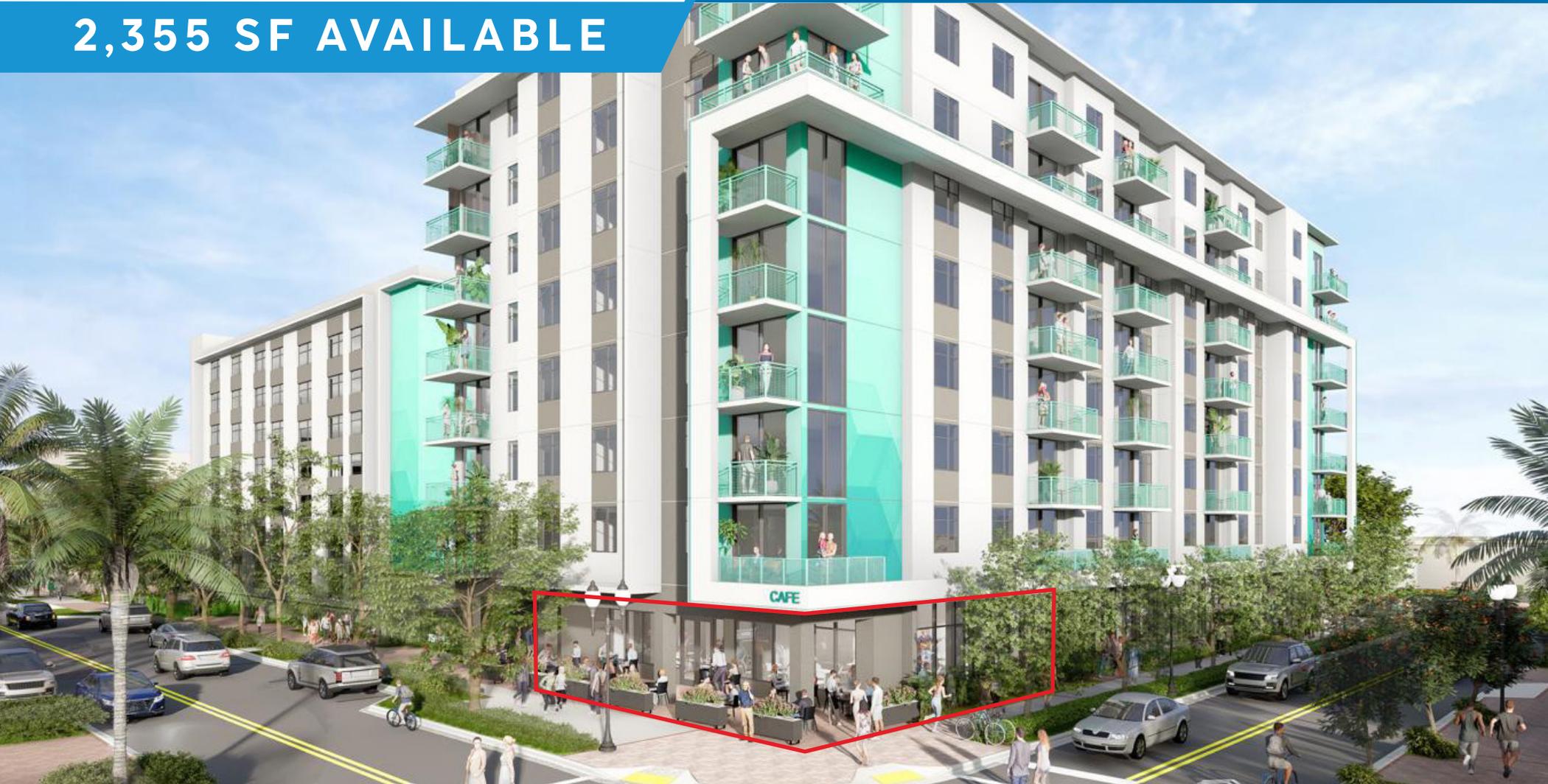


**2,355 SF AVAILABLE**



# THE SPRUCE

## 2501 SPRUCE AVE, WEST PALM BEACH, FL

EXCLUSIVE  
RETAIL LEASING:

**Alfredo Sanchez**  
Director  
(561) 301-7690  
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SCAN TO  
VIEW LISTING

## PROPERTY HIGHLIGHTS

- The Spruce will be an eight-story mixed-use development with 270 Class A residential units in Northwood Village
- Available: 2,355 SF ground floor restaurant space + 1,095 SF covered patio.
- Delivery: January 2026
- Restaurant Shell Delivery
- Significant residential and retail projects underway in Northwood, including the neighboring development titled The District, which will feature 382 luxury apartments and over 60,000 SF of retail space.



