



Colliers

Welcome To The **New Living Room** of The Vibrant **Northwood Arts District**
60,772 SF of Class A+ Restaurant & Retail with Spectacular Outdoor Dining



The District

AT NORTHWOOD

2501 PINEWOOD AVENUE

WEST PALM BEACH

The District

The most anticipated new project in West Palm Beach is well under construction and on track to deliver in October 2026 - the hottest addition to West Palm Beach's booming Northwood Arts District. The architecturally stunning Kobi Karp design features expansive outdoor dining and covered pedestrian paseos which compliment high ceilings and glass storefronts. The project also features best in class amenities including a rooftop pool and spa, shared workspace, a fitness center and racquet sports.



The project will be the crowning centerpiece of Northwood's vibrant historic arts and dining scene. The District is steps from Currie Park & the Intracoastal Waterway marinas, just south of the Old Northwood Historic District/Northwood Shores (\$10 Million+ single family residences), and a few short minutes' drive from Palm Beach, Downtown West Palm Beach and the fast developing NORA District which now features some of the top dining venues in the Southeast United States.



Center Paseo

Property Highlights

An **F&B, Retail & Entertainment** Scene
Art, Dining, Music and More...



60,772 SF
PRIME
RESTAURANT
& RETAIL SPACE



EXPANSIVE
OUTDOOR PATIOS
& ENTERTAINMENT
AREAS



FLOOR TO
CEILING GLASS
16' CLEAR HEIGHT



South Open Paseo

Northwood's **New 24/7** Hub....



