FOR LEASE

SILVERLEAF COMMONS

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

GLA: ±55,950 SF



±1,071 SF UP TO ±1,500 OF INLINE AVAILABLE FOR LEASE

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

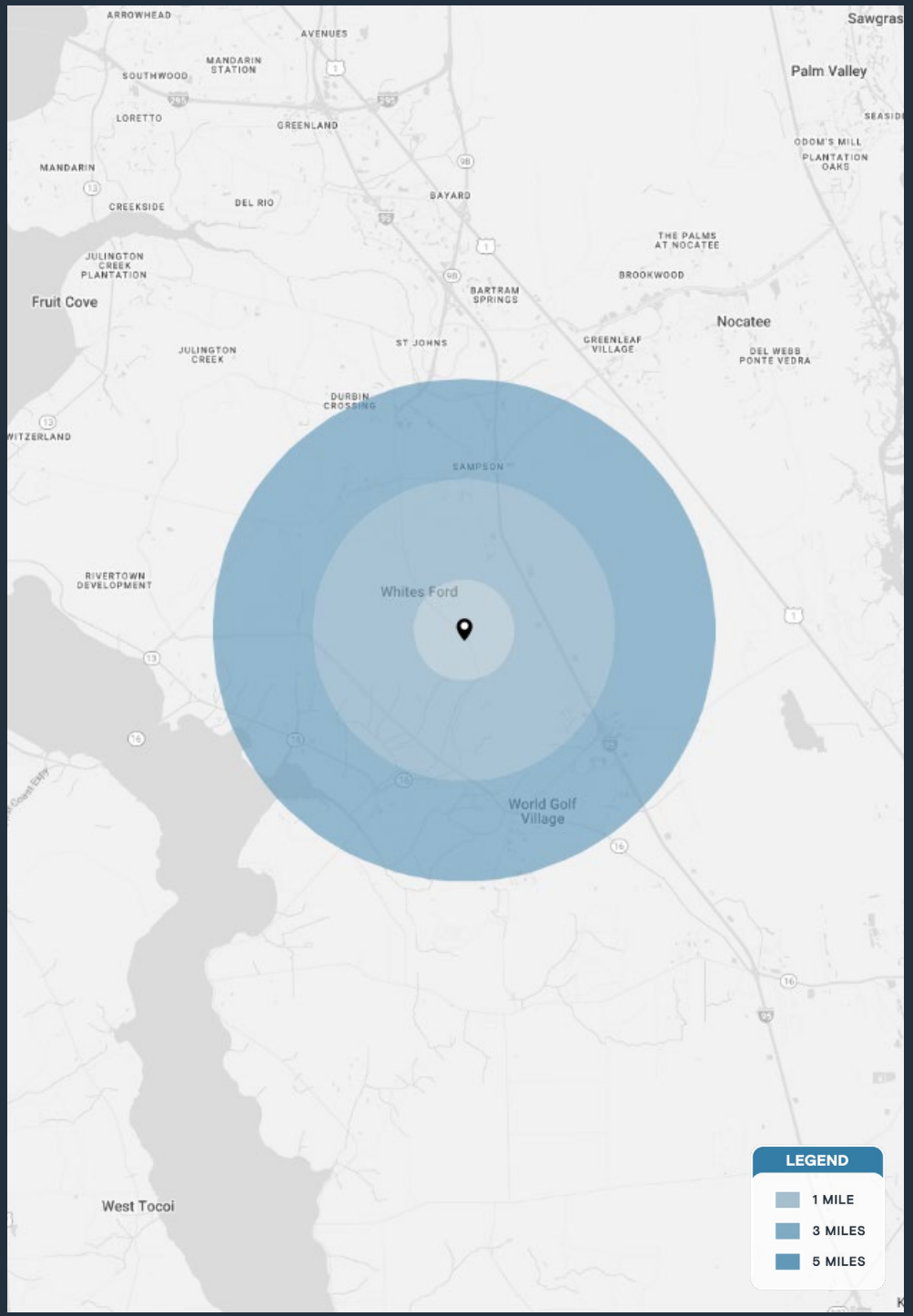
Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

