

# Reef Retail Shopping Plaza

ReefRetailJax.com



Two Properties, One Great  
Opportunity to Lease

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## 2775 & 2771 Mayport Road Atlantic Beach, FL 32233

"The Reef" development is located on A1A (2771&2775 Mayport Road) in Atlantic Beach, Florida. It consist of two multi-tenant retail shopping centers, the 456-unit luxury Reef Apartment complex and three outparcels which are on the market for ground lease or built-to-suit opportunities.

- Two multi-tenant, commercial buildings, Reef Retail North 11,458± SF and Reef Retail South 15,465± SF
- Located at signalized intersection on Mayport Road (A1A) near entrances into Kathryn Abbey Hanna State Park and the Mayport Naval Station
- Flanks the entrance into the newly constructed, 456-unit luxury Reef Apartments - now 96% occupied
- Perfect for medical, retail or professional use
- All new roofs, stucco, paneling, windows and storefront glass, HVAC, HEP, parking lots, LED lighting, etc...
- Zoned Commercial (CCG-1 / CCG-2)

# Property Description



## Reef Retail | North

- 2771 Mayport Road
- Building Size: 11,458± SF
- Land: 1.01 Acres
- Zoning: CCG-2 (Commercial)
- Parking Ratio: 6.5/1,000 SF
- Monument and façade signage
- 11,300 AADT
- On bus line

