

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



Brand New Building Under Construction - up to 3,000 SF available



PROPERTY HIGHLIGHTS

- NEW BUILDING: From 1,200 up to 3,000 SF
AVAILABLE RETAIL: 3,400 SF, 1,860 SF, 1,116 SF
- GLA: 68,837 SF
- Access from BJ's shopping center creates significant traffic
- Upscale center in high-income Parkland area

POPULATION



3 Mi 107,338
5 Mi 318,902
10 Mi 976,440

CARS PER DAY



US-441: 56,000
Hillsboro Blvd: 26,182

AV. HH INCOME

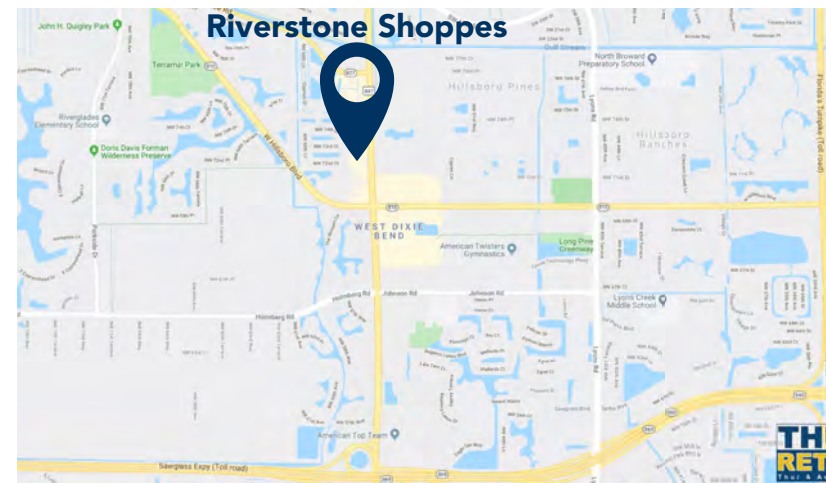


3 Mi \$140,424
5 Mi \$129,204
10 Mi \$130,644

EMPLOYEES



3 Mi 42,963
5 Mi 138,575
10 Mi 556,390



last updated: 09/23/25 P1



SHARY THUR



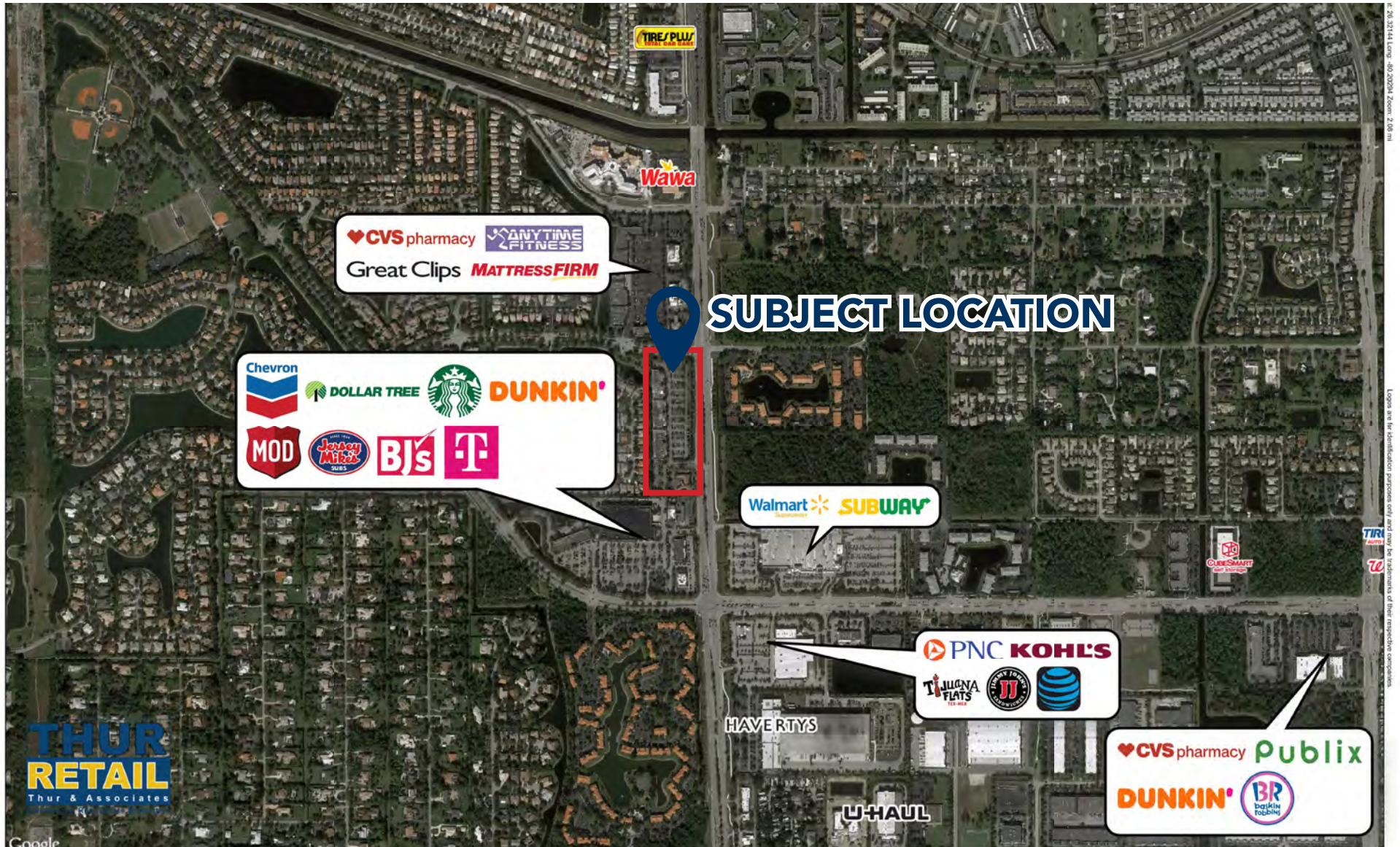
202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P2



