

Parcel A

Mayport Road/A1A

Parcel B

Kathryn Abbey Hanna Park

Mayport Naval Station

Parcel C

11,300 AADT

Ocean Blue
Apartments

Reef Retail
South



Reef Retail
North



For Ground Lease or Build-to-Suit

Call for Pricing

The REEF

Multi-use Development
ReefRetailJax.com

[View Website](#)

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Three Retail Parcels Available

Mayport Road/A1A | Jacksonville, FL 32233

Parcel A: $1\pm$ AC

Parcel B: $0.68\pm$ AC

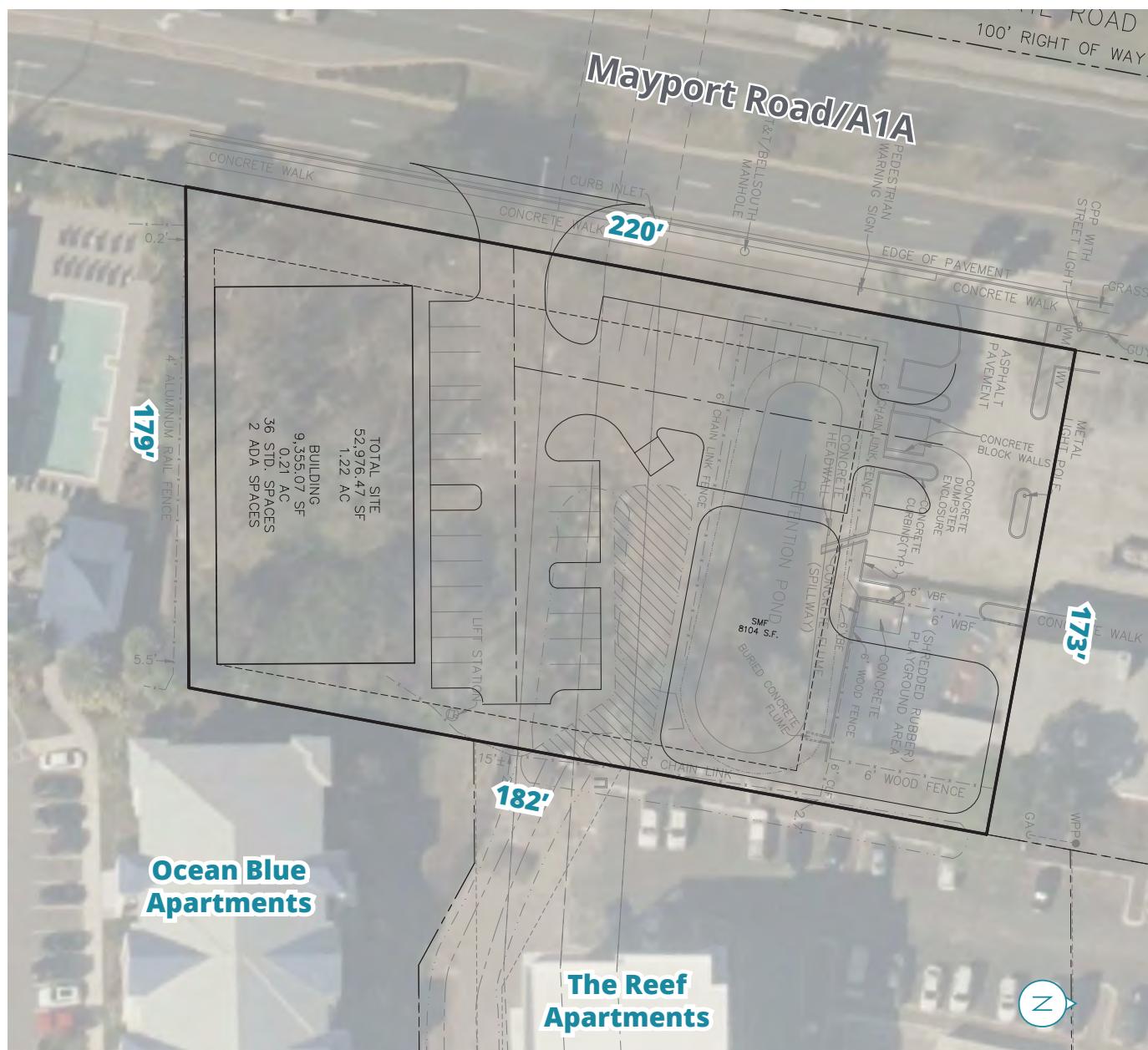
Parcel C: $1.04\pm$ AC

Property Highlights

- Retail pads for ground lease or build-to-suit
- Located in The Reef, new mixed-use development in the revitalized area of the northern end of the Beaches/Mayport Rd
- Just south of the Naval Station Mayport and Kathryn Abbey Hanna Park state park

