



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 fully entitled and fully site plan-approved commercial development in one of the most exciting growth corridors in South Florida.

Western Palm Beach County is seeing unprecedented residential demand and growth along the Seminole Pratt Whitney and Northlake Corridors. An astonishing 14,350 homes are approved or under construction in the immediate trade area. When this planned growth is combined with the current 45,000 residents of the Acreage, you have one of the most dynamic and under-served areas in all of Florida.

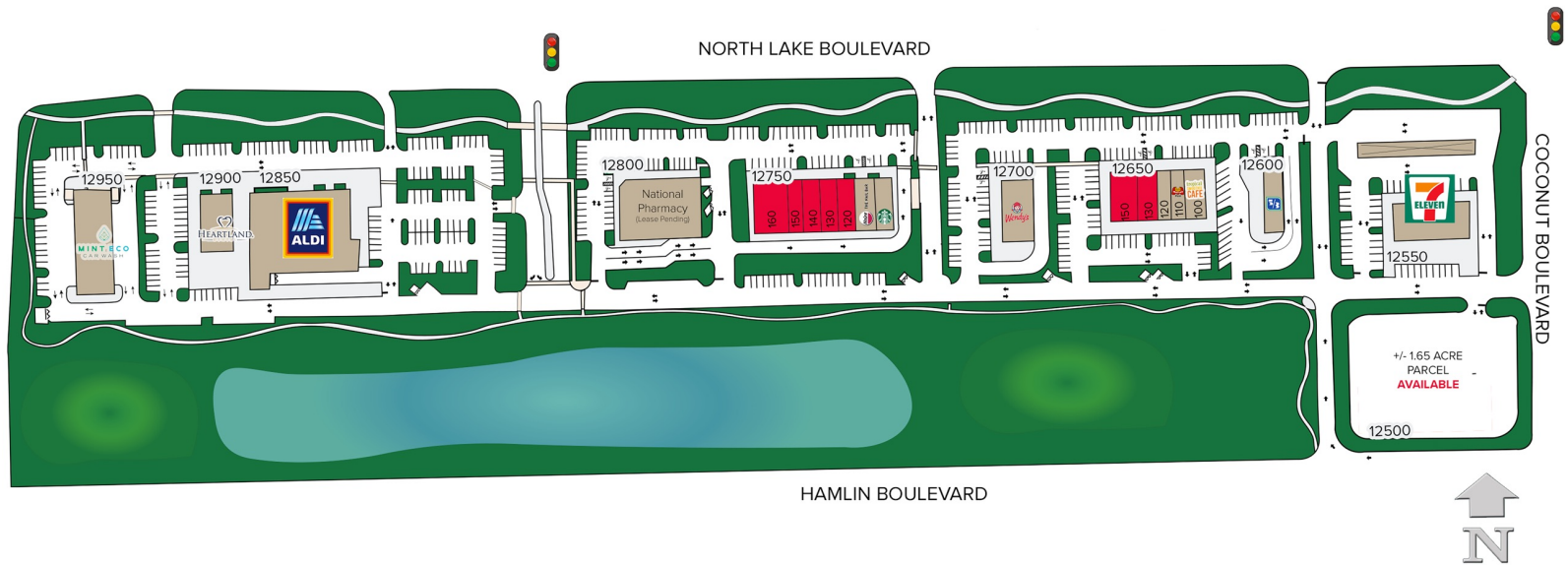
Coconut Crossing is ideally located to serve the daily needs of the current and future residents. Grocery, convenience, gasoline, restaurants, coffee shops, community medical services, and automotive services are just some of the community staples coming to Coconut Crossings. Situated on the main East-West corridor, municipal planned and zoned for commercial uses, and with multiple points of access and two traffic signals, this is the appropriate location to provide such services without interfering with the natural privacy that the area's current and future residential communities provide.

Help us serve the community and join Coconut Crossings, another quality development by Konover South.



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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	100 Starbucks	2,600	12700	Wendy's	2,600	12600	Fifth Third Bank	1,900
12900	Heartland Dental, LLC	4,200	12750	110 Noire The Nail Bar	2,561	12650	100 Tropical Smoothie Café	1,800	12550	7-Eleven	5,200
12850	Aldi	21,950	12750	120 AVAILABLE	1,565*	12650	110 Marco's Pizza	1,139	12500	AVAILABLE	+- 1.65 ACRES
12800	National Pharmacy (Lease Pending)	14,942	12750	130 AVAILABLE	1,565*	12650	120 Go Green Dry Cleaner	1,203	12500	GROUND LEASE.	
			12750	140 AVAILABLE	1,565*	12650	140 AVAILABLE	2,500			
			12750	150 AVAILABLE	1,565*	12650	150 RESTAURANT	3,487*			
			12750	160 RESTAURANT	3,180*	12650	END CAP AVAILABLE				
			12750	END CAP AVAILABLE	(up to 6,310 SF)*	12650	END CAP AVAILABLE	(up to 5,987 SF)*			

