

# Reef Retail Shopping Plaza

ReefRetailJax.com



Two Properties, One Great Opportunity to Lease

## Contact:

**Jason K. Hinson**  
Senior Associate  
+1 904 861 1106  
jason.hinson@colliers.com

[View Website](#)

[ReefRetailJax.com](http://ReefRetailJax.com)

**Colliers**

76 S. Laura Street | Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville

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

Reef Retail Shopping Plaza is a 29,635± SF upscale commercial redevelopment coming mid 2023. Recently purchased by KABR and Klotz Group, which have decades of experience owning and operating retail properties and have invested several millions of dollars into the renovation of the two sites.

- Two multi-tenant, commercial buildings, Reef Retail North 12,700± SF and Reef Retail South 16,935± 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
- 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: 12,700± 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

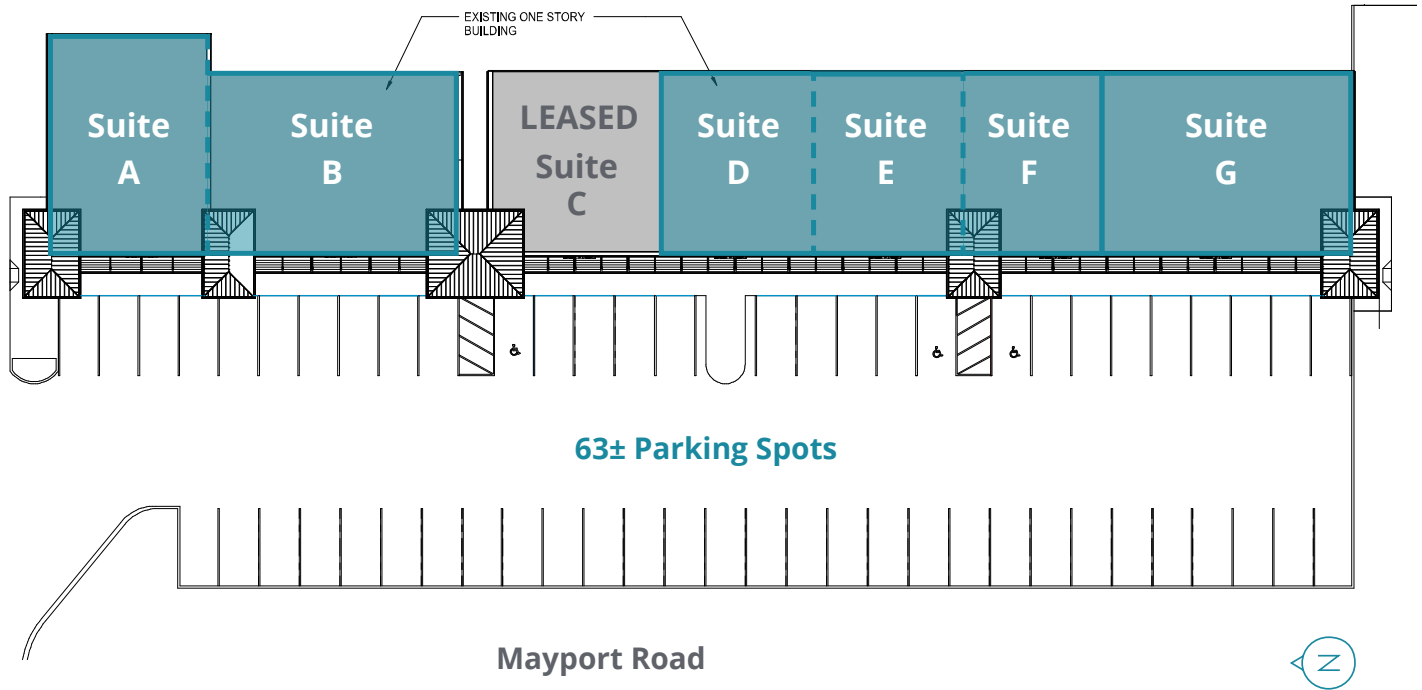


## Reef Retail | South

- 2775 Mayport Road
- Building Size: 16,935± 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

