



CHESWICK OAKS AND SR 23 - FIRST COAST EXPRESSWAY | MIDDLEBURG, FL

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

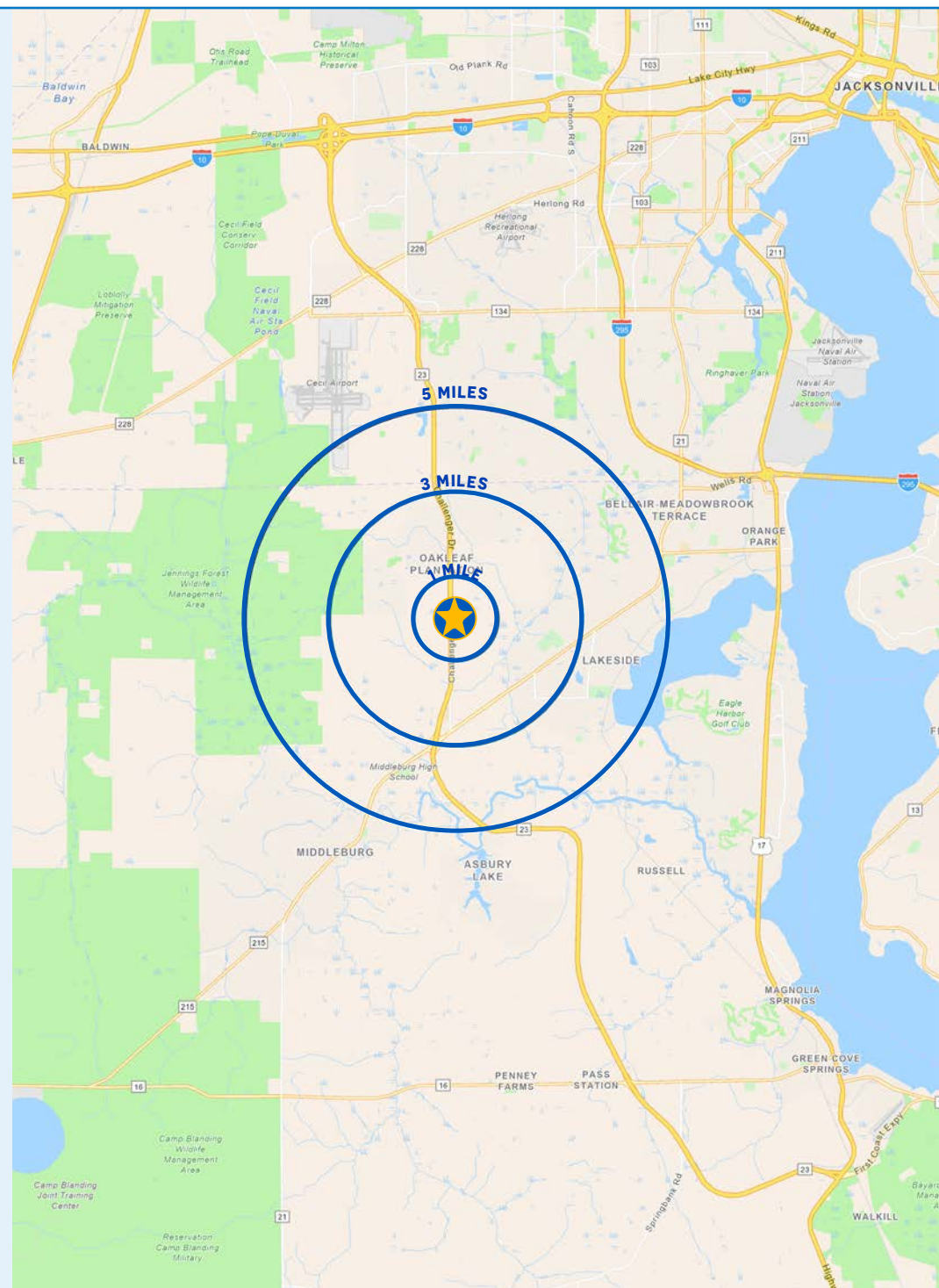
COUNTY

Clay

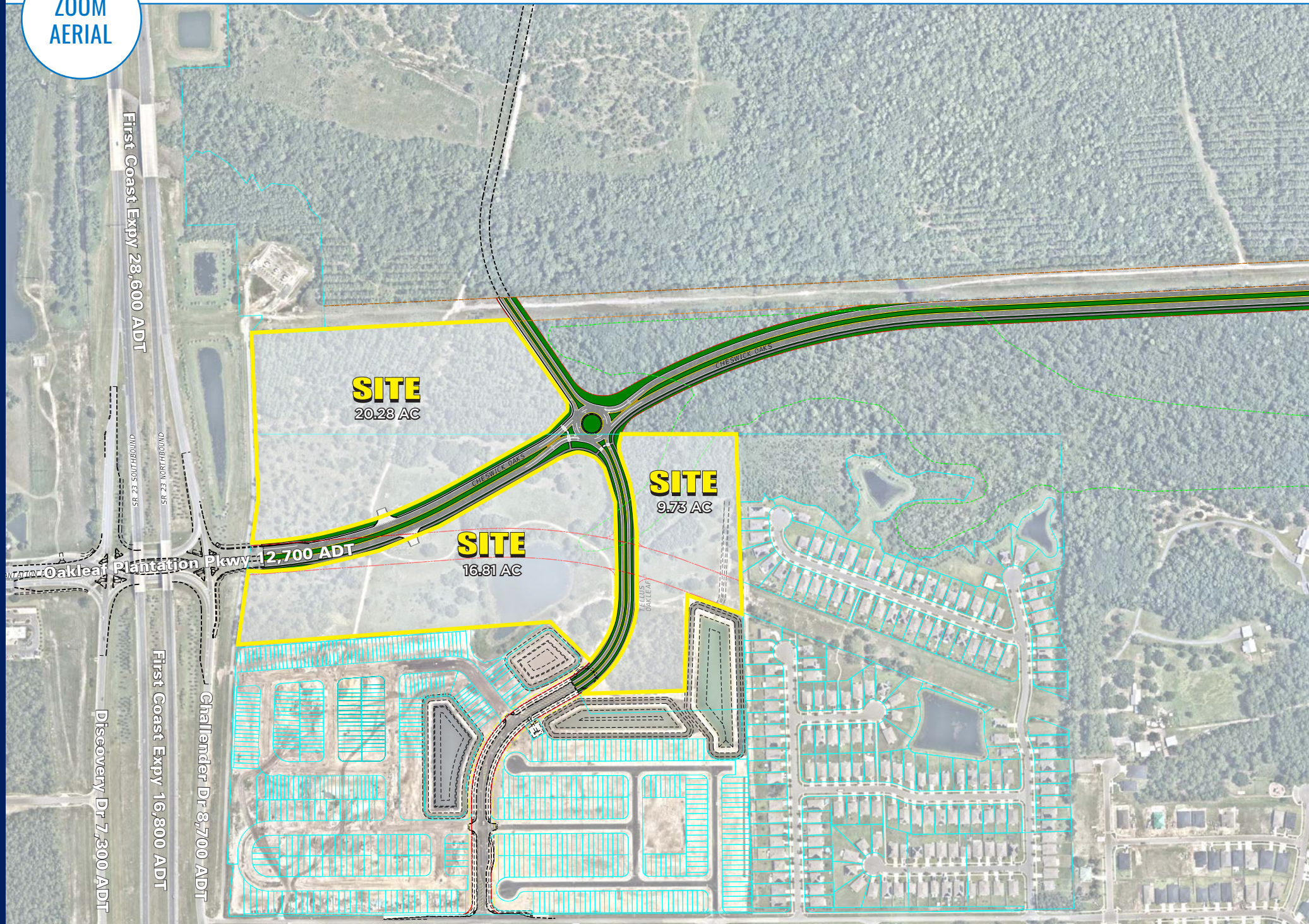
MARKET

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

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



First Coast Expy 33-200 ADT



Argyle Forest Blvd 28,600 ADT



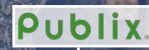
ARGYLE FOREST
4,250 UNITS

CHIMNEY LAKES
1,600 UNITS

OAKLEAF PLANTATION
6,500 UNITS

ORANGE PARK
COUNTRY CLUB
627 UNITS

SITE



Oakleaf Plantation Pkwy



First Coast Expy 128,600 ADT

CAMERON OAKS
182 UNITS

DOUBLE BRANCH
150 UNITS

KINDLEWOOD
213 UNITS

FUTURE ROADWAY

ORANGE PARK
3,643 UNITS



Blanding Blvd 55,800 ADT



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

N OAKS ELEMENTARY
59 STUDENTS

OAKLEAF VILLAGE ELEM
1,055 STUDENTS

OAKLEAF PLANTATION
6,500 UNITS

OAKLEAF JR HIGH
993 STUDENTS

OAKLEAF HIGH SCHOOL
2,364 STUDENTS

Publix

SITE
20.28 AC

SITE
16.81 AC

SITE
9.73 AC

CAMERON OAKS
182 UNITS

KINDLEWOOD
213 UNITS

MIDDLEBURG, FLORIDA

SHOPS AT OAK LEAF

ANCHOR & JUNIOR ANCHOR SPACE AVAILABLE

SCOTT GILES

407.221.5851

SGILES@ATLANTICRETAIL.COM

ZACH POWELL

407.848.1531

ZPOWELL@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

INSTAGRAM.COM/ATLANTIC_RETAIL/

REALTY
RESOURCES

CHAINLINKS
RETAIL ADVISORS

© 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.