## DEMOGRAPHICS (3 MI)



Population  
87,791



Daytime  
Population  
91,309



Average HH  
Income  
\$140,664



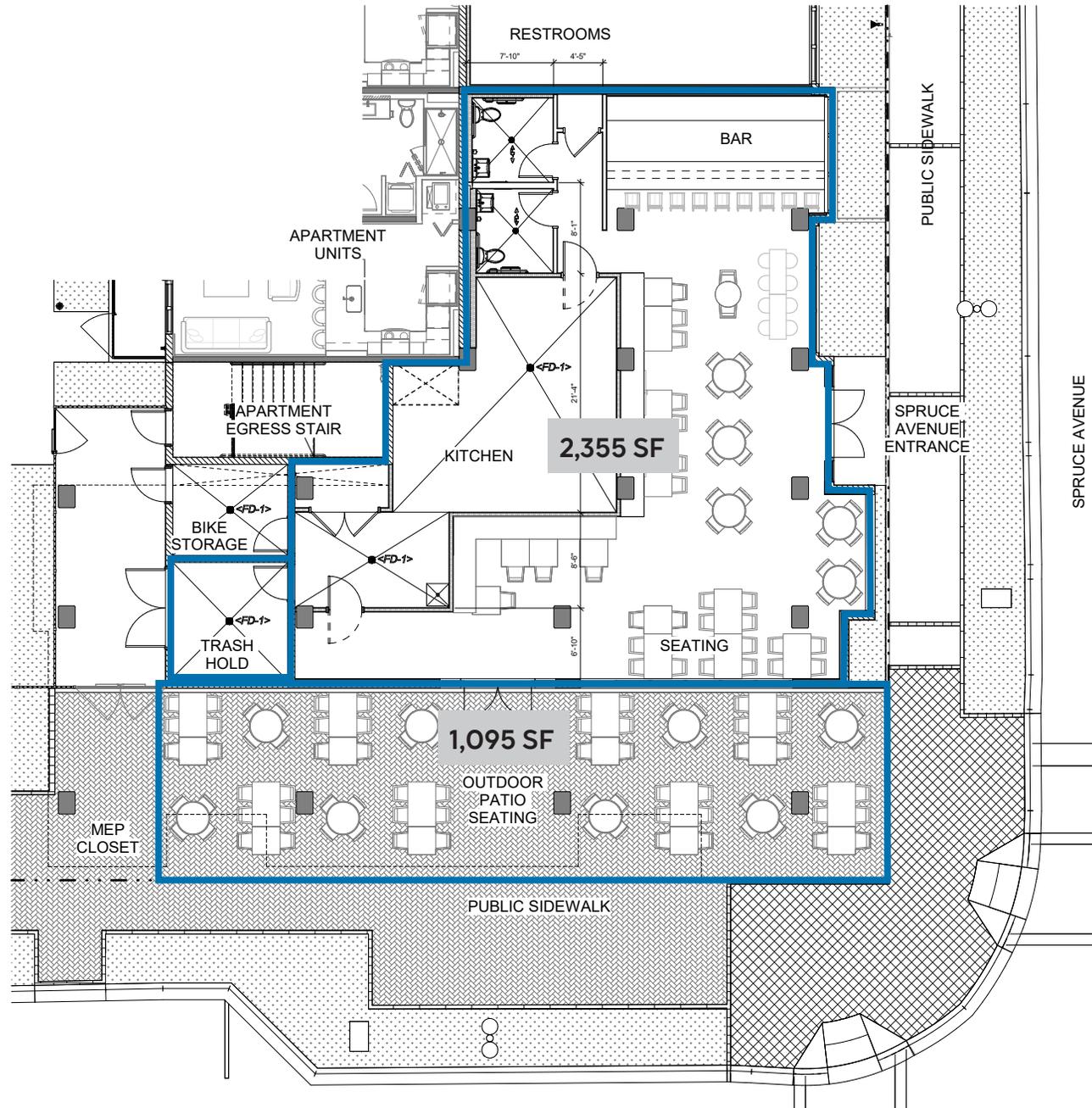
Median  
Age  
40.7

## NEARBY



RESTAURANT SHELL DELIVERY

- Mechanical systems serving all spaces
- Includes stub-ins for kitchen/bar, grease trap, and exhaust shaft
- Ready-to-paint walls
- Electrical outlets
- Standard lighting and plumbing
- Sound/thermal insulation
- Restroom fixtures
- Interior doors & hardware
- All required life-safety features





