



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.

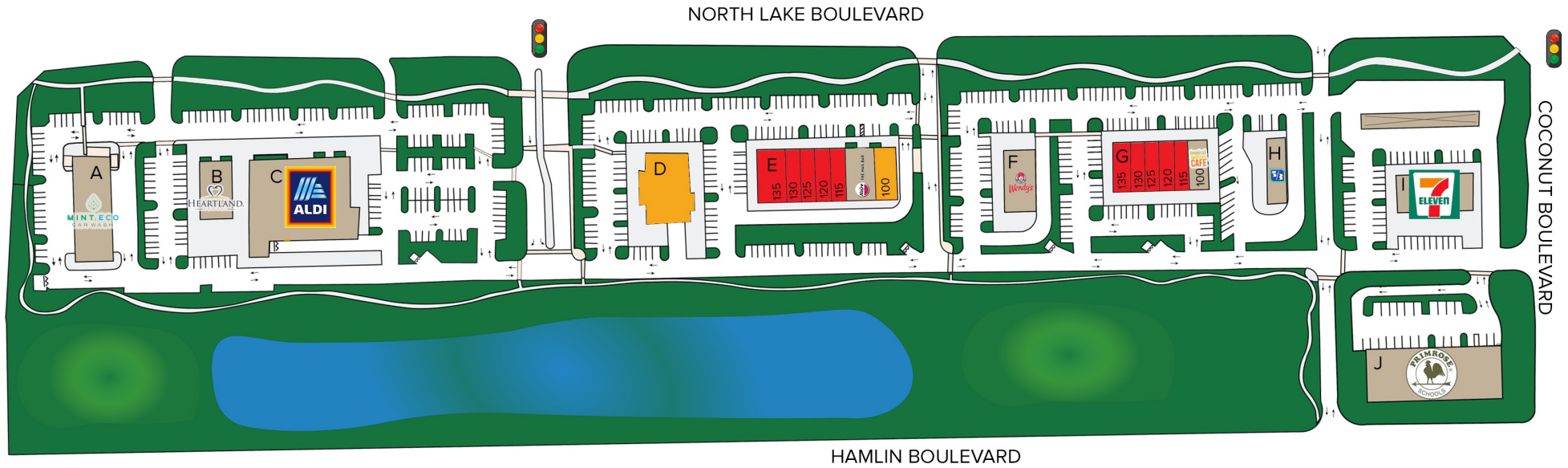
Coconut Crossing is ideally located to serve the daily needs of the current and future residents. Grocery, convenience, gasoline, restaurants, coffee shops, community medical services, and automotive services are just some of the community staples coming to Coconut Crossings. Situated on the main East-West 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
BUILDING A			BUILDING F		
Mint Eco Car Wash		7,000	Wendy's		2,600
BUILDING B			BUILDING G		
Heartland Dental, LLC		4,200	100 Tropical Smoothie		1,800
BUILDING C			115 AVAILABLE		1,584
Aldi		21,950	120 AVAILABLE		1,584
BUILDING D			125 AVAILABLE		1,584
Lease Pending		6,500	130 AVAILABLE		1,518
BUILDING E			135 RESTAURANT AVAILABLE		2,060
100 Lease Pending			BUILDING H		
(National Coffee)		2,600	Fifth Third Bank		1,900
105 Noire the Nail Bar		2,525	BUILDING I		
115 AVAILABLE		1,195	7-Eleven		5,200
120 AVAILABLE		1,400	BUILDING J		
125 AVAILABLE		1,400	Primrose School		7,000
130 AVAILABLE		1,400			
135 RESTAURANT AVAILABLE		4,080			

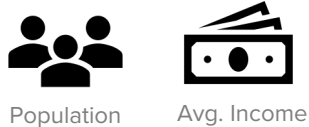
*Elevations and site plans are for conceptual purposes and are subject to change.



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DEMOGRAPHICS

CURRENT – By drivetime



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

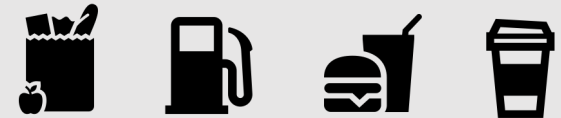
13,000
Coconut Boulevard

*Estimated 2020. 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 3,250+ homes.
- Approved for gas and drive thrus.
- Aldi's and 7-Eleven 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

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.



