



# SilverLeaf Commons



St. Augustine, Florida

**Nancy Sumner**

Vice President  
+1 904 861 1134  
nancy.sumner@colliers.com

**Katy Figg**

Vice President  
+1 904 861 1133  
katy.figg@colliers.com

76 S. Laura Street  
Suite 1500  
Jacksonville, FL 32202  
colliers.com





## Property Highlights

- GLA: 55,950± SF
- Join Anytime Fitness, Allstate, Foxtail Coffee, Tersak’s Martial Arts, Silverleaf Dental, and QT Nails
- Inline and endcap with patio 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 17,000 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 \$625,245 in 2023. Silverleaf currently has 2,938 homes occupied.
- Baptist has purchased 22 acres in SilverLeaf to construct a 300,000 sq. ft 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 to open Summer 2024
- 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

Source: Esri Business Analyst



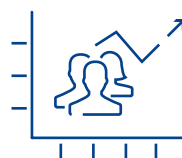
**Population  
(2024)**

**1 mile:** 3,674

**3 mile:** 22,205

**5 mile:** 63,581

**MSA** 1,737,832



**Projected Population  
(2029)**

4,527

29,414

81,762

1,855,859



**Average Household  
Income (2024)**

\$146,878

\$148,813

\$151,884

\$108,888



**Projected Household  
Income (2029)**

\$167,820

\$172,557

\$174,599

\$129,915

# Conceptual Site Plan



## Building 1 (North): 70 Silver Forest Drive, St. Augustine, FL 32092 - Units TBD

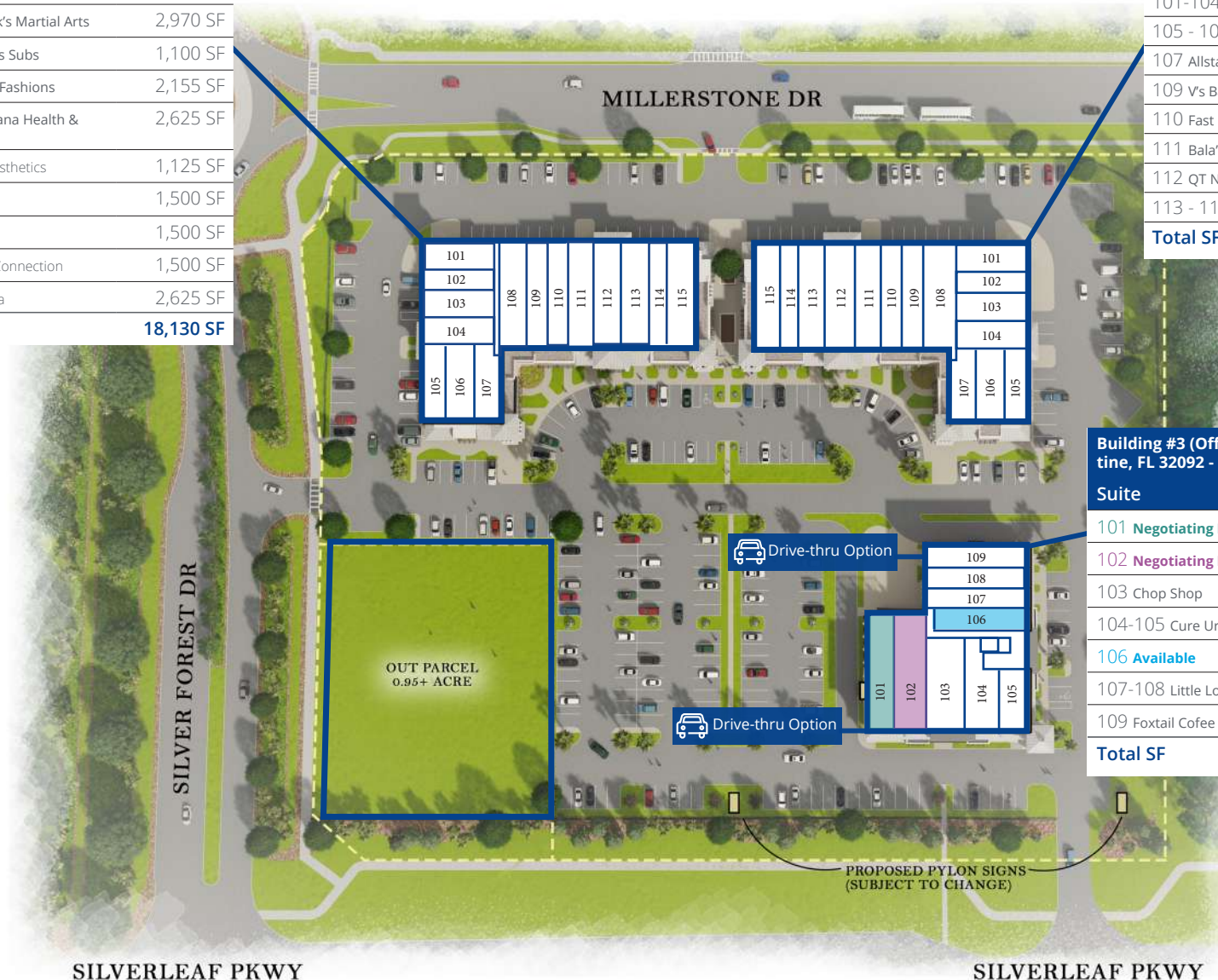
Suite	Size
101 Rita's Ice	1,030SF
102-104 Tersak's Martial Arts	2,970 SF
105 Jersey Mike's Subs	1,100 SF
106-107 Makk Fashions	2,155 SF
108-109 Serasana Health & Wellness Center	2,625 SF
110 River City Aesthetics	1,125 SF
111 Toytopia	1,500 SF
112 Peterbooke	1,500 SF
113 The Dance Connection	1,500 SF
114-115 Rustica	2,625 SF
<b>Total SF</b>	<b>18,130 SF</b>

