

RETAIL
SPACE
FOR
LEASE

THE DISTRICT AT NORTHWOOD

2501 PINWOOD AVENUE, WEST PALM BEACH, FL 33407
60,772 SF NEW MIXED-USE DEVELOPMENT



CLICK TO VIEW
LISTING VIDEO



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

COMING 2026

DEVELOPED BY



**IMMOCORP
CAPITAL**

382

MULTI-FAMILY
UNITS

60,772

SF GROUND
FLOOR RETAIL
SPACE

22,131

SF ANCHOR
SPACE AVAILABLE

577

PARKING SPACES
INCLUDING
PARKING GARAGE

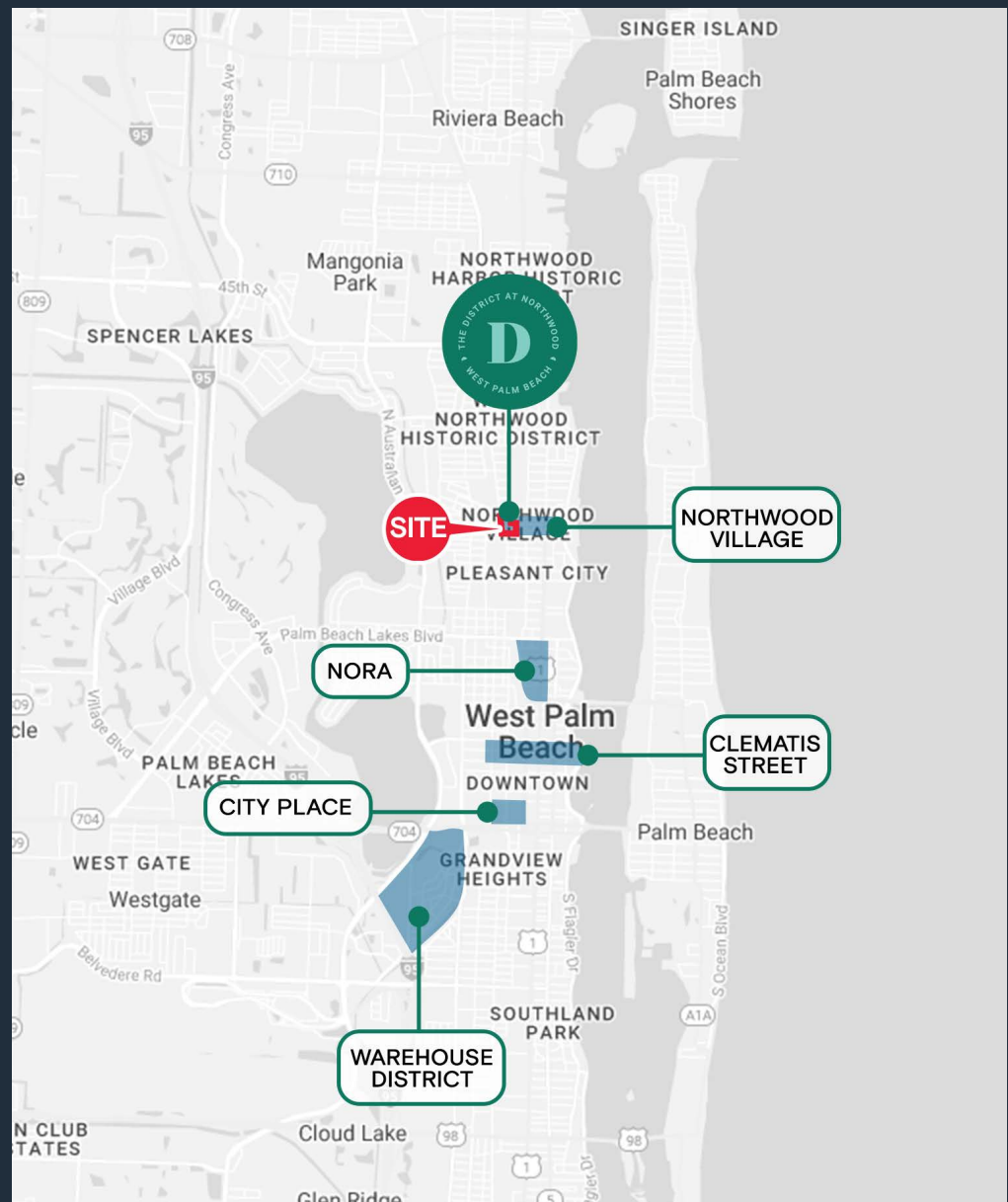
2026

EXPECTED
DELIVERY DATE,
FIRST QUARTER

<2

LESS THAN TWO
MILES NORTH OF
DOWNTOWN

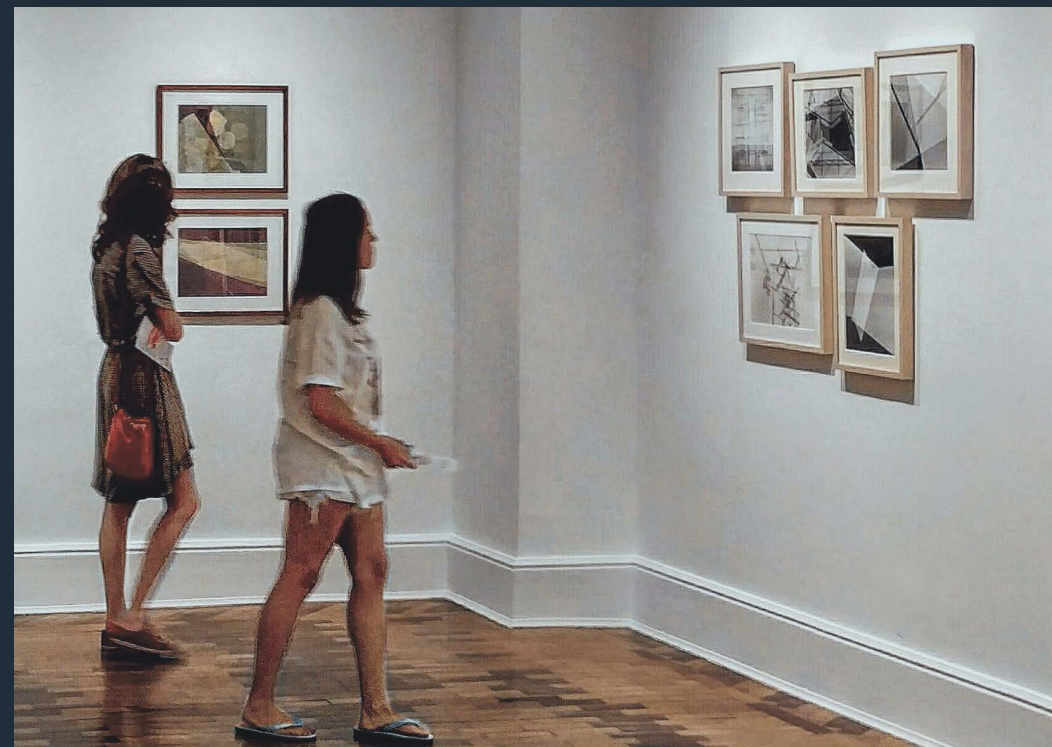




