



Coconut Crossing

PALM BEACH GARDENS, FLORIDA

SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND COCONUT BOULEVARD IN PALM BEACH COUNTY, FL



Coconut Crossing

THE VISION



A new retail development in the heart of western Palm Beach County.

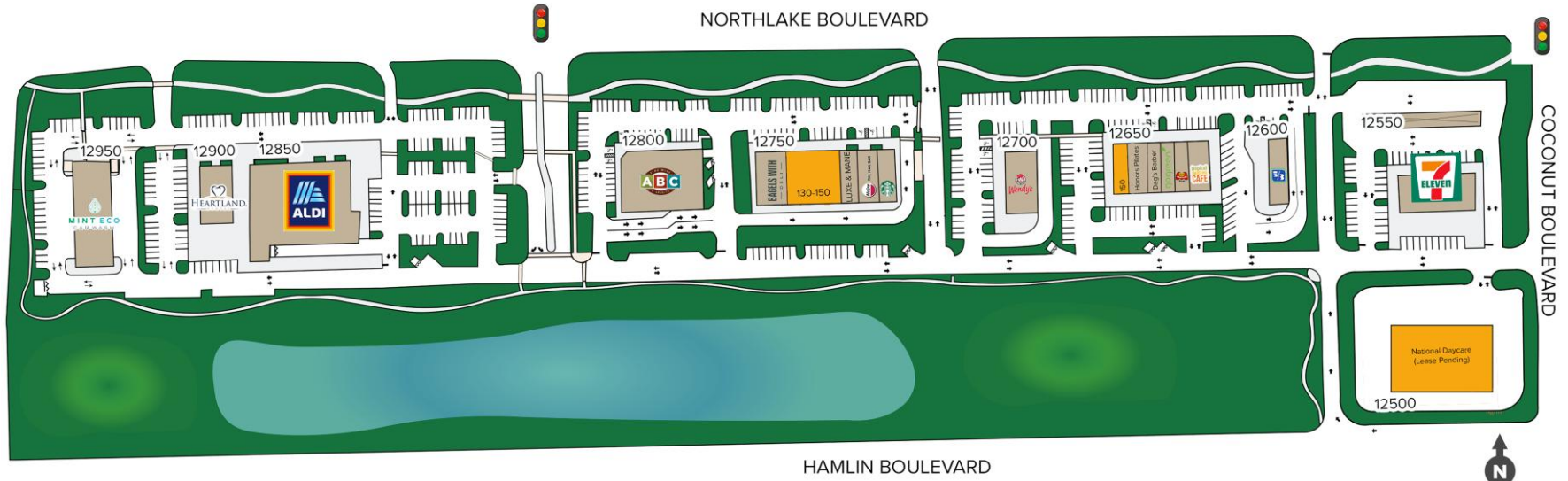
Coconut Crossing is a new 100,000 SF Class A retail center located at the signalized southwest corner of Northlake Boulevard & Coconut Boulevard in affluent western Palm Beach County.

The project benefits from exceptional demographics, with 40,000+ existing residences nearby and an additional 15,000 homes in various stages of development, with average household incomes well over \$150,000. Directly across the street lies Avenir, a master-planned community featuring 3,900 residential units, 400,000 SF of retail anchored by Publix, 2M SF of office space, a premier golf course, and 200,000+ SF of medical facilities. Retailers include Aldi, Starbucks, Heartland Dental, Marco's Pizza, Luxe and Mane, Noire Nails, Wendy's, Tropical Smoothie Café, Fifth Third Bank, and others. With additional national tenant announcements coming soon, Coconut Crossing represents a premier opportunity to join a dynamic, fast-growing trade area.



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PROPOSED RETAIL SITE PLAN



BAY	TENANT	SF	BAY	TENANT	SF	BAY	TENANT	SF	BAY	TENANT	SF
12950	Mint Eco Car Wash	7,000	12750			12700	Wendy's	2,600	12600	Fifth Third Bank	1,900
12900	Heartland Dental, LLC	4,200	100	Starbucks	2,600	12650			12550	7-Eleven	5,200
12850	Aldi	21,950	110	Noire The Nail Bar	2,561	100	Tropical Smoothie Café	1,800	12500		
12800	ABC Liquors	14,942	120	Luxe & Mane	2,000	110	Marco's Pizza	1,140	National Daycare	(Lease Pending)	13,575
			130-150	National Mattress (Lease Pending)	4,260	120	Go Green Dry Cleaners	1,203			
			160	Bagel with Deli	3,179	130	Dag Men's Barber Shop	1,203			
						140	Honors Pilates	2,220			
						150	National Mexican (Lease Pending)	2,564			

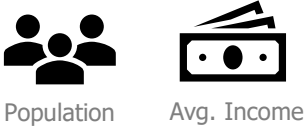
**Adjacent available spaces may be combined for additional square footage.*
Elevations and site plans are for conceptual purposes and are subject to change.



