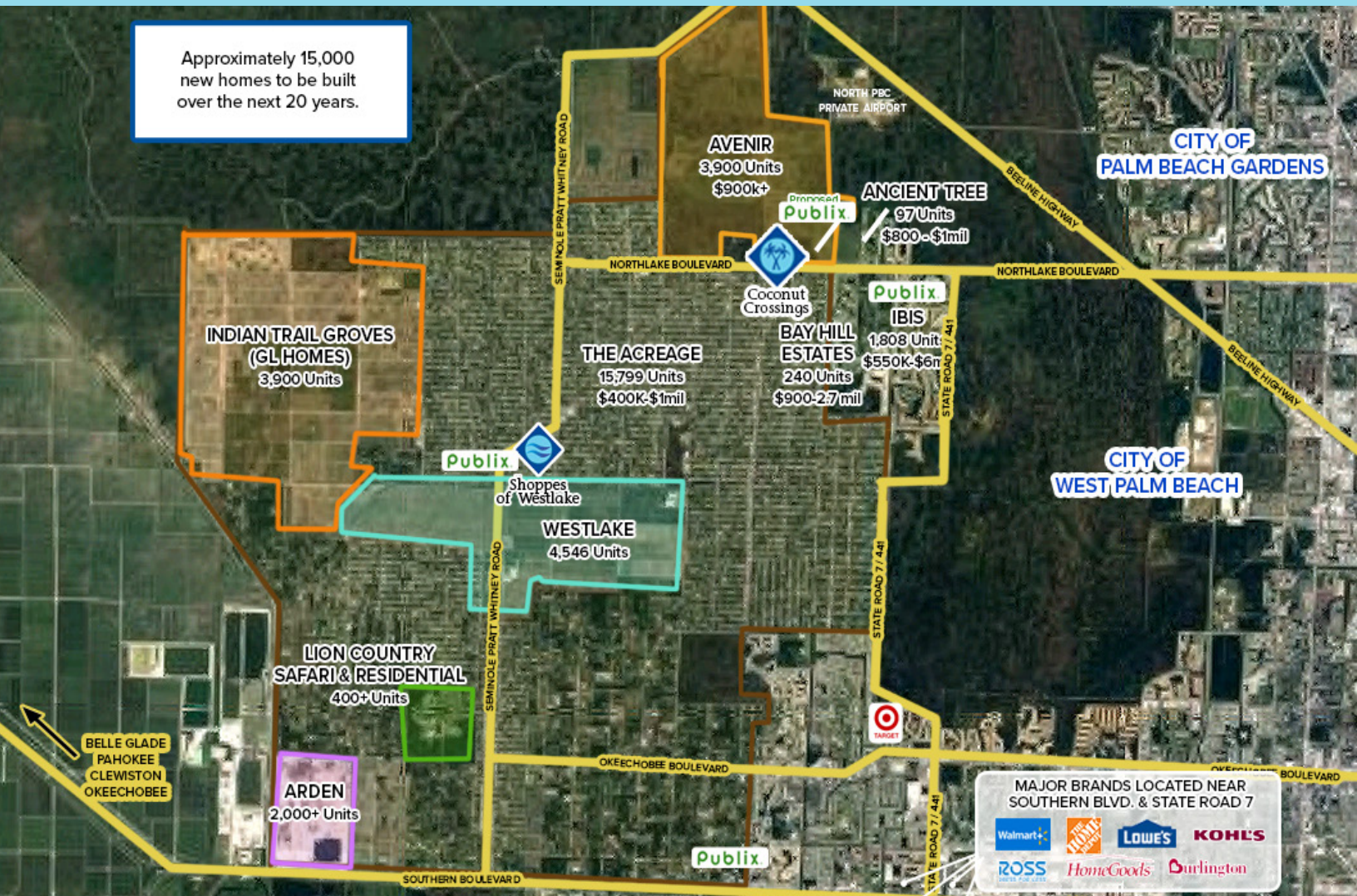


NEW CONSTRUCTION: COCONUT CROSSING

Approximately 15,000
new homes to be built
over the next 20 years.