0 Mayport Road

Conceptual Site Plan | Parcel A



Lot Size: 1± AC

Parcel # 168355-0065

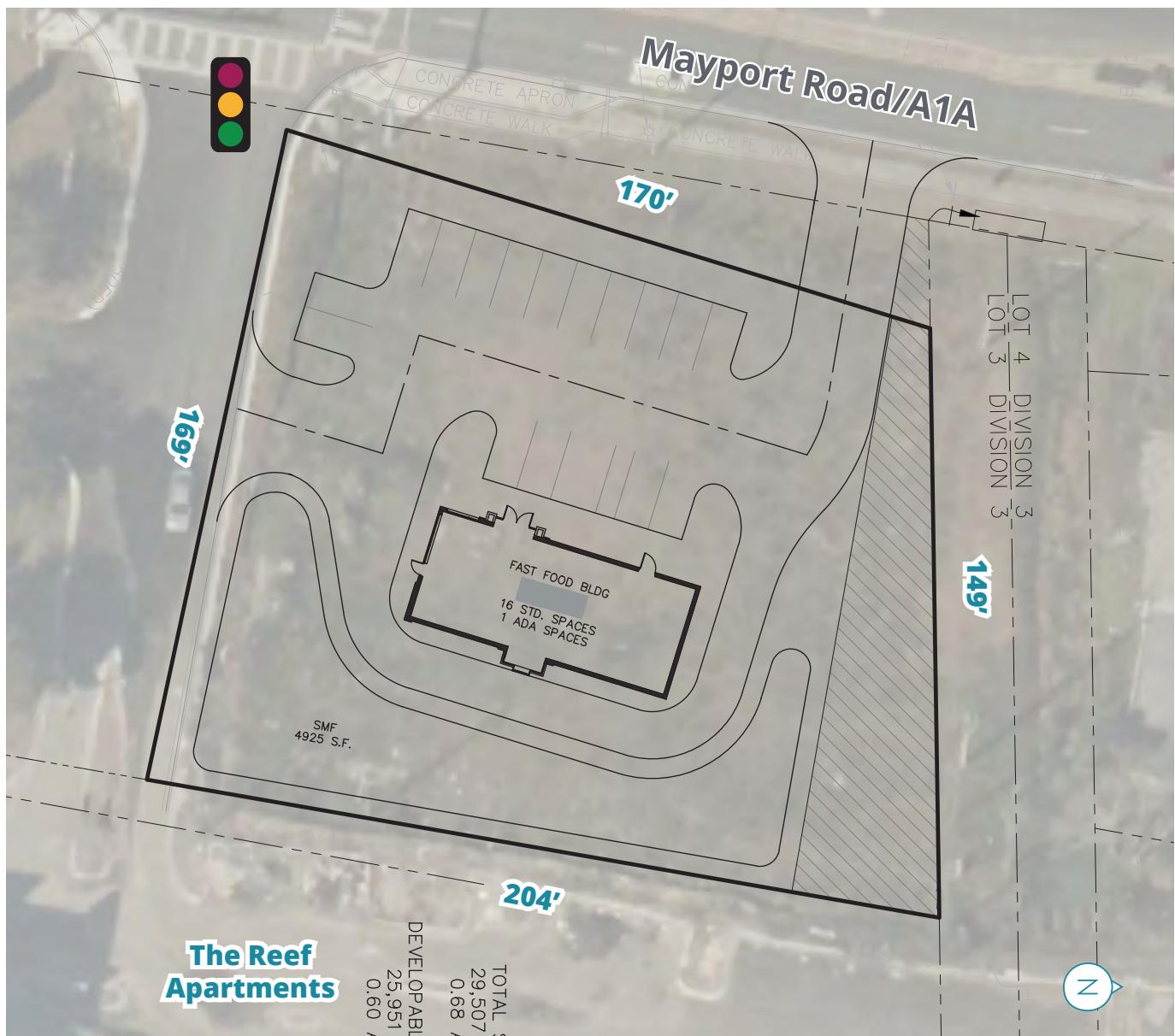
Zoning: CCG-1

Property Highlights

- Outparcel with $9,355 \pm$ SF of buildable structure
- Positioned south of Reef Retail and in front of The Reef Apartments (456 multifamily units)
- $11,300 \pm$ AADT