## Building 2 (South): 60 Silver Forest Drive, St. Augustine, FL 32092 - Units TBD

Suite	Size
101-104 & 108 Anytime Fitness	4,920 SF
105 - 106 Silverleaf Dental	2,780 SF
107 Allstate	1,055 SF
109 Vs 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 - 115 Salento	4,125 SF
<b>Total SF</b>	<b>18,130 SF</b>

## Building #3 (Office): 50 Silver Forest Drive, St. Augustine, FL 32092 - Units TBD

Suite	Size
101 <b>Negotiating Lease</b>	1,960 SF
102 <b>Negotiating LOI</b>	1,940 SF
103 Chop Shop	1,940 SF
104-105 Cure Urgent Care	2,310 SF
106 <b>Available</b>	1,071 SF
107-108 Little Love Pediatric Dentistry	2,193 SF
109 Foxtail Cofee	1,175 SF
<b>Total SF</b>	<b>12,589 SF</b>



\*Site plan is conceptual only. Exact dimension and special arrangements on this plan are approximate and may vary in final construction.



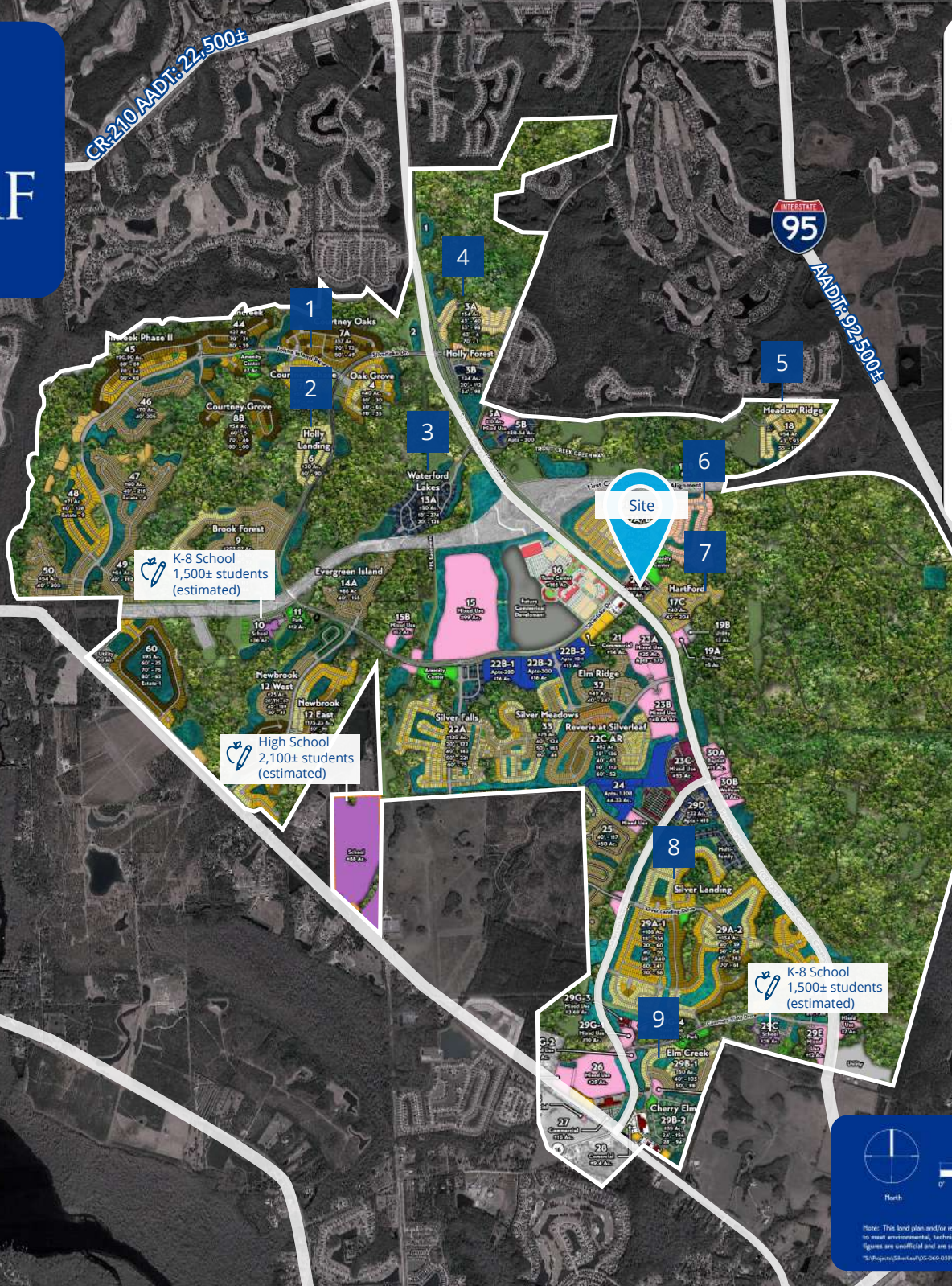
# SILVERLEAF

## Master Site Plan

March 24, 2025

CR-210 AADT: 22,500±

95 I-95  
AADT: 92,500±



K-8 School  
1,500± students  
(estimated)

High School  
2,100± students  
(estimated)

K-8 School  
1,500± students  
(estimated)

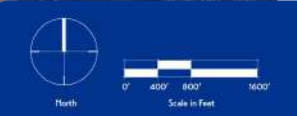
**Overall Total Units: 17,600 D.U.**

- Total Multi-Family (Not Including A.R.): 7,564 D.U.
- Total Multi-Family A.R.: 1,132 D.U.
- Total Single Family A.R.: 953 D.U.
- Total Single Family (Not Including A.R.): 7,551 D.U.
- Grand Creek: 400 D.U.

■ Apartments:	5,725 D.U.
■ Duplex (28'):	136 D.U.
■ Duplex A.R. (35'):	658 D.U.
■ Townhomes (18'):	498 D.U.
■ Townhomes (20'):	496 D.U.
■ Townhomes (24'):	858 D.U.
■ Townhomes (28'):	325 D.U.
■ Single Family (40'):	3,143 D.U.
■ Single Family (43'):	503 D.U.
■ Single Family (50'):	1,750 D.U.
■ Single Family (53'):	340 D.U.
■ Single Family (60'):	1,126 D.U.
■ Single Family (63'):	158 D.U.
■ Single Family (70'):	409 D.U.
■ Single Family (80'):	752 D.U.
