

# Coconut Crossing

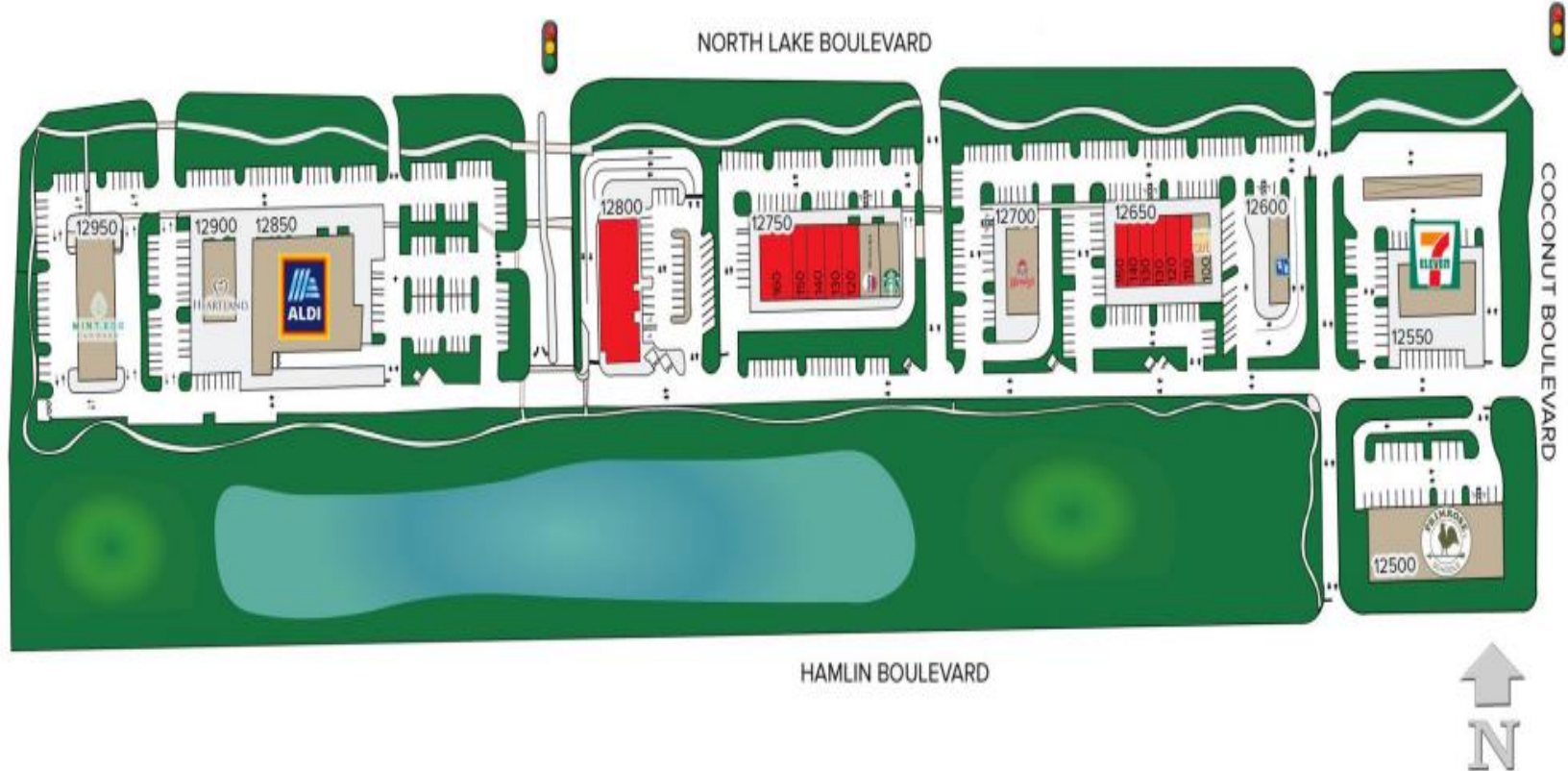
- **SWC Northlake Blvd & Coconut Blvd Palm Beach Gardens**
- **Over 14,000 Homes under development**
- **Avg HH Income \$116,993 within 3 miles**