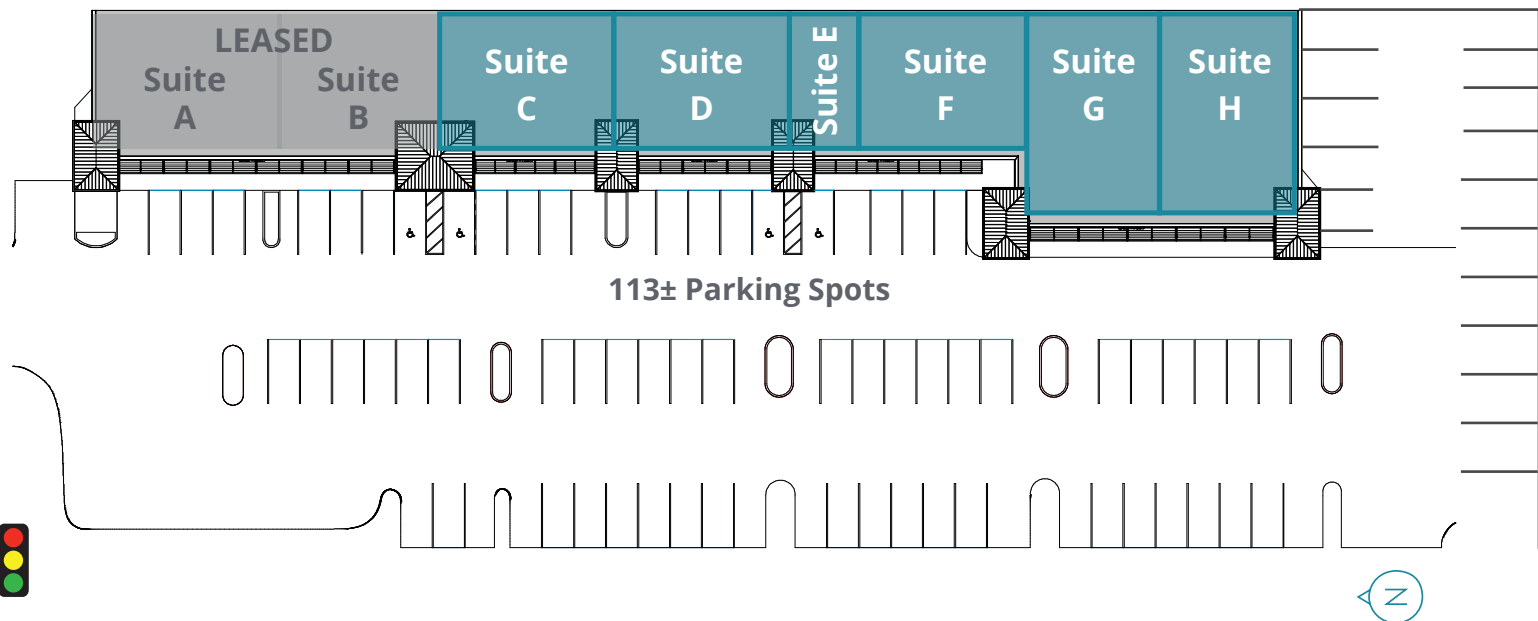
Reef Retail North | 1,200± SF - 6,122± SF Contiguous Available



Suite	Size	Tenant
A	1,721± SF	Available
B	2,365± SF	Available
C	<b>1,468± SF</b>	Leased
D	1,395± SF	Available
E	1,254± SF	Available
F	1,315± SF	Available
G	2,158± SF	Available

# Property Plans

Reef Retail South | 800± SF - 11,237± SF Contiguous Available



Suite	Size	Tenant
A + B	4,081± SF	Leased (Restaurant/Gastropub)
C	2,003± SF	Available
D	2,024± SF	Available
E	800± SF	Available
F	1,803± SF	Available
G	2,289± SF	Available
H	2,318± SF	Available