■ Estate/ Equestrian:	323 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)



**ETM**  
England, Thimbs & Miller, Inc.  
VISION • EXPERIENCE • RESULTS

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information; therefore all acreage figures are unofficial and are subject to change.  
75:\Programs\Silverleaf\2025-06-05\9795-000-10\_01.mxd Site Plan 3-10-2025.rvt

# SilverLeaf Master Plan

Source: ETM



<b>1</b>	<b>Johns Island</b> <ul style="list-style-type: none"><li>• 215 homes entitled</li><li>• Now for sale</li><li>• Only gated community</li></ul>	<b>6</b>	<b>SilverLeaf Village</b> <ul style="list-style-type: none"><li>• 467 homes entitled</li><li>• 90% sold</li><li>• 60% occupied</li></ul>
<b>2</b>	<b>Holly Landing</b> <ul style="list-style-type: none"><li>• 90 homes entitled</li><li>• Now for sale</li></ul>	<b>7</b>	<b>HartFord</b> <ul style="list-style-type: none"><li>• 681 homes entitled</li><li>• Now for sale</li></ul>
<b>3</b>	<b>Waterford Lakes Townhomes</b> <ul style="list-style-type: none"><li>• 400 units; 2 phases</li><li>• Now for sale; Phase I underway</li></ul>	<b>8</b>	<b>Silver Landing</b> <ul style="list-style-type: none"><li>• 811 homes</li><li>• Now for sale</li></ul>
<b>4</b>	<b>Holly Forest</b> <ul style="list-style-type: none"><li>• 353 homes - single and multifamily</li><li>• All lots sold</li></ul>	<b>9</b>	<b>Elm Creek</b> <ul style="list-style-type: none"><li>• 200 homes, 284 townhomes</li><li>• Now for sale</li></ul>
<b>5</b>	<b>Meadow Ridge</b> <ul style="list-style-type: none"><li>• 195 homes entitled</li><li>• 100% sold</li><li>• 70-80% built and occupied</li></ul>	<b>Overall Total Units: 16,869 D.U.</b> <ul style="list-style-type: none"><li>• <b>Total Multi-family: 7,943 D.U.</b></li><li>• <b>Total Single Family: 8,526 D.U.</b></li><li>• <b>Grand Creek: 400 D.U.</b></li></ul>	