2757 Mayport Rd

Conceptual Site Plan | Parcel B



Lot Size: 0.68± AC

Parcel # 168355-0100

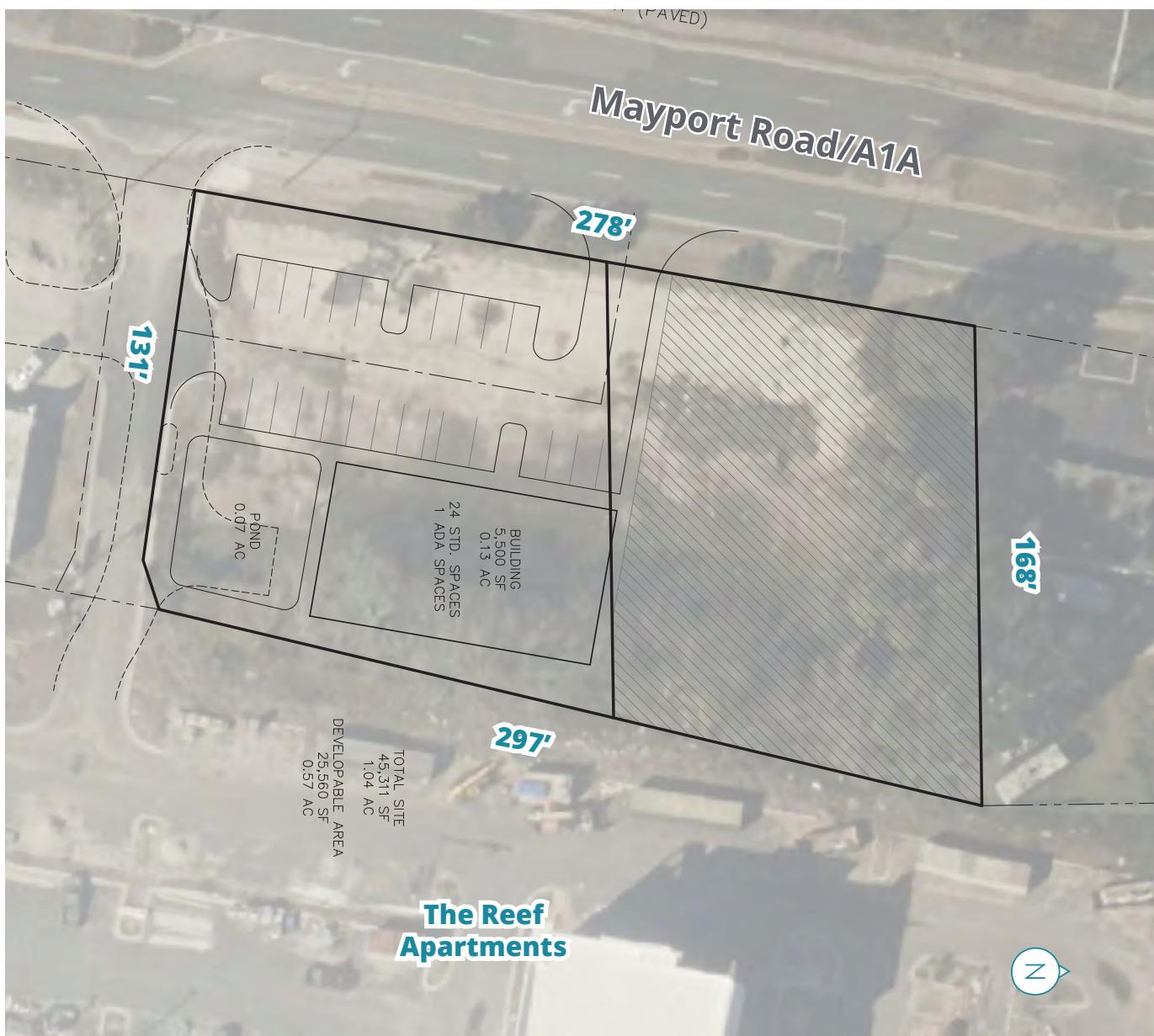
Zoning: CCG-2

Property Highlights

- Signalized corner outparcel with 2,500± SF of buildable structure with drive thru
- Positioned at the front main entrance in The Reef Apartments (456 multifamily units)
- 11,300± AADT

