

New Restaurants Coming to Jacksonville

Riverfront Renaissance: Martin Williams Highlights Multi-Million Dollar Culinary Surge Redefining Downtown Jacksonville Real Estate

JACKSONVILLE, FL – As the Jacksonville skyline continues to evolve, a massive wave of high-profile culinary investments is signaling a new era for Downtown and Brooklyn real estate. Martin Williams, a local real estate expert at martinwilliamsrealtor.com, is tracking the development of several premier dining destinations poised to drive property values and urban desirability through 2027.

“We are seeing a fundamental shift in the downtown lifestyle,” says Martin Williams. “The influx of world-class dining like Oak Steakhouse and Norikase isn't just about food—it's about the infrastructure of a luxury urban market. These are the amenities that turn a neighborhood into a destination for savvy homebuyers and investors.”

The Urban Core Growth Map

The revitalization is anchored by several key projects that are transforming the North and South banks into walkable, high-value districts:

Brooklyn & One Riverside: Luxury living meets high-end dining with the upcoming Norikase (Spring/Summer 2026), an upscale Japanese concept located alongside the new Whole Foods. This follows the successful opening of Alder & Oak, which has already established the area as a modern Mediterranean hub.

The Pearl Square District: The historic preservation of the Hotel Merrydelle will bring the celebrated Italian-American concept Colletta to the market in 2027, further cementing the district's status as a boutique residential hotspot.

The Laura Street Corridor: Real estate investors are closely watching the historic Greenleaf & Crosby building, where the high-end Oak Steakhouse is slated to open in 2027, adding significant "blue-chip" appeal to the historic core.

Southbank Waterfront: The Southbank is set for a major boost with “The Bank,” a two-story waterfront restaurant and rooftop bar at Friendship Fountain, with construction beginning in early 2026.

Live Where You Dine: Nearby Residential Opportunities

To support this surge in lifestyle amenities, several premium residential communities offer immediate access to these upcoming culinary landmarks:

One Riverside Luxury Apartments: Directly adjacent to the new Whole Foods and the future Norikase, One Riverside offers studio- to 3-bedroom floor plans with resort-style amenities and direct access to the St. Johns River.

The Plaza Condominiums: Located at 100 S Liberty St, this high-rise offers waterfront living just steps from the new developments along the Northbank.

The Peninsula of Jacksonville: For those seeking high-rise luxury on the Southbank, The Peninsula features 36 stories of sophisticated living near the future "The Bank" at Friendship Fountain.

Vista Brooklyn Apartments: Located in the heart of Brooklyn's dining district, Vista Brooklyn offers upscale urban convenience and curated finishes.

The Plaza at Berkeley: Current listings include a 3-bedroom, 3-bathroom condo at 400 E Bay St for \$539,500, offering a cozy fireplace and prime city views.

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Investor Impact and Market Outlook

With the City of Jacksonville's Riverfront Plaza (the former Landing site) scheduled to complete its permanent cafe and beer garden by late 2027, the connectivity between the river and residential offerings has never been stronger. For those looking to capitalize on the downtown expansion, these commercial milestones serve as a roadmap for future residential growth. Martin Williams provides expert guidance on navigating the downtown market, from luxury condos to historic renovations.

For more information on downtown Jacksonville real estate opportunities and the latest on waterfront development, visit martinwilliamsrealtor.com.

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