



OAKLEAF PLANTATION
6,500 UNITS

Publix

HCA Florida
Orange Park

HEARTLAND

Oakleaf Plantation Pkwy 12,700 ADT

LUV

McDonald's

Daybreak
MARKET

PJs
COFFEE

Pizza Pie

DOLLAR TREE

Discovery Dr 7,300 ADT

First Coast Expy 16,800 ADT

Challenger Dr 8,700 ADT

First Coast Expy 28,600 ADT

SITE
20.23 AC

SITE
16.31 AC

SITE
9.73 AC

LEGEND:
A1 ASSEMBLY 1 5.80 ACRES
A2 ASSEMBLY 2 4.75 ACRES
A3 ASSEMBLY 3 8.54 ACRES

CAMERON OAKS
182 UNITS

KINDLEWOOD
213 UNITS

DOUBLE BRANCH
150 UNITS

SHOPS AT OAKLEAF





ANCHOR AND JUNIOR ANCHOR SPACE AVAILABLE

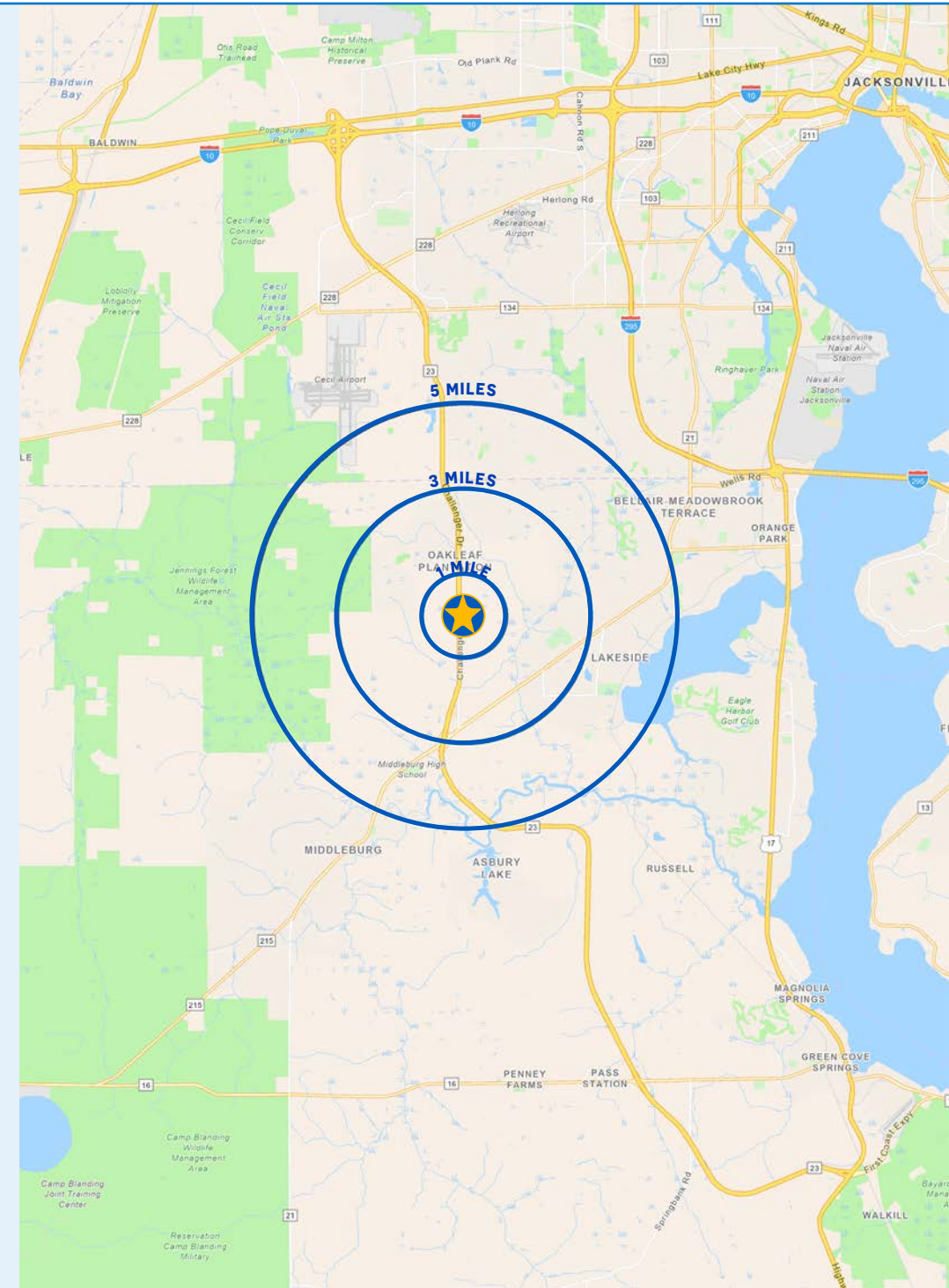


PROJECT DETAILS

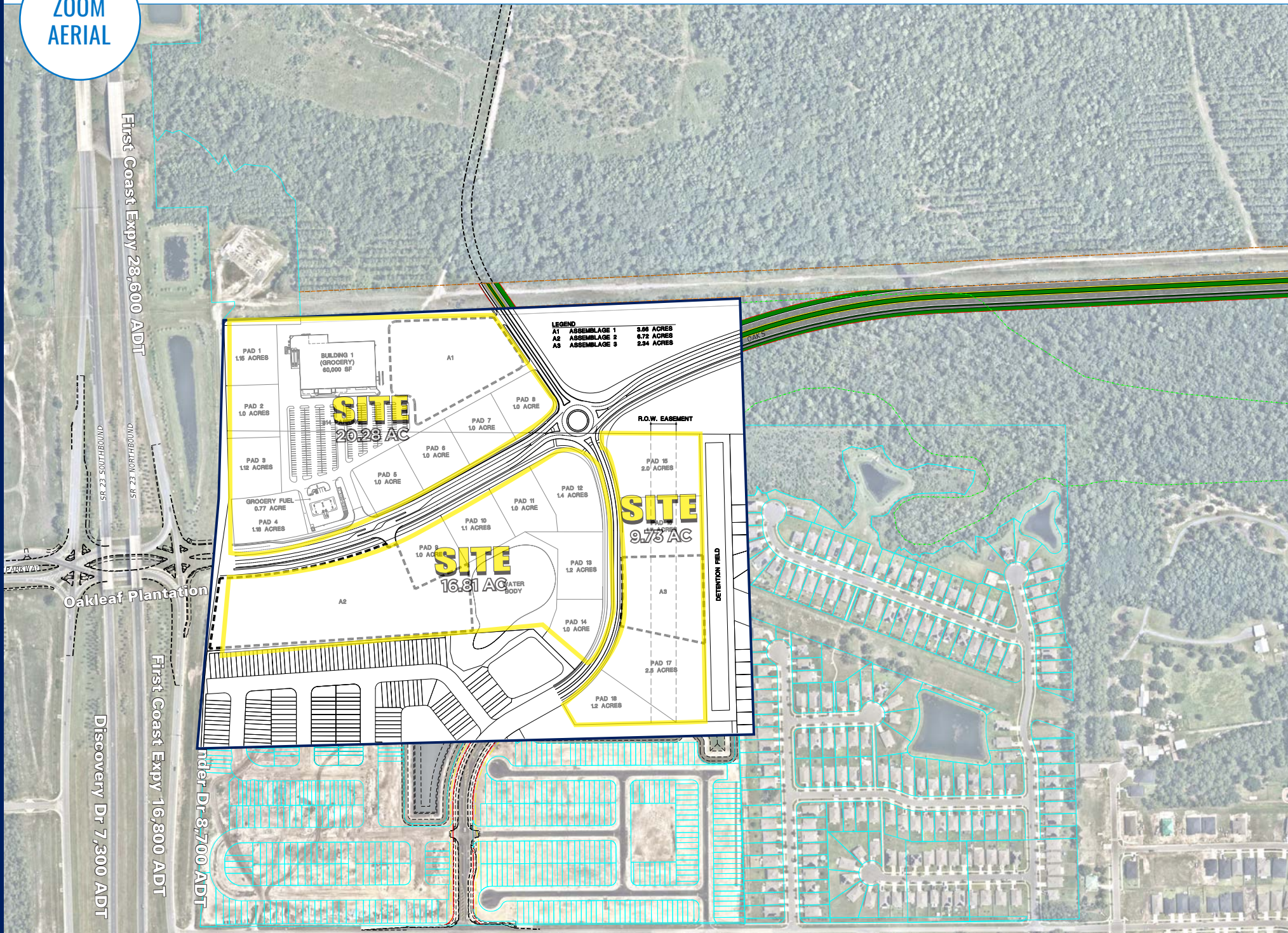
SHOPS AT OAKLEAF • ANCHOR & JUNIOR ANCHOR SPACE AVAILABLE • FOR SALE OR LEASE

AVAILABLE SPACE	47 acres
TRAFFIC COUNTS	First Coast Expressway - 28,600 ADT Oakleaf Plantation Pkwy - 12,700 ADT
PROPERTY HIGHLIGHTS	47 acre site available for build-to-suit, ground lease or purchase PUD allows for prominent anchor and junior anchor uses Oakleaf Plantation Pkwy will be expanded east-bound to connect to Cheswick Oaks Ave 2,164 new residential homes within 3 miles Estimated 2028 delivery
AREA RETAILERS	Publix, Dollar Tree, Pizza Hut and more
COUNTY	Clay
MARKET	Oakleaf / Middleburg

	2 MILE	3 MILE	5 MILE
 POPULATION	28,800	46,088	113,541
 DAYTIME POPULATION	18,129	32,423	80,920
 AVERAGE HH INCOME	\$117,458	\$114,447	\$110,647
 TOTAL HOUSEHOLDS	9,268	15,482	40,453