	POPULATION	HOUSHOLDS	EMPLOYEES	AVG HH INCOME
TRADE DEMOGRAPHICS	14,995	7,619	13,159	\$176,712



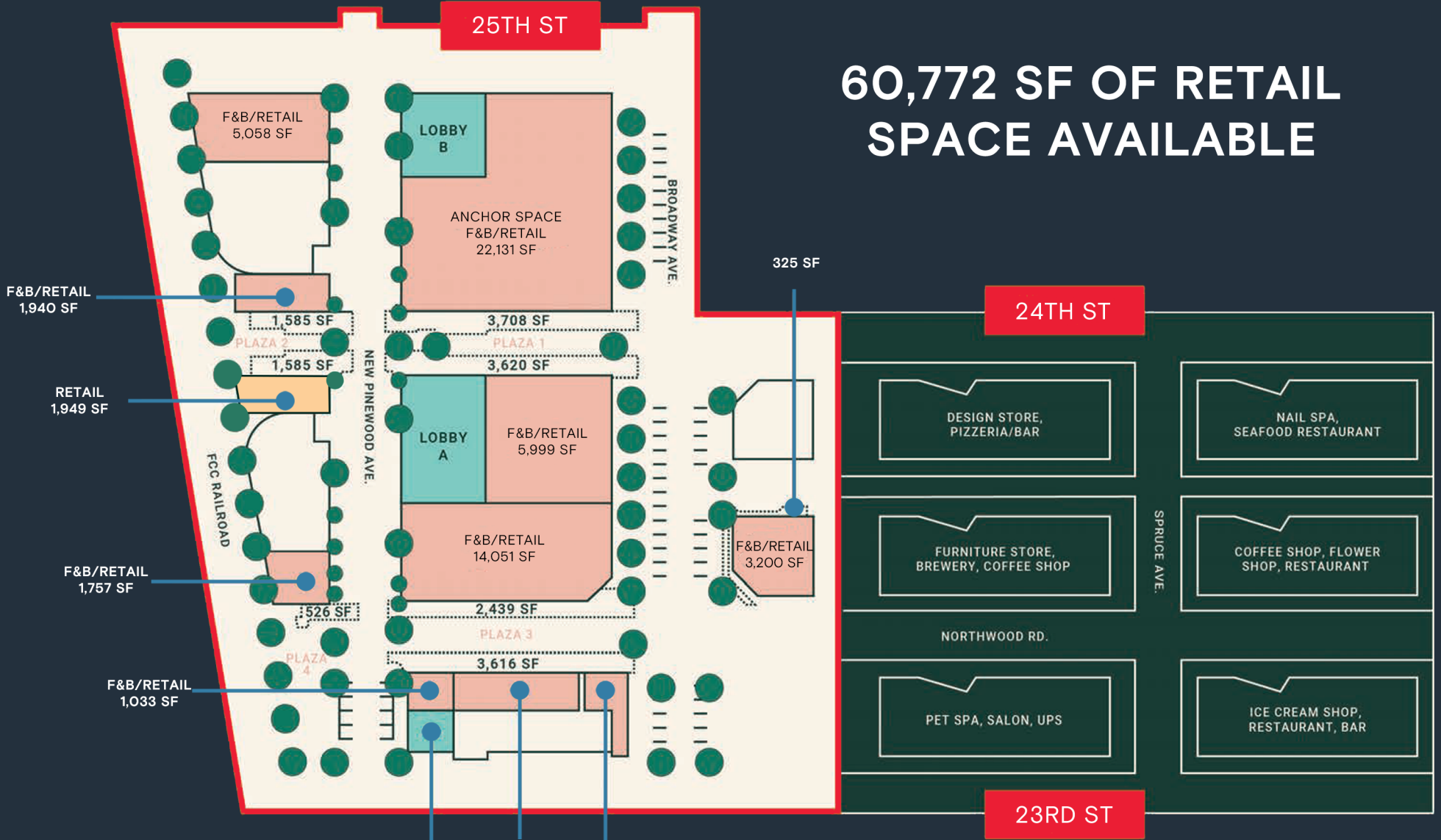
**The District at Northwood
will be the energetic
anchor of an expressive
neighborhood where
patrons and residents
can indulge in unique
experiences.**



