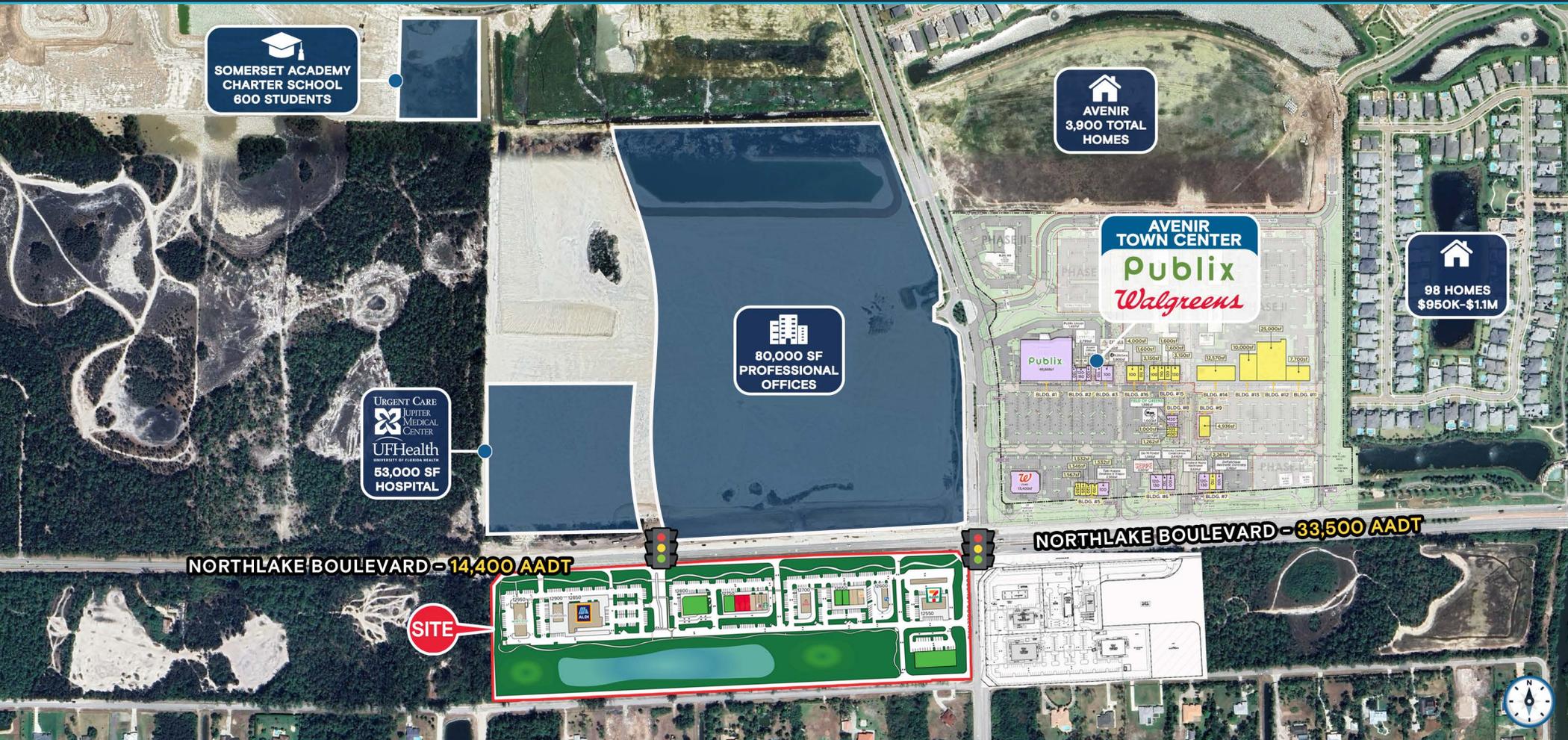




Coconut Crossing

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