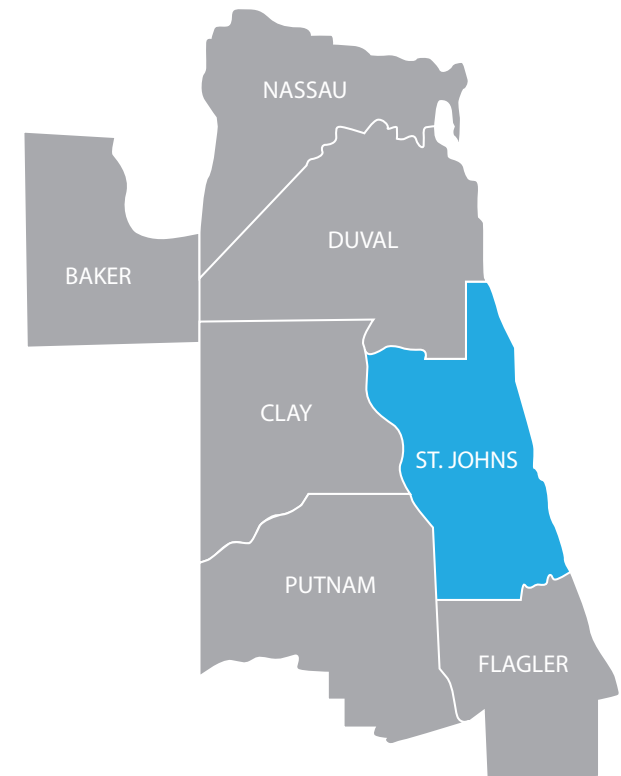


## St. Johns County Highlights

St. Johns County is experiencing an explosive growth in population and is ranked one of the fastest-growing counties in the United States. Between 2010-2022, the total population in St. Johns County grew to an estimated 278,722, a 47% increase in the past 10 years. High income families with an avg income of \$100,200 are flooding this area due to one of the top-ranked public school systems in Florida. St. Johns County has the highest per capita and median household income in Florida. In January 2025, the St. Johns County School District was ranked No. 3 in the state with a 95.6% graduation rate and an average 1143 SAT score. The county has approximately 140,000 homes planned and under construction over the next few years.

- St. Johns County is the ranked one of the fastest-growing counties in Florida
- As of 2022, St. Johns County had 10,000 businesses
- St. Johns County's current population is 329,159
- According to SmartAsset, St. Johns County is one of the top 10 richest counties in Florida
- The St. Johns County School District has earned an A grade from the Florida Department of Education every year since 2008
- St. Johns County was named the healthiest county in Florida for the 11th consecutive year by Robert Wood Johnson Foundation
- St. Johns County was ranked 4th best counties to live in Florida according to Niche
- St. Johns County was ranked as the 2nd best county for families in Florida by Niche
- St. Augustine Beach was named one of the top 25 beaches in the United States by TripAdvisor
- Southern Living recognized St. Augustine as the city with the most historical homes in the U.S.
- St. Augustine has been ranked the best places for young professionals by Niche
- Lowest unemployment rate in northeast Florida and third-lowest in the state at 2.2% as of September 2023
- First Coast Expressway has sped up their completion date to 2028 due to the demand which will connect into I-95 and ultimately unite the westside of Jacksonville to the eastside
- In 2023, St. Johns County issued more than 5,568 single-family building permits

