



# 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.

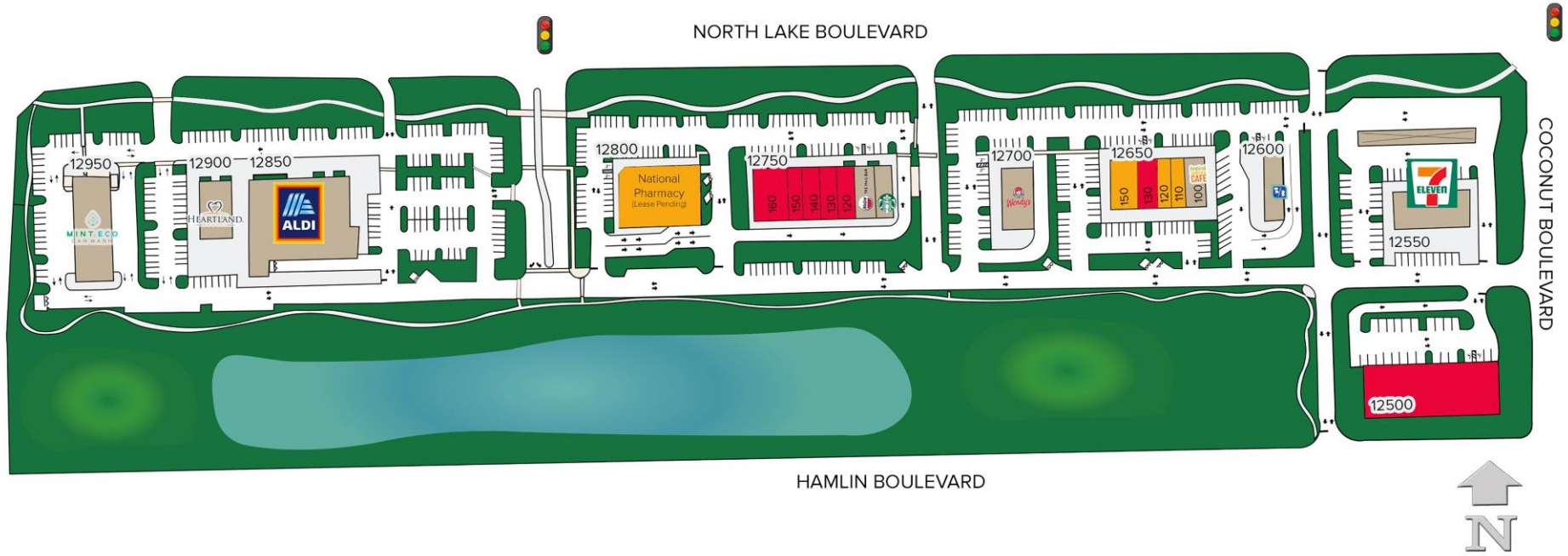
**Coconut Crossing is ideally located to serve the daily needs of the current and future residents.** Grocery, convenience, gasoline, restaurants, coffee shops, community medical services, and automotive services are just some of the community staples coming to Coconut Crossings. Situated on the main 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.**



# Coconut Crossing

## PROPOSED RETAIL SITE PLAN



BAY	TENANT	SF
<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>	National Pharmacy (Lease Pending)	14,942

BAY	TENANT	SF
<b>12750</b>	Starbucks	2,600
	Noire The Nail Bar	2,561
	<b>120 AVAILABLE</b>	<b>1,565*</b>
	<b>130 AVAILABLE</b>	<b>1,565*</b>
	<b>140 AVAILABLE</b>	<b>1,565*</b>
	<b>150 AVAILABLE</b>	<b>1,565*</b>
	<b>160 RESTAURANT END CAP</b>	<b>3,180*</b>
		<b>(up to 6,310 SF)*</b>

BAY	TENANT	SF
<b>12700</b>	Wendy's	2,600
<b>12650</b>	Tropical Smoothie Café	1,800
	110 National Pizza (Lease Pending)	1,139
	120 National Dry Cleaner (Lease Pending)	1,203
	<b>140 AVAILABLE</b>	<b>1,400</b>
	150 National Mexican (Lease Pending)	2,565

BAY	TENANT	SF
<b>12600</b>	Fifth Third Bank	1,900
<b>12550</b>	7-Eleven	5,200
<b>12500</b>	<b>AVAILABLE GROUND LEASE</b>	<b>13,575</b>

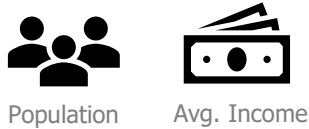
*\*Adjacent available spaces may be combined for additional square footage.*  
Elevations and site plans are for conceptual purposes and are subject to change.