382
LUXURY
APARTMENTS



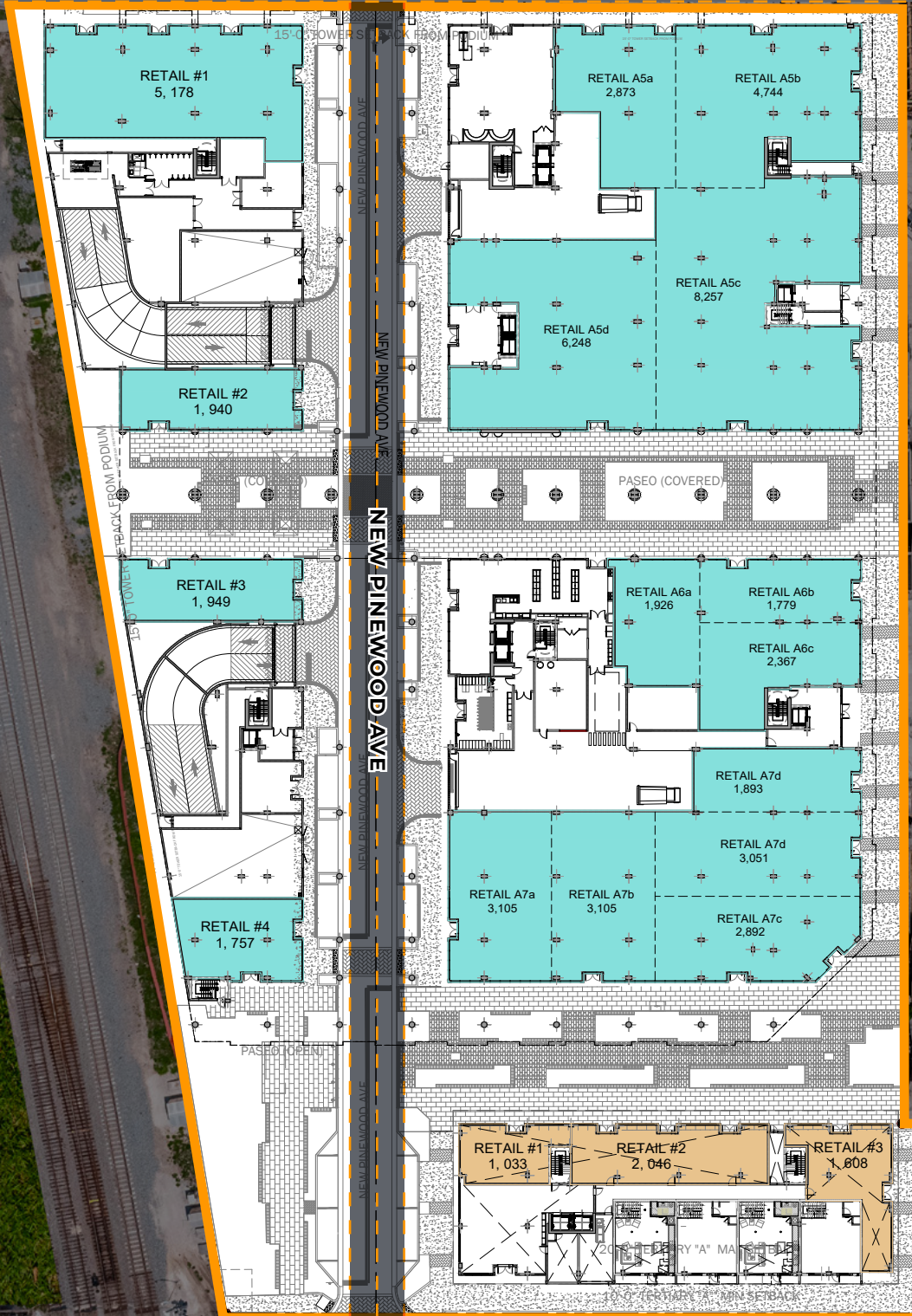
577 SPACE
PARKING
GARAGE



EXPECTED
DELIVERY
Q4 2026

Retail Site Plan

25TH STREET



BROADWAY

24TH STREET



NORTHWOOD RD

The District at Northwood

Northwood Aerial Map

B
THE BREAKERS®
PALM BEACH

PALM BEACH

ROYAL POINCIANA PLAZA

DOWNTOWN
WEST PALM BEACH

CITY PLACE

INTRACOASTAL WATERWAY

TEMPLE
ISRAEL

NORTHWOOD
Village

NORA
DISTRICT