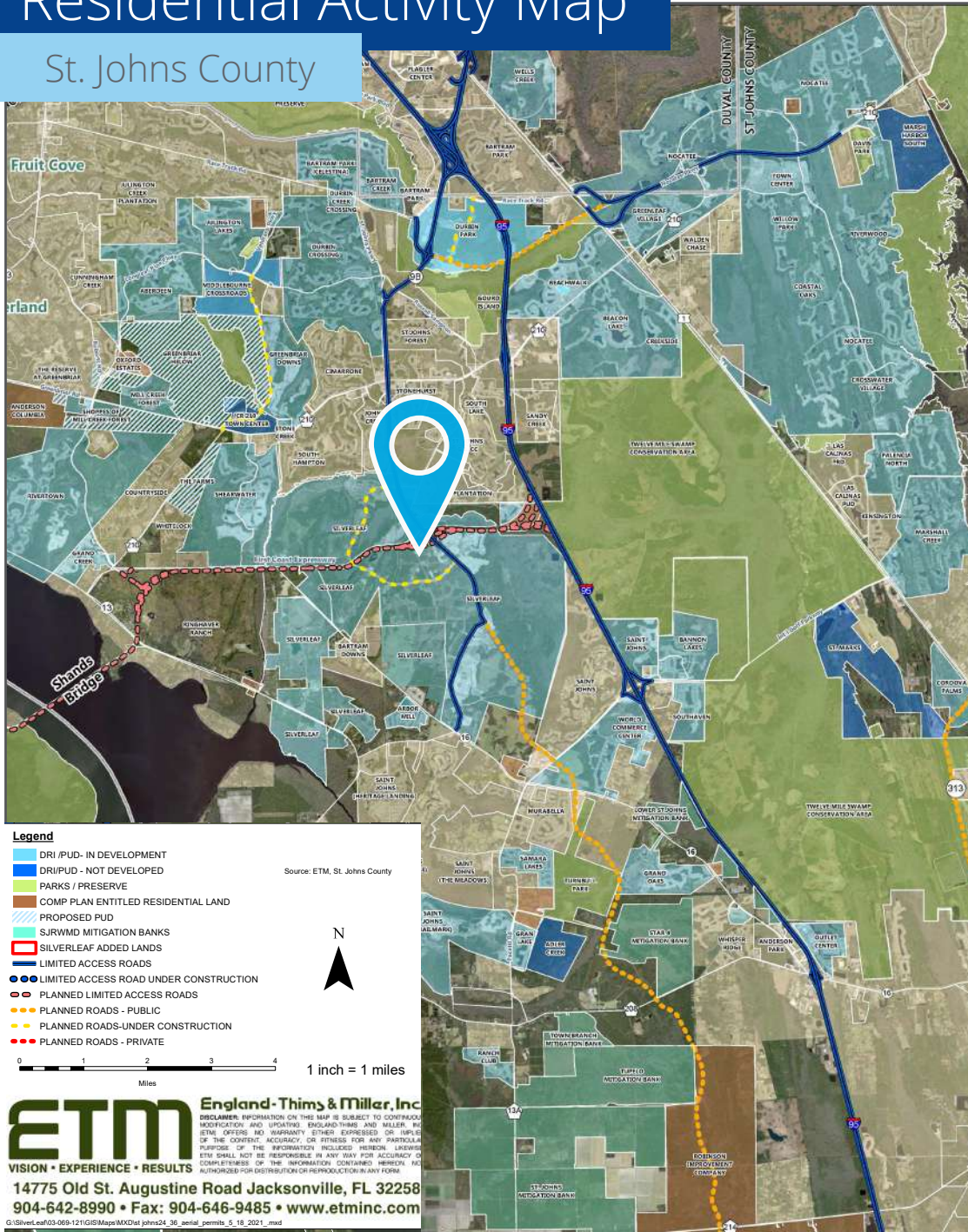
 [Click to view St. Johns County Community Overview 2024 Report](#)



