

RETAIL SPACE FOR LEASE

THE DISTRICT AT NORTHWOOD

2501 Pinewood Avenue, West Palm Beach, FL 33407

CLICK TO VIEW
LISTING VIDEO



DEVELOPED BY



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

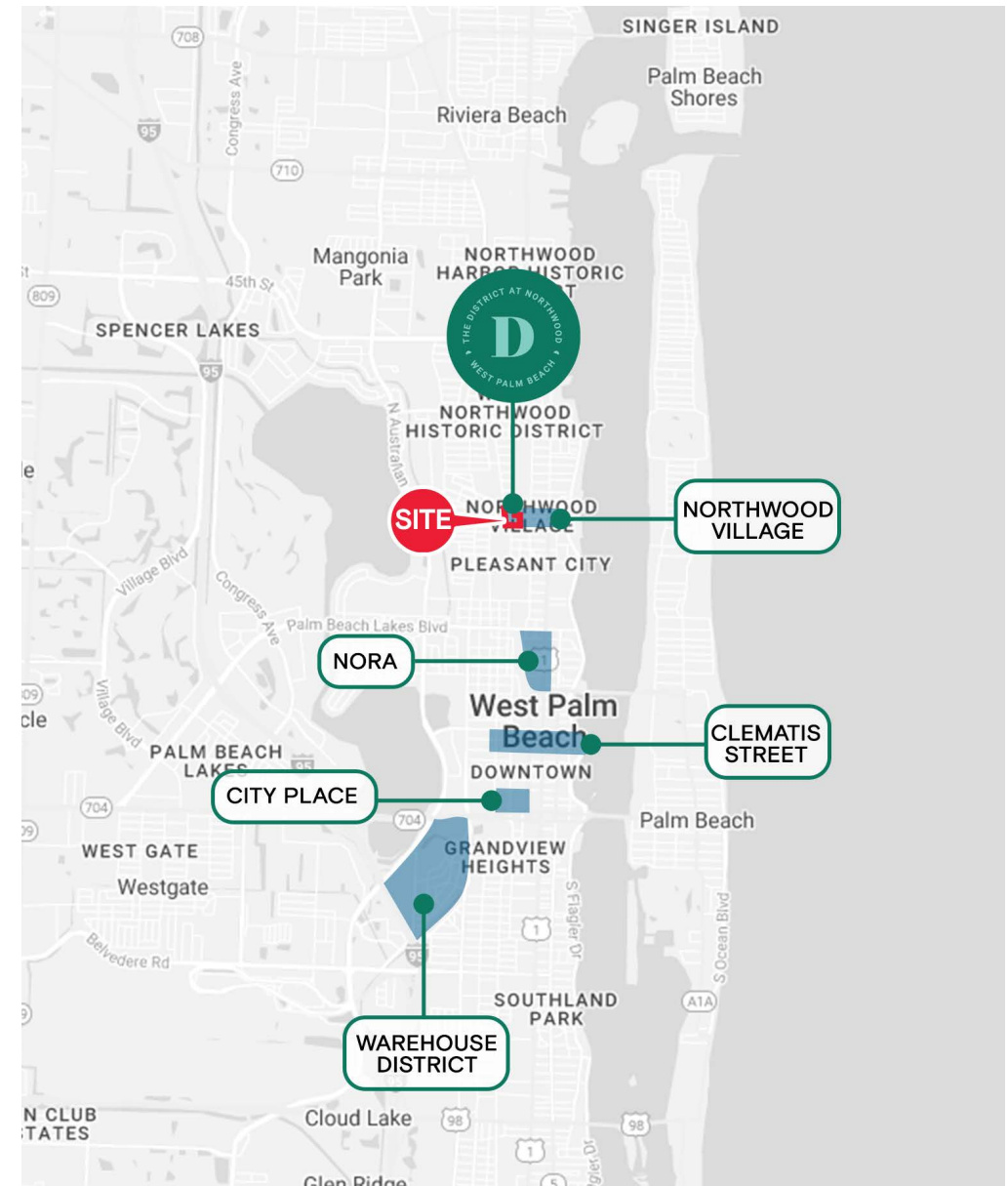
2026

EXPECTED
DELIVERY DATE,
FIRST QUARTER

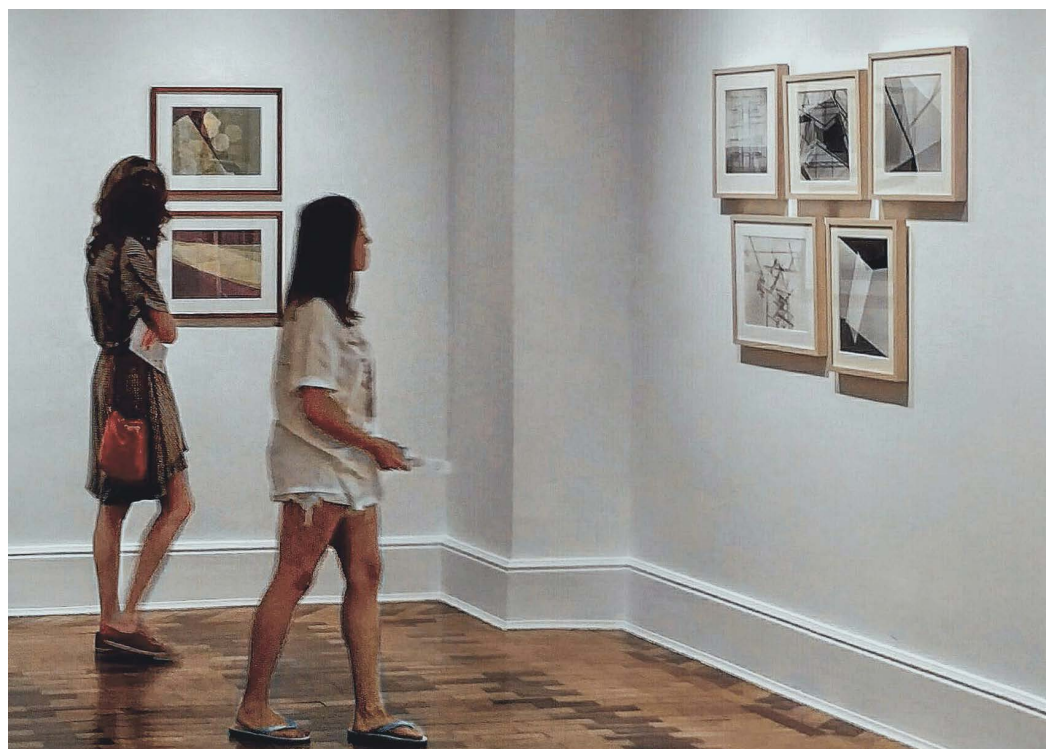
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LESS THAN TWO
MILES NORTH OF
DOWNTOWN