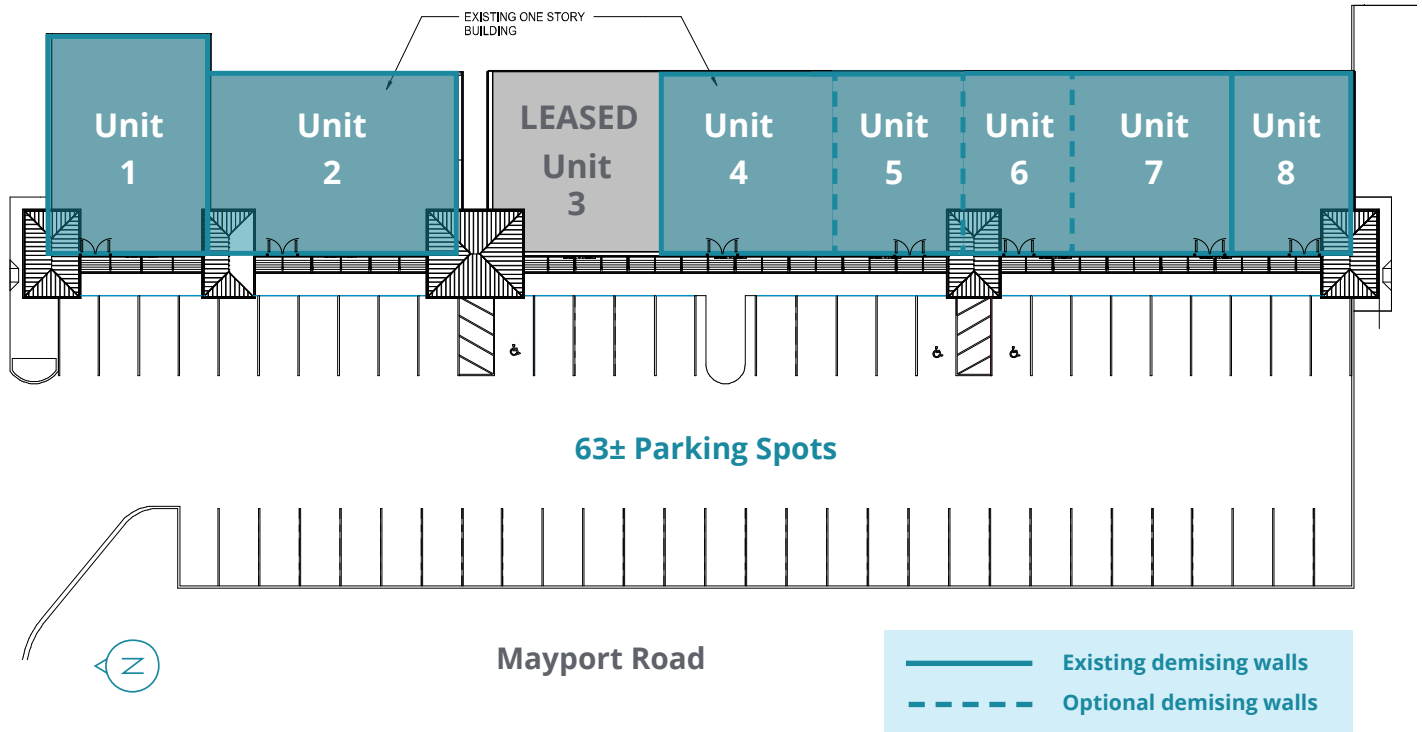


## Reef Retail | South

- 2775 Mayport Road
- Building Size: 15,465± SF
- Land: 1.49 Acres
- Zoning: CCG-1 (Commercial)
- Parking Ratio: 6.5/1,000 SF