# Area Overview



## Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2022 Estimated Population

81,155



2022 Est. Avg. Household Income

\$119,803



2027 Projected Population

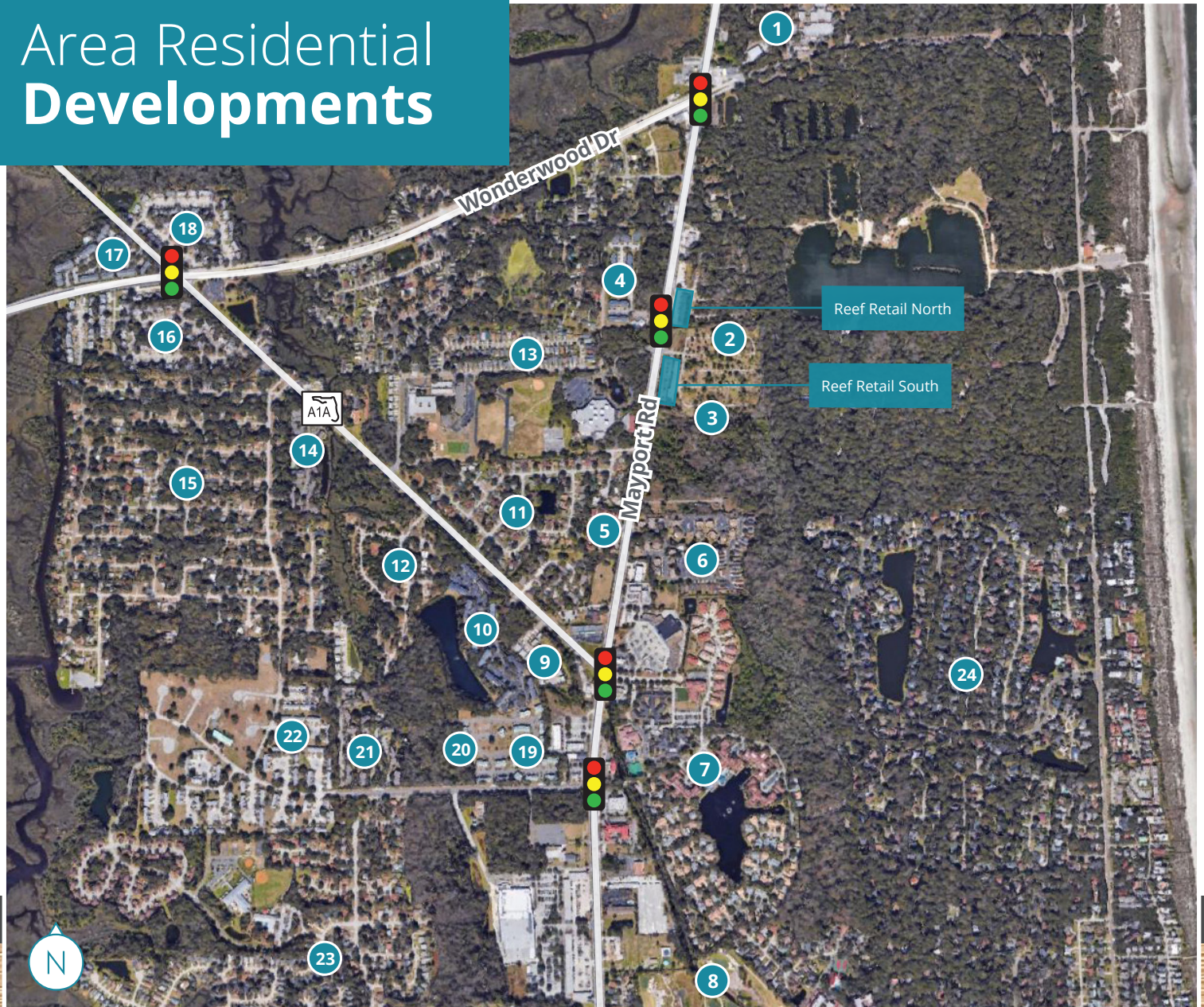
82,094



2027 Proj. Avg. Household Income

\$139,038

# 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 Otter 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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Shopping Plaza**

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