

**FOR SALE** | 418-422 NORTHWOOD ROAD | WEST PALM BEACH, FL 33407



## Retail/Restaurant Building in the Historic Northwood Village

### INVESTOR OR OWNER USER OPPORTUNITY

Northwood Village is a funky bohemian “village” comprised of one-of-a-kind shops, galleries, restaurants and cafes. The vision for the western “Anchor Site” includes a parking garage and mixed use development that will complement the existing historic feel.

Between 2005 and 2015, the CRA invested \$18 million for marketing, private security, landscaping, infrastructure, trash compactors, maintenance; and, in cooperation with FDOT, roadway and streetscape improvements on 24th and 25th Streets.

In 2015, the CRA began the rewrite of the NMUD land development regulations, which has already resulted in increased development activity and real estate sales in the Village itself.

The CRA believes that the Village has been positioned for major growth, and the private sector will be responsible for most of the future investment in Northwood Village and the adjacent Currie corridor.

Sale Price:

**\$949,000**

**Robert Listokin, SIOR**

Executive Director

+1 561 702 4269

robert.listokin@colliers.com

**Bastian Lagerbauer**

Senior Associate

+1 561 281 6656

bastian.lagerbauer@colliers.com

**Colliers International**

South Florida, LLC

2385 NW Executive Center Drive

Suite 350

Boca Raton, FL 33431



Accelerating success.



Outside Seating for Restaurant



Free Public Parking and Additional Parking at the Rear of the Building

VIEW ONLINE 

[colliers.com/southflorida](https://colliers.com/southflorida)

## Property Highlights

- 4,041 SF / Three Bays of  $\pm 1,350$  SF
- Currently Occupied by an Art/Antique Store and Restaurant Who Will Sign Long Term or Vacate For User
- Ample Parking: Curbside; Reserved in Rear; Free Parking in City Lot Directly Across From Property
- Impact Glass

## Distance To

- Flager Drive/Intracoastal - 2 min
- Good Samaritan Medical Center - 2 min
- Palm Beach County Government Center - 5 min
- Convention Center/City Place - 8 min
- Interstate 95 - 10 min

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## AREA OVERVIEW

A “Hip Vibe” tucked away just north of downtown, this small enclave has a terrific selection of enjoyable dining, small galleries, and a monthly wine stroll.

### RESTAURANTS

Agora Mediterranean Kitchen  
Bistro Bistro  
Cafe Centro  
Cafe Sweets Bakery  
Centro Lounge & Piano Bar  
Harold's Coffee Shop  
Hello Cupcake  
Hide-Out  
Juuuicy  
Leo's Crab Shack  
Malakor Thai Cafe  
Manhattan Pizza  
Mestizo Peruvian Cuisine  
Nuff Mixx-Up Smoothie Bar  
Old Metal Classics  
Peppino's  
Petanque Kitchen & Bar  
Presto Pizza & Deli  
Skunkworts Brewery  
Souvlaki Grill  
Sunset Bar & Grill  
Table 427  
The Grilled Cheese Gallery  
The New Vegan Restaurant & Juice Bar  
This Is It Cafe  
Thompsons Service Station  
Tina's Beverage & Grocery

### HOME DECOR & ANTIQUES

All About Details  
Branch Construction Elite Power Solutions  
Cate & Co. Home Boutique  
Circa Who  
Cornerstone Companies of Florida, LLC  
European Decor Studio-Showroom  
LaBerge & Menard Inc.  
Mac Fabrics & Design Center  
MM Designs Interior Design  
My New Old Chair  
Northwood Antiques & Design Palm Beach  
Premier Blinds and Shades  
Row House  
SoFlo Home Design  
Stone Button Studio  
Thompson & Frank Gallery

### GALLERIES & CULTURE

Art Studio  
Artworks International  
Auction Gallery of The Palm Beaches  
CKeys Recording & Live Sound  
Day by Day Shoppe  
Ester B. O'Keeffe Center for Creative Education  
Habatat Galleries  
James Sagui Wood Work Shop  
Juuuicy  
Lot 23 Studios  
Northwood Glass Art  
Northwood Palm Beach Store  
Reading by Shirley  
Thompson and Frank Gallery

### BOUTIQUES

Cate & Co. Home Boutique  
Circa Who  
D's Closet  
Day by Day Shoppe  
Diane's Boutique  
Herbs and Earth  
Juuuicy  
Mac Fabrics  
Mattie Creations  
Melanie's Real Thrift & Things  
Melila St. Beniter Botanica  
Post Modern  
Wanderer's Bracelets  
Wild Lotus

### SALONS & WELLNESS

5 Diamond Hair & Nails  
Aqua Spa Palm Beach  
Beautyfool Hair Salon  
Blue Chip Barber Shop  
Flow Salon  
Hair Dreams Salon  
Jai Bella Boutique Hair Salon  
K&K Beauty Bar  
Lashing Out Loud  
Microblading Brow Design Studio  
Mo Betta Braids  
Nick's Lab Barber Shop  
Parlour Nolita Beauty Lounge  
Salon 5-3-0  
Sophisticated Lash & Nail Spa  
Thai Buddah Spa  
The Dramatic Hair Addict

## Demographics

	1 MILE	3 MILES	5 MILES
Population	11,459	69,527	171,787
Projected Population (2023)	12,018	74,097	180,997
Households	4,875	30,221	71,855
Average Household Income	\$68,433	\$75,890	\$67,260
Projected Average Household Income (2023)	\$82,754	\$90,702	\$80,356