- Monument and façade signage
- 11,300 AADT
- On bus line

# Property Plans

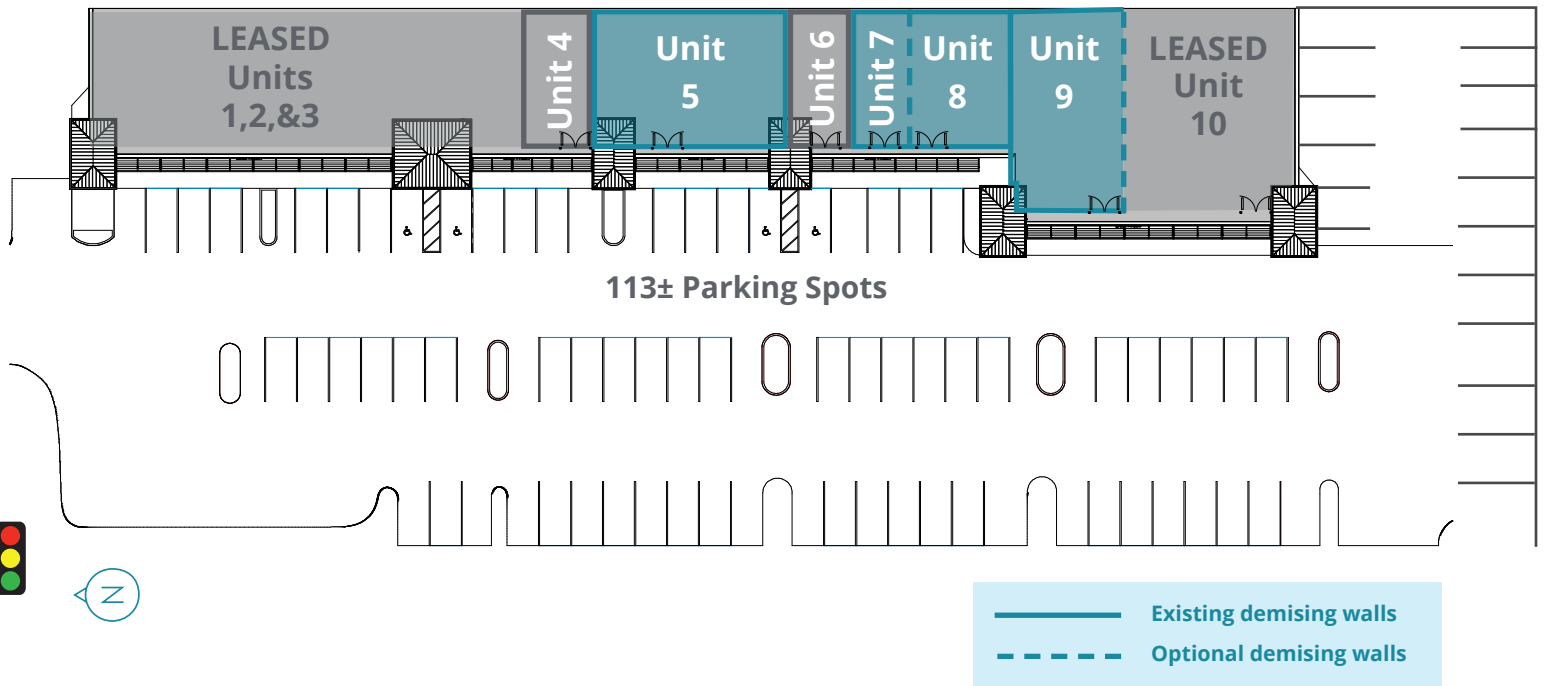
Reef Retail North | 1,000± SF - 6,120± SF Contiguous Available



