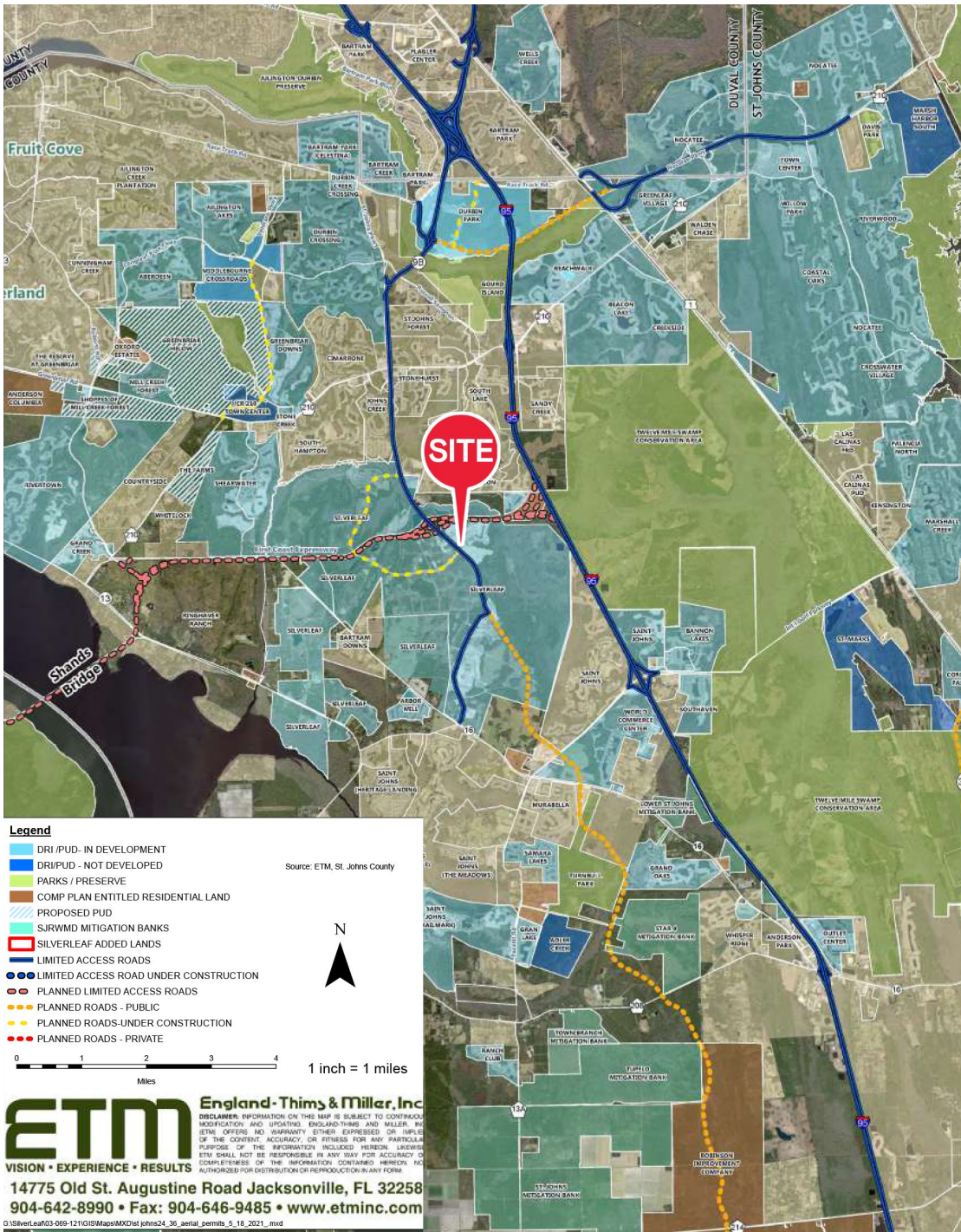
BUSINESS ENVIRONMENT

- **Top Industries:** The economy is supported by robust sectors including Accommodation and Food Services, Retail Trade, and Healthcare.
- **Leading Employers:** Major organizations driving the local economy include the United States Navy, Mayo Clinic, Bank of America, and Flagler College.
- **Strong Economic Output:** The region generates a Gross Regional Product (GRP) of \$18.25 billion.

STATS & FACTS

- According to *Niche 2025*, St. Johns County has the #1 Best School District in Florida.
- According to *Niche 2025*, St. Johns County is the #1 Best County to Live in Florida.
- St. Johns County is ranked #1 fastest growing county in Florida, according to *World Population Review 2025*.
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.





Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	400	0	400
Greenbriar Downs	818	15	803
Johns Creek	583	582	1
Julington Lakes	512	385	127
Kensington	299	299	0
Las Calinas PRD	115	115	0
Las Calinas PUD	26	26	0
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
Palencia North	736	729	7
Rivertown	3,700	1,483	2,217
Saint Johns	7,598	4,798	2,800
Samara Lakes	860	856	4
Sandy Creek	383	303	80
Shearwater	1,918	950	968
SilverLeaf (Plantation)	11,400	683	10,717
South Hampton	779	769	10
St. Johns Forest	545	530	15
St. Johns Golf & Country	799	797	2
Stone Creek (Landing)	44	44	0
Stonehurst	530	517	13
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
Total	50,795	28,088	22,707



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