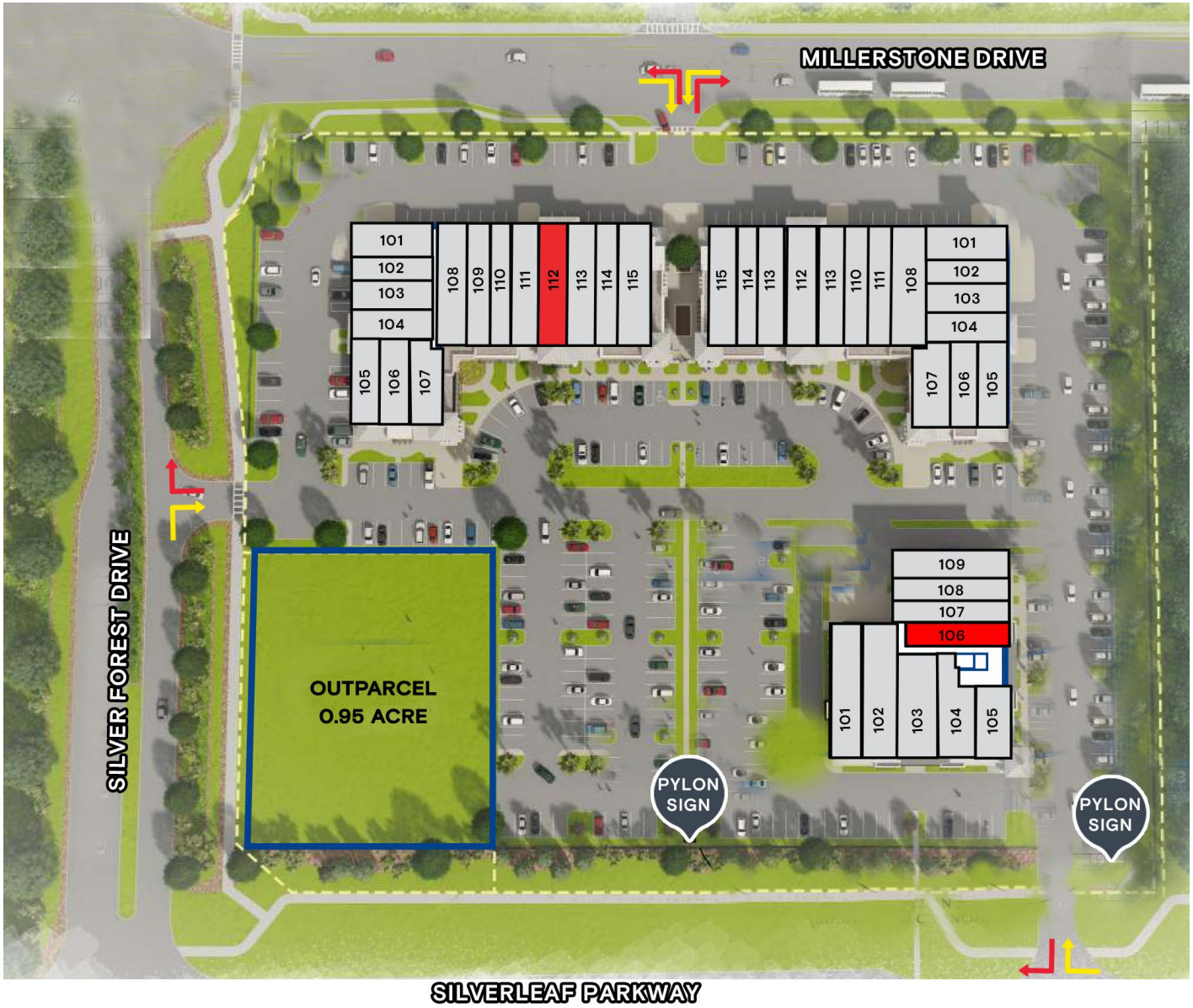
Property Overview

HIGHLIGHTS

- GLA: ±55,950 SF
- Join Anytime Fitness, Allstate, Foxtail Coffee, Tersak's Martial Arts, Silverleaf Dental, and QT Nails
- ±1,071 SF up to ±1,500 SF of 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
- SilverLeaf currently has 4,381 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 communiities in the United States

