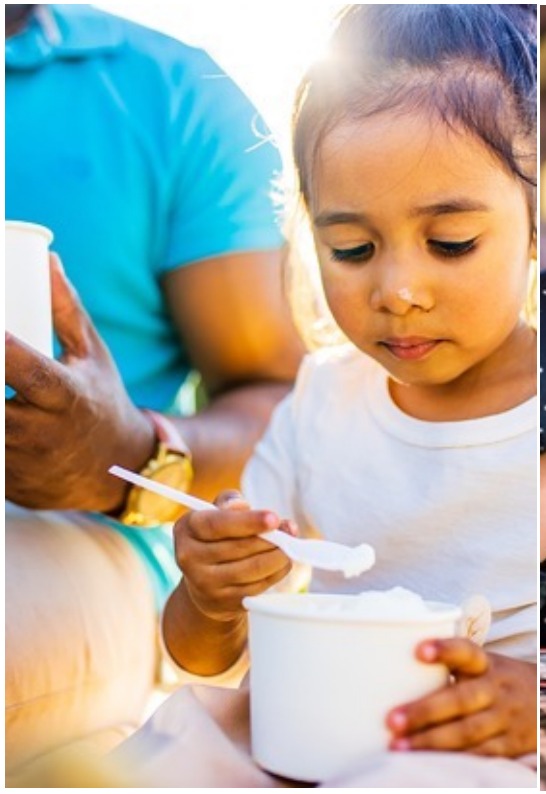






Coconut Crossing

PALM BEACH GARDENS, FLORIDA

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

Konover South
A Simon Konover Company

Coconut Crossing

THE VISION





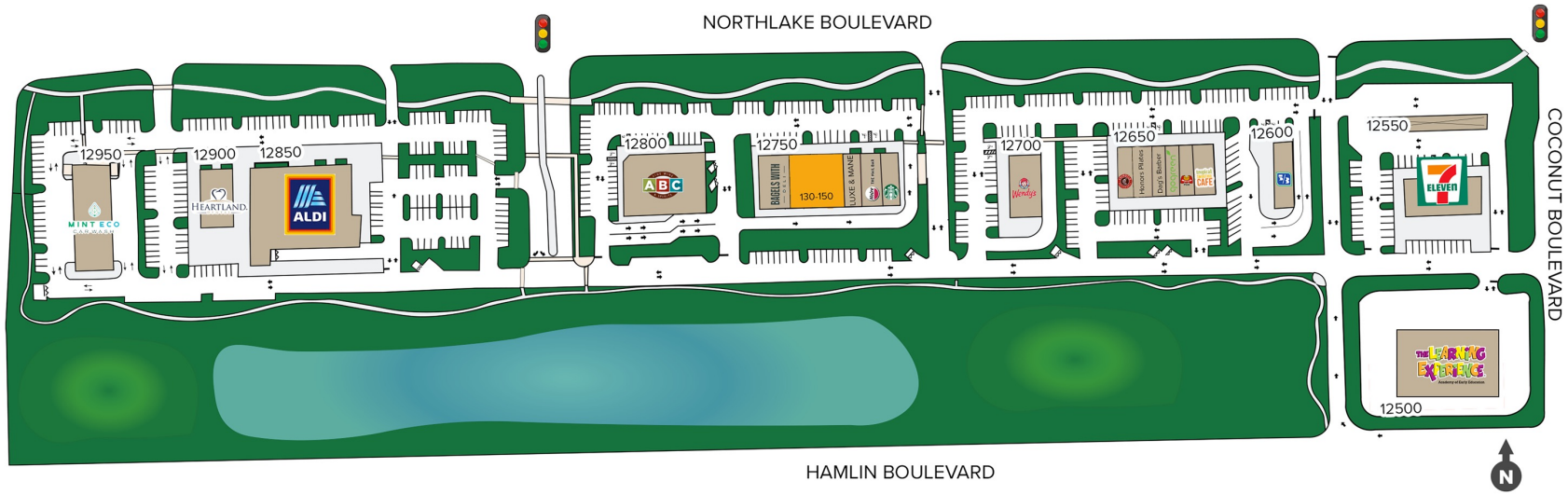
A new retail development in the heart of western Palm Beach County.

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.