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P3



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073

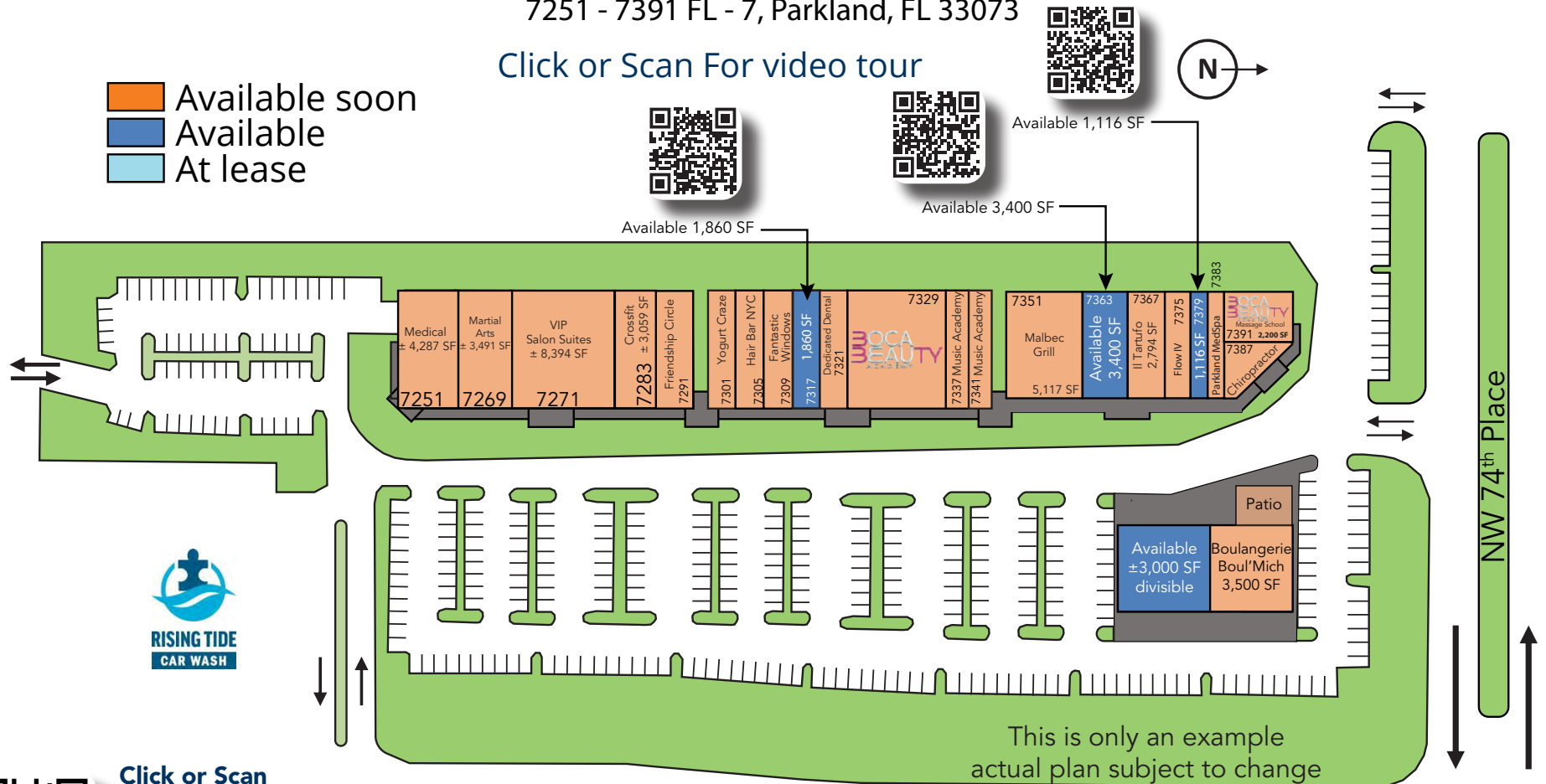


RIVERSTONE SHOPPES

7251 - 7391 FL - 7, Parkland, FL 33073

Click or Scan For video tour

- Available soon
- Available
- At lease



Click or Scan
For interactive model
of the new building



FL Route 7 - US Hwy 441 - 56,000 VPD

last updated: 09/23/25 P4



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



Suite	Tenant	Category	SF
Building A			
7251	HCA Florida Institute for Women's Health	Medical	4,287
7269	Martial Arts	Martial Arts	3,491
7271	VIP Salon Suites	Salon Suites	8,394
7283	Cross Fit Hardcore West	Crossfit	3,059
7291	Friendship Circle	Art Studio	2,496
Building B			
7301	Yogurt Craze	Ice Cream	1,393
7305	Hair Bar NYC	Hair Salon	1,694
7309	Fantastic Windows	Window treatment	1,749
7317	Available	Fitness Studio	1,860
7321	Dedicated Dental	Medical	1,887
7329-7333	Boca Beauty Academy	Beauty School	7,775
7337-7341	Parkland Int. Music Academy	Music School	4,773
Building C			
7351	Malbec Grill	Restaurant	5,117
7363	Available	former Dance School	3,400
7367	Il Tartufo	Restaurant	2,794
7375	Flow IV	Wellness	1,667
7379	Available	Boutique	1,116
7383	Parkland Med Spa	Med Spa	1,352
7387	Parkland Chiropractic Center	Medical	1,333
7391	Boca Beauty Academy	Beauty School	2,200
Building D			
7401	Available - End Cap S	New Construction	1,200 to 3,000
7417	La Boulangerie Boul'Mich	Bakery - Café	3,500
		Total GLA	68,837

- Available
- At Lease
- Available soon



Click or Scan
For interactive model
of the new building



Click or Scan
For virtual tour



SHARY THUR



202-359-3469



sthur@thurassociates.com

last updated: 09/23/25 P5

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



1,860 SF - Former Pilates



last updated: 09/23/25 P6



SHARY THUR



202-359-3469



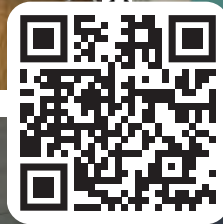
sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