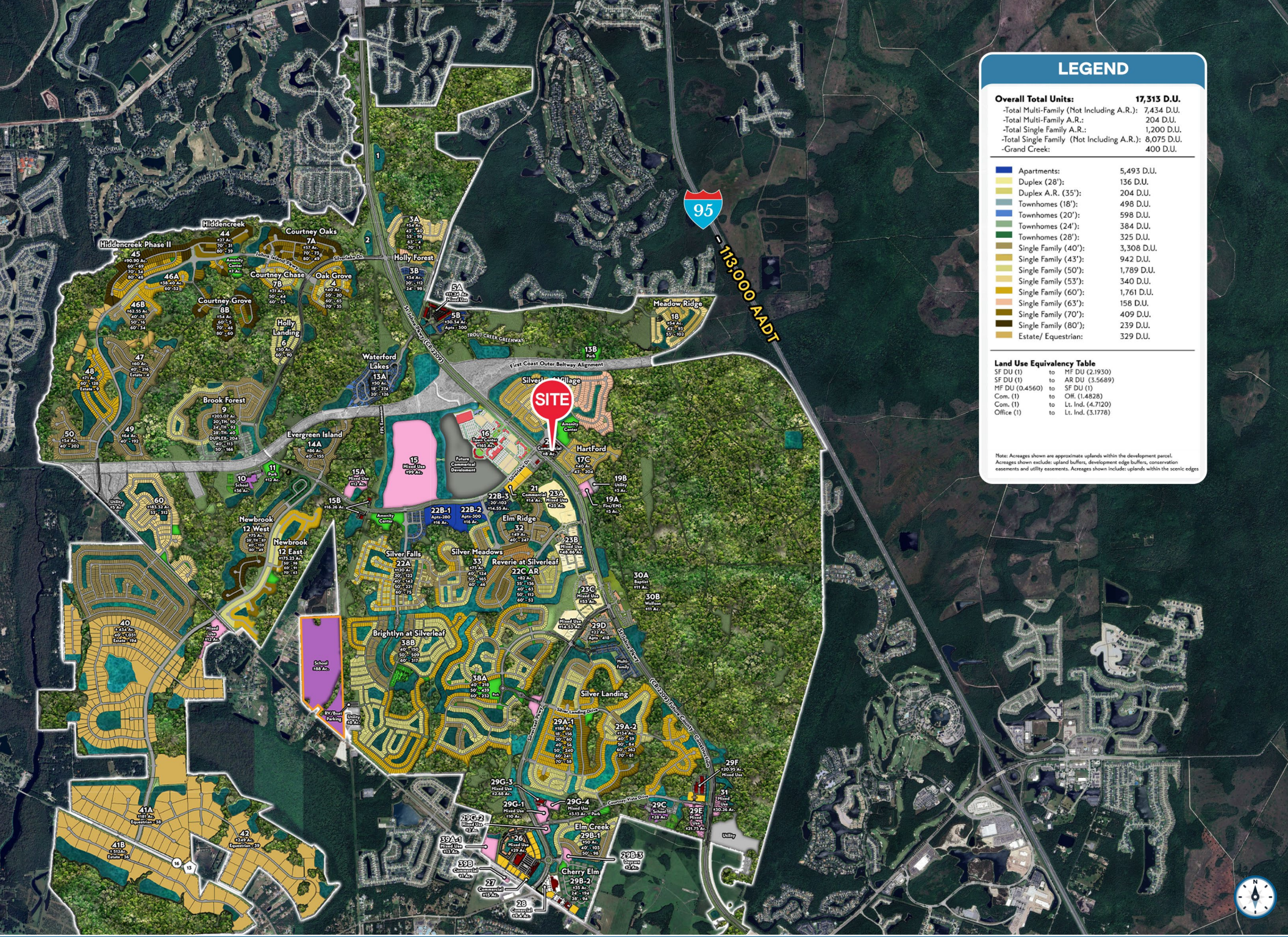
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	20,594	69,021	230,820
HOUSEHOLDS	7,089	23,364	80,679
EMPLOYEES	2,339	7,468	36,651
AVERAGE HH INCOME	$147,181	$144,743	$151,257