Coconut Crossing

PROPOSED RETAIL SITE PLAN



BAY	TENANT	SF
12950		
Mint Eco Car Wash		7,000
12900		
Heartland Dental, LLC		4,200
12850		
ALDI		21,950
12800		
ABC Fine Wine & Spirits		14,942

BAY	TENANT	SF
12750		
100	Starbucks	2,600
110	Noire The Nail Bar	2,520
120	Luxe & Mane	2,000
130-150	National Mattress (Lease Pending)	4,260
160	Bagels With Deli	3,179

BAY	TENANT	SF
12700	Wendy's	2,600
12650		
100	Tropical Smoothie Café	1,800
110	Marco's Pizza	1,140
120	Go Green Dry Cleaners	1,203
130	Dag Men's Barber Shop	1,203
140	Honors Pilates	2,220
150	Chipotle Mexican Grill	2,564

BAY	TENANT	SF
12600	Fifth Third Bank	1,900
12550	7-Eleven	5,200
12500		
The Learning Experience		13,575

Elevations and site plans are for conceptual purposes and are subject to change.

Coconut Crossing

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
Northlake Boulevard

7,666
Coconut Boulevard

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

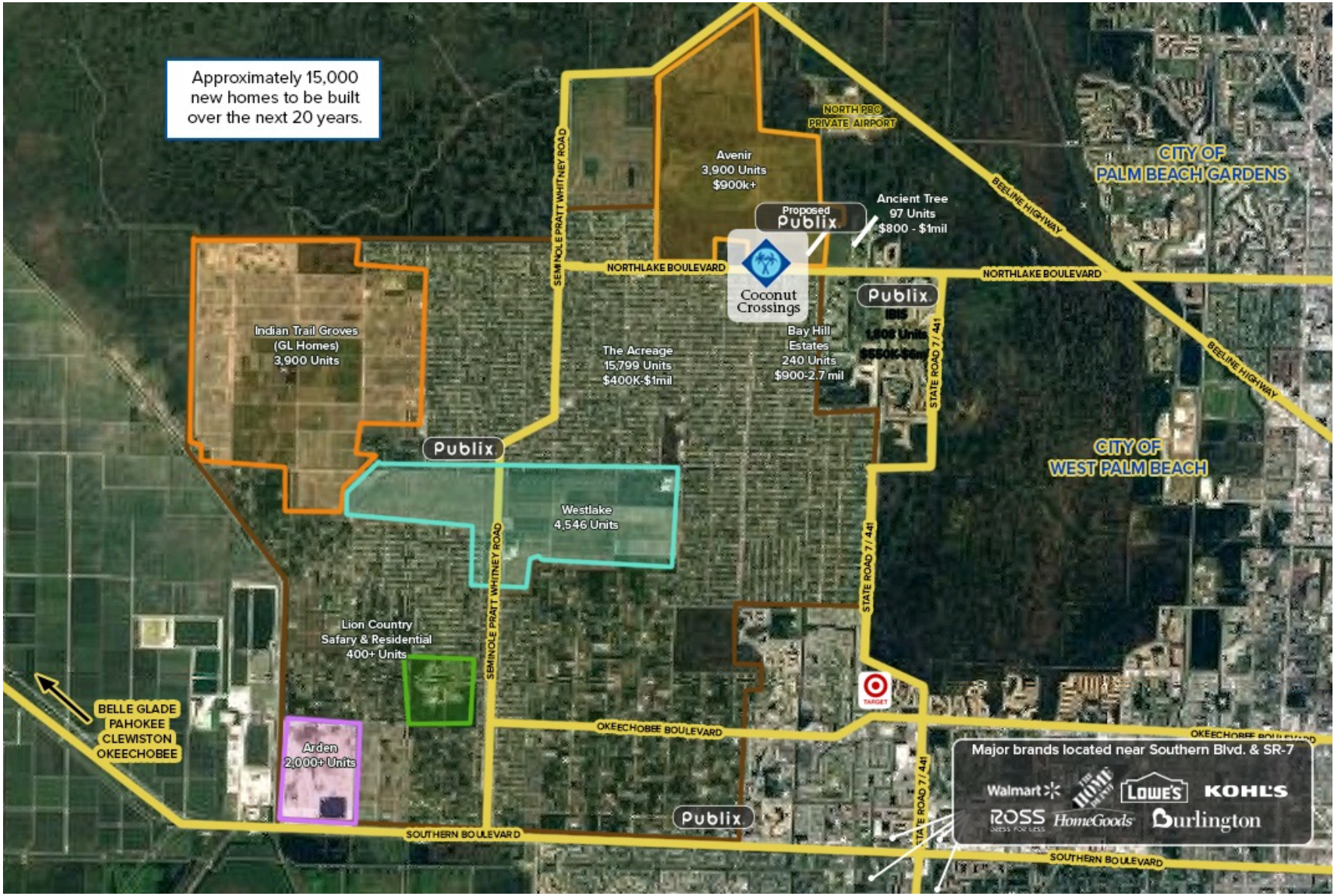
JOIN THESE ESTABLISHED TENANTS

PROPERTY HIGHLIGHTS

- Situated at the main entrance of Avenir, a new residential development with more than 3,250 homes
- 7-Eleven, ALDI, ABC Fine Wine & Spirits, Starbucks 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

