

Mayport Coastal Sciences  
Middle School

Atlantica Apartments

Parcel A

Parcel B

Kathryn Abbey Hanna Park

Mayport Naval Station

Mayport Road/A1A

Reef Retail  
South

Reef Retail  
North

11,300 AADT

Parcel C

Ocean Blue  
Apartments



# 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

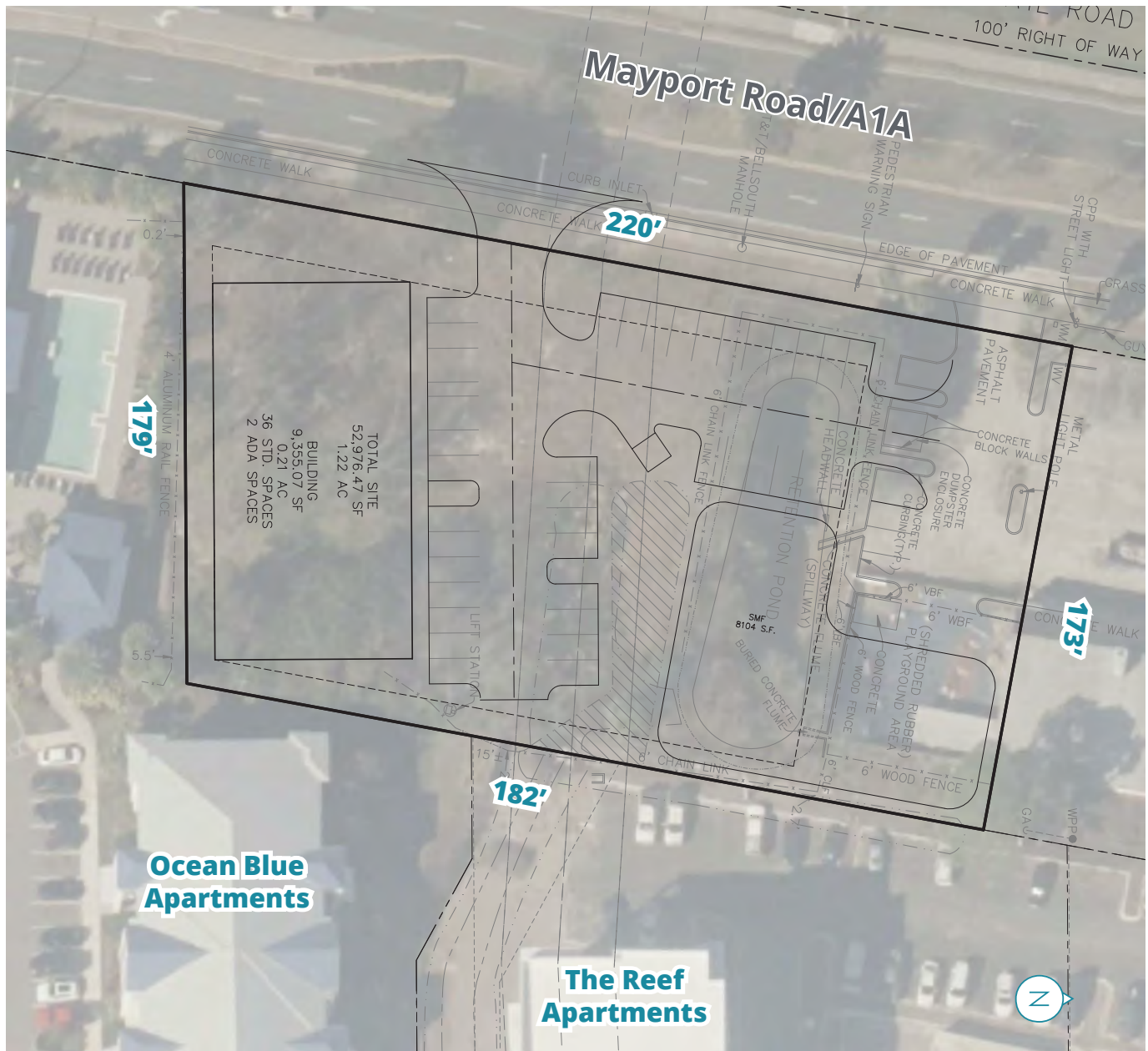
Mayport Road/A1A | Jacksonville, FL 32233