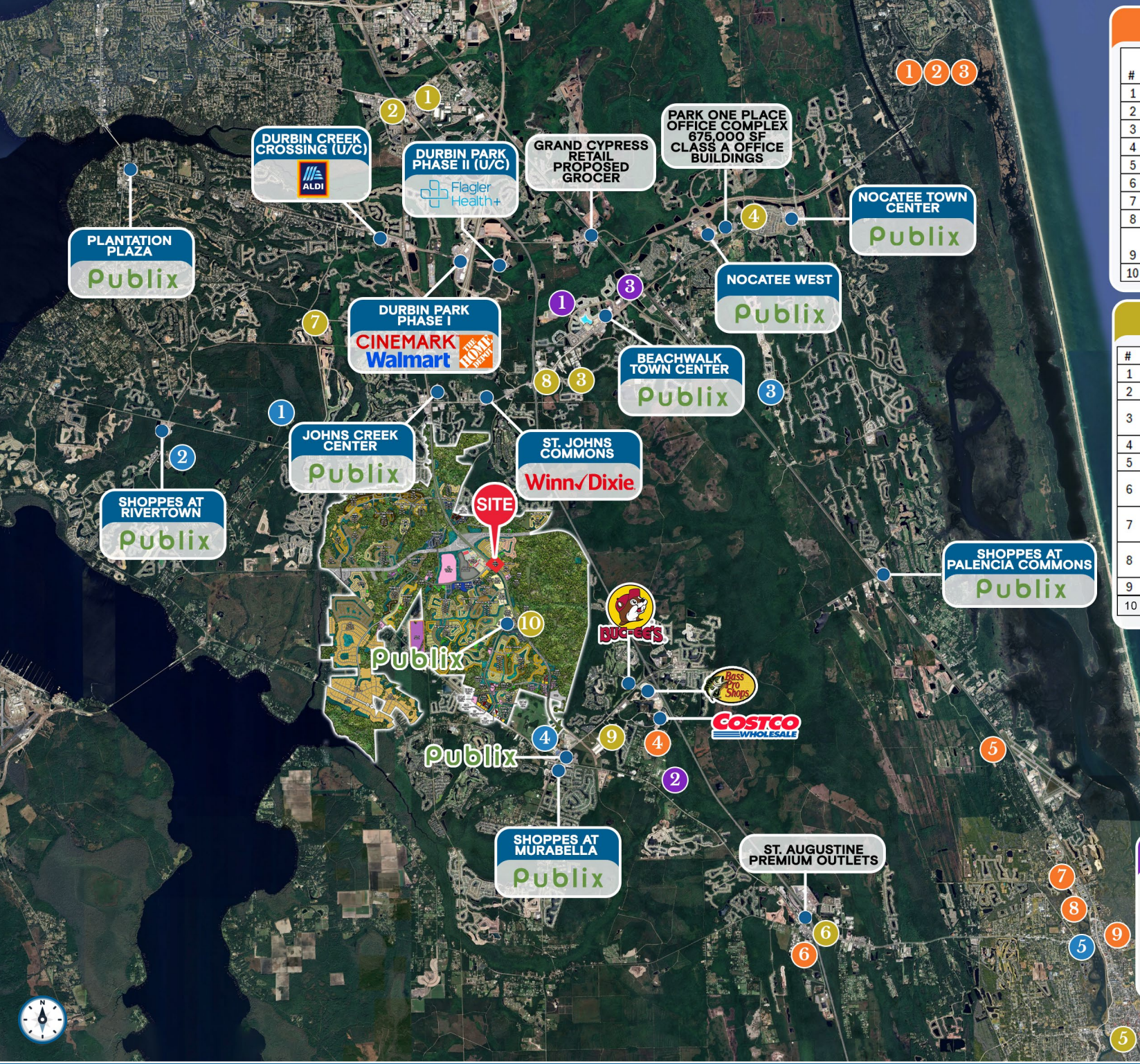




Tenant Roster

	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	Available	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	Natural Greens	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: 17,313 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 Off. (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
95
± 113,000 AADT
SITE
Hiddencreek
Hiddencreek Phase II
Courtney Oaks
Courtney Chase
Oak Grove
Courtney Grove
Holly Forest
Holly Landing
Waterford Lakes
Brook Forest
Evergreen Island
Newbrook 12 West
Newbrook 12 East
Silver Falls
Silver Meadows
Reverie at Silverleaf
Elm Ridge
Brightlyn at Silverleaf
Silver Landing
Meadow Ridge
HartFord
Cherry Elm
Elm Creek
First Coast Outer Beltway Alignment
Stratton Parkway (CR 2209)
Silverleaf Drive
Courtney Vista Drive
Future Commerical Development
Amenity Center
Town Center
School
RV/Boat Parking
Utility
Park
Multi-Family
Duplex
Baptist
Wolfson
Equestrian
Estate
Dwyer
Fire/EMS
TROUT CREEK GREENWAY
FPL Easement



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
10	Baptist Silverleaf Medical Campus	76