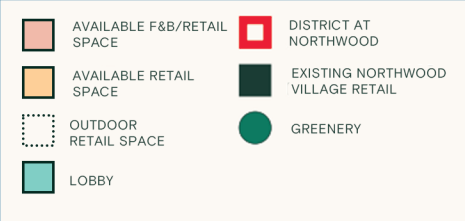
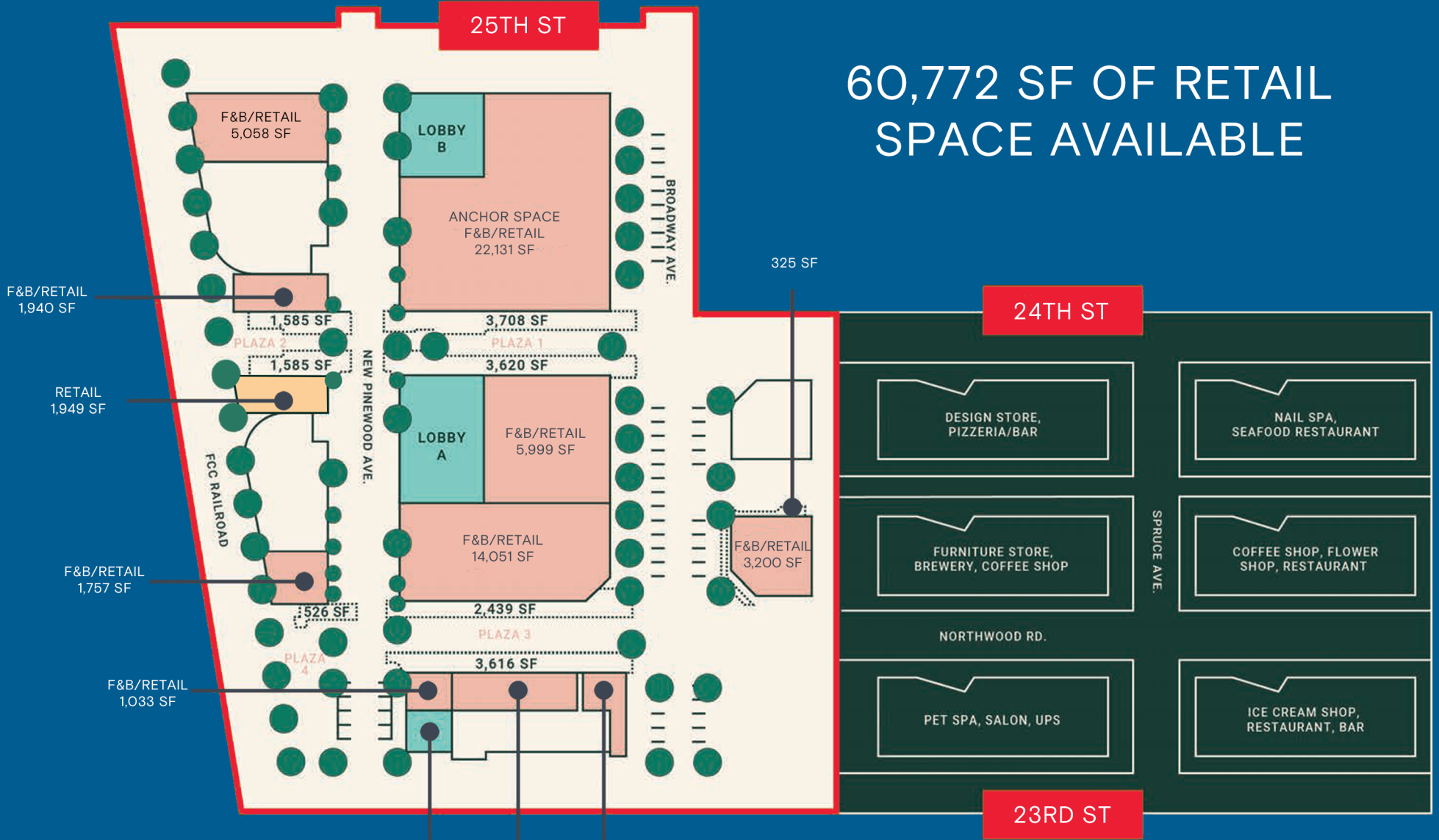
	POPULATION	HOUSHOLDS	EMPLOYEES	AVG HH INCOME
TRADE DEMOGRAPHICS	14,995	7,619	13,159	\$176,712