**The District**  
AT NORTHWOOD

- 382 Multi-family units
- 60,000 SF Ground Floor Commercial
- 22k SF Grocer

17,300 AADT Broadway

17,300 AADT

17,300 AADT

Spruce Ave

Northwood Rd

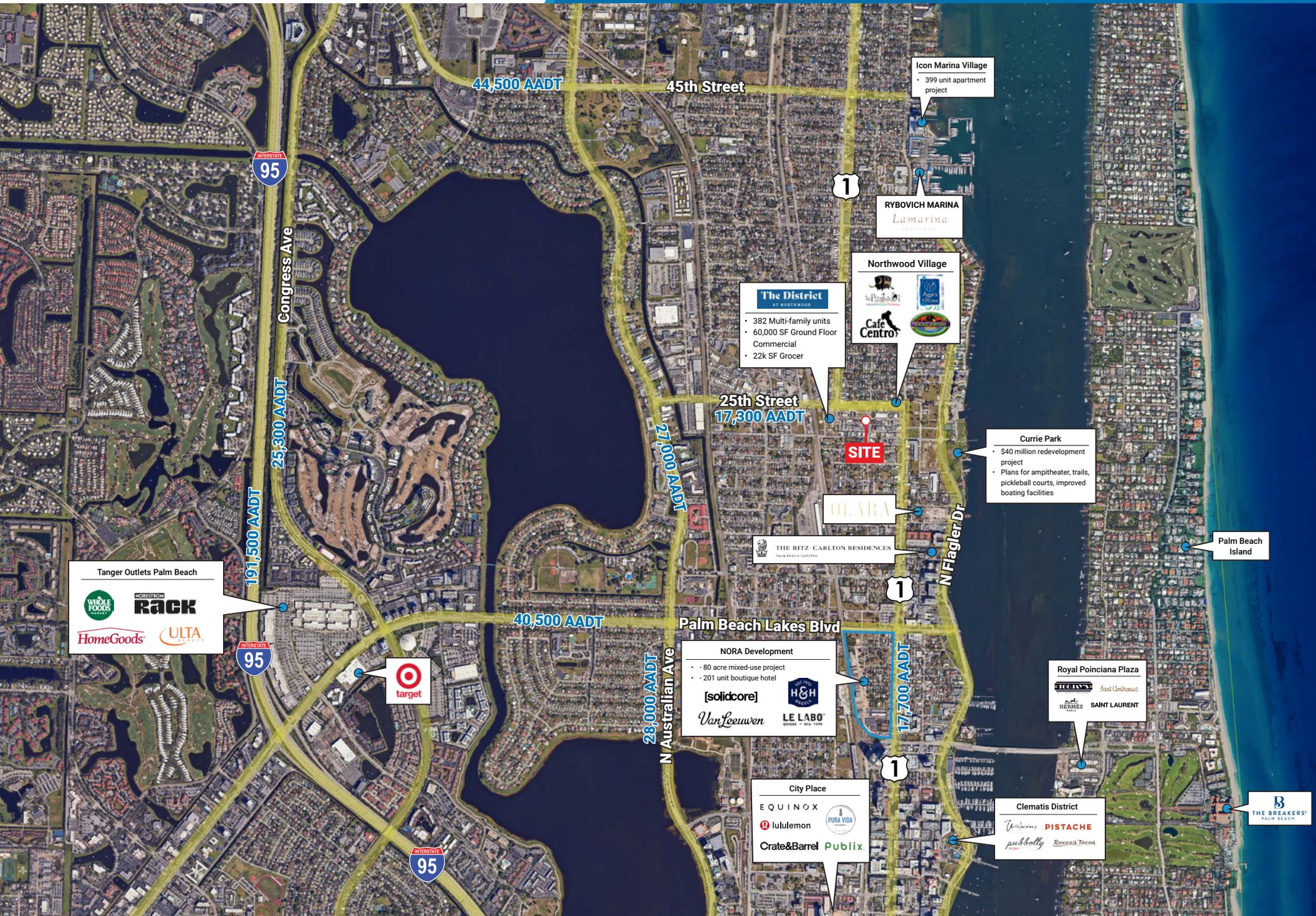
23rd Street

26th Street

25th Street

24th Street

**SITE**



INTERSTATE 95

Congress Ave

191,500 AADT

25,300 AADT

INTERSTATE 95

44,500 AADT

45th Street

27,000 AADT

25th Street  
17,300 AADT

40,500 AADT

Palm Beach Lakes Blvd

28,000 AADT

N Australian Ave

17,700 AADT

N Flagler Dr

1

1

1

Icon Marina Village  
- 399 unit apartment project

RYBOVICH MARINA  
*Lamarina*

Northwood Village  
Cafe Centro

The District  
AT NORTHWOOD  
• 382 Multi-family units  
• 60,000 SF Ground Floor Commercial  
• 22k SF Grocer

SITE

OLARA

THE RITZ-CARLTON RESIDENCES  
PALM BEACH GARDENS

Currie Park  
• \$40 million redevelopment project  
• Plans for amphitheater, trails, pickleball courts, improved boating facilities

Palm Beach Island

Tanger Outlets Palm Beach  
WHOLE FOODS MARKET  
RACK  
HomeGoods  
ULTA BEAUTY

target

NORA Development  
• - 80 acre mixed-use project  
• - 201 unit boutique hotel  
[solidcore]  
VanLeeuwen  
LE LABO

H&M  
LE LABO

Royal Poinciana Plaza  
TODD'S  
Saint Christopher's  
HEAVENLY  
SAINT LAURENT

City Place  
EQUINOX  
lululemon  
Crate&Barrel  
PUBBLIX  
PURA VIDA  
Rocca's Tacos

Clematis District  
Veritas  
PISTACHE  
pubbolly  
Rocca's Tacos

THE BREAKERS  
PALM BEACH



### **The District at Northwood**

Located just west of The Spruce, this mixed-use development is located at 2501 Pinewood Avenue in West Palm Beach's Northwood Arts District. The project includes approximately 60,772 square feet of Class A+ retail and restaurant space, 382 residential units, and a 577-space parking garage, with completion expected in Q4 2026. The property will also include amenities such as a rooftop pool and spa, fitness center, shared workspace, and racquet sports facilities. This project serves as a major catalyst to the significant residential and commercial growth in Northwood Village.