Unit	Size	Tenant
1	1,734± SF	Available
2	2,350± SF	Available
3	<b>1,254± SF</b>	<b>Leased</b> (Al's Smoke Shop)
4	1,560± SF	Available
5	1,000± SF	Available
6	1,000± SF	Available
7	1,400± SF	Available
8	1,160± SF	Available

# Property Plans

Reef Retail South | 784± SF - 2,600± SF Contiguous Available



Unit	Size	Tenant
1,2,&3	4,081± SF	Leased (Spliff's Gastropub)
4	800± SF	Leased (Word of Mouth Barbershop)
5	2,400± SF	Available
6	784± SF	Leased (Sunshine State Tattoo Studio)
7	800± SF	Available
8	1,800± SF	Available
9	1,440± SF	Available
10	3,360± SF	Leased (Restaurant & Lounge)

# Area Overview



## Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2024 Estimated Population  
81,468



2024 Est. Avg. Household Income  
\$132,088



2029 Projected Population  
80,936

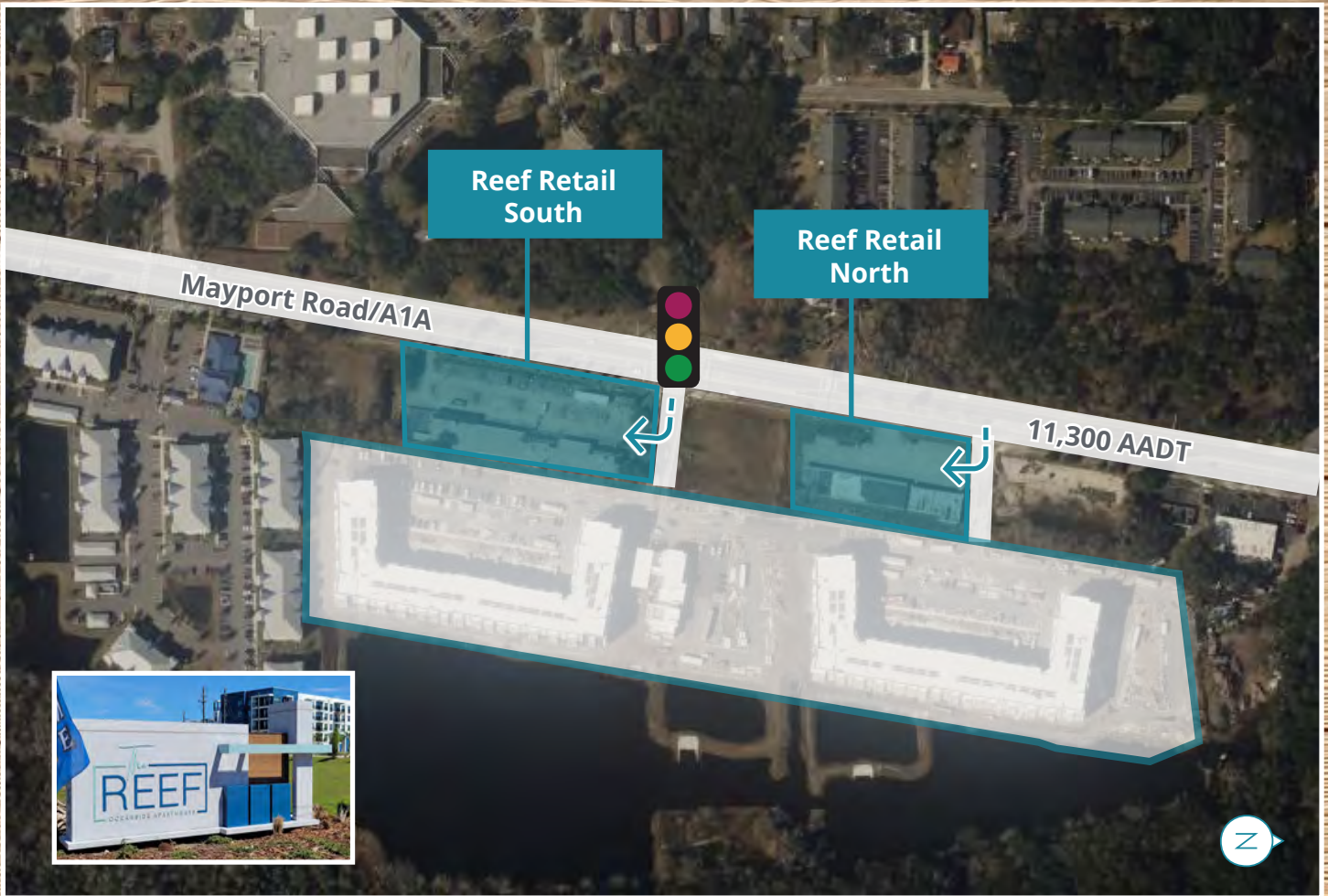


2029 Proj. Avg. Household Income  
\$152,254

# Area Residential Developments



- 1** Mayport Naval Station | Population of 34,315
- 2** Reef Luxury Apartments | 456 units
- 3** Ocean Blue Apartments | 156 Units
- 4** Atlantica Apartments
- 5** The Villas at Atlantic Beach Apartments
- 6** Courtyard Townhomes
- 7** Fleet Landing Senior Living
- 8** Atlantic Beach Country Club
- 9** Haywood Estates Apartments
- 10** 33East Apartment Homes
- 11** Schooners Bay Subdivision
- 12** Atlantic Beach Reserve Luxury Townhomes | 166 units
- 13** Cypress Creek Townhomes
- 14** The Park at Rossini Apartment Homes
- 15** Oak Harbor Single-Family Homes | 3,001 residents
- 16** Mayport Landing South Apartment Homes
- 17** Mallard Cove Apartments
- 18** Mayport Landing North Apartment Homes
- 19** Deerfield Lakes Condos
- 20** Athem Lakes Senior Living | 119 units
- 21** Outter Run Apartments | 192 units
- 22** Ribault Bay Village Apartments | 353 units
- 23** Cypress Landing Family Homes
- 24** Ocean Walk Single Family Homes



## The Reef at Atlantic Beach

The Reef at Atlantic Beach is a Live Oak Contracting project in the Mayport area in Jacksonville, Florida. With 456 units spread across two (2) five-story, modern buildings, this project sits a short distance to the coast with great shopping and dining options. The two-story clubhouse includes a roof terrace and game room overlooking a pool, fitness center, mailroom, dog park, grill station, bike racks and storage and outdoor recreation areas.

Source: [liveoakcontracting.com/project/the-reef-atlantic-beach](https://liveoakcontracting.com/project/the-reef-atlantic-beach)



**The Reef Apartments**

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