



# 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

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**







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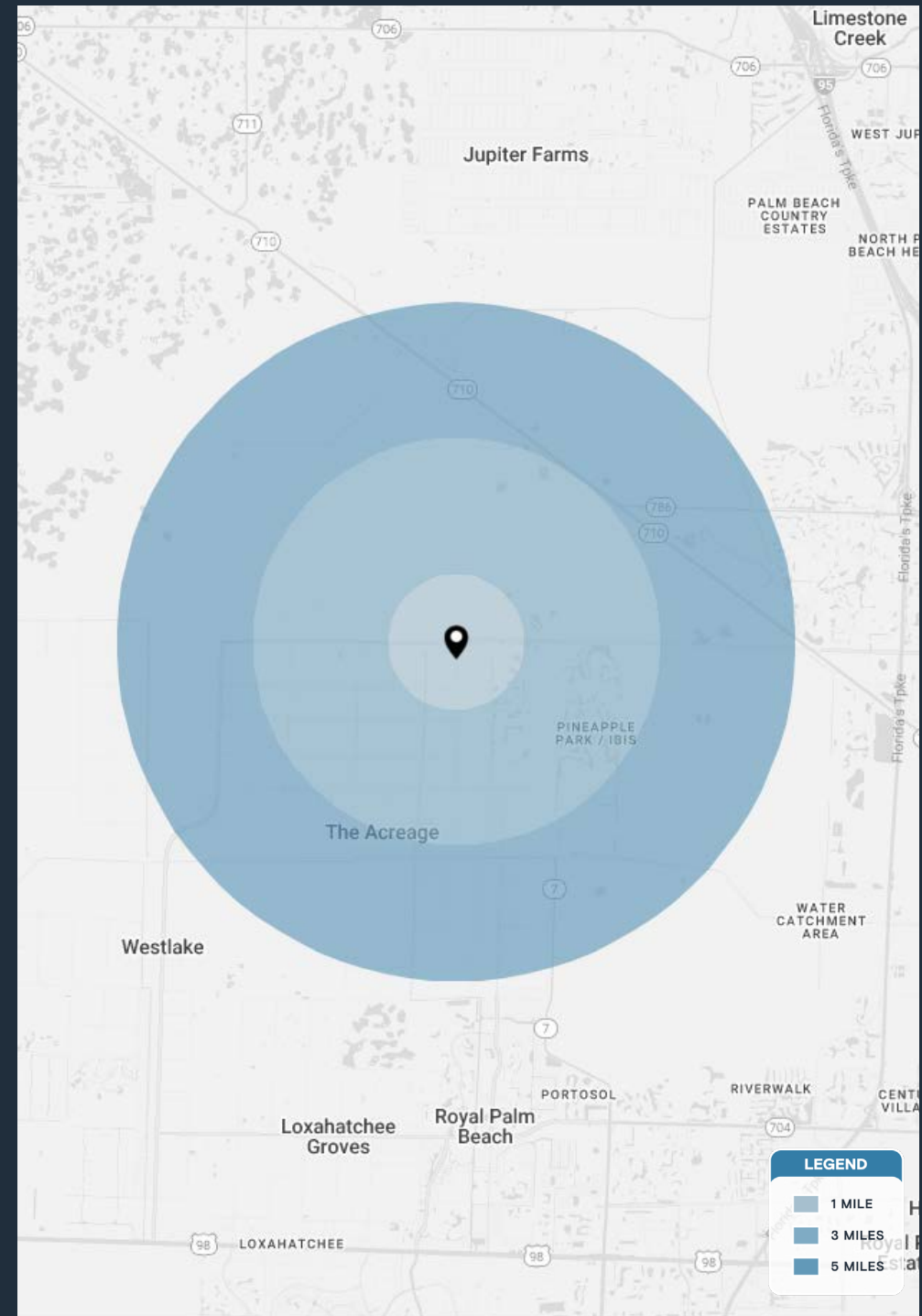
# Property Overview