Parcel A:	1± AC
Parcel B:	0.68± AC
Parcel C:	1.04± 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

## Conceptual Site Plan | Parcel A



**Lot Size:  $1 \pm AC$**

# Parcel # 168355-0065

## Zoning: CCG-1

## Property Highlights

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

# 2757 Mayport Rd

## Conceptual Site Plan | Parcel B

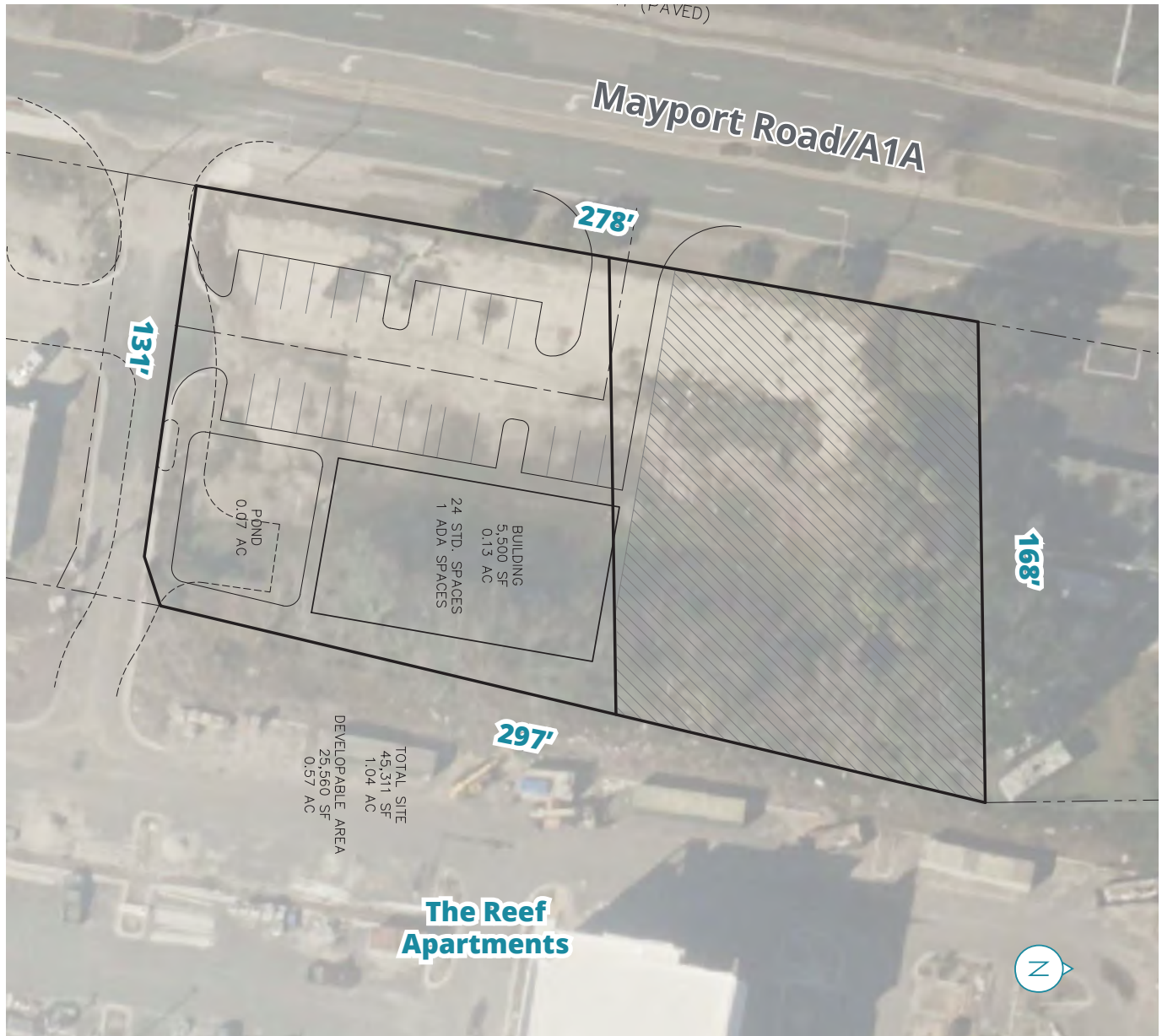