Coconut Crossing  
**PROPOSED RETAIL SITE PLAN**

**Tenant Mix:**

- Aldi
- Mint Car Wash
- Heartland Dental
- Starbucks
- Wendy's
- Tropical Smoothie Café
- 5/3 Bank
- 7 Eleven
- Preschool



## Proposed Terms

**Rent: \$55 psf**

**CAM/OPEX: \$13.58**

**TI: \$45 psf**

**Delivery: Grey Shell- Landlord will install grease trap**

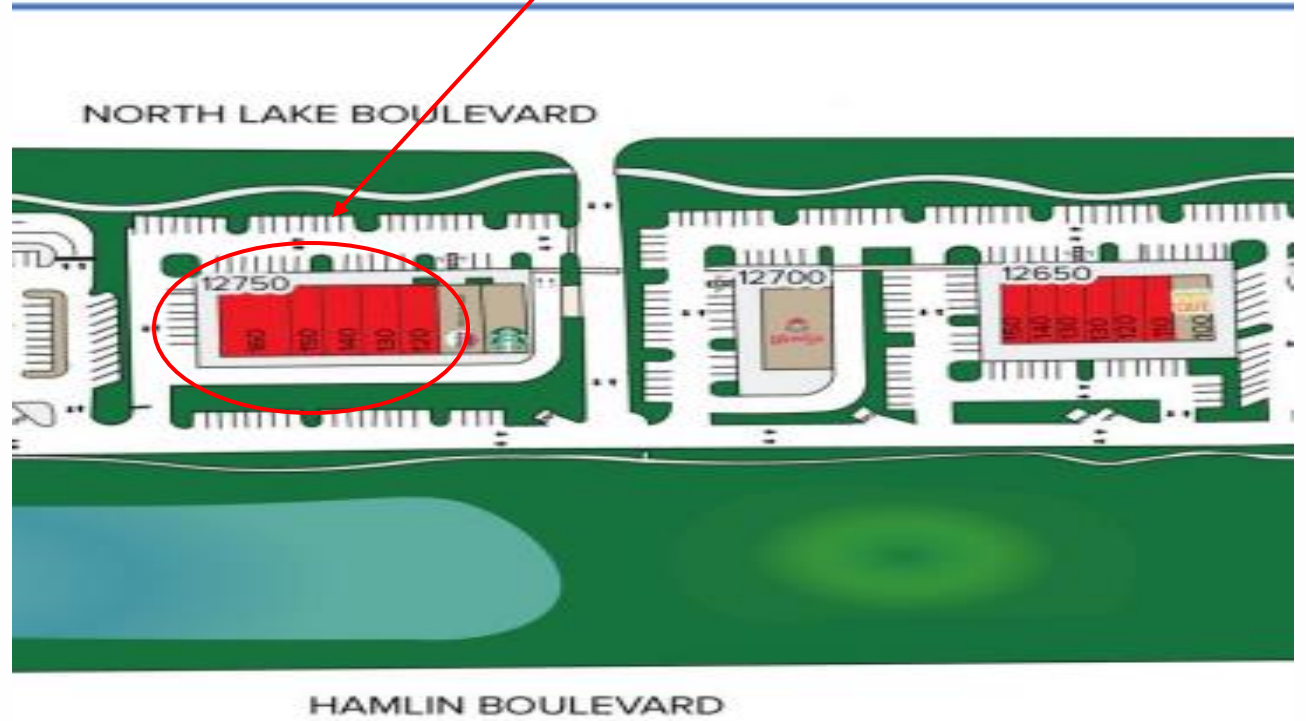
**Rent Commencement: Earlier of 180 after delivery or open for business**

**Guaranty: Full Term**

## Proposed Space

**Unit # 12750**

**Up to 3,000 SF square feet**



**'24 MIAMI**  
COMMERCIAL  
CONFERENCE

OCTOBER 11, 2024  
JUNGLE ISLAND



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