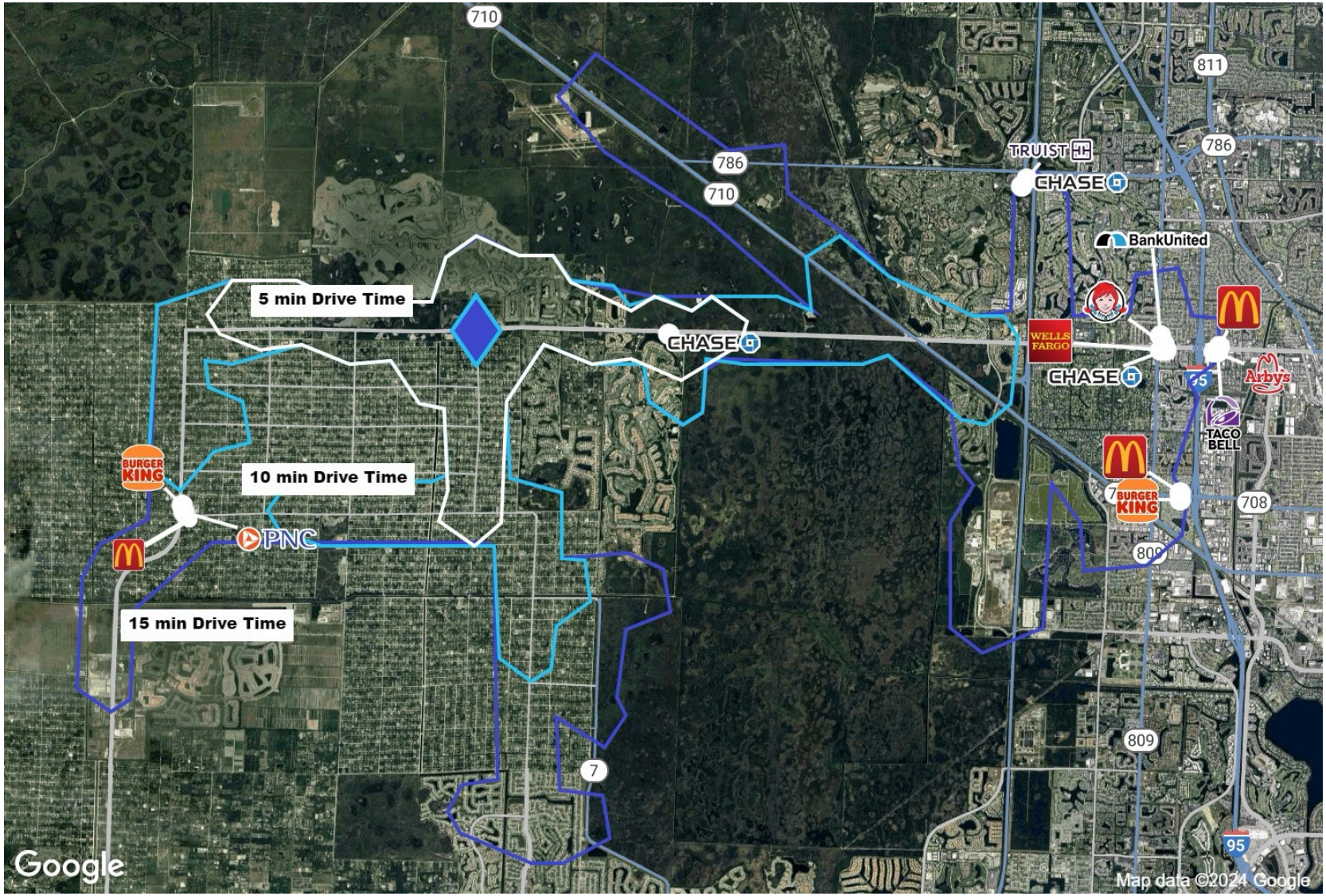
Coconut Crossing

AERIAL MAP



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TRADE AREA



Coconut Crossing

Konover South
A Simon Konover Company

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.

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