### **Northwood Shores**

GL Homes is planning a transformative redevelopment of roughly 10 blocks in Northwood, between 40th and 45th Street and from Broadway to North Flagler Drive. The project envisions approximately 100 newly built, modern single-family homes — one of the largest residential reinvestments in the city's north end in decades. This redevelopment will replace aging housing stock with high-quality homes, helping to elevate property values and attract long-term residents. The influx of new homeowners is expected to strengthen the local economy, stimulate nearby retail and dining activity in Northwood Village, and support the city's broader effort to revitalize its historic northern neighborhoods.





SOURCE: wpb.org

### **Currie Park**

This 13.6 acre waterfront park is being transformed through a \$40 million redevelopment, which lays out features such as an art plaza, tidal amphitheater, nature playground, pickleball courts and more. The renovated park will emphasize daily active uses rather than just occasional events. This redevelopment master plan will facilitate the activation of the Flagler Drive corridor and Northwood, as well as improving walkability and strengthening surrounding neighborhoods through this enhanced public-space amenity.

### **NORA**

Just north of downtown West Palm Beach, this 80-acre mixed-use project is redeveloping the existing historic industrial warehouses into a walkable lifestyle destination. Phase I of the project encompasses over 150,000 square feet of adaptive reuse and new construction for retail, hospitality, wellness and office space. A key component of this includes The Nora Hotel – a five-story, 201-room boutique hotel slated for completion in late 2026. Leasing efforts continue to progress with national and regional tenants such as Van Leeuwen Ice Cream, Warby Parker, Le Labo, and boutique fitness and wellness operators. Phase 2 will add another 1.9 million square feet of vertical development including office, residential and retail, to be completed in 2029.



SOURCE: palmbeachpost.com

AS OF: NOV. 2025