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

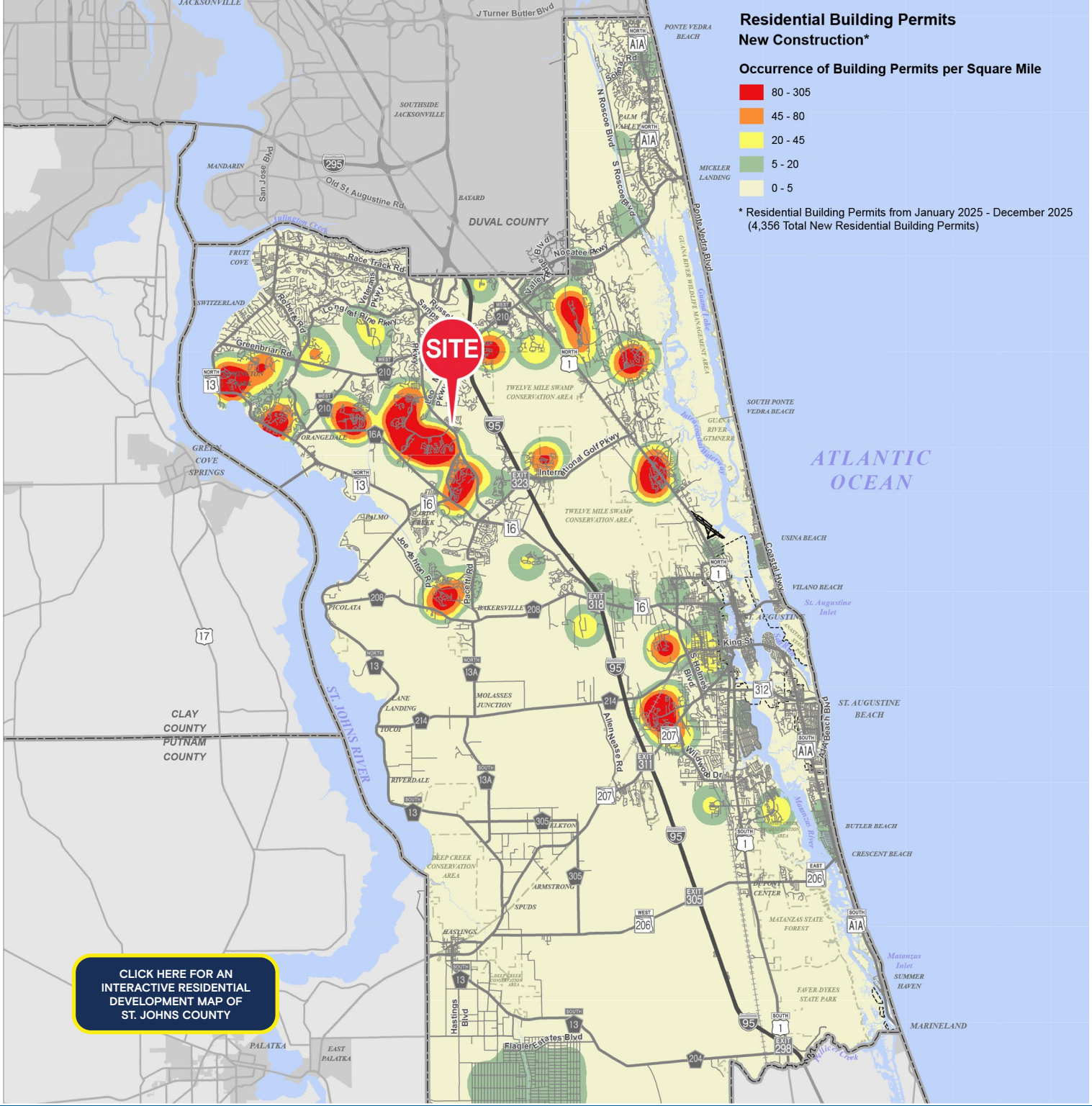
- **High Household Income:** According to the U.S. Census Bureau, the average household income in 2025 was $143,324.
- **Educated Workforce:** St. Johns County boasts a highly skilled talent pool, with 30.6% of residents holding a Bachelor's Degree—9% above the national average.
- **Strong Professional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