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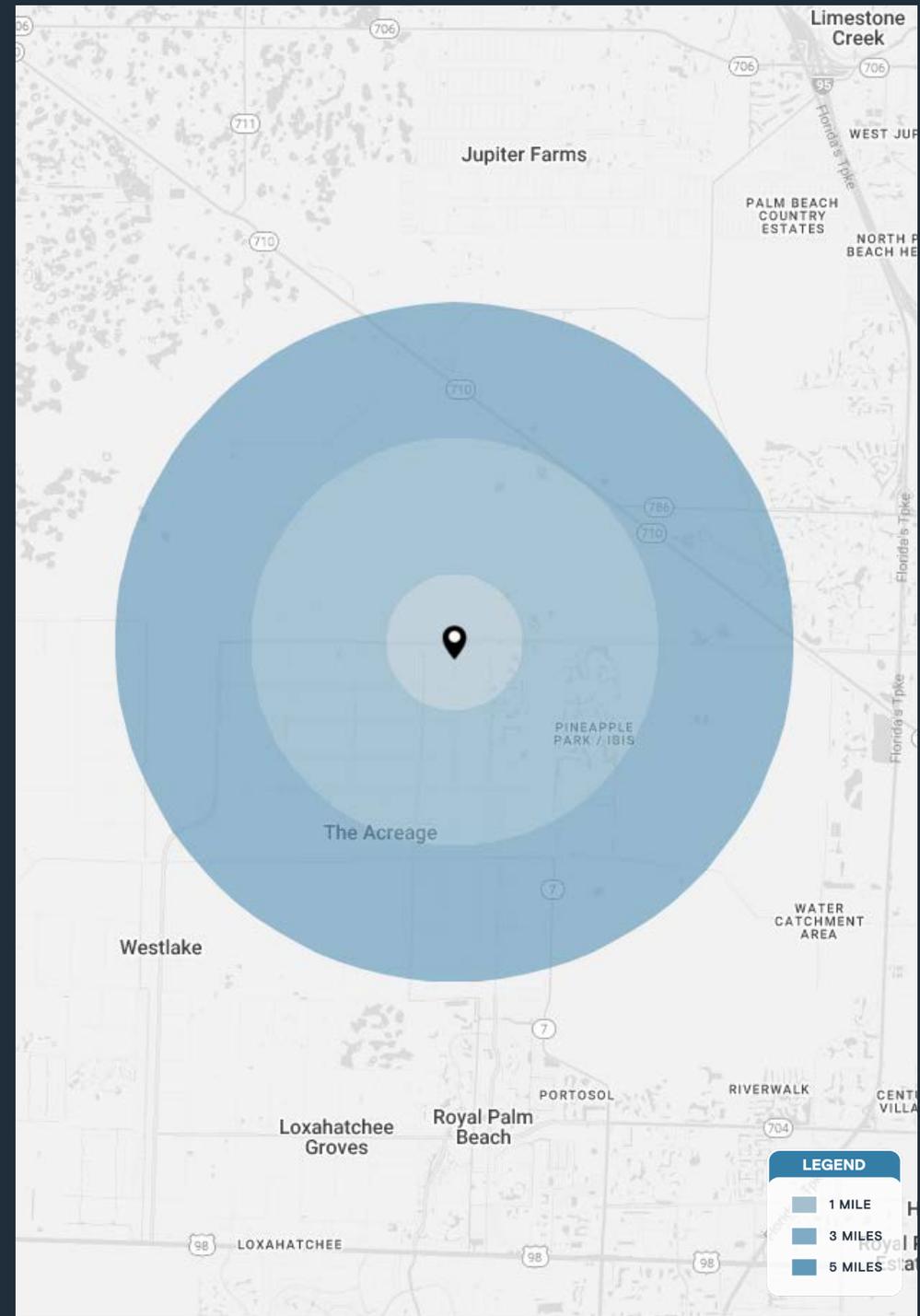
Property Overview