## 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 2026 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

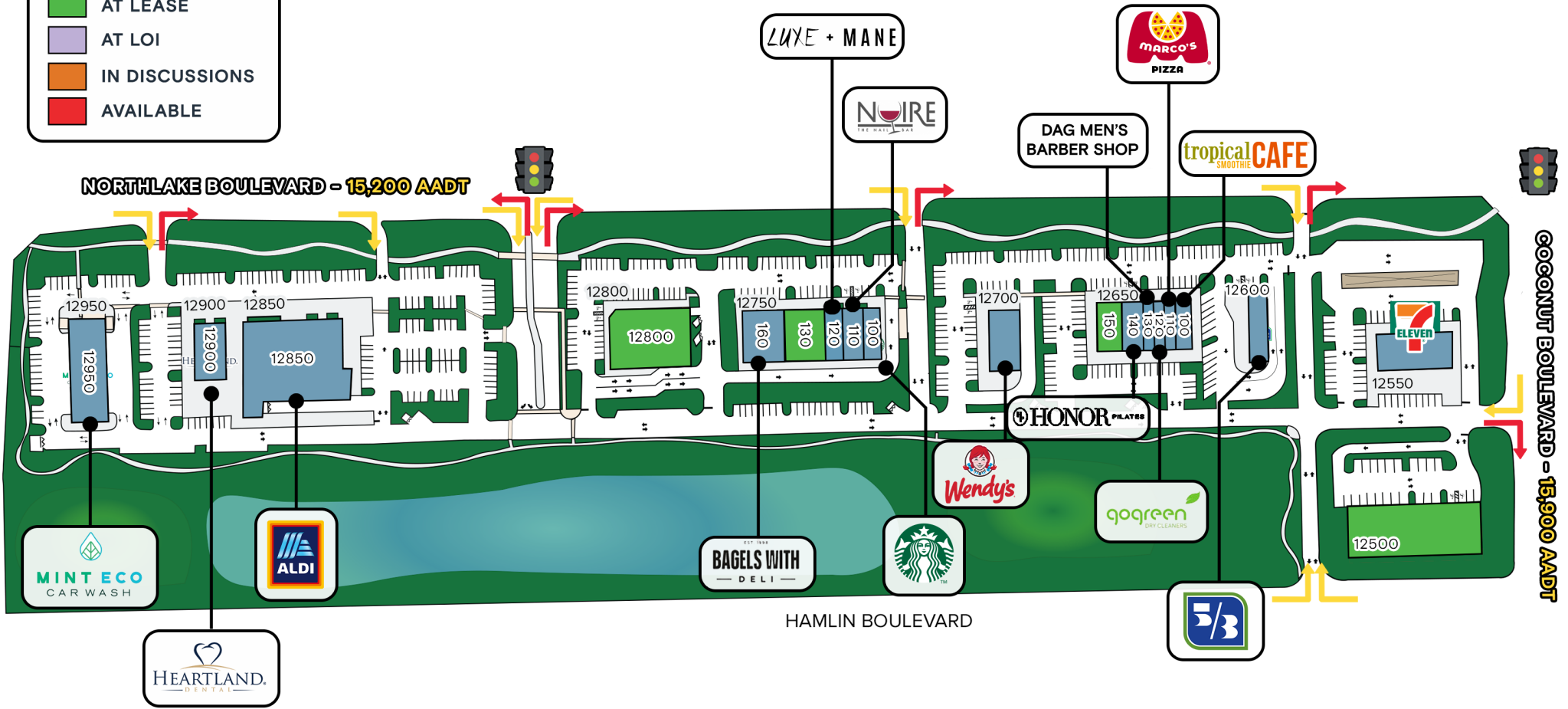
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,847	20,830	43,588
HOUSEHOLDS	590	7,530	14,910
EMPLOYEES	217	1,599	4,391
AVERAGE HH INCOME	\$170,343	\$181,425	\$159,469
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	7,581	28,446	52,550
HOUSEHOLDS	2,579	10,036	18,396
EMPLOYEES	703	2,184	4,835
AVERAGE HH INCOME	\$204,640	\$170,837	\$160,032