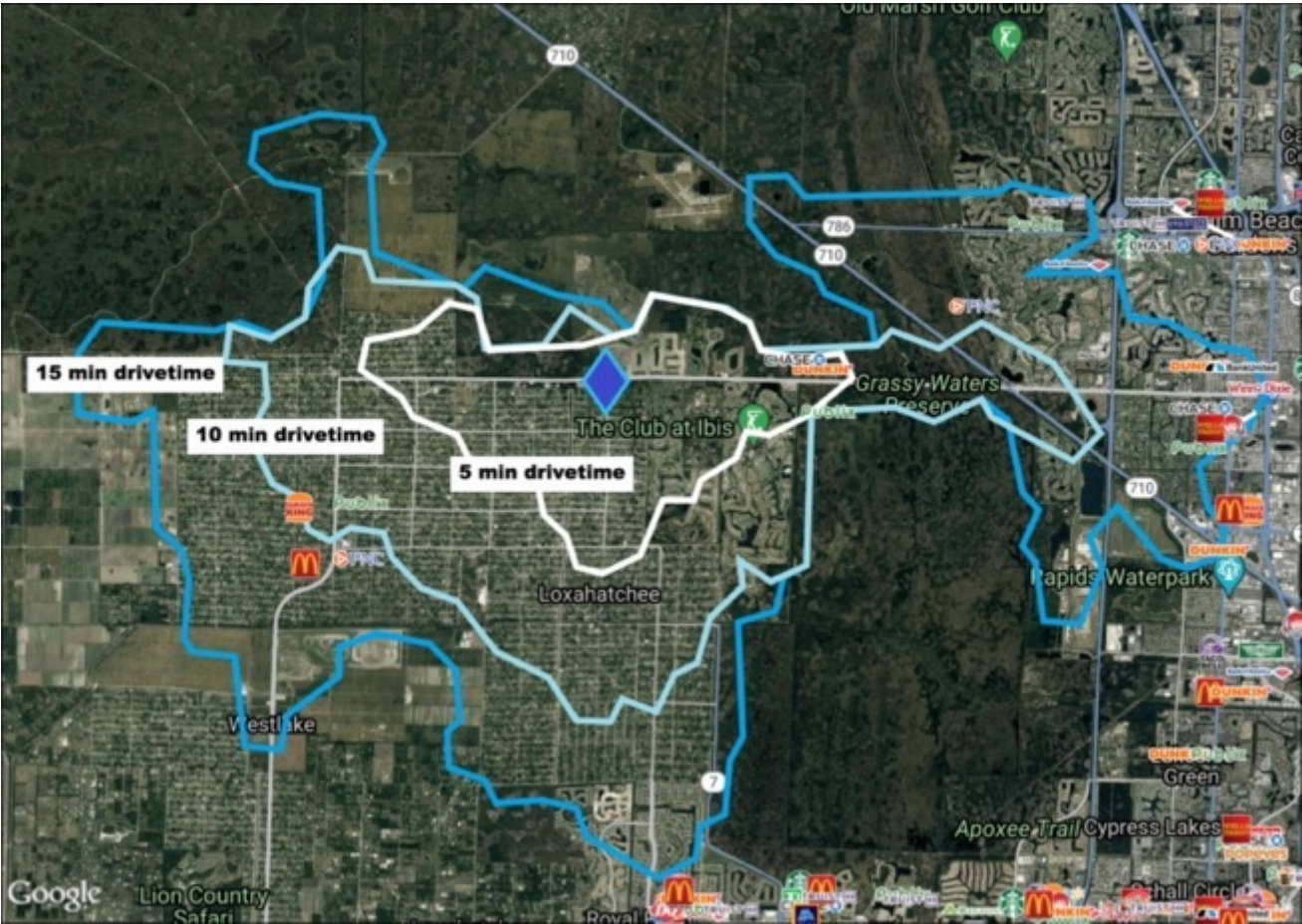
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AERIAL MAP



Coconut Crossing

TRADE AREA



Coconut Crossing is an established residential area that is underserved.

This current trade area map shows fast food restaurants and banks in the 5-, 10-, and 15-minute drive areas.

Currently, Publix is the only grocery store within 15 minutes. There are two locations. One is more than 2 miles away and the other is more than 5 miles away.

Burger King and McDonalds are the only fast-food options within 15 minutes of this property.

There are two banks located within the 15-minute drive. Chase Bank is five minutes away and PNC is more than 10 minutes away.

DISTANCE FROM COCONUT CROSSING

- | | | | | | |
|----------|---------------------|---------------|---------------------|------------|---------------------|
| • Publix | 2.6 miles southeast | • Burger King | 5.7 miles southwest | • Chase | 2.6 miles southeast |
| • Publix | 5.7 miles southwest | • McDonalds | 5.9 miles southwest | • PNC Bank | 5.7 miles southwest |





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.

FOR LEASING INFORMATION CONTACT:

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