Source: St. Johns County Economic Development Office 2024

# Residential Activity Map

## St. Johns County



## Northern St. Johns County Single Family Entitlements

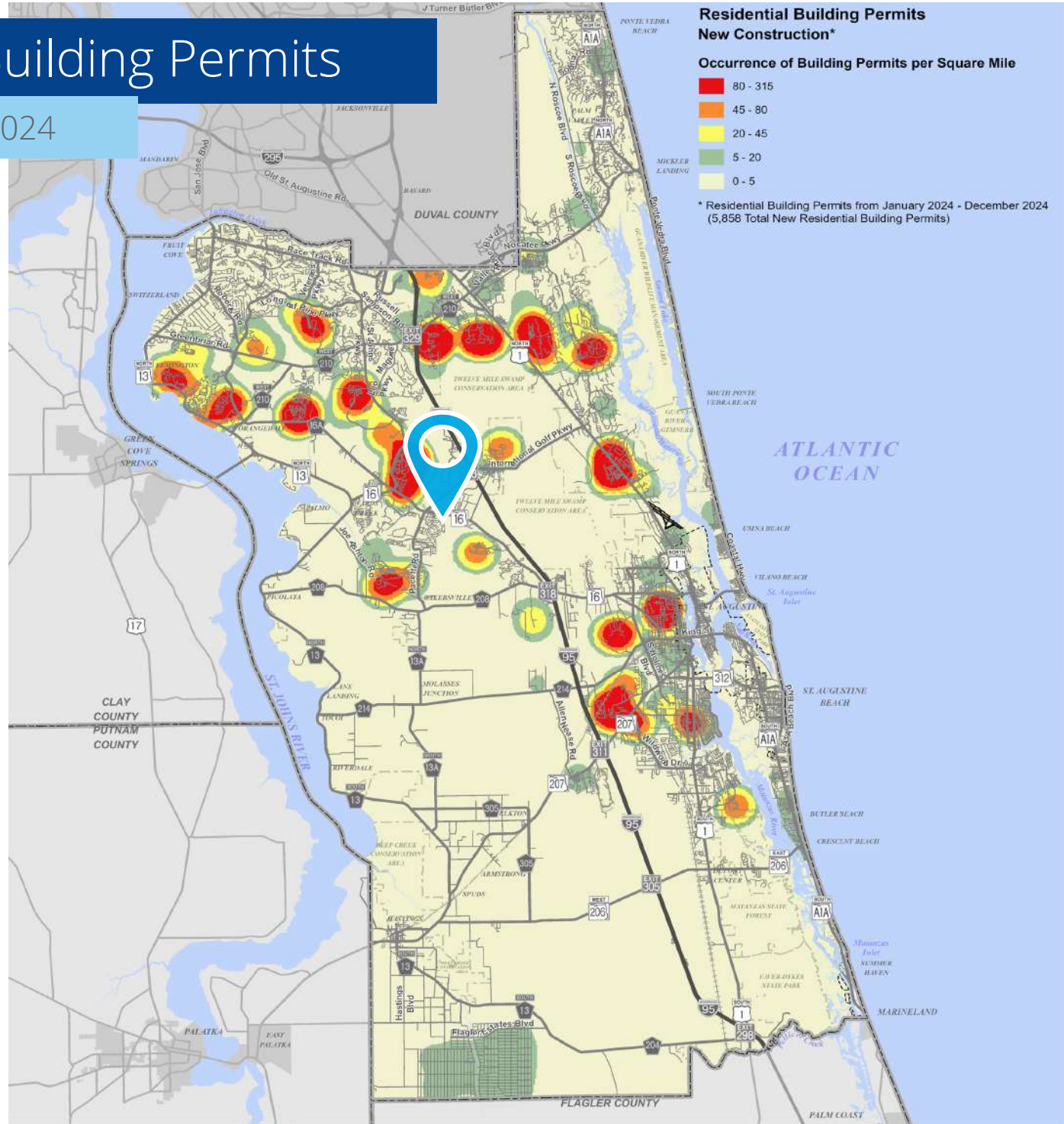
Project	Approved	Built	Unbuilt
Aberdeen	1,615	1,492	123
Anderson Greenbriar (Bartram Ranch)	365	9	356
Arbor Mill	317	313	4
Bannon Lakes	934	461	473
Bartram Park Celestina			
Cimarrone	768	768	0
Cordova Palms	750	0	750
Durbin Crossing	1,814	1,801	13
Gran Lake	296	292	4
Grand Oaks	999	58	941
Grande Creek	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
Markland			
ICI Middlebourne	426	0	426
Murabella	740	740	0
Nocatee	8,595	7,200	1,395
Oxford Estates	321	263	58
Palencia			
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
Twin Creeks Heartwood			
Twin Creeks South Jax			
Whisper Ridge	405	405	0
World Commerce Center	405	405	0
Miscellaneous			
<b>Total</b>	<b>67,849</b>	<b>38,931</b>	<b>28,918</b>