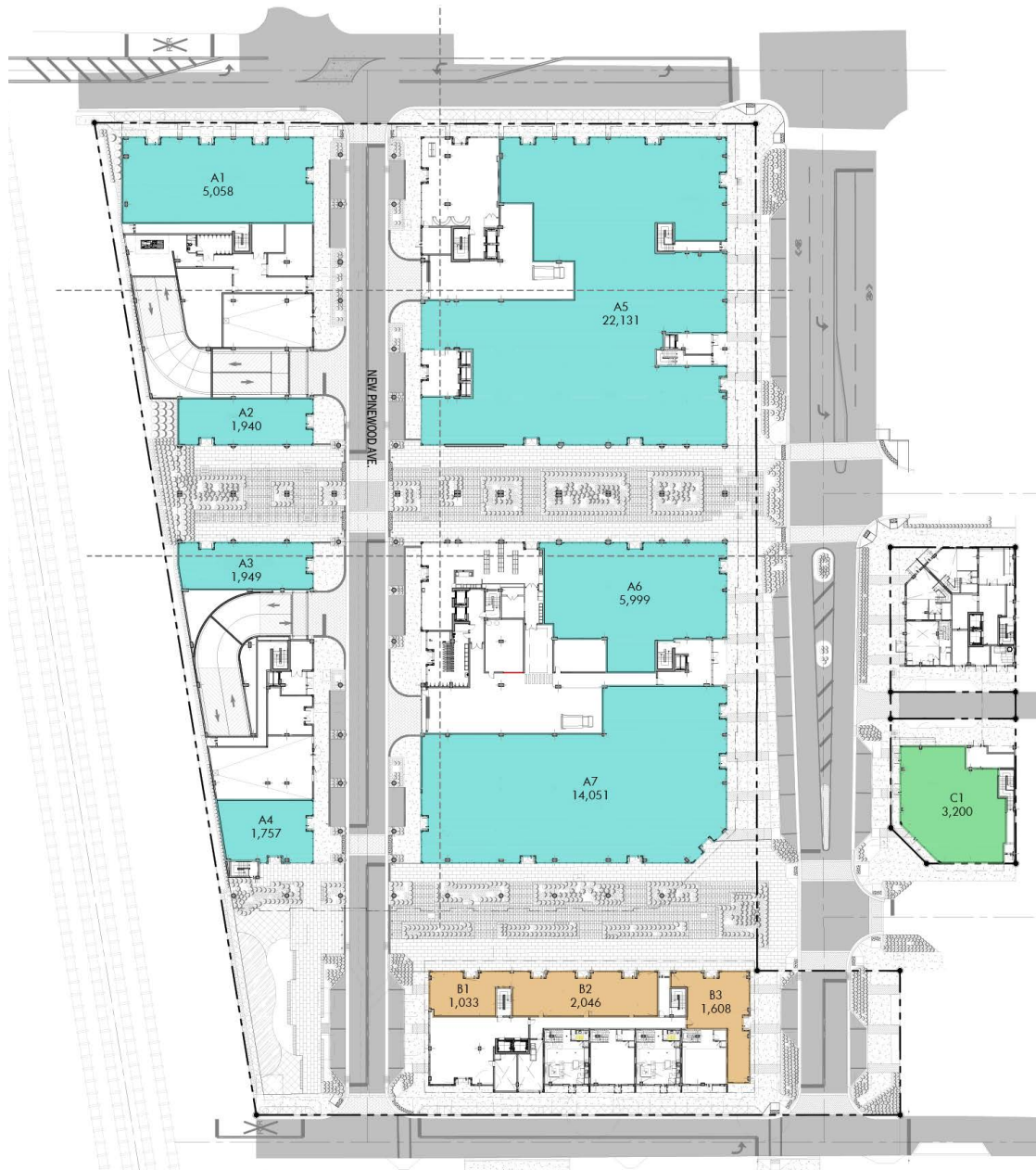
PARKING GARAGE
577 SPACES

25TH ST

60,772 SF OF RETAIL
SPACE AVAILABLE



MAIN LOBBY F&B/RETAIL 2,046 SF F&B/RETAIL 1,608 SF



Tenant Roster

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