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DEMOGRAPHICS

CURRENT – By drive time



	Population	Avg. Income
5 minute	7,384	\$171,506
10 minutes	20,099	\$156,137
15 minutes	58,351	\$143,250

TRAFFIC COUNTS



21,215	7,666
Northlake Boulevard	Coconut Boulevard

JOIN THESE ESTABLISHED TENANTS



*Estimated 2025. This information was provided from government and private sources deemed to be reliable; however, it is provided without representation or warranty.

PROPERTY HIGHLIGHTS

- Situated at the main entrance of Avenir, a new residential development with more than 3,250+ homes
- 7-Eleven, Aldi, ABC Liquor, Starbuck's and Wendy's will serve as anchor tenants
- Easy ingress and egress from three sides of the property with two traffic signals
- More than 100,000 square feet of retail in an underserved residential community
- Surrounding properties are approved for school or institutional use
- Coconut Boulevard to be expanded north to connect into Beeline Highway

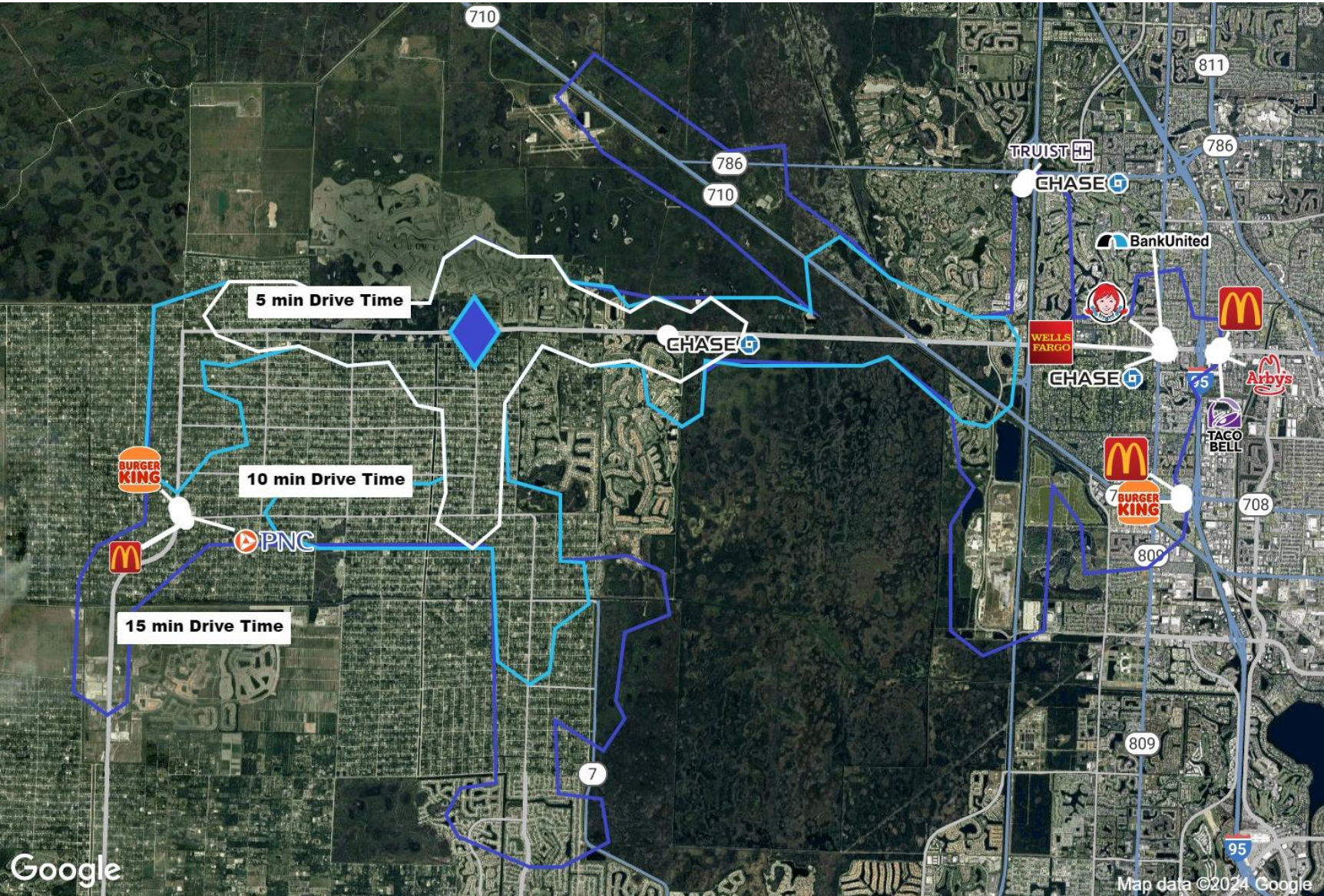


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AERIAL MAP



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TRADE AREA





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Development. Leasing. Management.
Since 1957

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

FOR LEASING INFORMATION CONTACT:

Konover South
Jeff Kalil
954.254.2292
jkalil@konoversouth.com