ZOOM
AERIAL



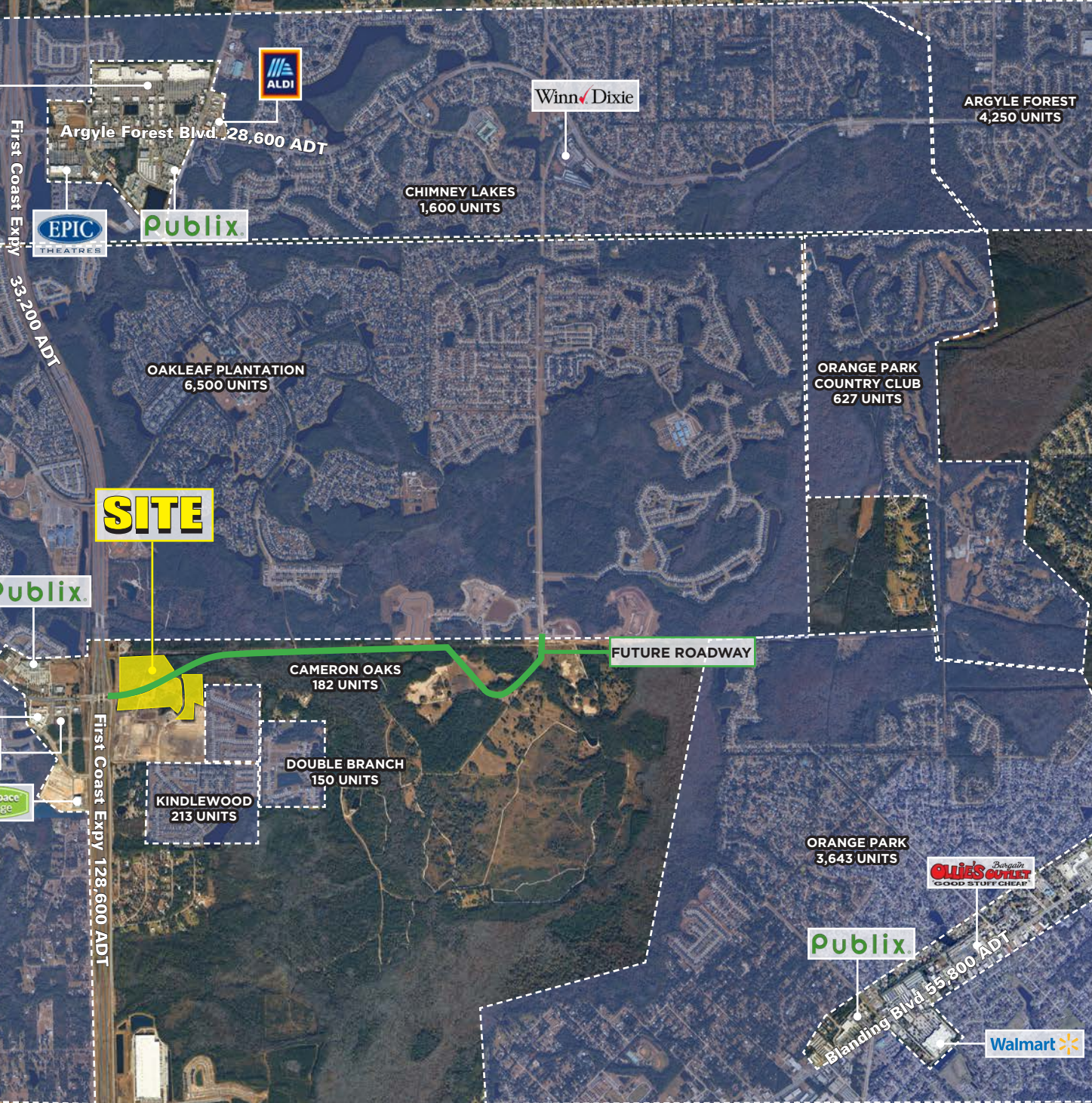
MID AERIAL

SHOPS AT OAKLEAF • ANCHOR & JUNIOR ANCHOR SPACE AVAILABLE • FOR SALE OR LEASE



HIGH AERIAL

OAKLEAF TOWN LOBBY

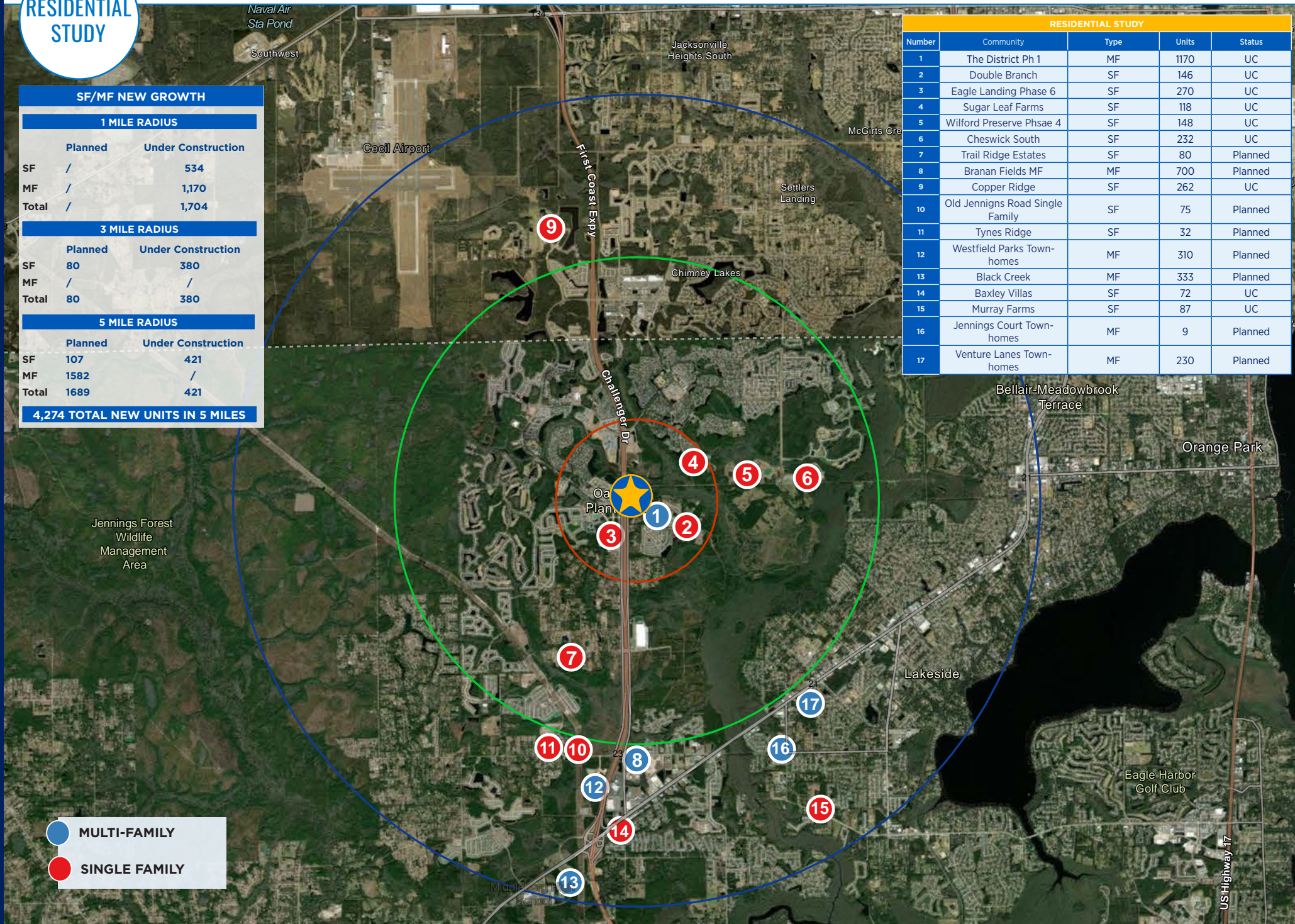


RESIDENTIAL STUDY

SHOPS AT OAKLEAF • ANCHOR & JUNIOR ANCHOR SPACE AVAILABLE • FOR SALE OR LEASE

SF/MF NEW GROWTH		
1 MILE RADIUS		
	Planned	Under Construction
SF	/	534
MF	/	1,170
Total	/	1,704
3 MILE RADIUS		
	Planned	Under Construction
SF	80	380
MF	/	/
Total	80	380
5 MILE RADIUS		
	Planned	Under Construction
SF	107	421
MF	1582	/
Total	1689	421
4,274 TOTAL NEW UNITS IN 5 MILES		

RESIDENTIAL STUDY				
Number	Community	Type	Units	Status
1	The District Ph 1	MF	1170	UC
2	Double Branch	SF	146	UC
3	Eagle Landing Phase 6	SF	270	UC
4	Sugar Leaf Farms	SF	118	UC
5	Wilford Preserve Phsae 4	SF	148	UC
6	Cheswick South	SF	232	UC
7	Trail Ridge Estates	SF	80	Planned
8	Branan Fields MF	MF	700	Planned
9	Copper Ridge	SF	262	UC
10	Old Jennings Road Single Family	SF	75	Planned
11	Tynes Ridge	SF	32	Planned
12	Westfield Parks Town-homes	MF	310	Planned
13	Black Creek	MF	333	Planned
14	Baxley Villas	SF	72	UC
15	Murray Farms	SF	87	UC
16	Jennings Court Town-homes	MF	9	Planned
17	Venture Lanes Town-homes	MF	230	Planned