The District
AT NORTHWOOD

23RD ST

25TH ST

BROADWAY

NEW PINEWOOD AVE



**The
District**

BROADWAY

23RD ST

NORTHWOOD RD

SPRUCE AVE

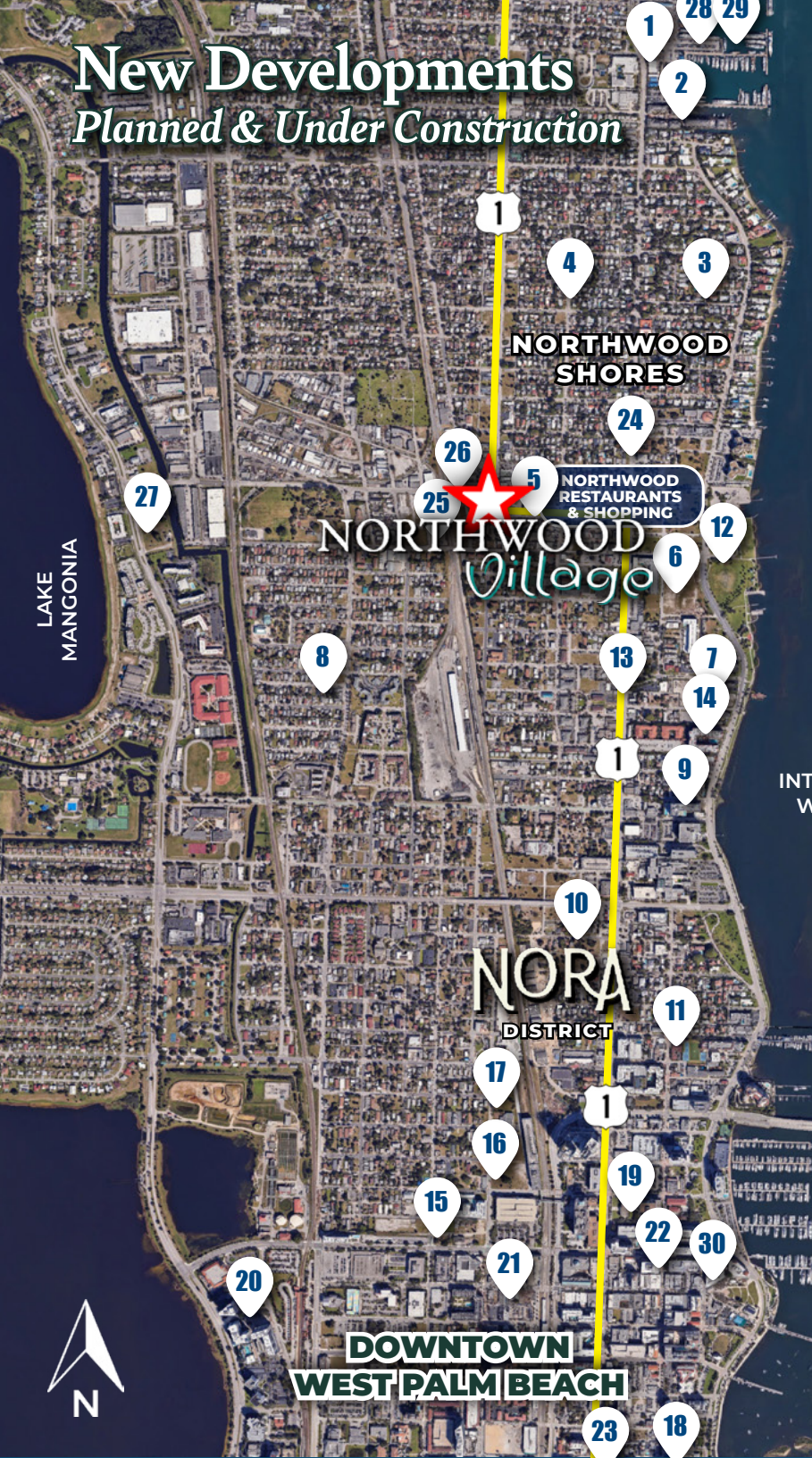
24TH ST

25TH ST

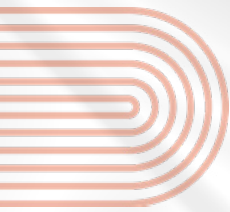
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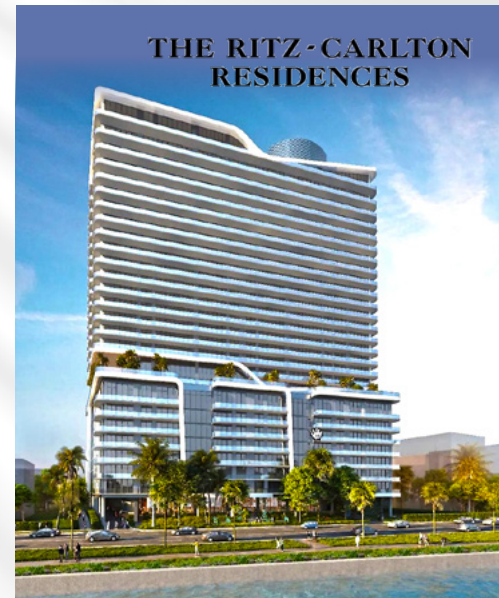
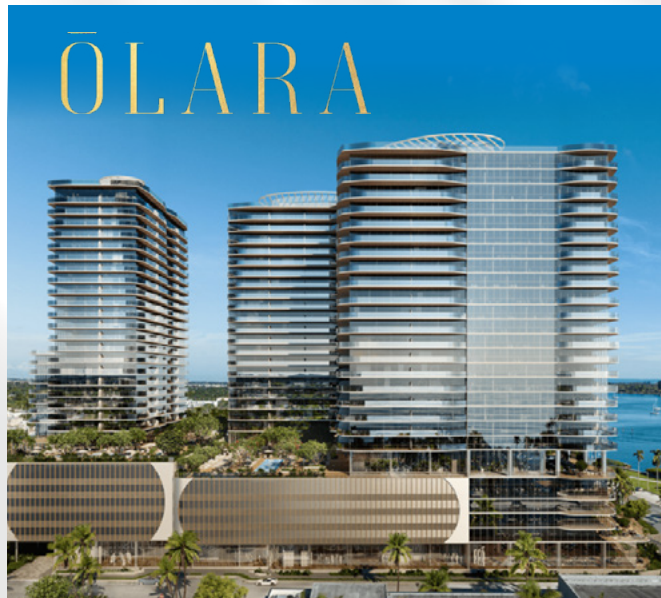
New Developments Planned & Under Construction