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## DEMOGRAPHICS

### CURRENT – By drive time



Population      Avg. Income

5 minute	6,188	\$116,933
10 minutes	17,260	\$128,434
15 minutes	50,147	\$127,098

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

### TRAFFIC COUNTS



**33,000**  
Northlake Boulevard

**13,000**  
Coconut Boulevard

### PROPERTY HIGHLIGHTS

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

### IDEALLY SUITED FOR:

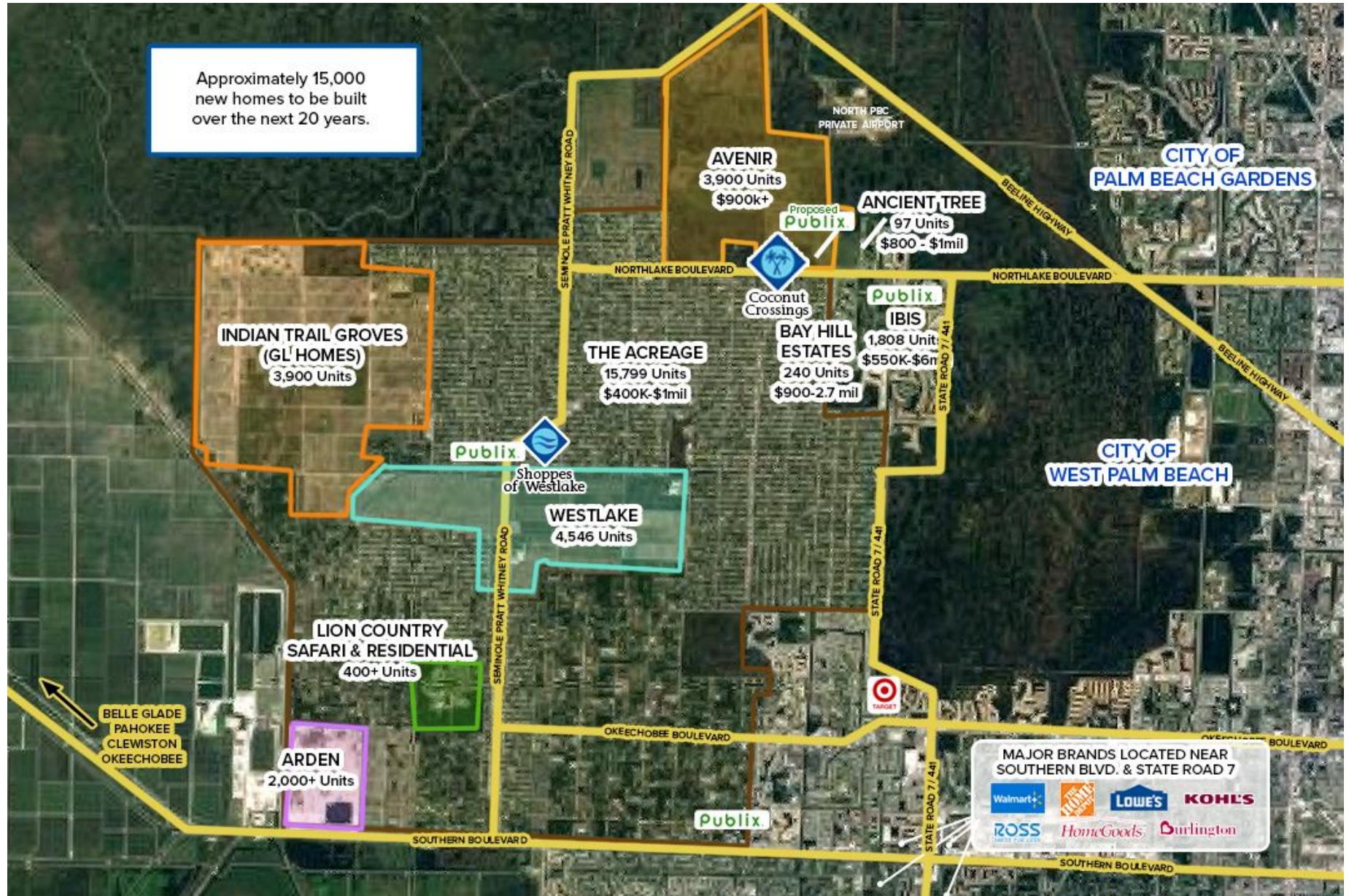


- Grocer
- Gas
- Casual dining
- Fast food with drive thru
- Bank with drive thru
- National coffee with drive thru
- Dental, medical, urgent care, etc.



