

RETAIL SPACE FOR LEASE

# THE DISTRICT AT NORTHWOOD

2501 Pinewood Avenue, West Palm Beach, FL 33407

CLICK TO VIEW  
LISTING VIDEO



DEVELOPED BY



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EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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**382**

**MULTI-FAMILY  
UNITS**

**60,772**

**SF GROUND  
FLOOR RETAIL  
SPACE**

**22,131**

**SF ANCHOR  
SPACE AVAILABLE**

**577**

**PARKING SPACES  
INCLUDING  
PARKING GARAGE**

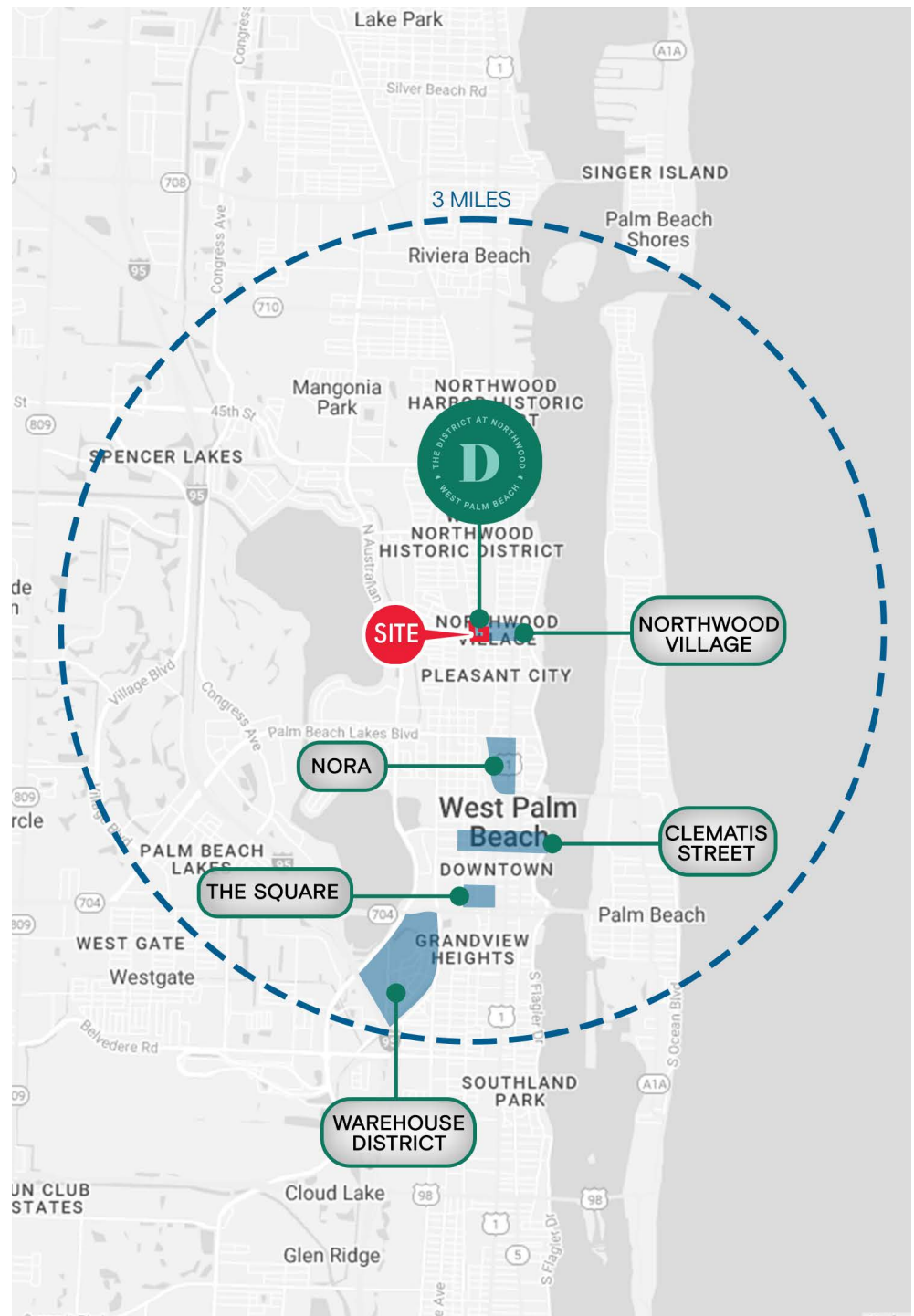
**2026**

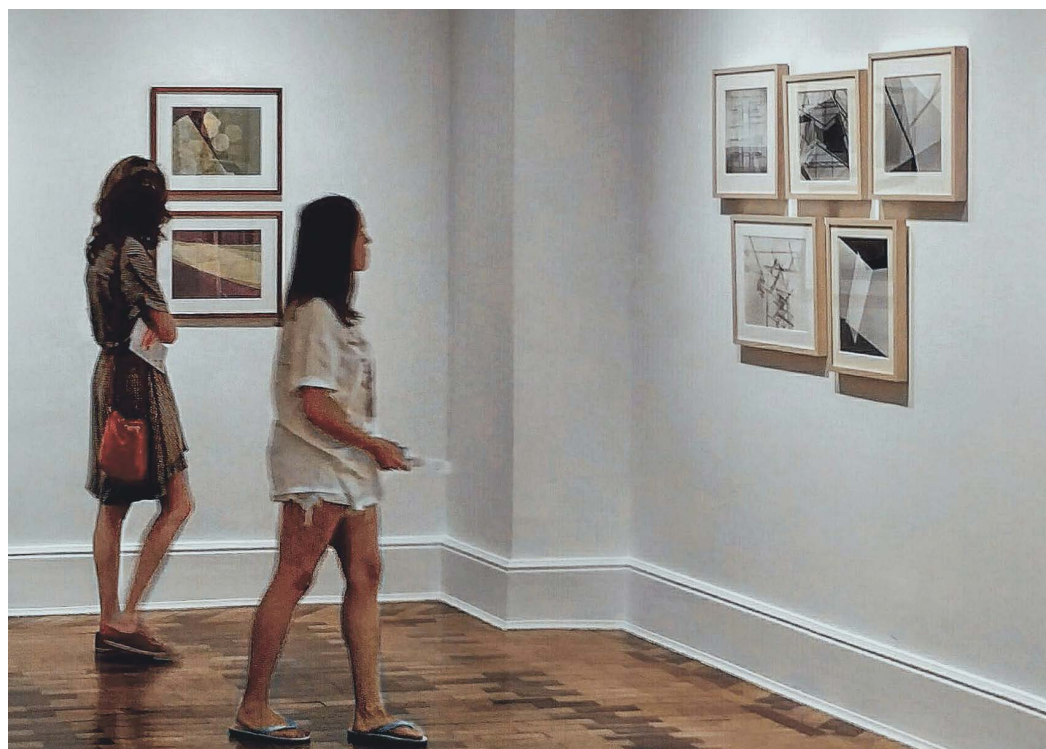
**EXPECTED  
DELIVERY DATE,  
FIRST QUARTER**