### Property Highlights

- 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

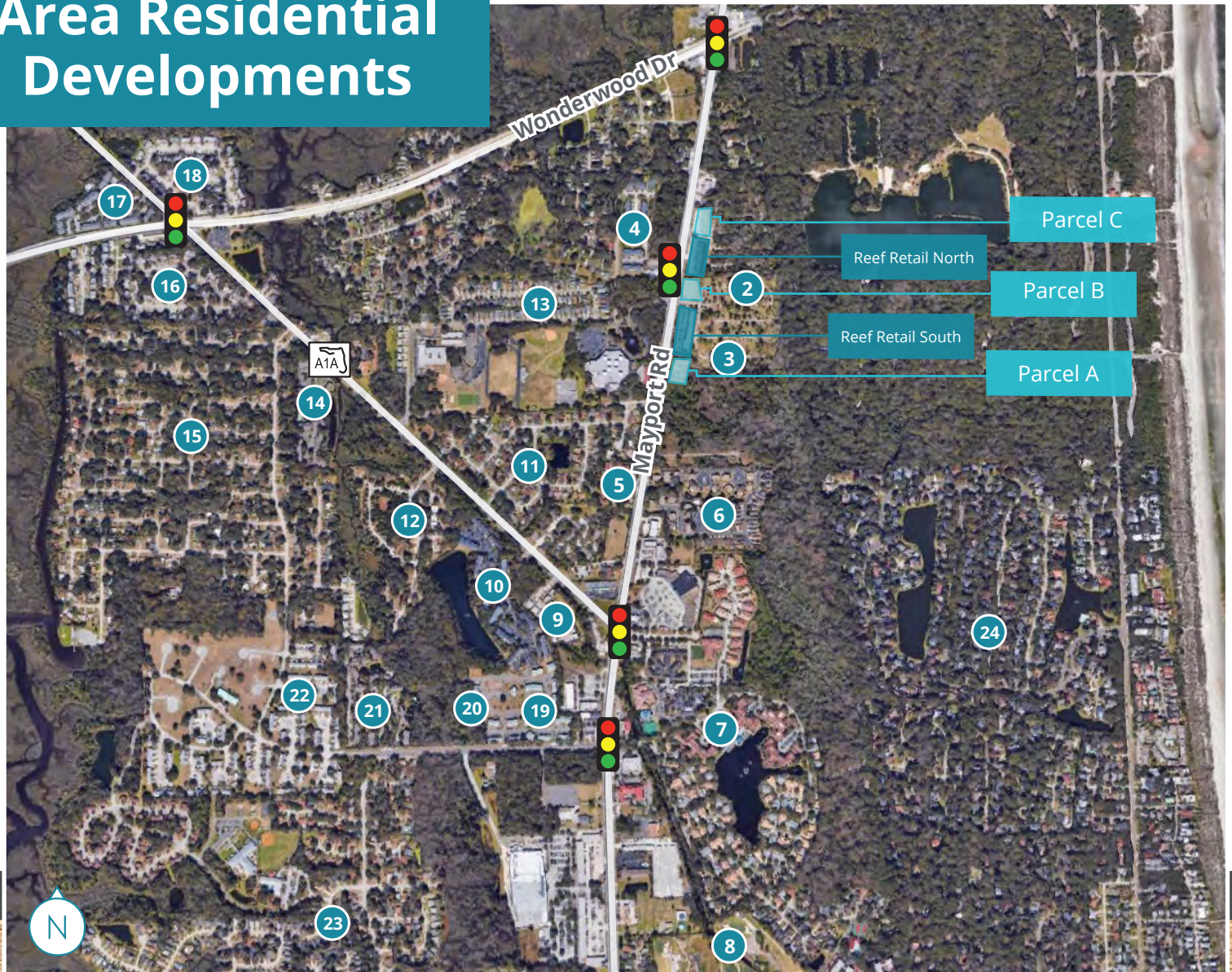
Parcel # 168366-0100

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



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



**The Reef Apartments**



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