PARKING GARAGE
577 SPACES

25TH ST

60,772 SF OF RETAIL
SPACE AVAILABLE



24TH ST

DESIGN STORE,
PIZZERIA/BAR

NAIL SPA,
SEAFOOD RESTAURANT

FURNITURE STORE,
BREWERY, COFFEE SHOP

COFFEE SHOP, FLOWER
SHOP, RESTAURANT

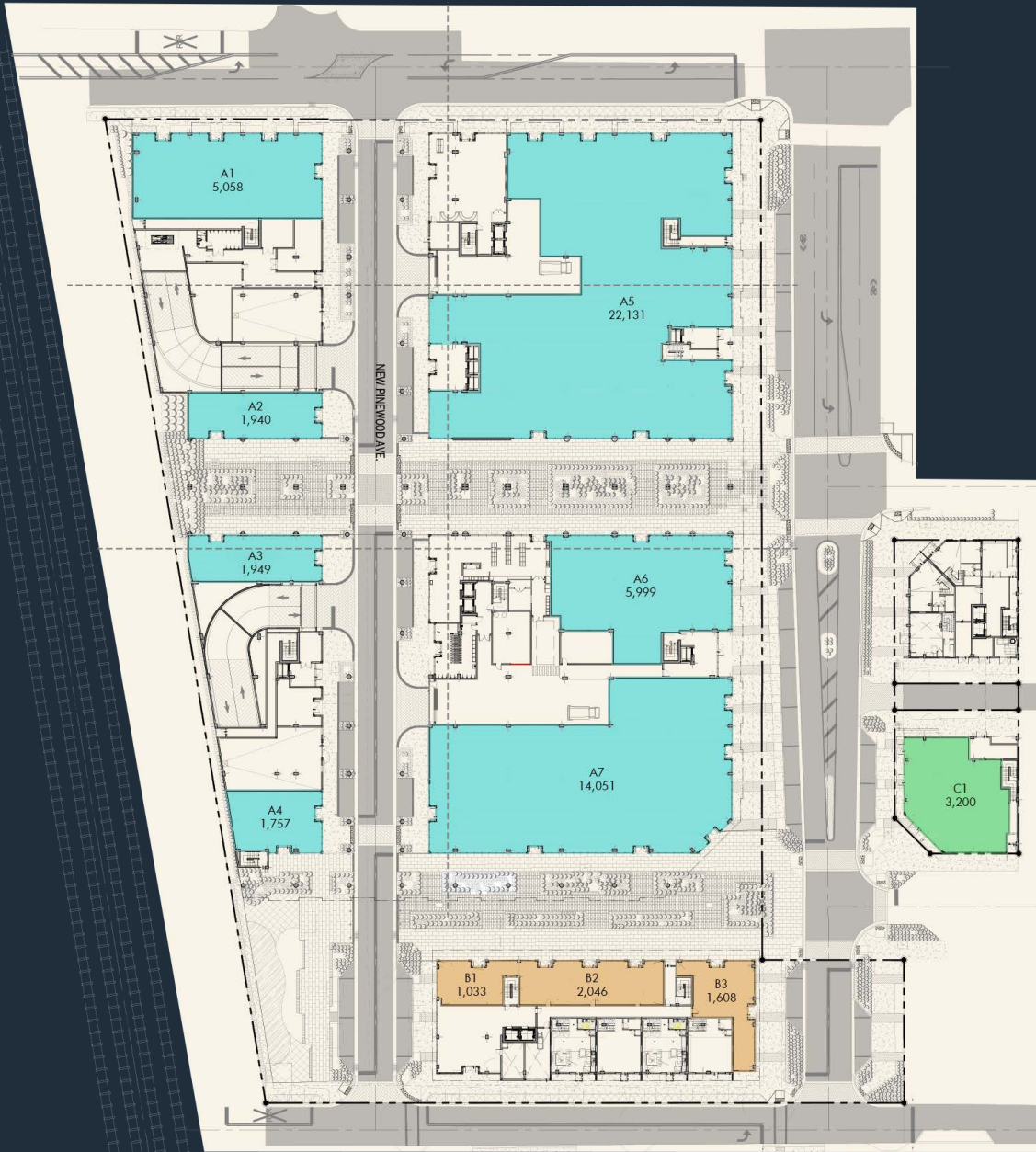
NORTHWOOD RD.

PET SPA, SALON, UPS

ICE CREAM SHOP,
RESTAURANT, BAR

23RD ST

- AVAILABLE F&B/RETAIL SPACE
- AVAILABLE RETAIL SPACE
- OUTDOOR RETAIL SPACE
- LOBBY
- DISTRICT AT NORTHWOOD
- EXISTING NORTHWOOD VILLAGE RETAIL
- GREENERY