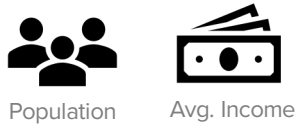
**Adjacent available spaces may be combined for additional square footage.
Elevations and site plans are for conceptual purposes and are subject to change.*



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DEMOGRAPHICS

CURRENT – By drive time



	Population	Avg. Income
5 minute	6,188	\$116,933
10 minutes	17,260	\$128,434
15 minutes	50,147	\$127,098

TRAFFIC COUNTS



33,000 Northlake Boulevard

13,000 Coconut Boulevard

IDEALLY SUITED FOR:



- Grocer
- Gas
- Casual dining
- Fast food with drive thru
- Bank with drive thru
- National coffee with drive thru
- Dental, medical, urgent care, etc.

PROPERTY HIGHLIGHTS

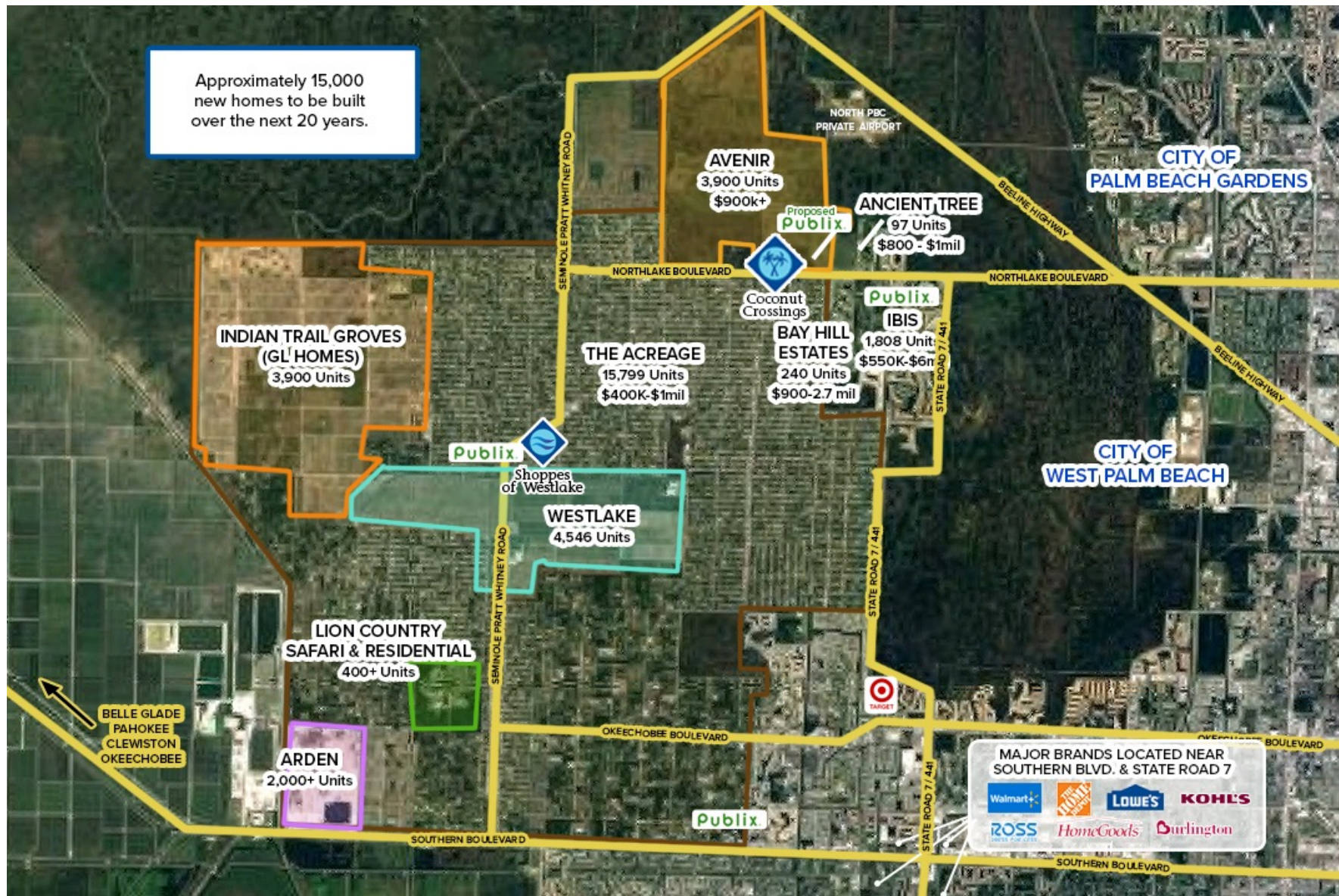
- Situated at the main entrance of Avenir, a new residential development with more than 3,250+ homes
- Aldi's, 7-Eleven, Starbuck's and Wendy's will serve as anchor tenants
- Easy ingress and egress from three sides of the property
- Two traffic signals
- More than 100,000 square feet of retail in an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



