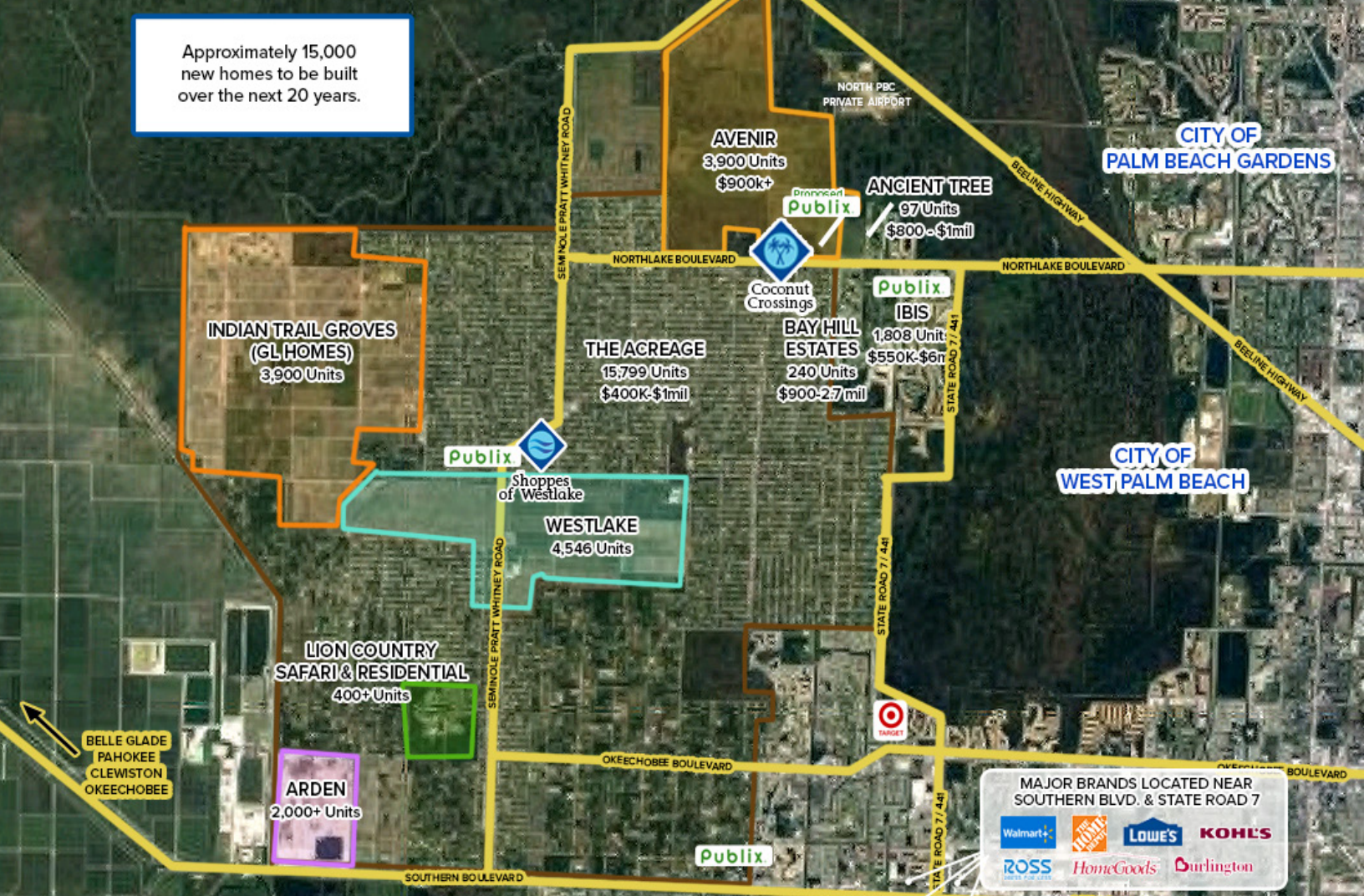


# NEW CONSTRUCTION: COCONUT CROSSING

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.

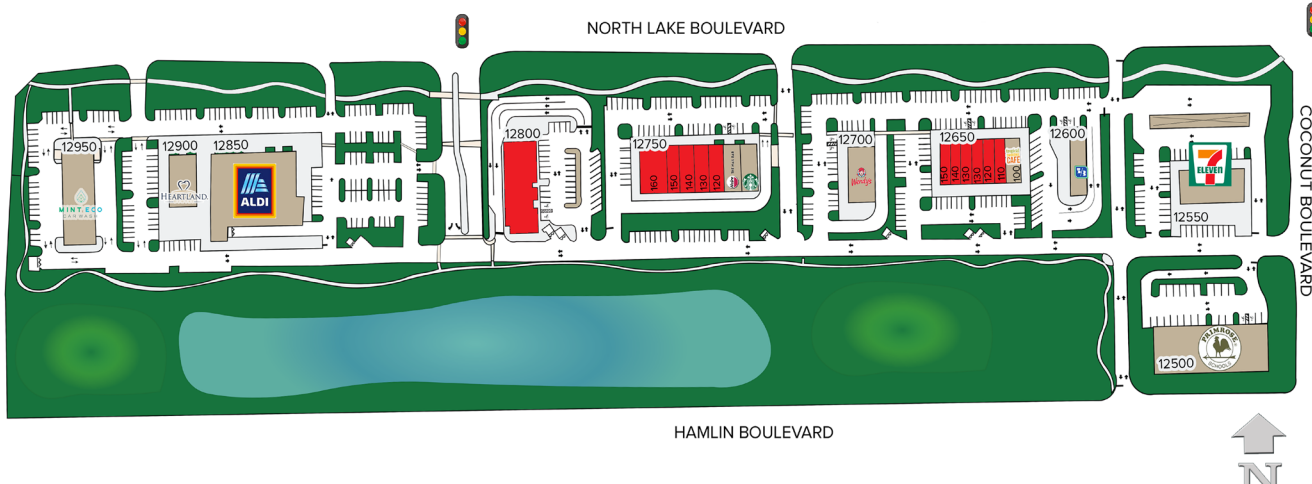
## JOIN THESE ESTABLISHED RETAILERS



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

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# 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

<b>12950</b>	Mint Eco Car Wash	7,000
<b>12900</b>	Heartland Dental, LLC	4,200
<b>12850</b>	Aldi	21,950
<b>12800</b>	<b>AVAILABLE</b>	<b>6,500</b>
<b>12750</b>	Starbucks	2,600
100	Noire The Nail Bar	2,561
<b>120</b>	<b>AVAILABLE</b>	<b>1,565*</b>
<b>130</b>	<b>AVAILABLE</b>	<b>1,565*</b>
<b>140</b>	<b>AVAILABLE</b>	<b>1,565*</b>
<b>150</b>	<b>AVAILABLE</b>	<b>1,565*</b>
<b>160</b>	<b>RESTAURANT END CAP</b>	<b>3,180-6,310*</b>
<b>12700</b>	Wendy's	2,600
<b>12650</b>	Tropical Smoothie Cafe	1,800
<b>110</b>	<b>AVAILABLE</b>	<b>1,330*</b>
<b>120</b>	<b>AVAILABLE</b>	<b>1,400*</b>
<b>130</b>	<b>AVAILABLE</b>	<b>1,400*</b>
<b>140-150</b>	<b>RESTAURANT END CAP</b>	<b>1,400-4,200*</b>
<b>12600</b>	Fifth Third Bank	2,500
<b>12550</b>	7-Eleven	5,200
<b>12500</b>	Primrose School	7,000

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