**<2**

**LESS THAN TWO  
MILES NORTH OF  
DOWNTOWN**



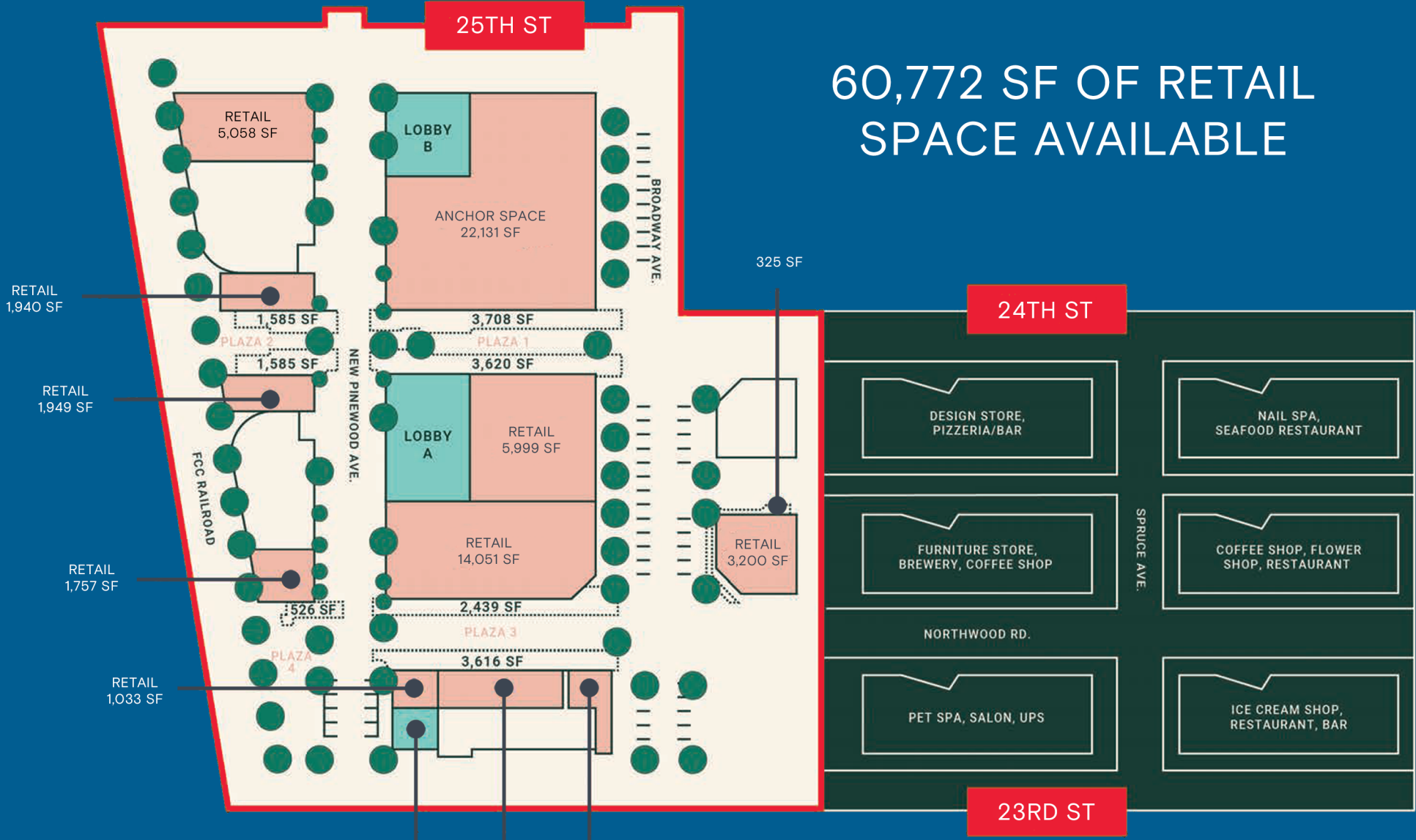




PARKING GARAGE  
577 SPACES

25TH ST

60,772 SF OF RETAIL  
SPACE AVAILABLE



24TH ST

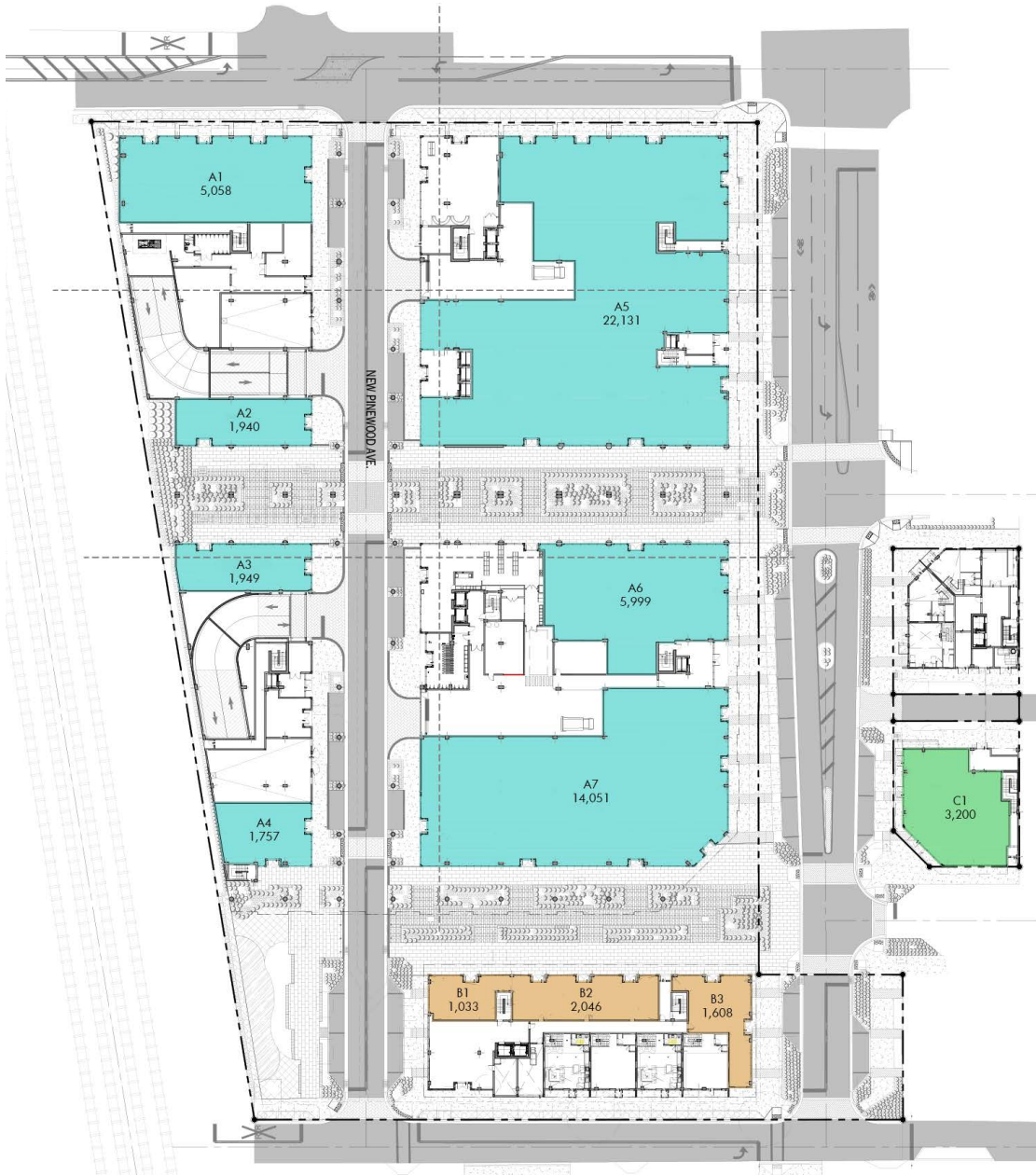
325 SF

23RD ST

- AVAILABLE SPACE
- OUTDOOR RETAIL SPACE
- LOBBY
- DISTRICT AT NORTHWOOD
- EXISTING NORTHWOOD VILLAGE RETAIL
- GREENERY

MAIN LOBBY    RETAIL 2,046 SF    RETAIL 1,608 SF





## Tenant Roster

A1	Retail	5,058 SF
A2	Retail	1,940 SF
A3	Retail	1,949 SF
A4	Retail	1,757 SF
A5	Retail	22,131 SF
A6	Retail	5,999 SF
A7	Retail	14,051 SF
B1	Retail	1,033 SF
B2	Retail	2,046 SF
B3	Retail	1,608 SF
C1	Retail	3,200 SF

The District at Northwood is a brand new mixed-use development with 60,772 square feet of ground-floor retail space with large outdoor spaces and patios.