**LEGEND**

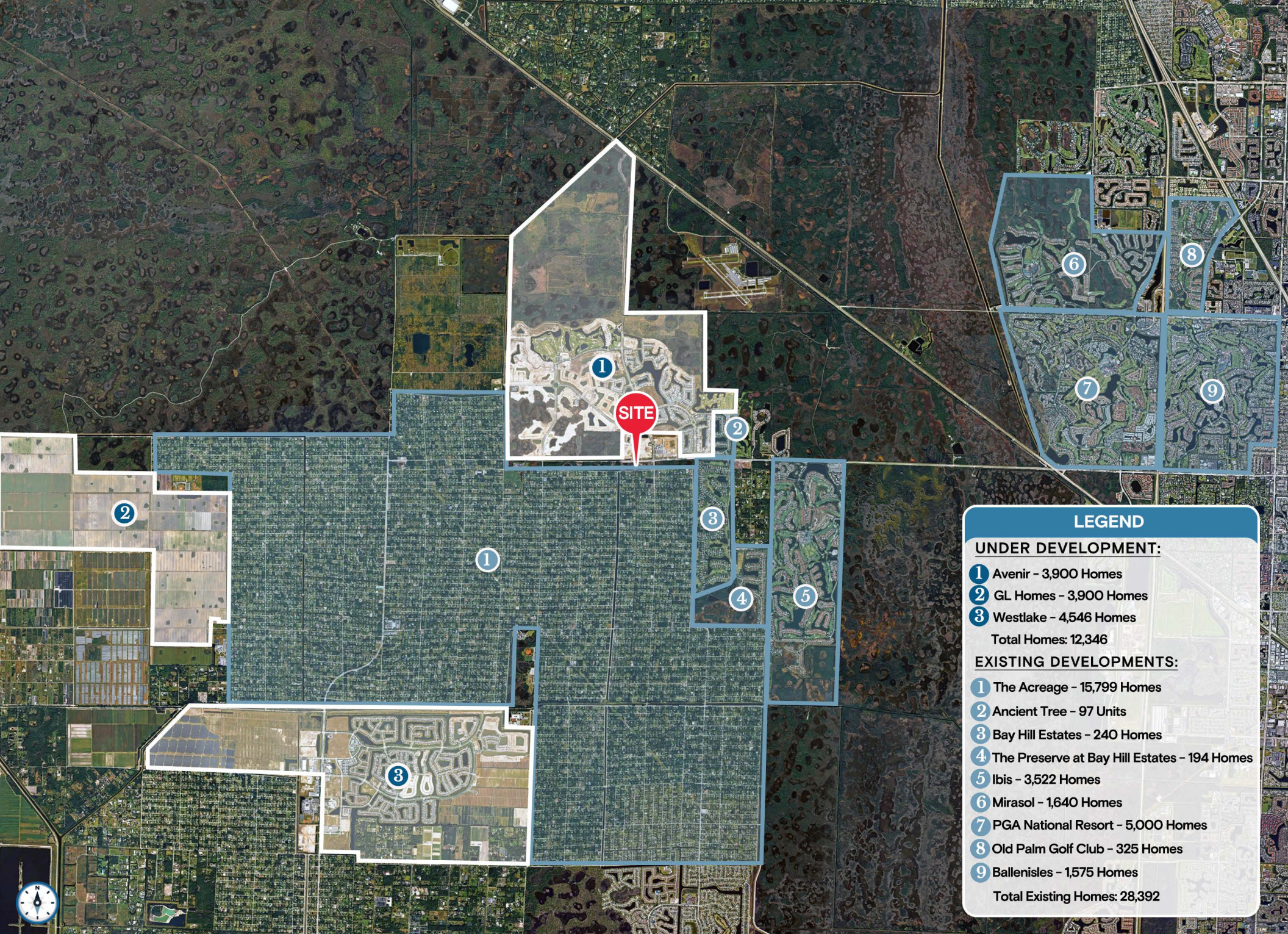
- LEASED
- AT LEASE
- AT LOI
- IN DISCUSSIONS
- AVAILABLE



## Tenant Roster

12950	Eco Car Wash	7,000 SF	12750-110	Noire Nail Bar	2,561 SF	12650-100	Tropical Smoothie Cafe	1,800 SF	12650-150	Mexican at lease	2,564 SF
12900	Heartland Dental	4,200 SF	12750-120	Luxe + Mane	2,000 SF	12650-110	Marco's Pizza	1,140 SF	12600	Fifth Third Bank	2,500 SF
12850	Aldi	21,950 SF	12750-130	Mattress store at lease	4,260 SF	12650-120	Go Green	1,203 SF	12550	7-Eleven	5,200 SF
12800	Liquor Store at lease	14,942 SF	12750-160	Bagels with Deli	3,130 SF	12650-130	Dag Men's Barber Shop	1,203 SF	12500	Daycare at lease	13,575 SF
12750-100	Starbucks	2,600 SF	12700	Wendy's	2,600 SF	12650-140	Honor Pilates	2,220 SF			





**LEGEND**

**UNDER DEVELOPMENT:**

- 1 Avenir - 3,900 Homes
  - 2 GL Homes - 3,900 Homes
  - 3 Westlake - 4,546 Homes
- Total Homes: 12,346

**EXISTING DEVELOPMENTS:**

- 1 The Acreage - 15,799 Homes
  - 2 Ancient Tree - 97 Units
  - 3 Bay Hill Estates - 240 Homes
  - 4 The Preserve at Bay Hill Estates - 194 Homes
  - 5 Ibis - 3,522 Homes
  - 6 Mirasol - 1,640 Homes
  - 7 PGA National Resort - 5,000 Homes
  - 8 Old Palm Golf Club - 325 Homes
  - 9 Ballenisles - 1,575 Homes
- Total Existing Homes: 28,392

# Contact Brokers

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