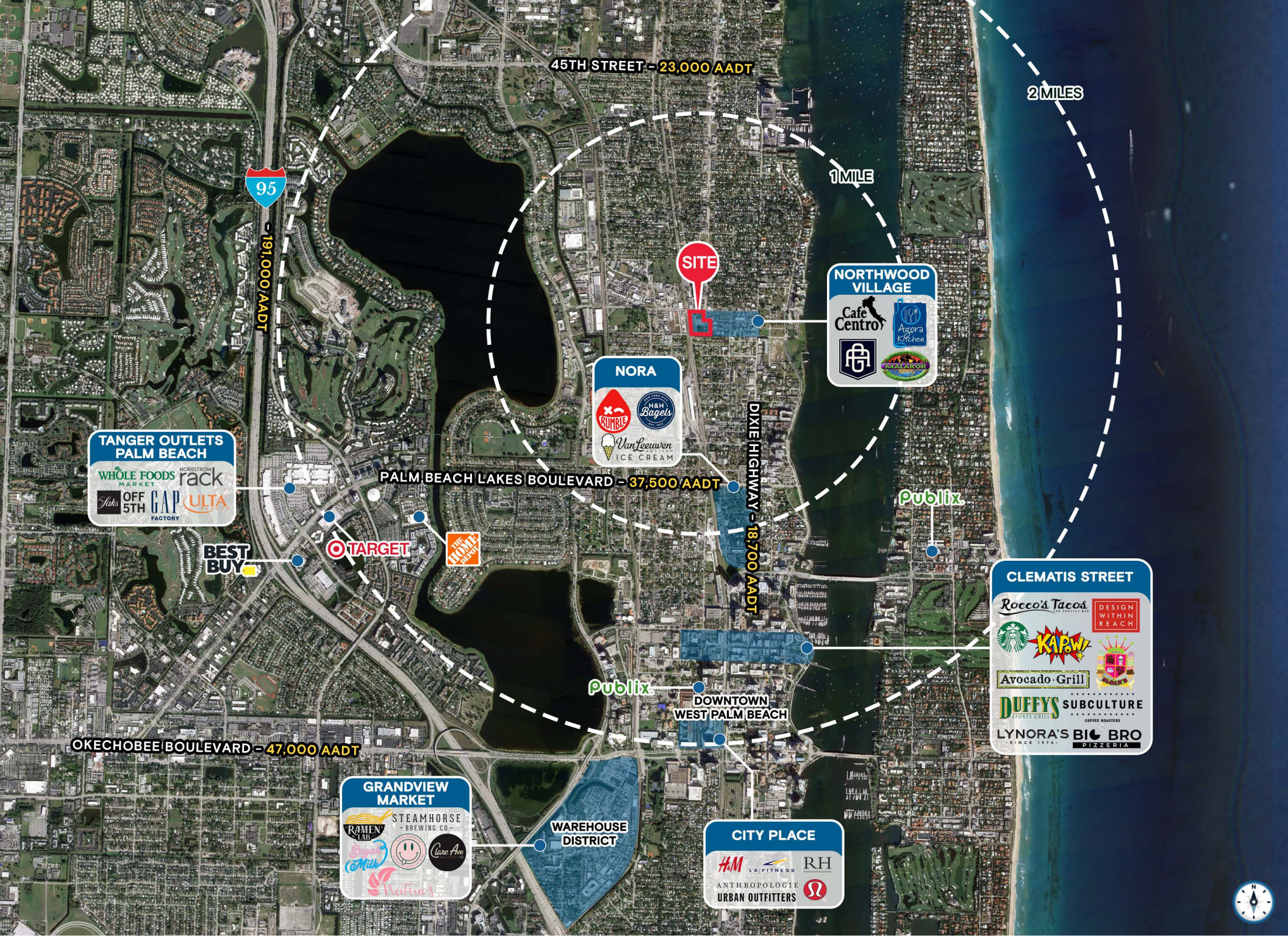


Tenant Roster

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.





45TH STREET - 23,000 AADT

2 MILES

1 MILE

95

191,000 AADT

SITE

NORTHWOOD VILLAGE

Cafe Centro
Agora Salon
MALACOR

NORA

RUMBLE
H&H Bagels
Van Leeuwen ICE CREAM

TANGER OUTLETS PALM BEACH

WHOLE FOODS MARKET
rack
OFF 5TH GAP FACTORY
ULTA

PALM BEACH LAKES BOULEVARD - 37,500 AADT

DIXIE HIGHWAY - 18,700 AADT

BEST BUY

TARGET

THE HOME DEPOT

publix

CLEMATIS STREET

Rocco's Tacos
Starbucks
KAPW
Avocado Grill
DUFFY'S SUBCULTURE
LYNORA'S BIG BRO PIZZERIA

OKECHOBEE BOULEVARD - 47,000 AADT

publix

DOWNTOWN WEST PALM BEACH

GRANDVIEW MARKET

STEAMHORSE BREWING CO.
RAMEN LAB
Milk
Care Ave
Natives

WAREHOUSE DISTRICT

CITY PLACE

H&M
LA FITNESS
RH
ANTHROPOLOGIE
URBAN OUTFITTERS





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



THE DISTRICT AT NORTHWOOD

DEVELOPED BY



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