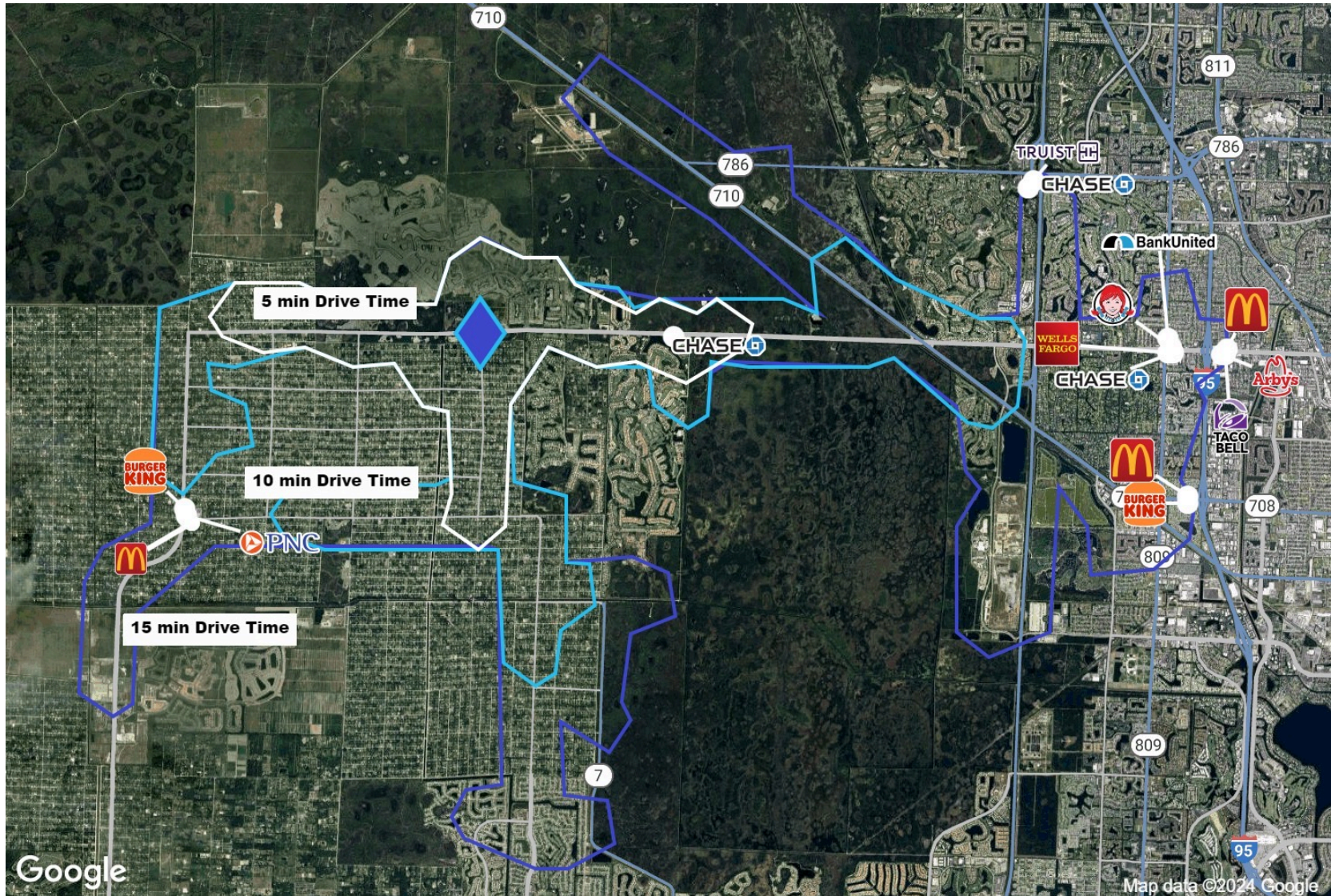
*Estimated 2024. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

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AERIAL MAP



Coconut Crossing TRADE AREA





Coconut Crossing



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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