- 1 **ALBA PALM BEACH**
21-Story, 55 Units
Residential Condo
- 2 **ICON MARINA VILLAGE**
(Huizenga/Integra Rybovich Site)
4 Residential Towers
660 Units, Waterfront Promenade
- 3 **NORTHWOOD SHORES**
(GL Homes/Huizenga)
10-Block, Single Family Homes, Over \$10M -
- 4 **OLD NORTHWOOD HISTORIC DISTRICT**
320 Historic Buildings & Homes from \$800K to Several Million
- 5 **THE SPRUCE**
8-Story, 270 Units
Residential Building
- 6 **JEFF GREENE ASSEMBLAGE**
Future Development
321 High End Units
- 7 **OLARA**
275 Residential Units
- 8 **NEIGHBORHOOD RENAISSANCE**
43 Residential Units
3,432 SF Retail
- 9 **THE RITZ-CARLTON RESIDENCES**
28-Story, 144 Unit
Residential- Condo
Completion 2028
- 10 **NORA PHASE I**
40 Acres - 13 Buildings
Restaurant & Retail
NORA PHASE II
200-Room Hotel
600 Residential Units
- 11 **CIELO/ TORTOISE ONE**
8-Story 255,331 SF
264 Residential Units
3,401 SF Retail
- 12 **CURRIE PARK REDEVELOPMENT**
\$35M Revolvement
Completed-2027
16.42 acres
- 13 **1830 N DIXIE HWY**
16-Story, 369 Units
Residential Condo
- 14 **TEMPLE ISRAEL**
Revelment
- 15 **FLAGLER STATION**
8-Story 9,451 SF
Residential Building
- 16 **THE GRAND**
8-Story 288,824 SF
309 Residential Units
3,607 SF Retail
- 17 **HIBISCUS TOWER**
322 Rental Units
Retail & Office
- 18 **SOUTH FLAGLER HOUSE**
28-Story 108 Units
Residential Condo
- 19 **303 BANYAN**
15-Story 227,099 SF
223 Residential Units
Retail & Office
- 20 **BANYAN TOWER**
22-Story 395,470 SF
456 Residential Units
9,935 SF Commercial
- 21 **CLEMATIS PLACE**
D12-Story 180,140 SF
159 Residential Units
11,490 SF Commercial
- 22 **BRAND ATLANTIC**
12-Story 97,906 SF
Retail & Office
- 23 **MR. C HOTEL & RESIDENCES**
146 Residential 27-Story
- 24 **DR. ALICE MOORE APARTMENTS**
4-Story 36 Units
Residential Building
- 25 **2400 BROADWAY**
8-Story, 300 Units
Residential Building
- 26 **NORTHWOOD SQUARE**
9-Story, 382 Units
Residential Building
- 27 **2460 N AUSTRALIAN**
8-Story, 155 Units
Residential Building
- 28 **4720 N FLAGLER DR**
31-Story, 87 Units
Residential Condo
- 29 **5400 N FLAGLER DR**
32-Story, 87 Units
Residential Condo
- 30 **BANYAN & OLIVE**
12-Story 115,000 SF Office
8,000 SF Ground Floor
Retail



Neighborhood Transformation



West Palm Beach Overview

The local community has witnessed strong population growth of 27.5% since 2010. Future population growth is expected to be 12.5% over the next five years to more than 91,000 residents. Moreover, the area boasts a highly educated and skilled workforce, with 39.5% of the population holding a bachelor's degree or higher. Average household income is expected to rise nearly 17.2% to \$125,860, by 2029. Additionally, the majority of residents opt for renting rather than owning, with 47.6% of housing renter occupied and 33.5% own occupied. This neighborhood is particularly well-suited for young professionals seeking an optimal location for commuting to West Palm Beach's key employment centers.



Total Population 2025:
80,918



Total Households 2024:
35,398



Average Household Income:
\$107,349

Population	1 Mile	2 Miles	3 Miles
2024 Population	14,378	44,542	80,918
2029 Population	17,182	52,982	91,060
2024-2029 Annual Rate	3.63%	3.53%	2.39%
2024 Median Age	37.4	40.8	40.5
Households	1 Mile	2 Miles	3 Miles
2024 Total Households	5,863	19,472	35,398
2029 Total Households	7,149	23,792	40,540
2024-2029 Annual Rate	4.05%	4.09%	2.75%
2024 Average Household Size	2.29	2.20	2.21
Median Household Income	1 Mile	2 Miles	3 Miles
2024 Median Household Income	\$53,885	\$64,340	\$63,080
2029 Median Household Income	\$69,057	\$81,015	\$78,041
2024-2029 Annual Rate	5.64%	5.18%	4.74%
Average Household Income	1 Mile	2 Miles	3 Miles
2024 Average Household Income	\$82,382	\$107,009	\$107,349
2029 Average Household Income	\$101,964	\$126,866	\$125,860