Northlake Boulevard & Coconut Boulevard Palm Beach Gardens, FL

DEMOGRAPHICS*

	5 MIN	10 MIN	15 MIN
POPULATION	6,188	17,260	50,147
HOUSEHOLDS	1,562	5,844	19,061
AHI	\$116,933	\$128,434	\$127,098

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

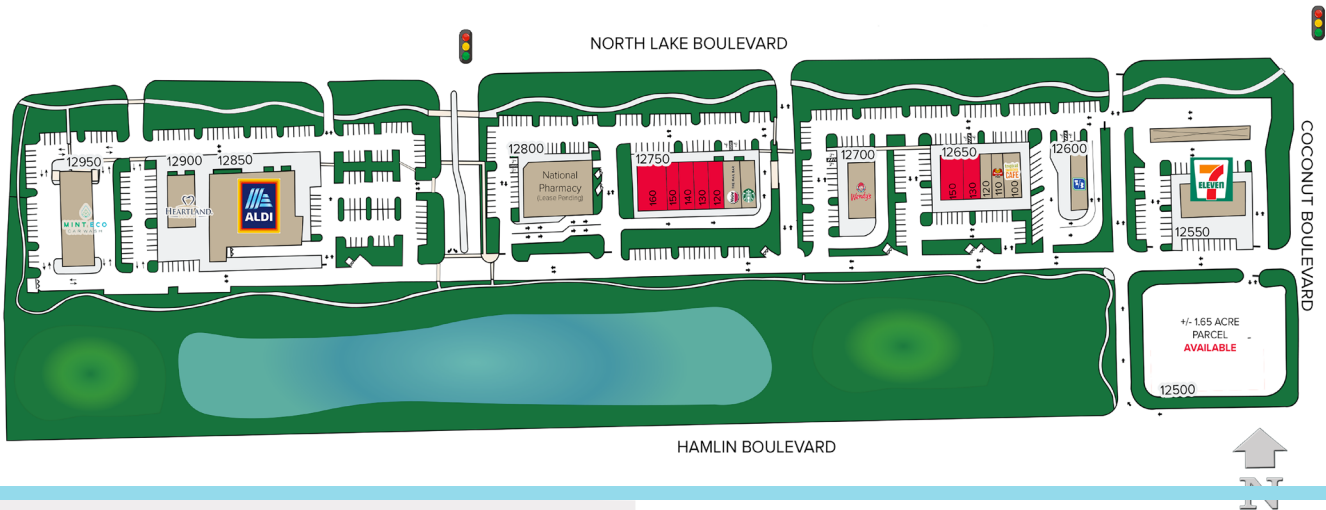
JOIN THESE ESTABLISHED RETAILERS



Lindsey Walker
Leasing Representative
lwalker@konoversouth.com
954.513.8491 (cell)

Development. Leasing. Management.
Since 1957

COCONUT CROSSING



Northlake Boulevard & Coconut Boulevard Palm Beach Gardens, FL

HIGHLIGHTS

- Situated at the main entrance of Avenir, a new residential development with more than 3,250+ homes.
- Aldi's, 7-Eleven, Starbucks 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

TRAFFIC COUNTS

- 33,000 on Northlake Boulevard
- 13,000 on Coconut Boulevard

AVAILABLE SPACE

- up to 6,310 SF

TENANT LEGEND

12950	Mint Eco Car Wash	7,000
12900	Heartland Dental, LLC	4,200
12850	Aldi	21,950
12800	National Pharmacy (Lease Pending)	14,942
12750		
100	Starbucks	2,600
110	Noire The Nail Bar	2,561
120	AVAILABLE	1,565*
130	AVAILABLE	1,565*
140	AVAILABLE	1,565*
150	AVAILABLE	1,565*
160	RESTAURANT END CAP	3,180-6,310*
12700		
	Wendy's	2,600
12650		
100	Tropical Smoothie Cafe	1,800
110	National Pizza (Lease Pending)	1,139
120	Go Green Dry Cleaner	1,203
130	AVAILABLE	2,500
150	RESTAURANT END CAP	3,487-5,987*
12600		
	Fifth Third Bank	2,500
12550		
	7-Eleven	5,200
12500		
	AVAILABLE GROUND LEASE	+/- 1.65 Acres

*Adjacent available spaces may be combined for additional square footage.