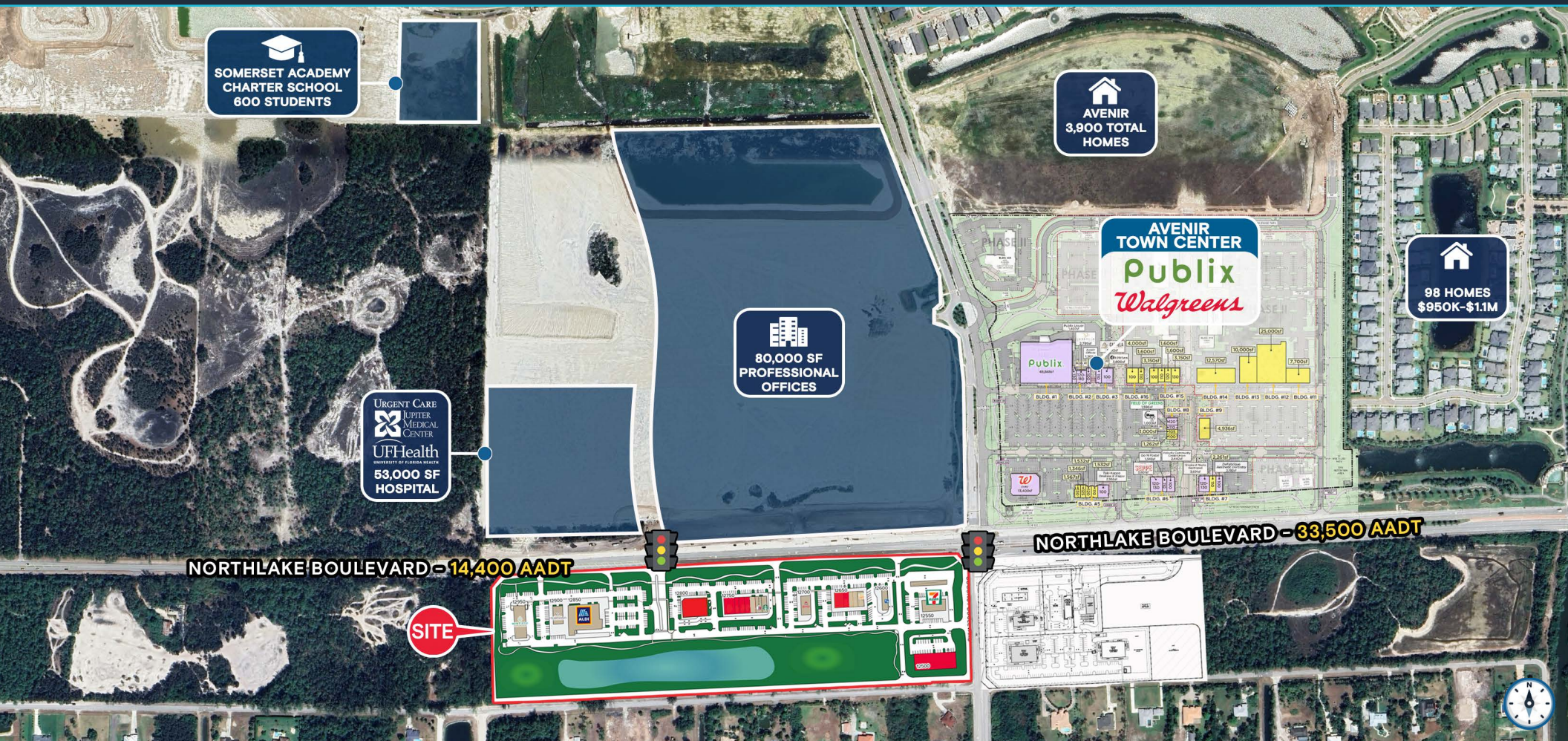




# Coconut Crossing

A Konover South Development

RETAIL SPACE FOR LEASE  
12500-12950 Northlake Boulevard  
Palm Beach Gardens, FL 33418



A PREMIER OPPORTUNITY TO JOIN A DYNAMIC, FAST-GROWING TRADE AREA

Allan Carlisle  
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EXCLUSIVE RETAIL LEASING  
**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS

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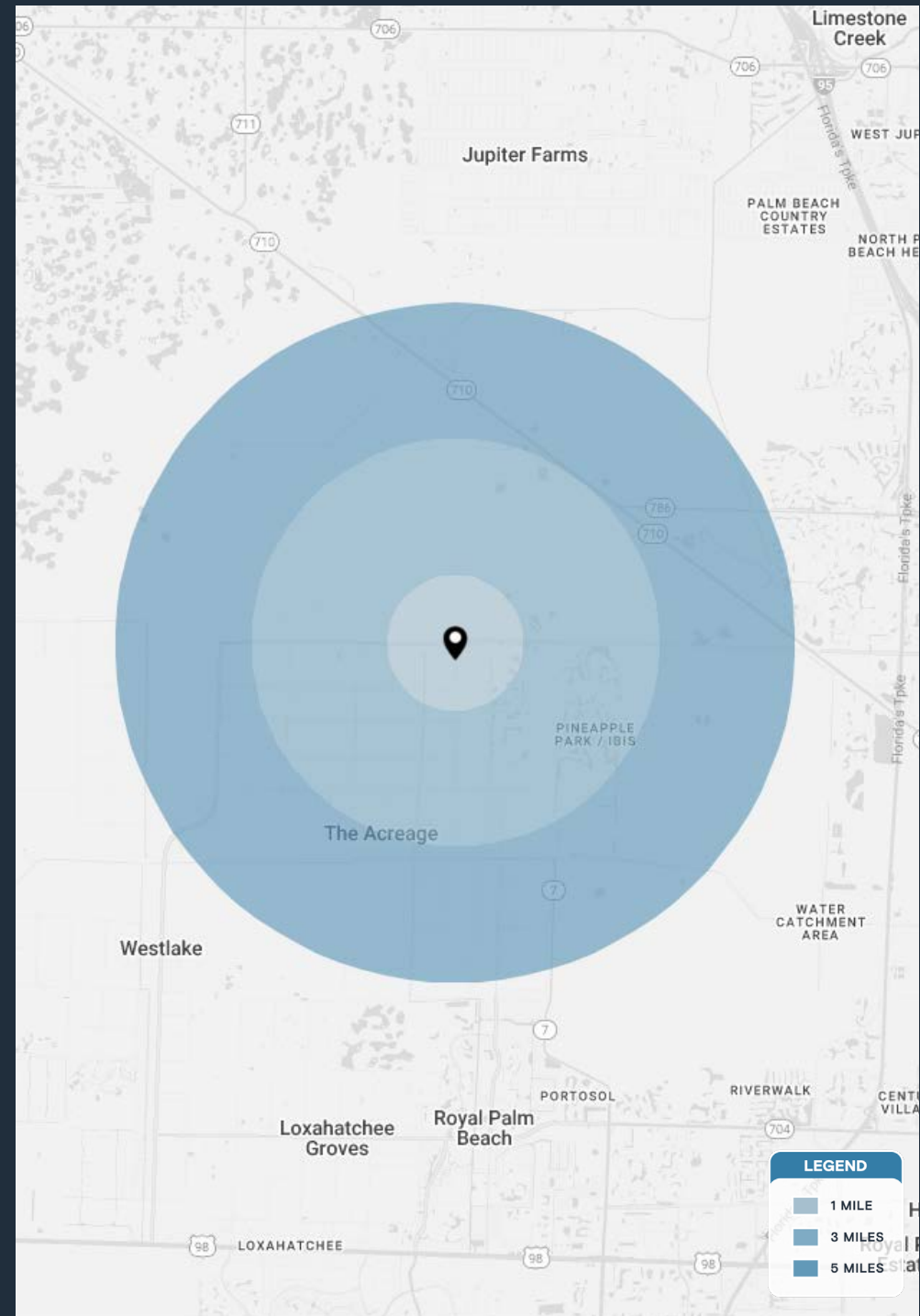
# Property Overview

## HIGHLIGHTS

- First generation retail, restaurant, and office space available
- Coconut Crossing is a new 100,000 SF Class A retail center located at the signalized southwest corner of Northlake Blvd & Coconut Blvd in affluent Western Palm Beach County
- Join      
- Currently under construction and slated for Q4 2025 delivery
- Directly across the street from 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.
- Strong trade area with 30,000+ existing residences nearby and an additional 15,000 homes in various stages of development, exceeding well over \$150,000 per household

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,903	20,082	41,162
HOUSEHOLDS	608	7,271	14,108
EMPLOYEES	1,576	17,264	34,853
AVERAGE HH INCOME	\$152,977	\$166,811	\$145,848
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	7,562	27,119	49,150
HOUSEHOLDS	2,576	9,586	17,270
EMPLOYEES	6,394	23,184	41,713
AVERAGE HH INCOME	\$187,072	\$156,614	\$146,511