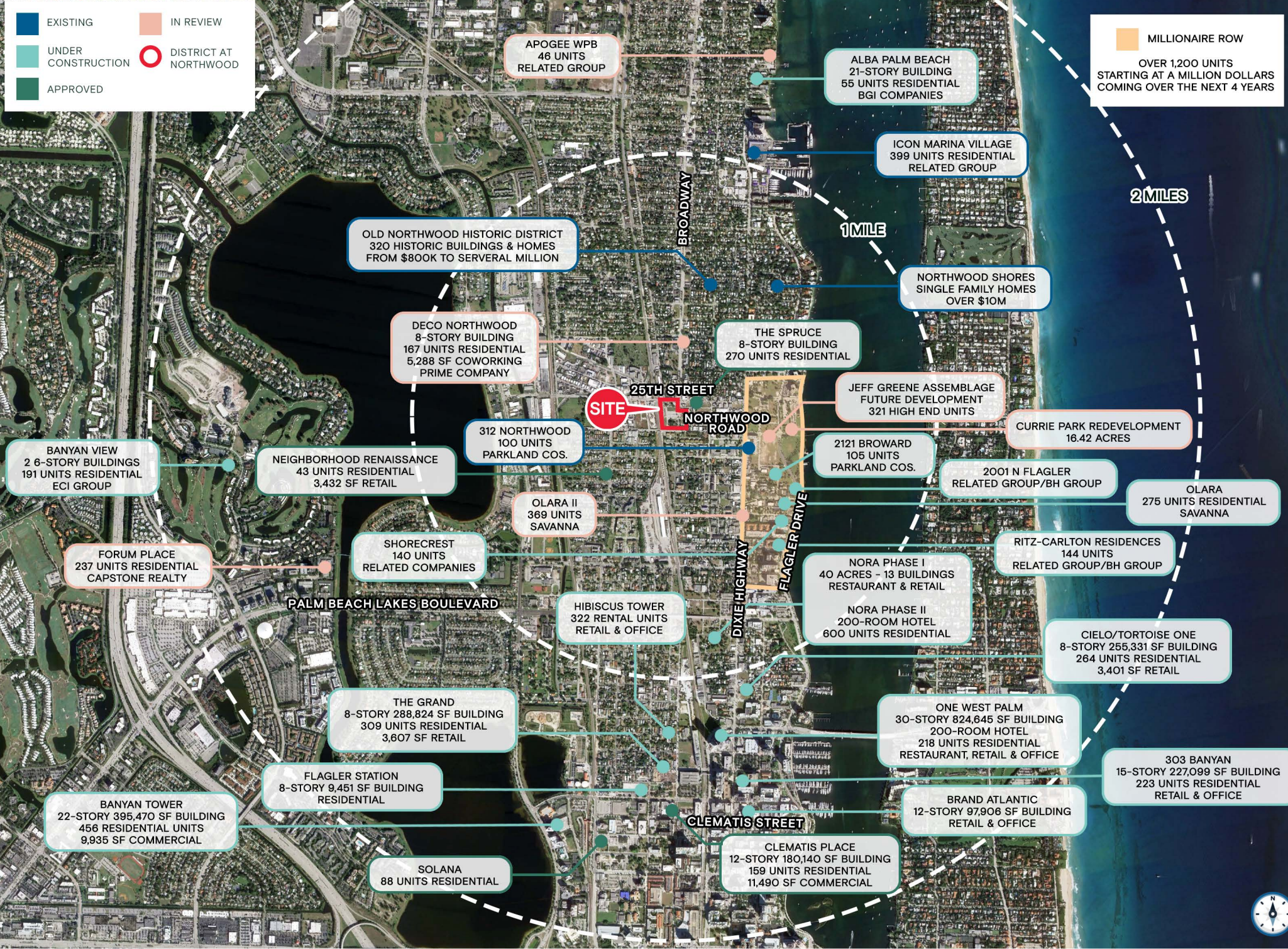
The District at Northwood is a brand new mixed-use development with 60,772 square feet of ground-floor retail space with large outdoor spaces and patios.