# Residential Building Permits

New Construction 2024

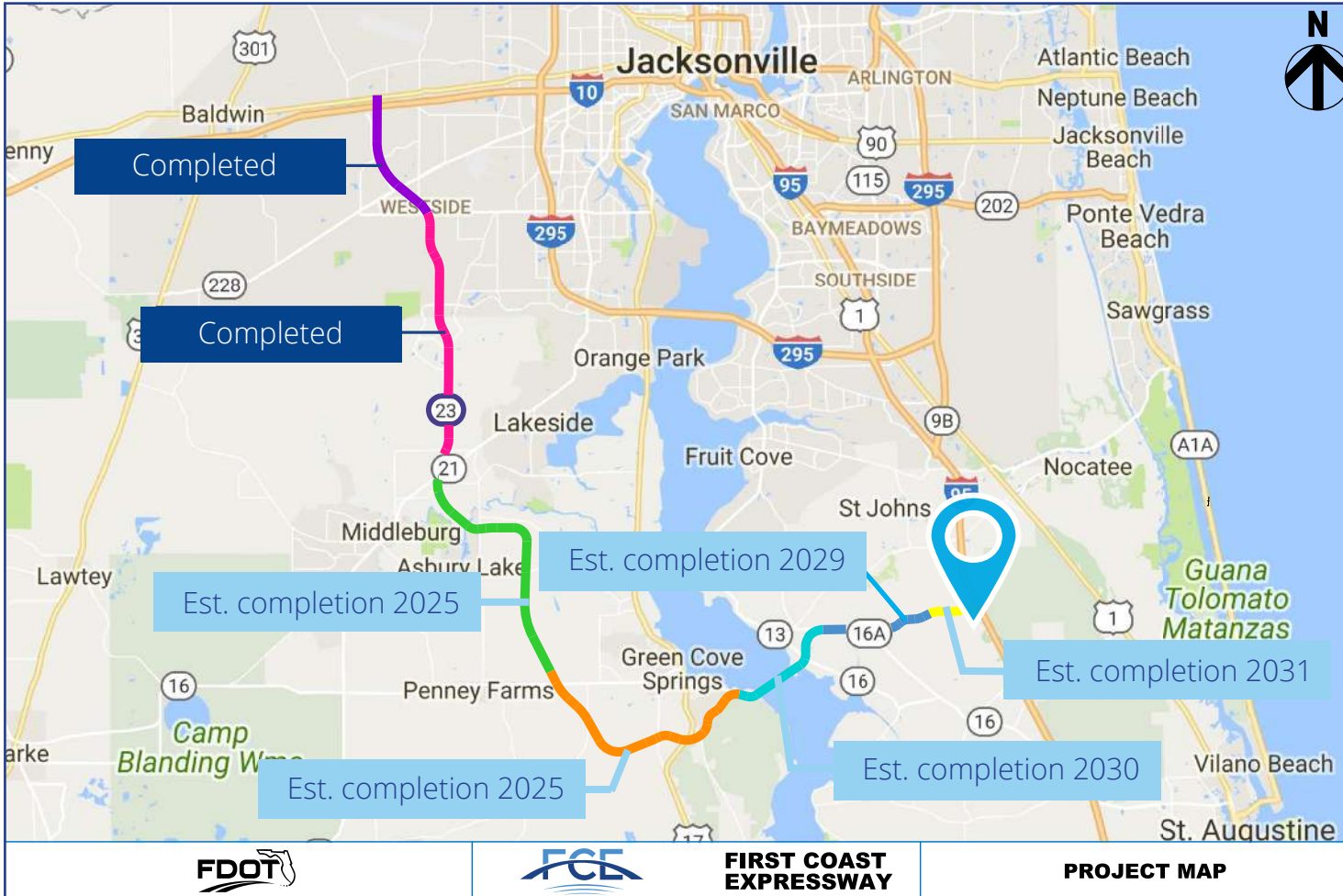


Click here for an interactive development map of St. Johns County.



# First Coast Expressway

Source: FDOT.gov (May 2024)



- FCE South Project
- FCE North Project
- Blanding Blvd to North of SR 16
- North of SR 16 to South of U.S. 17
- New bridge over St. Johns River
- From east of County Road 16A Spur to County Road 2209
- From County Road 2209 to I-95

One of the final segments of the First Coast Expressway consists of a new four-lane roadway from east of the County Road 16A Spur to I-95 in St. Johns County.