Northwood

Submarket Overview



11,194
Population
2024

12,142
Projected
Population 2029

8.5%
5-Year
Growth Rate



\$65,439
Average Household
Income 2024

\$79,500
Projected Average Household
Income 2029

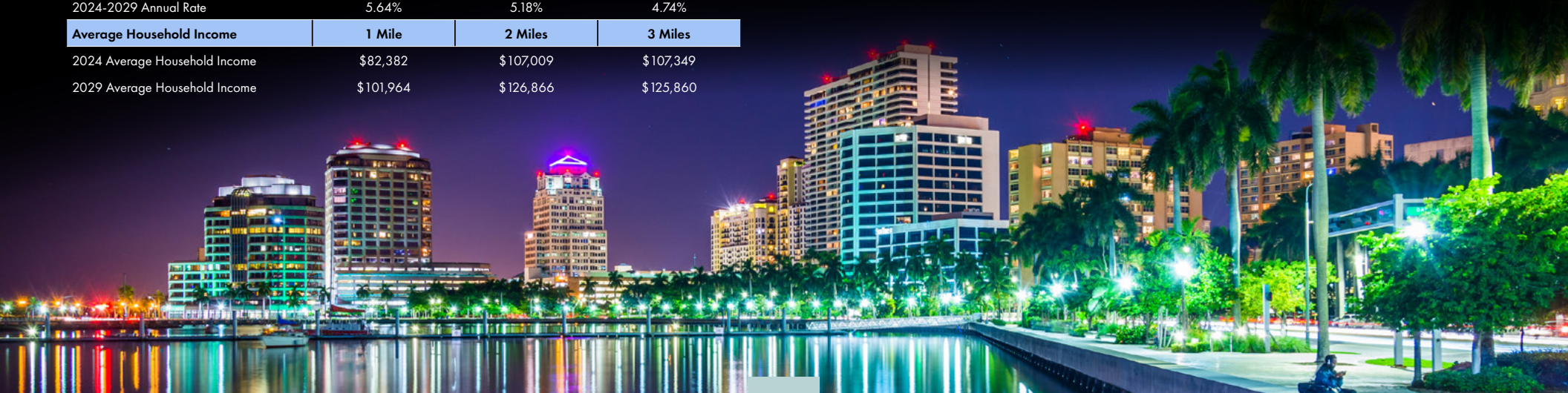
21.5%
5-Year
Growth Rate

Summary

Northwood located in West Palm Beach, Florida lies just north of downtown. The population has grown rapidly since 2010, increasing by 23.6% to reach 11,194 residents in 2024. Projections indicate that the population will continue to grow by another 8.5% over the next five years reaching over 12,000 residents. Moreover, the daytime population surges to 17,695 residents as employees travel to the area. Additionally, the area boasts a highly educated workforce with 32.5% of residents holding an associate degree or higher. As such, the average household income stood at \$65,439. This figure is expected to grow by 21.5% over the next five years, reaching \$79,500 by 2029.

The Northwood retail market in West Palm Beach, particularly Northwood Village, has undergone significant revitalization in recent years, transforming from a historically worn-down area with declining property values into a vibrant "Urban Village" known for its eclectic mix of unique shops, restaurants, and art galleries. This transformation has been fueled by ongoing efforts from the Community Redevelopment Agency (CRA) and local initiatives like GREENlife, which promotes environmentally friendly and sustainable businesses. The area is increasingly attracting new families and young professionals due to its proximity to downtown West Palm Beach and its growing reputation as a cultural hub, evidenced by events like the monthly Art & Wine promenades and a new year-round farmer's market.

New mixed-use projects in the wider metro area are expected to bolster future demand for retail space, suggesting a positive outlook for areas like Northwood that are experiencing concentrated growth. The market offers a variety of retail spaces for lease, ranging from smaller units to larger commercial properties, indicating continued investment and development potential. Consumer spending habits in the area are likely influenced by the diverse demographics, which include a mix of income levels, with a significant portion of households earning below \$75,000, but also a growing influx of established professionals and wealthy retirees in the broader West Palm Beach metro. This suggests a varied consumer base, supporting both essential services and unique, boutique offerings that align with Northwood's artistic and bohemian character.





The District

AT NORTHWOOD



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