

GREENLEAF PROFESSIONAL PARK AT NOCATEE

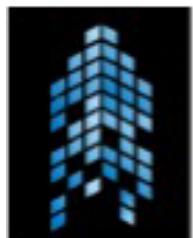
Coming 3rd Quarter 2026 New Construction 3,500/1,750 SF Office Building



Centrally positioned to serve the growing residential areas of Beachwalk, Palencia, Palm Valley, and Nocatee as well as the City of St. Augustine, FL.

*For reference. Not Actual Building

Medical, Law Firms, Accounting Firms, Consulting Companies, Insurance Agencies or other Professional Services. For leasing details on the 3,500/1,750 SF Greenleaf Professional Office Park, contact us via phone or email.



R.A. McVay, Inc.

Commercial Real Estate Services

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Demographics	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Daytime Population (2024)
1 Mile	6,049	6,804	\$183,681	7,091
3 Mile	26,726	30,431	\$181,318	22,886
5 Mile	49,023	58,387	\$180,157	40,338
Trade Area*	326,900	366,782	\$144,200	311,000

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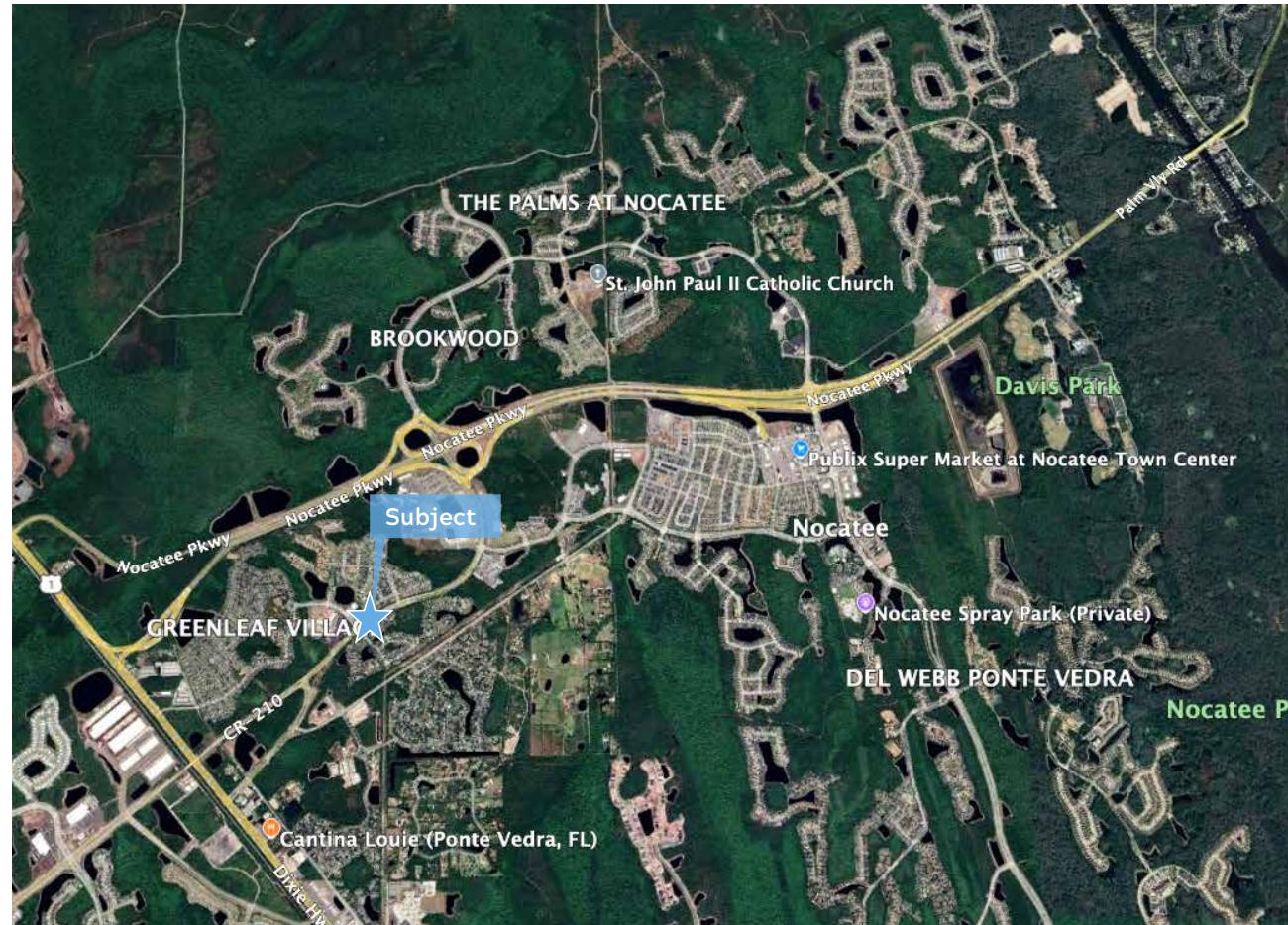
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St. Johns County Highlights

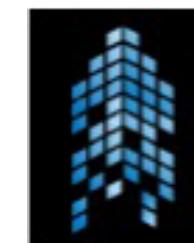
- **Top Growth Market:** One of Florida's fastest-growing counties.
- **Strong Population Base:** 329,159 residents and growing.
- **Affluent Community:** Among Florida's top 10 wealthiest counties (SmartAsset).
- **A-Rated Schools:** "A" grade district since 2008, a major draw for families.
- **Business-Friendly Climate:** Low taxes and supportive infrastructure for growth.

Nocatee Highlights

- **#1 for Families:** Ranked best place to raise a family in Florida (Niche, 2024).
- **National Recognition:** Top 15 U.S. master-planned communities 11 years running.
- **Award-Winning Living:** Named Florida's best place to live (Newsweek, 2020).
- **High Daytime Traffic:** Nearby employers include Treace Medical, Baptist Health, and more.
- **Retail Growth:** New 64,000 SF Publix center opening in 2025. BJ's and Lowes are now open in the Beachwalk area.
- **High Income Area:** \$150,703 average median income within 3 miles.
- **Resort-Style Amenities:** Parks, trails, water parks, and town center living.
- **Exceptional Connectivity:** Direct access to US-1, I-95, and CR-210 for seamless commutes.



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