2787 Mayport Rd

Conceptual Site Plan | Parcel C



Lot Size: 1.04± AC

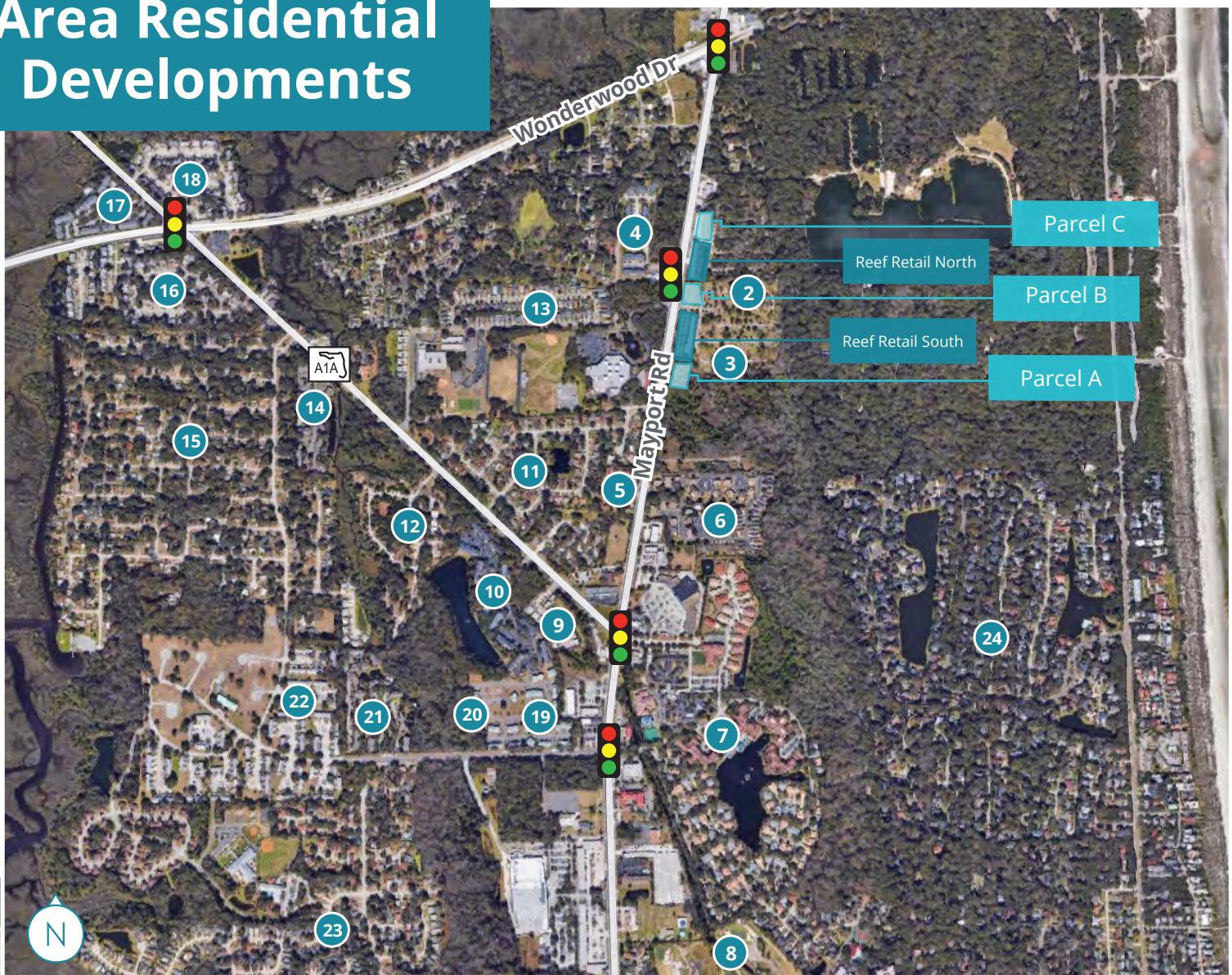
Parcel # 168366-0100

Zoning: CCG-2

Property Highlights

- Outparcel with 5,500± SF of buildable structure with drive thru
- Positioned north of Reef Retail and in front of The Reef Apartments (456 multifamily units)
- 11,300± AADT

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 Outer Run Apartments | 192 units
- 22 Ribault Bay Village Apartments | 353 units
- 23 Cypress Landing Family Homes
- 24 Ocean Walk Single Family Homes

Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2025 Estimated Population

119,121



2030 Est. Avg. Household Income

\$142,472



2025 Projected Population

121,148



2030 Proj. Avg. Household Income

\$157,694



The Reef at Atlantic Beach

The Reef Apartments sits on 24 acres and consists of 456 units. Ocean views are visible from all units above the third floor. Just northeast of The Reef Apartments is Kathryn Abbey Hanna Park which offers 1.5 miles of oceanfront property, over 20 miles of hiking and bike trails, and a 60-acre lake. Amenities include a rooftop terrace, fitness center, pool, dog park, pet spa, car wash, bike storage, and electric vehicle charging stations.

Source: kabrgroup.com/property/the-reef-apartments



The Reef Apartments



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