- MULTI-FAMILY
- SINGLE FAMILY

MIDDLEBURG, FLORIDA

SHOPS AT OAK LEAF

ANCHOR & JUNIOR ANCHOR SPACE AVAILABLE

ZACH POWELL

407.848.1531
ZPOWELL@ATLANTICRETAIL.COM

SCOTT GILES

407.221.5851
SGILES@ATLANTICRETAIL.COM

COLLIN MCCONNELL

609.709.9209
CMCCONNELL@ATLANTICRETAIL.COM



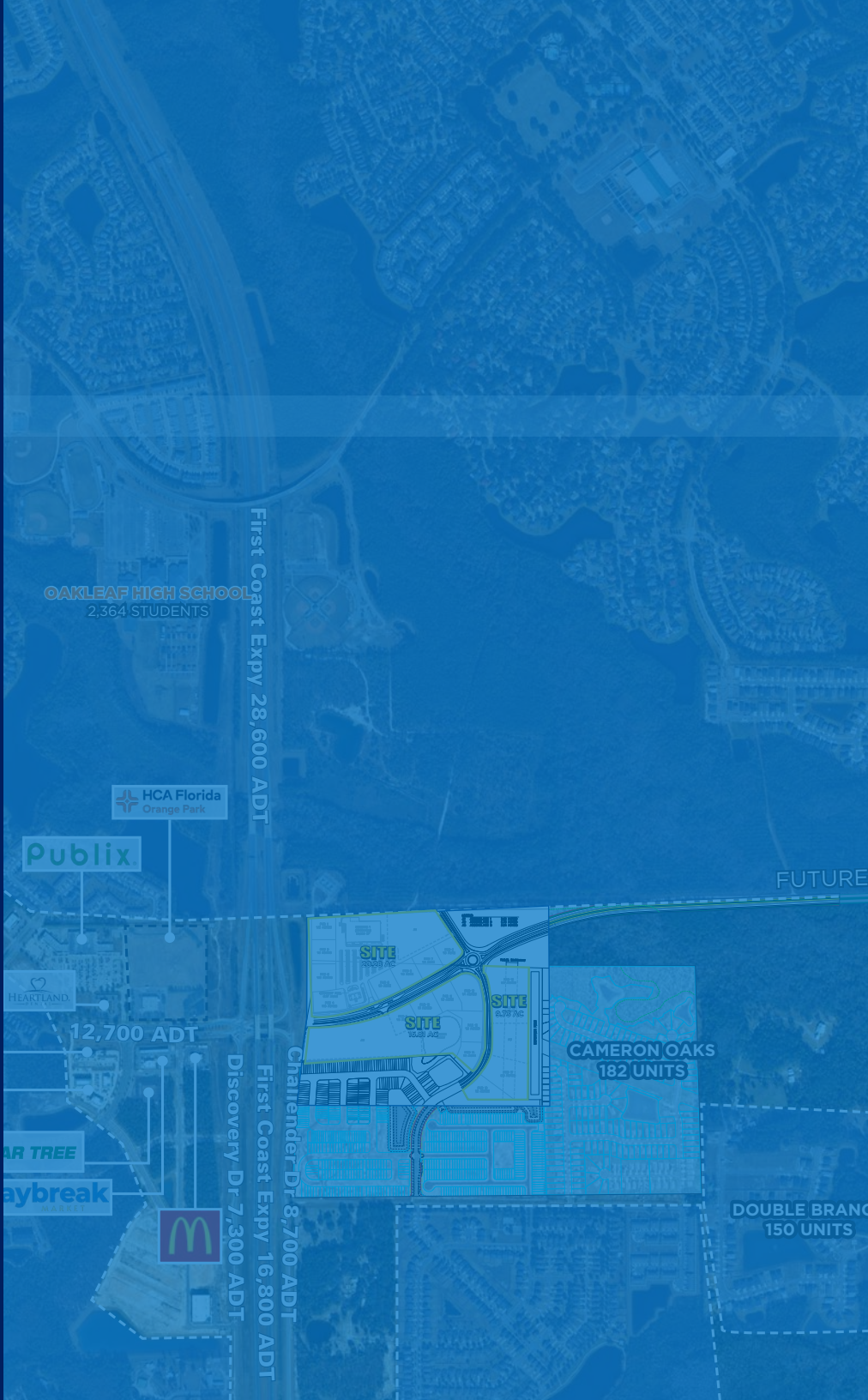
ORLANDO

1180 SOLANA AVENUE
WINTER PARK FL, 32789
407.919.6575

- ALBANY
- ATLANTA
- BOSTON
- CHARLESTON
- CHARLOTTE
- LOS ANGELES
- NEW YORK CITY
- PITTSBURGH
- WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)
 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)



© ATLANTIC RETAIL 2026 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.