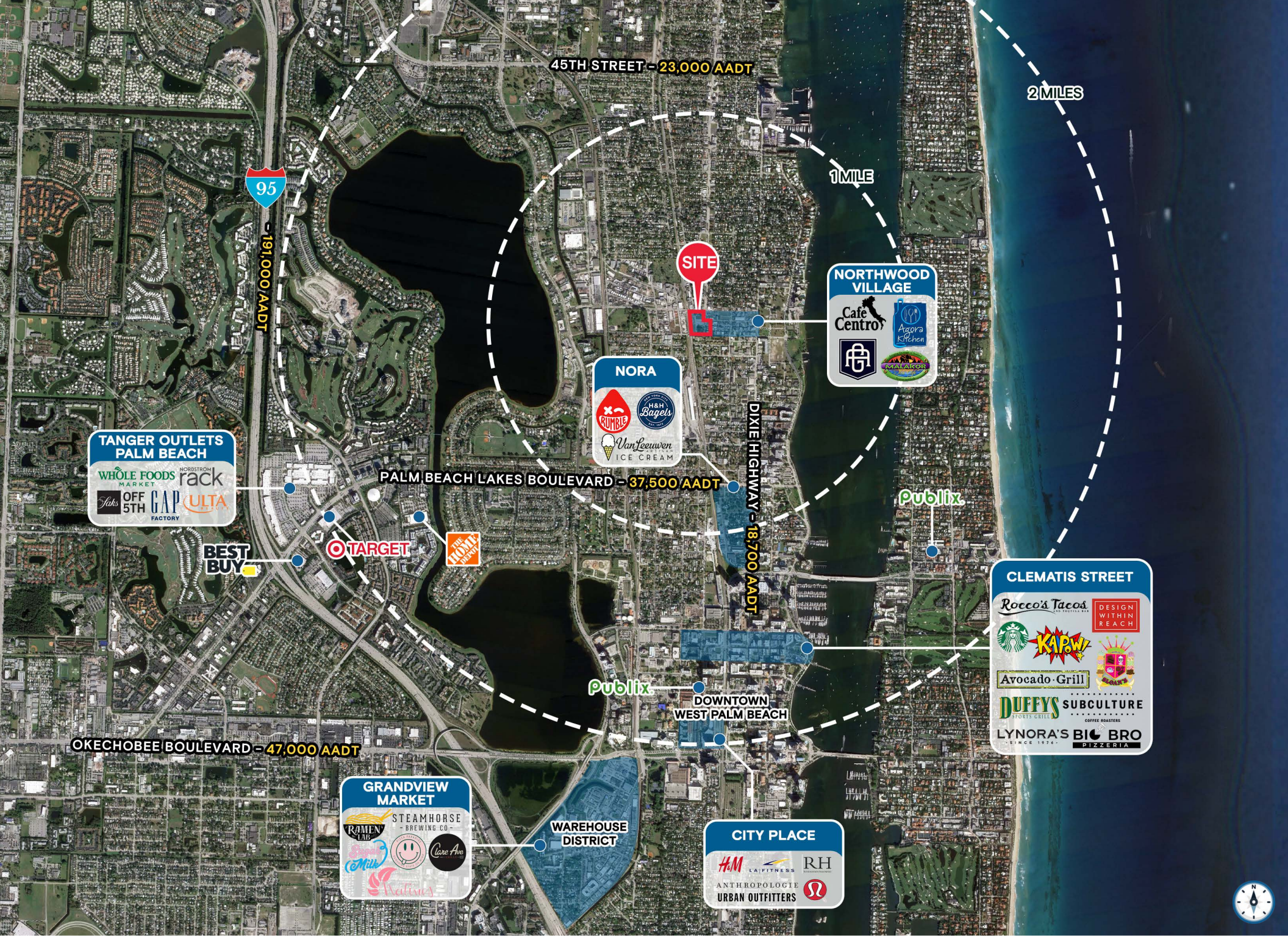
The District at Northwood will be the energetic anchor of an expressive neighborhood where patrons and residents can indulge in unique experiences. We invite you to join us in creating a vibrant atmosphere filled with art, cuisine, music, and more.



■ EXISTING
■ IN REVIEW
■ UNDER CONSTRUCTION
○ DISTRICT AT NORTHWOOD
■ APPROVED

■ MILLIONAIRE ROW
 OVER 1,200 UNITS STARTING AT A MILLION DOLLARS COMING OVER THE NEXT 4 YEARS







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

- Under construction today, 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 with a completion date in 2026



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 to be completed in 2025
- 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



DEVELOPED BY



IMMOCORP
CAPITAL

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