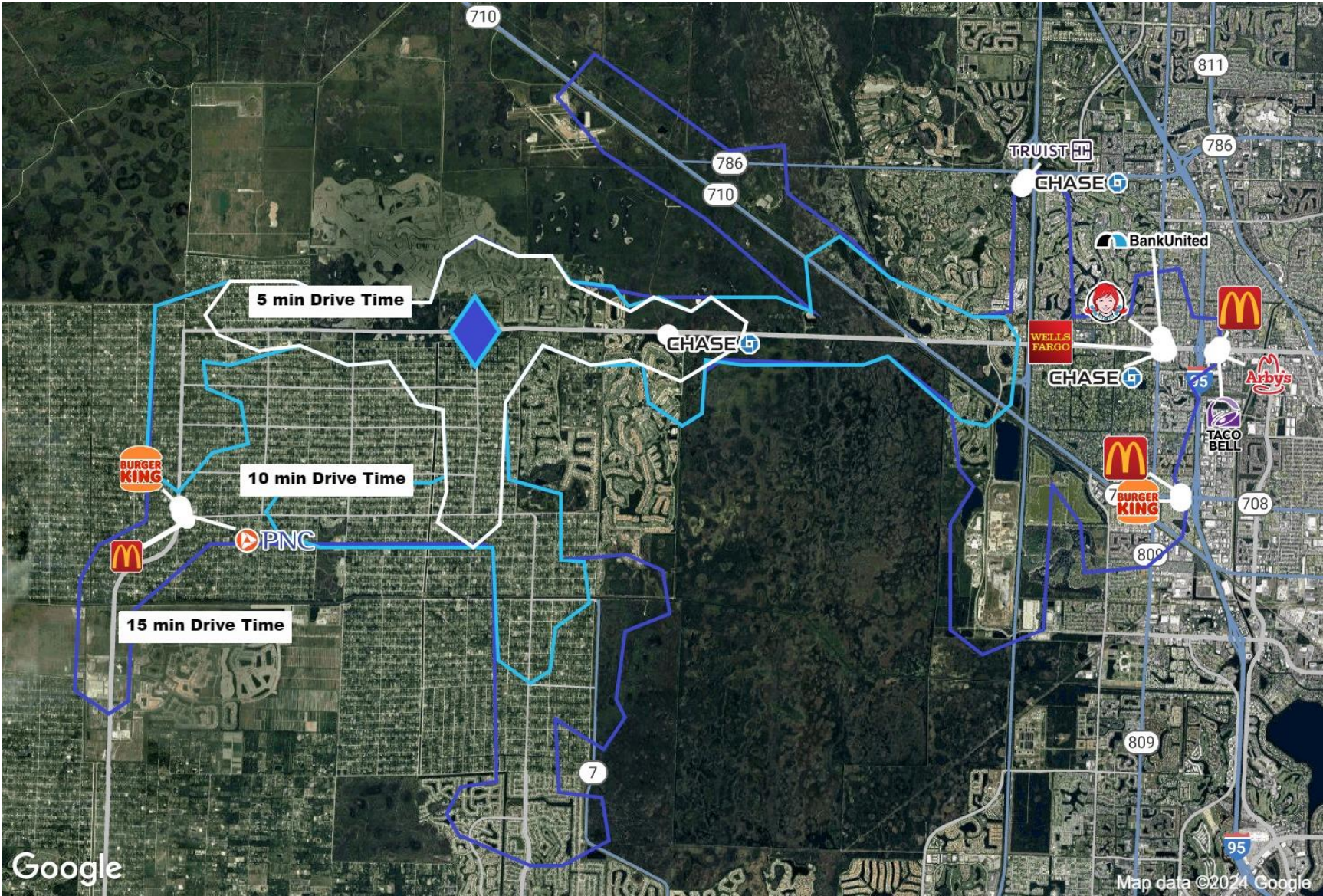


# Coconut Crossing AERIAL MAP





# Coconut Crossing TRADE AREA







# Coconut Crossing

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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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