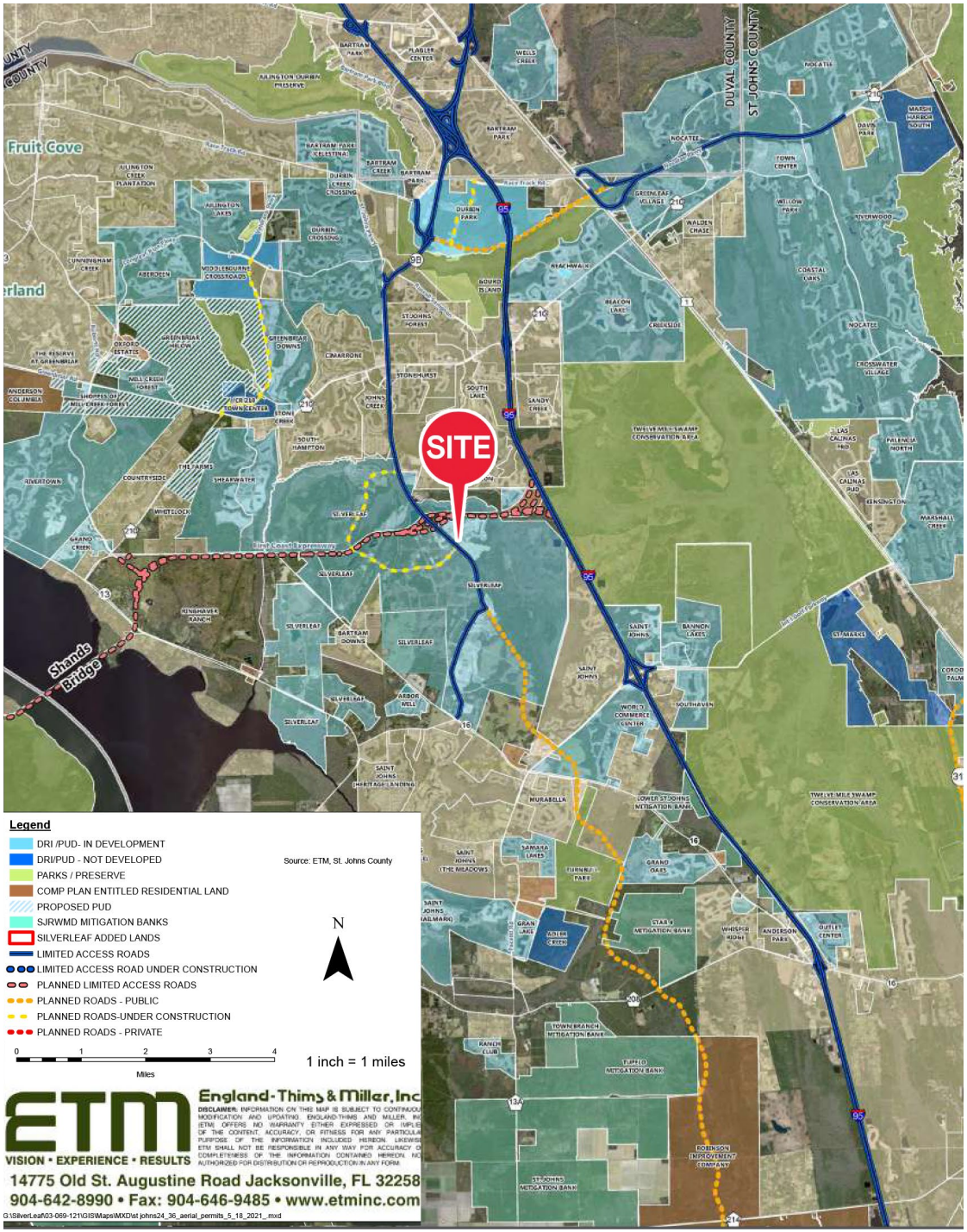
BUSINESS ENVIRONMENT

- **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: T**he 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 Populaiton Review 2025.*
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor.


Residential Building Permits
New Construction*
Occurrence of Building Permits per Square Mile
80 - 305
45 - 80
20 - 45
5 - 20
0 - 5
* Residential Building Permits from January 2025 - December 2025
(4,356 Total New Residential Building Permits)
SITE
ATLANTIC OCEAN
DUVAL COUNTY
CLAY COUNTY
PUTNAM COUNTY
ST. JOHNS RIVER
CLICK HERE FOR AN INTERACTIVE RESIDENTIAL DEVELOPMENT MAP OF ST. JOHNS COUNTY



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)	17,600	4,381	13,219
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	56,995	31,831	25,209













Contact Brokers

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

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: 10.22.26