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

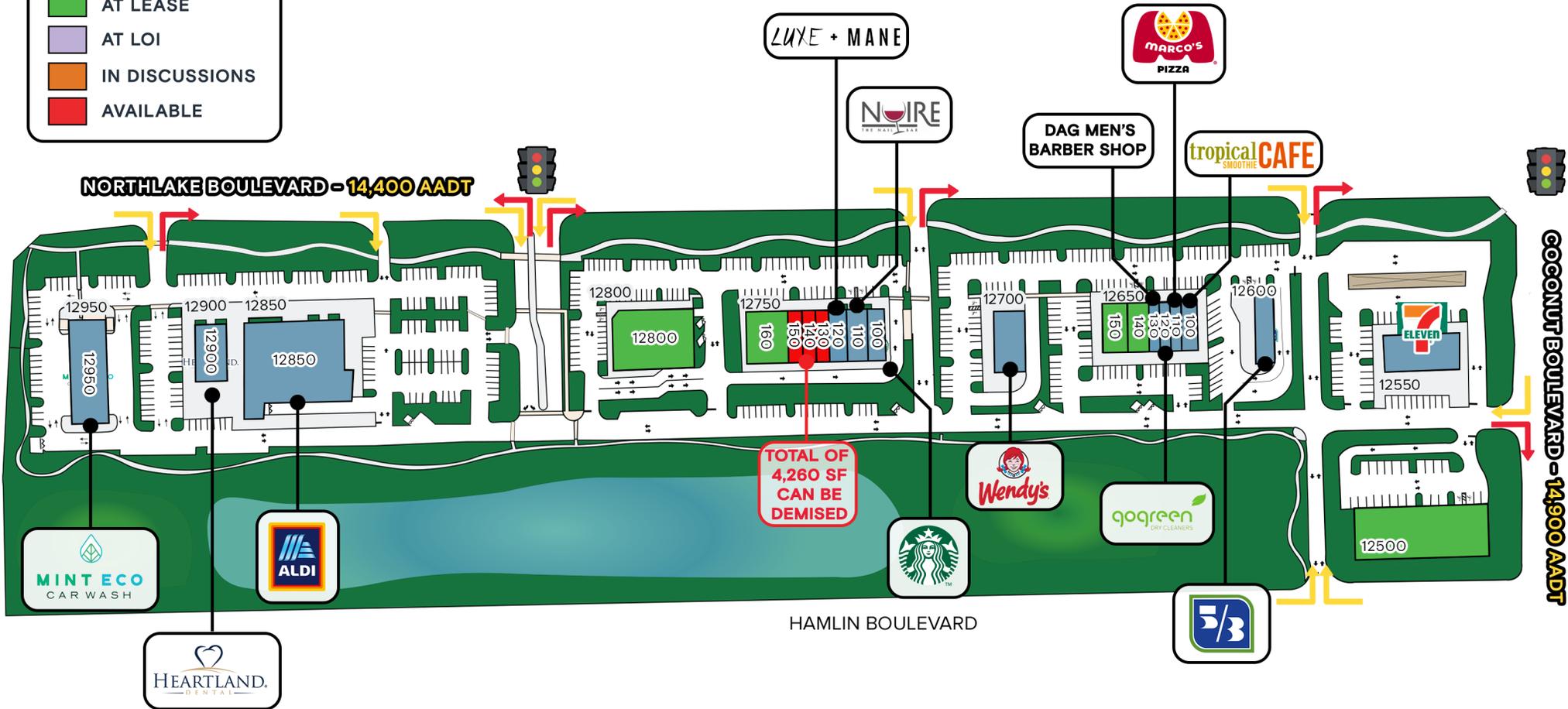
DEMOGRAPHICS

| | 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

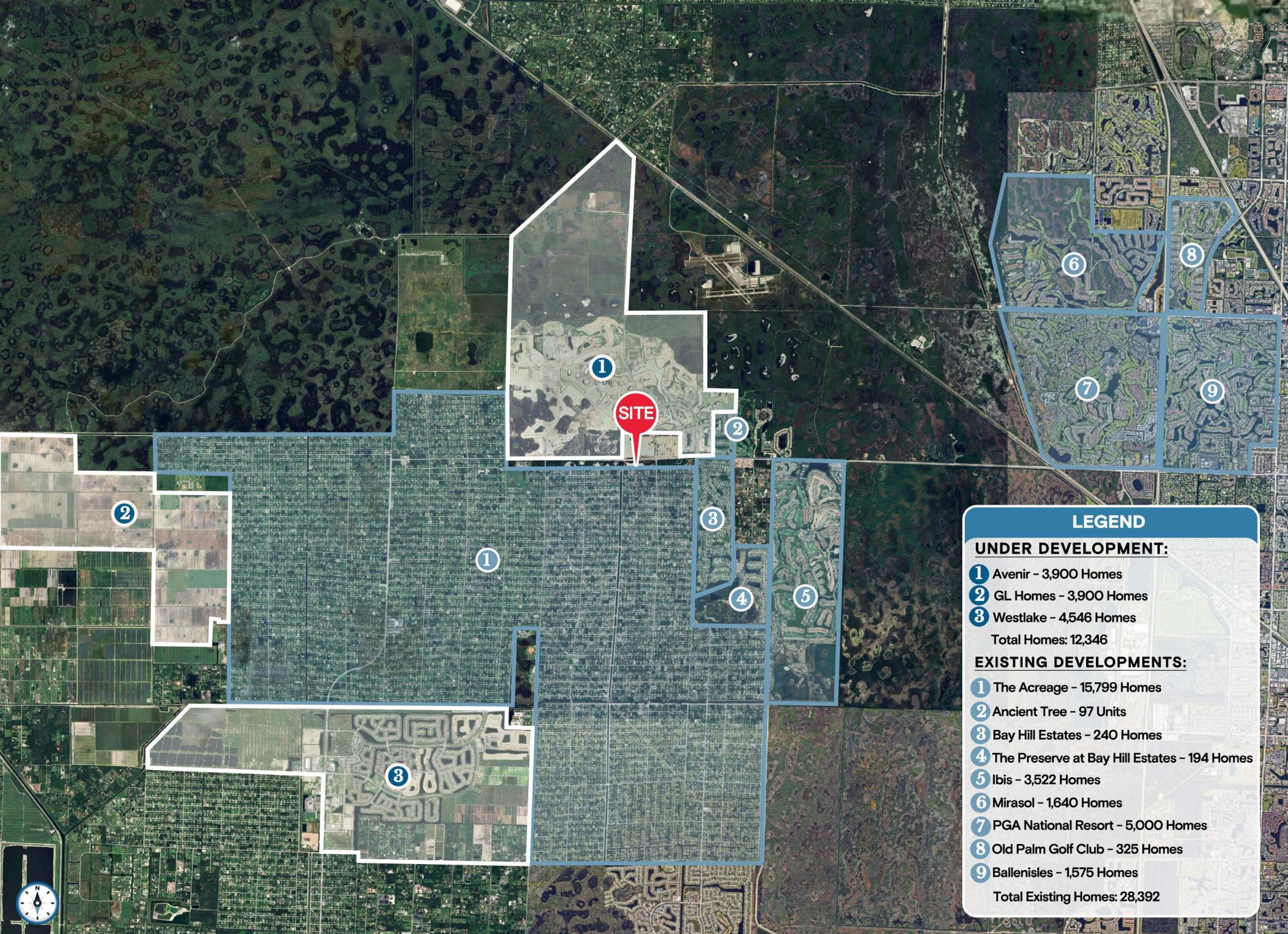
- LEASED
- AT LEASE
- AT LOI
- IN DISCUSSIONS
- AVAILABLE



Tenant Roster

| | | | | | | | | | | | |
|-----------|-----------------------|-----------|-----------|--------------------|----------|-----------|------------------------|----------|-------|------------------|-----------|
| 12950 | Eco Car Wash | 7,000 SF | 12750-120 | Luxe + Mane | 2,000 SF | 12650-100 | Tropical Smoothie Cafe | 1,800 SF | 12600 | Fifth Third Bank | 2,500 SF |
| 12900 | Heartland Dental | 4,200 SF | 12750-130 | Available | 1,130 SF | 12650-110 | Marco's Pizza | 1,140 SF | 12550 | 7-Eleven | 5,200 SF |
| 12850 | Aldi | 21,950 SF | 12750-140 | Available | 1,565 SF | 12650-120 | Go Green | 1,203 SF | 12500 | Daycare at lease | 13,575 SF |
| 12800 | Liquor Store at lease | 14,942 SF | 12750-150 | Available | 1,565 SF | 12650-130 | Dag Men's Barber Shop | 1,203 SF | | | |
| 12750-100 | Starbucks | 2,600 SF | 12750-160 | Breakfast at lease | 3,130 SF | 12650-140 | Pilates at lease | 2,220 SF | | | |
| 12750-110 | Noire Nail Bar | 2,561 SF | 12700 | Wendy's | 2,600 SF | 12650-150 | Mexican at lease | 2,564 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 Ballen Isles - 1,575 Homes
- Total Existing Homes: 28,392

Contact Brokers

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