## Future Traffic Counts

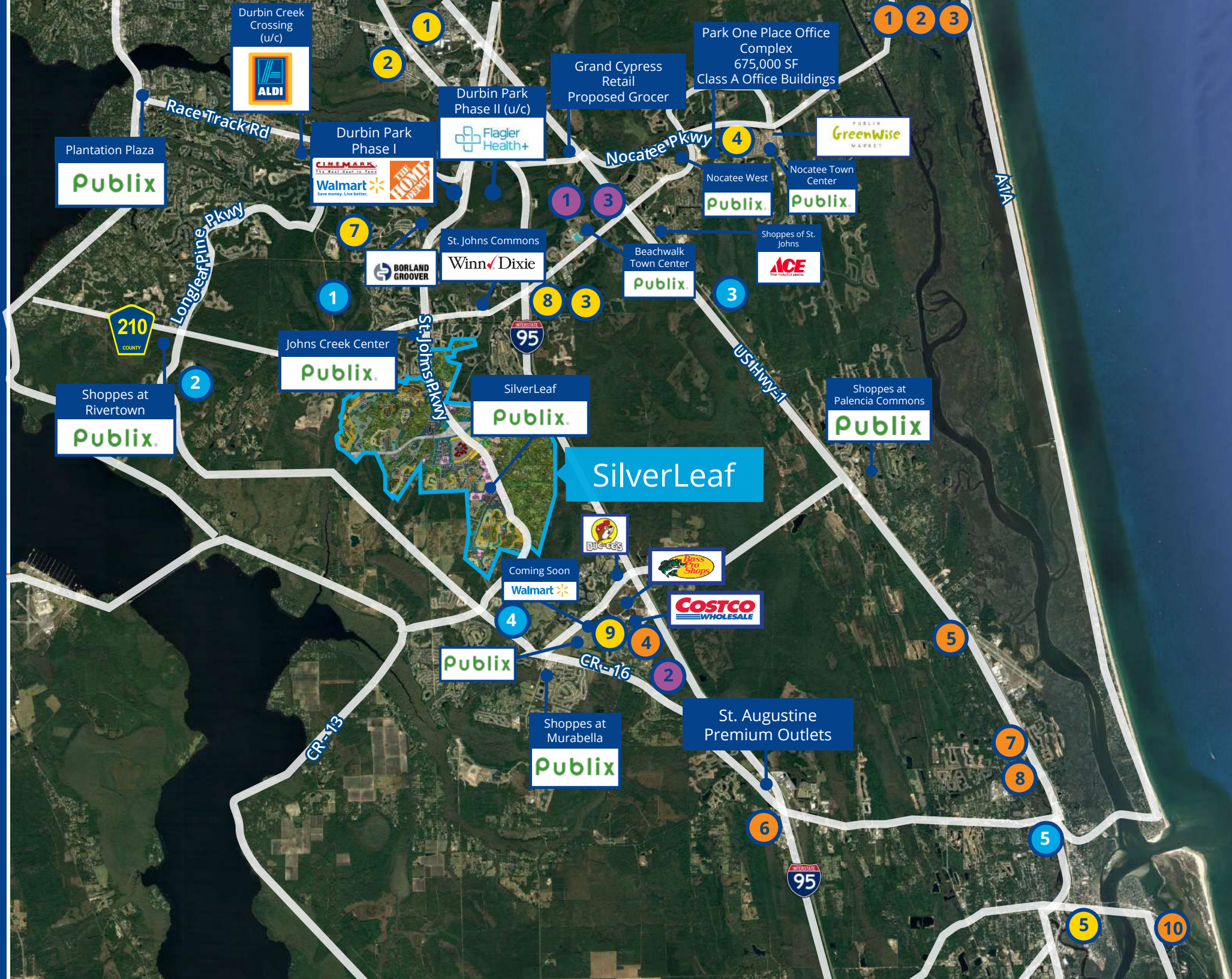
County Road 2209 (Known as St. Johns Parkway north of CR 210)

- Opening Year (2029): 22,900 AADT

SR 23 (From I-95 to CR 2209)

- Opening Year (2031): 50,200 AADT





Durbin Creek Crossing (u/c)  
**ALDI**

Plantation Plaza  
**Publix**

Durbin Park Phase I  
**FIREMARK**  
**Walmart**  
Save money. Live better.

Durbin Park Phase II (u/c)  
**Flagler Health+**

Grand Cypress Retail  
Proposed Grocer

Park One Place Office Complex  
675,000 SF  
Class A Office Buildings

**GreenWise MARKET**

Nocatee West  
**Publix**

Nocatee Town Center  
**Publix**

**BORLAND GROOVER**

St. Johns Commons  
**Winn-Dixie**

Beachwalk Town Center  
**Publix**

Shoppes of St. Johns  
**ACE**  
THE INDUSTRIAL ARMOR



Johns Creek Center  
**Publix**

SilverLeaf  
**Publix**

Shoppes at Palencia Commons  
**Publix**

Shoppes at Rivertown  
**Publix**

**SilverLeaf**



Coming Soon  
**Walmart**

**COSTCO WHOLESALE**

**Publix**

Shoppes at Murabella  
**Publix**

St. Augustine Premium Outlets

CR-13

CR-16



# Area Overview

## St. Johns County



### 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

### 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

### Hospitals/Health Centers

#	Name	Bed Count
1	Baptist Medical Center South	196
2	Brooks Rehabilitation - Bartram ( <i>opened Spring 2022</i> )	60
3	Ascension St. Vincents at Fountains North ( <i>open 2022; 600 employees</i> )	56
4	Flagler Health+	150
5	Flagler Hospital	316
6	Baptist Health at The Pavillion at S.R. 207 ( <i>coming soon; 525,000 SF</i> )	TBA
7	Borland Groover ( <i>coming soon; 35,000 SF   75 new jobs</i> )	TBA
8	Acadia Healthcare ( <i>coming soon, 99,485 SF</i> )	144
9	Advent Health ( <i>coming soon</i> )	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

# Photo Gallery

## SilverLeaf Commons





This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

**Nancy Sumner**

Vice President  
+1 904 861 1134  
nancy.sumner@colliers.com

**Katy Figg**

Vice President  
+1 904 861 1133  
katy.figg@colliers.com

76 S. Laura Street  
Suite 1500  
Jacksonville, FL 32202  
colliers.com