The District at Northwood will be the energetic anchor of an expressive neighborhood where patrons and residents can indulge in unique experiences. We invite you to join us in creating a vibrant atmosphere filled with art, cuisine, music, and more.





## ULTRA-LUXURY CONDOMINIUM PROJECT BY JEFF GREENE

- Jeff Greene has applied to the City for approval of a twin tower, 30-story condominium project with over 150 units adjacent to nearby Currie Park
- Average unit size is estimated to be 3,500 square feet
- Sales prices are projected to be from \$3,000,000 to over \$10,000,000
- Located at 2175 & 2251 N. Flagler Drive, West Palm Beach, FL 33407
- Less than a quarter mile from The District at Northwood

## THE SPRUCE PROJECT BY AFFILIATED DEVELOPMENT

- In April of 2023, Affiliated Development received unanimous approval to amend its original six-story approval to an increased height of eight stories and 270 total units with a parking garage and a ground floor café. The Spruce is being developed by seasoned developers Nick Rojo and Jeff Burns from Affiliated Development
- The project is four blocks from Northwood Road, the District's main shopping, dining, and entertainment corridor
- Located at 2501 Spruce Avenue, West Palm Beach, FL 33407
- The Spruce is less than couple hundred yards from The District at Northwood





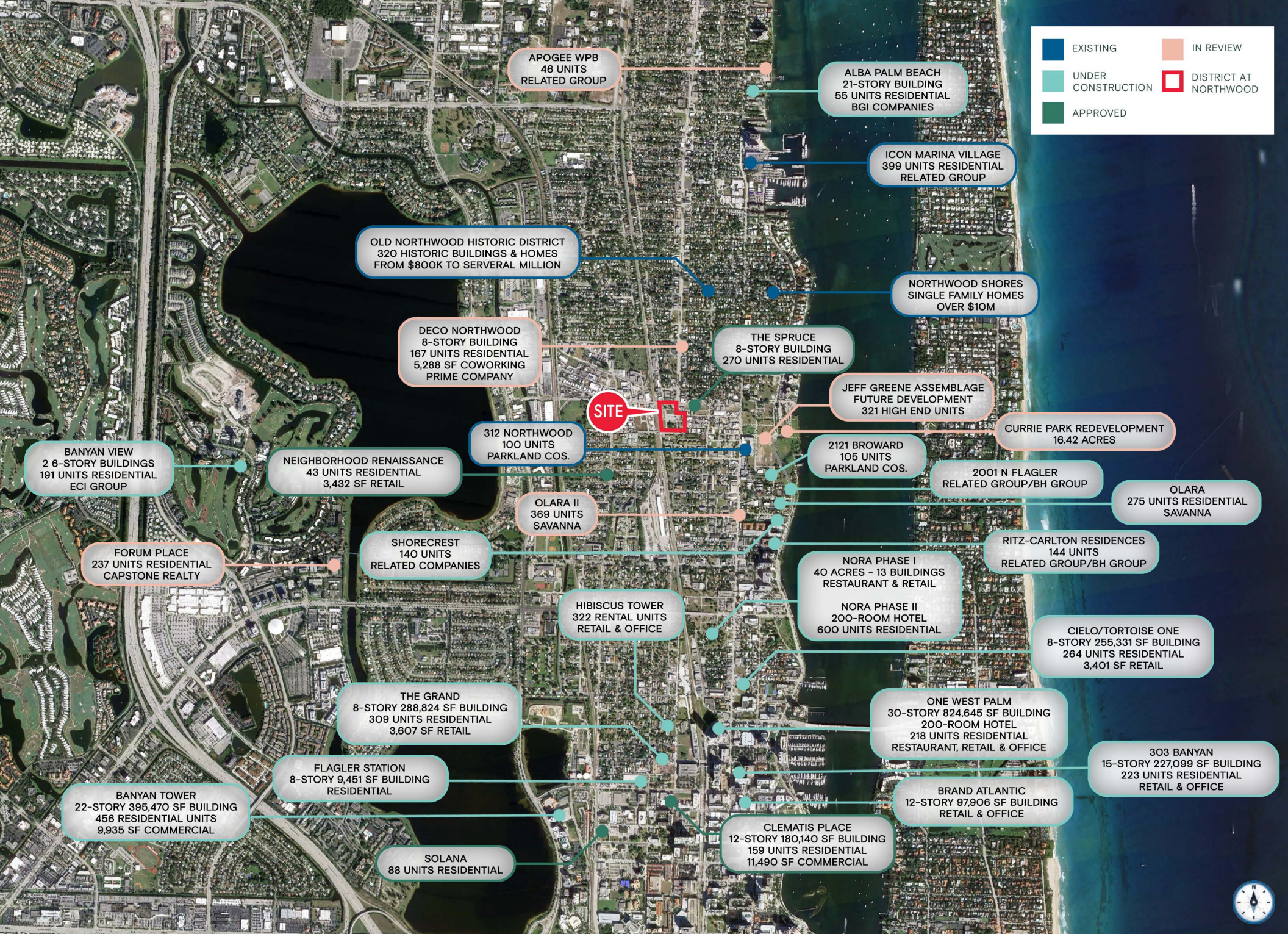
## CURRIE PARK REDEVELOPMENT PROJECT PROJECT BY WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