LEGEND

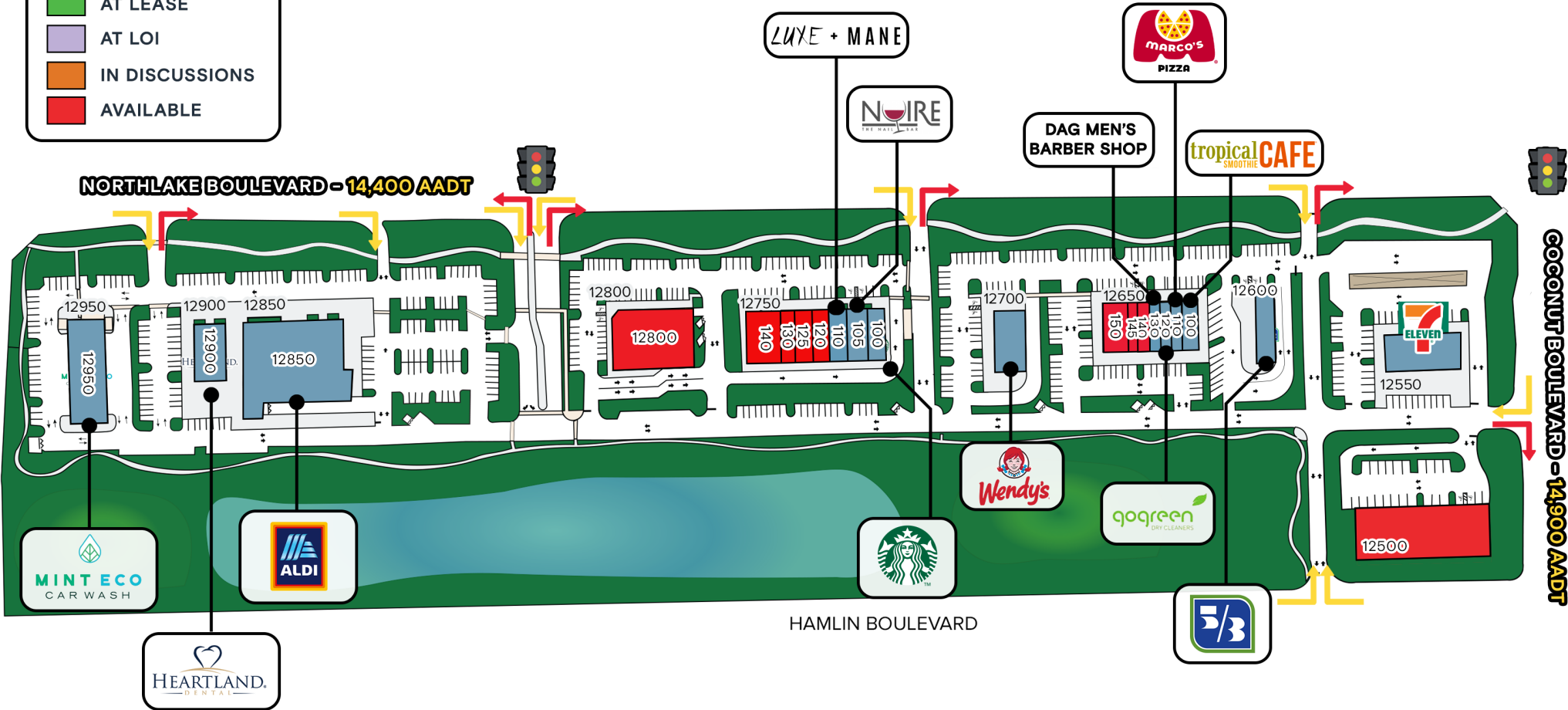
LEASED

AT LEASE

AT LOI

IN DISCUSSIONS

AVAILABLE



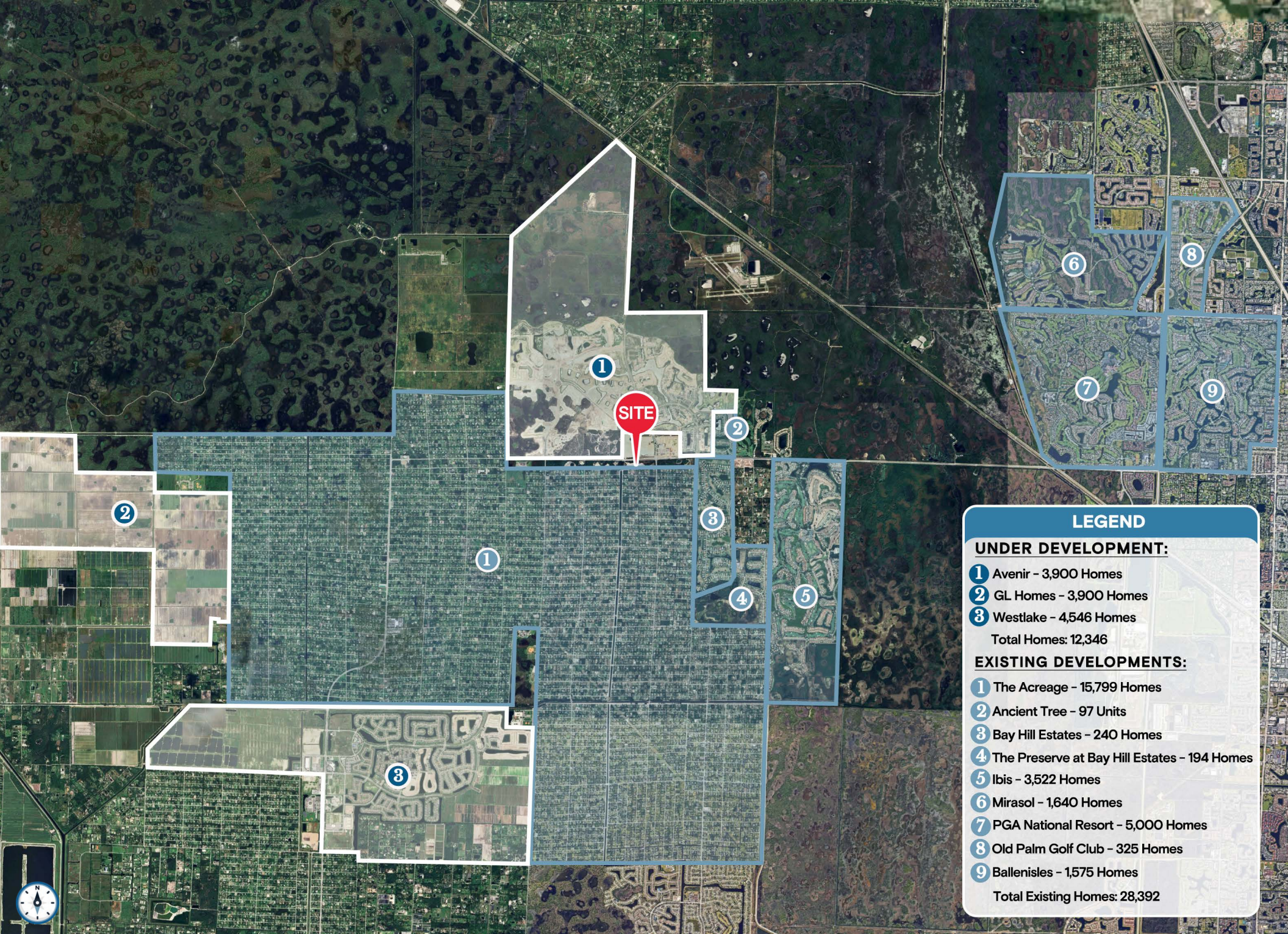
Tenant Roster

12950	Eco Car Wash	7,000 SF	12750-110	Luxe + Mane	2,000 SF	12650-100	Tropical Smoothie Cafe	1,800 SF	12650-150	Available	2,565 SF
12900	Heartland Dental	4,200 SF	12750-120	Available	1,130 SF	12650-110	Marco's Pizza	1,140 SF	12600	Fifth Third Bank	2,500 SF
12850	Aldi	21,950 SF	12750-125	Available	1,565 SF	12650-120	Go Green	1,200 SF	12550	7-Eleven	5,200 SF
12800	Available	6,500 - 14,942 SF	12750-130	Available	1,565 SF	12650-130	Dag Men's Barber Shop	1,203 SF	12500	Available	13,575 SF
12750-100	Starbucks	2,600 SF	12750-140	Available	3,130 SF	12650-140	Available	1,110 SF			
12750-105	Noire Nail Bar	2,561 SF	12700	Wendy's	2,600 SF	12650-145	Available	1,110 SF			











# Contact Brokers

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