

# Businesses at The Fountains at St. Johns are now open



The Jax Spice restaurant is one of the anchor tenants already open in the second phase of the restaurant and retail spaces of the Fountains. The buildout of the Fountains St. Johns development project off County Road 210 near I-95 in northern Saint Johns continues. PHOTOS BY BOB SELF/FLORIDA TIMES-UNION

## First of three-phase project almost complete

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The Fountains at St. Johns, near the Nocatee and Beachwalk communities, has nearly reached completion for its first of three phases, including having multiple retail sites already leased and open.

Located on nearly 100 acres at the northeast intersection of County Road 210 West and Interstate 95 in St. Johns County, The Fountains at St. Johns is near one of the fastest growing corridors in Northeast Florida – Northern St. Johns County – where 5,000 new



**Work underway in what will become 275 residential rental units in the Southeast corner of the Fountains St. Johns development complex. The buildout of the project continues with retail, office space and residential housing.**

homes are planned or under development, according to a July news release.

Cross Regions Group, a commercial real estate company, announced a few new businesses opening soon at The Fountains, including mixed-use, medical and retail spaces.

The Dolly Llama Waffle Master, Dapper D's Cigar Lounge and Scenthound St. Johns are among the most recent additions to the area, all either newly opened or opening later in July.

The Fountains at St. Johns is a mixed-use medical and retail development that includes Ascension St. Vincent's Health Center on 34 acres of property.

Cross Regions Group COO Doug Smith said seeing all of these buildings

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# The Fountains

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leased with new retail and restaurant businesses opening is a point of pride for his organization.

Among future plans at The Fountains are renderings for a 141-room Home2Suites by Hilton; 174 upscale apartments with 25,000 square feet of retail on the first floor; 276 apartments from Madison Capital; a 13,000-square-foot facility for Chappell Schools; and a town square with 35,000 square feet of retail and restaurants. The whole area is divided into three unique sections:

"The Fountains at St. Johns is strategically located at one of the most sought-after sites in Northeast Florida," said David Ergisi, Cross Regions Group president and CEO, in a news release. "Our team's reputation for excellence and our development's best-in-class design and construction has resulted in significant demand for The Fountains at St. Johns."

## Fountains South

The southern part of The Fountains at St. Johns is nearly complete, with open restaurants including Culver's, Dunkin', Grumpy's, Tikka Bowls & Tacos, Sweet Cravings by Shar, Tiger House, Green Papaya, Juice Tap and JaxSpice already operating.

Smith said Fountains South is "100% leased," with some spots already open despite one last plot being under construction still for this section.

## Fountains North

Ascension St. Vincent's St. Johns County Hospital opened a 150,000-square-foot hospital and 82,500-square-foot medical office building on about 34 acres in 2022. Ascension St. Vincent's also has an approximate additional 6 acres for further expansion and the ability to expand the current hospital building on the site.

## Fountains East

The road to Fountains East also is under construction still but, when it's completed, will lead to the final phase of the complex with school, housing and hotel amenities to make it "truly a live, work and play environment," Smith



**A trench is prepared for the footers of what will be the Jacksonville University Satellite Campus building in the initial Fountains development area. The buildout of the Fountains St. Johns development project off County Road 210 near I-95 in northern Saint Johns continues with retail, office space and residential housing all underway on July 14.** BOB SELF/FLORIDA TIMES-UNION



**A sign advertises availability of the planned medical building at the Fountains initial development area. The buildout of the Fountains St. Johns development project off County Road 210 near I-95 in northern Saint Johns continues with retail, office space and residential housing all underway on July 14.**

said.

In process or under construction in Fountains East are the Hilton hotel, luxury apartments and workforce housing apartments. This area will also house a

private pre-school learning center.

## What else is coming

Businesses opening later this sum-

mer include H2 Health St. Johns Physical Therapy, Apex Krav Maga, Salon Honey + Sage and 4Ever Young Anti-Aging Solutions. Fountains South also will include a Zaxby's.

Anejo Cocina Mexicana is targeting a winter 2023 opening. Opening dates have not been set for Jax Fish Fry, Rio Bonito Grill & Empanadas and Bur Trans Euro Deli and Bakery.

Florida Eye Specialists and ENT Specialists of North Florida are under construction with plans to open in 2024. Construction also is underway on Jacksonville University's location at The Fountains at St. Johns. The location, which anticipates a summer 2024 opening, will be used as an educational facility for Jacksonville University's healthcare sciences programs.

Future plans also include an assisted living facility and wellness center but no details are available for those developments yet.