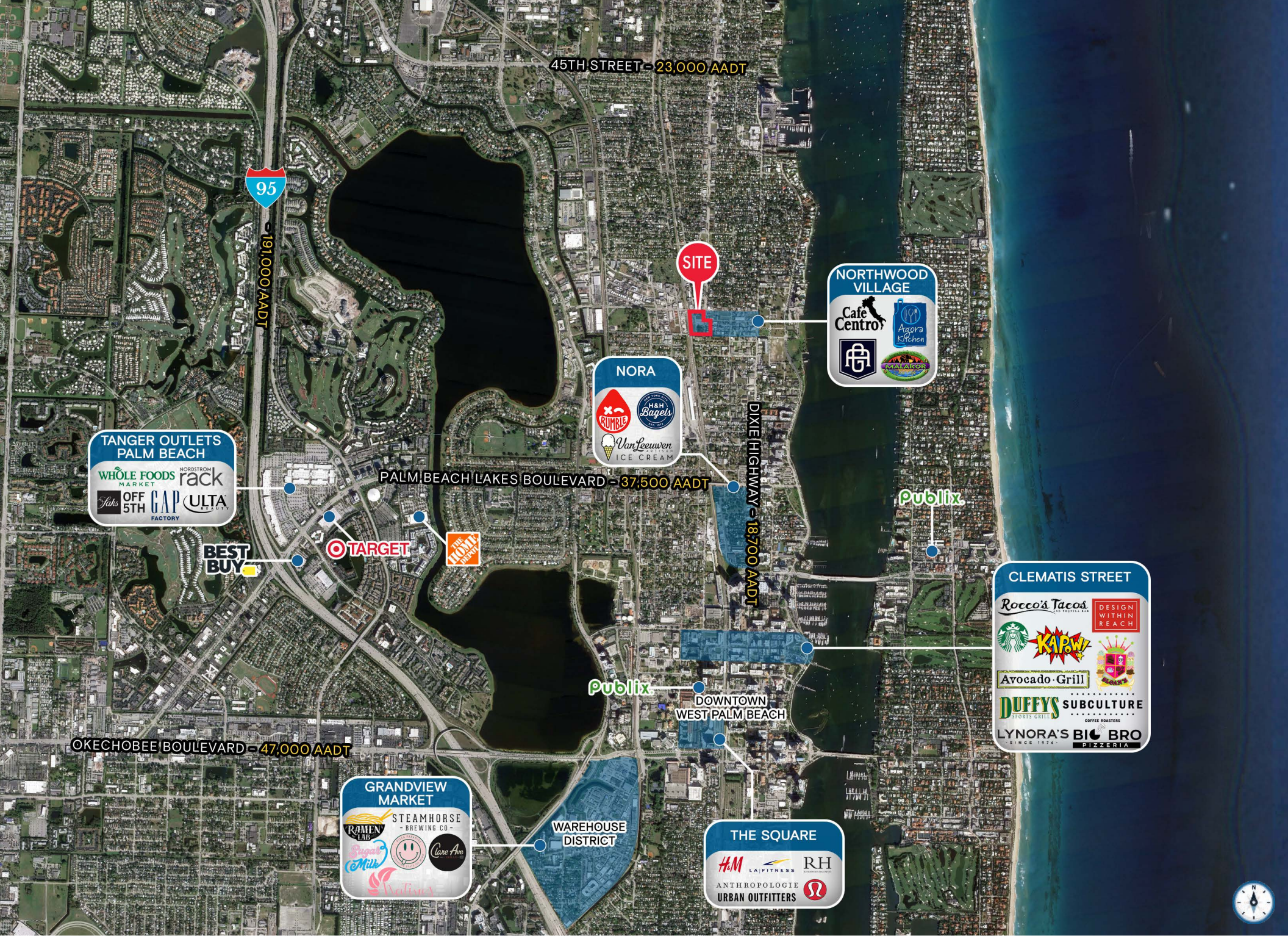
- The City of West Palm Beach recently approved a \$40 million dollar redevelopment plan for Currie Park, vowing to create a world-class waterfront venue and community experience
- The park spans 13.6 acres and is known for its intracoastal views, jogging trails, and boat ramps
- The redevelopment plan calls for an indoor/outdoor cafe, pickleball courts, improved boating facilities, fitness equipment, and engaging amenities
- Currie Park is located less than a half mile from the District at Northwood



