

GREENLEAF PROFESSIONAL PARK AT NOCATEE

Coming 1st Quarter 2027 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 (2025 est.)	Population Projection (2030)	Average Household Income (2025)	Daytime Population (2025)
5 Minutes	11,649	13,313	\$210,588	9,594
10 Minutes	48,688	55,715	\$173,652	48,353
15 Minutes	130,671	149,243	\$167,277	127,319
20 Minutes	325,692	357,790	\$138,918	359,305

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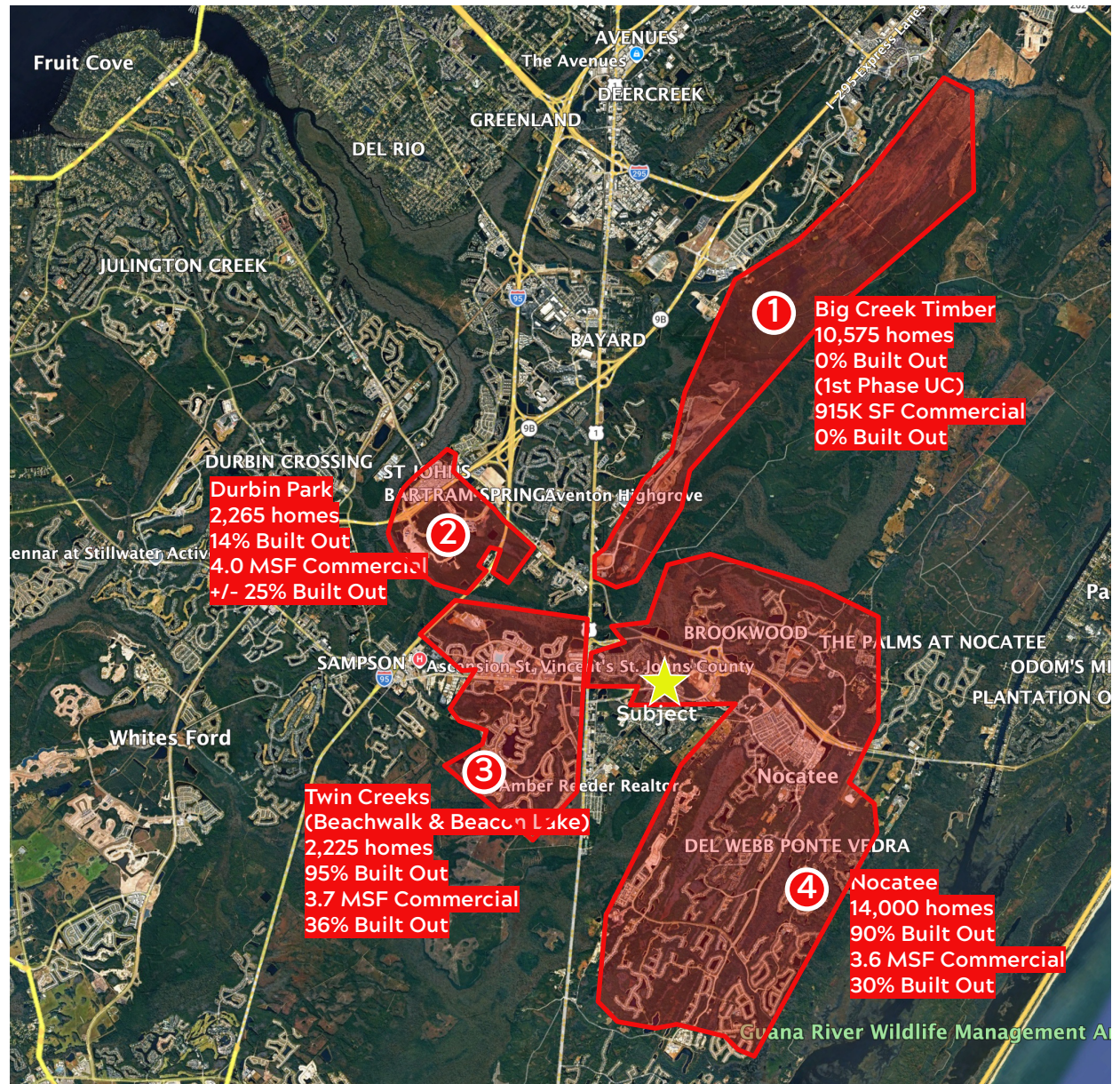
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St. Johns County Highlights

- **Top Growth Market:** One of Florida's fastest-growing counties.
- **Strong Population Base:** 359,305 residents and growing within 20 minutes.
- **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

- **#4 for Families:** Ranked fourth best place to raise a family in Florida (Niche, 2025).
- **National Recognition:** Consistently ranked among the nation's top-selling master-planned communities.
- **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:** \$167,277 average median income within 3 minutes.
- **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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