## RENOVATIONS TO HISTORIC NORTHWOOD HOMES AND NEW RESIDENTIAL CONSTRUCTION

- Northwood Village is a charming neighborhood with extensive regentrification & renovations of these historic homes that date back to the 1920's
- In recent years demand for this neighborhood and these homes has skyrocketed as is evidenced by over 25 closed sales at over \$1,000,000 in 2022 and 2023 with the highest non-waterfront sale at \$4.7M
- Other lots are being developed with new construction single-family homes and townhomes
- Homes on the water are priced between \$12M and \$30M





45TH STREET - 23,000 AADT

95  
191,000 AADT

SITE

**NORTHWOOD VILLAGE**

Cafe Centro

Agora & Shen

MALIBOR

**NORA**

RUMBLE

H&H Bagels

Van Leeuwen ICE CREAM

**TANGER OUTLETS PALM BEACH**

WHOLE FOODS MARKET

NORDSTROM rack

OFF 5TH GAP

ULTA

FACTORY

PALM BEACH LAKES BOULEVARD - 37,500 AADT

DIXIE HIGHWAY - 18,700 AADT

BEST BUY

TARGET

THE HOME DEPOT

Publix

**CLEMATIS STREET**

Rocco's Tacos

DESIGN WITHIN REACH

Starbucks

KARW

Avocado Grill

DUFFY'S SUBCULTURE

COFFEE ROASTERS

LYNORA'S BIG BRO

SINCE 1976 PIZZERIA

OKECHOBEE BOULEVARD - 47,000 AADT

Publix

DOWNTOWN WEST PALM BEACH

**GRANDVIEW MARKET**

STEAMHORSE BREWING CO.

RAMEN LAB

Sugar Milk

Care Ave

RedTails

WAREHOUSE DISTRICT

**THE SQUARE**

H&M

LA FITNESS

RH

ANTHROPOLOGIE

URBAN OUTFITTERS





DEVELOPED BY



**IMMOCORP**  
CAPITAL

## Contact Brokers

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