3,400 SF - Former Dance School



last updated: 09/23/25 P7



SHARY THUR



202-359-3469



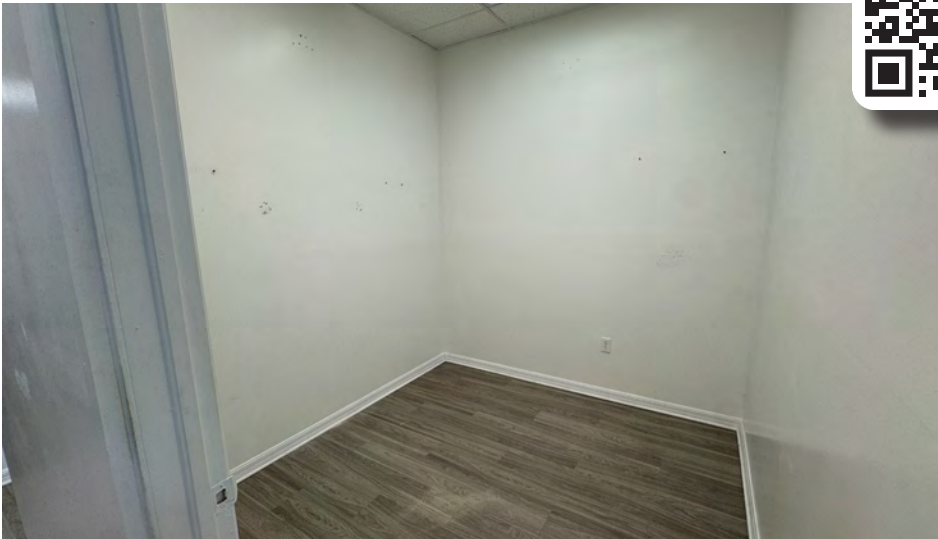
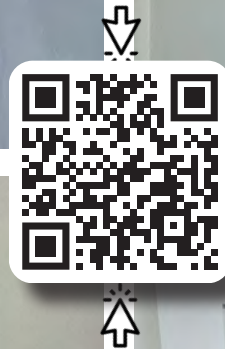
sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



1,116 SF - Former Boutique



last updated: 09/23/25 P8



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P9



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P10



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



September 2025 update - Building Under Construction



last updated: 09/23/25 P11



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

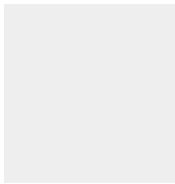
7251 - 7391 FL-7, Parkland, FL 33073



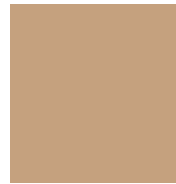
14 PERGOLA REFERENCE



1 STONE VENEER
STACKED STONE
REF. EL DORADO STONE YUKON NATIONWIDE



2.1 SMOOTH STUCCO FINISH
WHITE
REF. BENJAMIN MOORE PM-2
EXTERIOR SATIN N488 - 1X



2.2 SMOOTH STUCCO FINISH :
CUSTOM TAN
REF. BENJAMIN MOORE
EXTERIOR SATIN N488 - 4X
COLORANT Y3 (15x 31.2500)
COLORANT S1 (2x 0.0000)
COLORANT R3 (2x 10.0000)



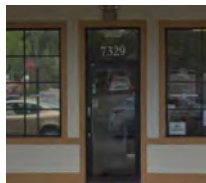
3 WOOD FINISH :
CUSTOM BROWN
REF. BENJAMIN MOORE
EXTERIOR SATIN N488 - 4X
COLORANT Y3 (12x 16.0000)
COLORANT S1 (20x 23.00)
COLORANT W1 (17x 11.0000)
COLORANT Y2 (6x 10.0000)
COLORANT R3 (6x 12.0000)
COLORANT G1 (6x 15.0000)



4 EXTERIOR LIGHT FIXTURE
BROWN WALL SCORCE
REF. P563000-147-03K



5 ALUMINUM WINDOW & DOOR MULLION
DARK BROWN
REF. MATCH EXISTING SHOPPING CENTER



6 IMPACT GLASS
GLAZING COLOR MATCH EXISTING
SHOPPING CENTER



7 SIGN TYPE: SERIF FONT TO MATCH EXISTING
BLACK



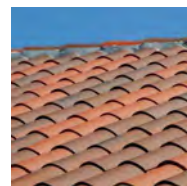
8 WOOD PERGOLA
BROWN TEAK WOOD
REF. MATCH EXISTING SHIPPING CENTER
REF. COLOR CUSTOM BROWN SEE 3/A-400



9 WOOD OUTRIGGERS
BROWN TEAK WOOD
REF. MATCH EXISTING SHIPPING CENTER
REF. COLOR CUSTOM BROWN SEE 3/A-400



10 WOOD ARCHWAY
BROWN TEAK WOOD
REF. MATCH EXISTING SHIPPING CENTER
REF. COLOR CUSTOM BROWN SEE 3/A-400



11 ROOF FINISH TILE
SPANISH TILE
REF. MATCH EXISTING SHOPPING CENTER



12 HERRINGBONE PATTERN PAVERS :
BRICK
REF. MATCH EXISTING SHOPPING CENTER



13 DETAILED BANDING SMOOTH STUCCO FINISH :
REF. MATCH EXISTING SHOPPING CENTER
COLOR CUSTOM TAN SEE 2/A-400



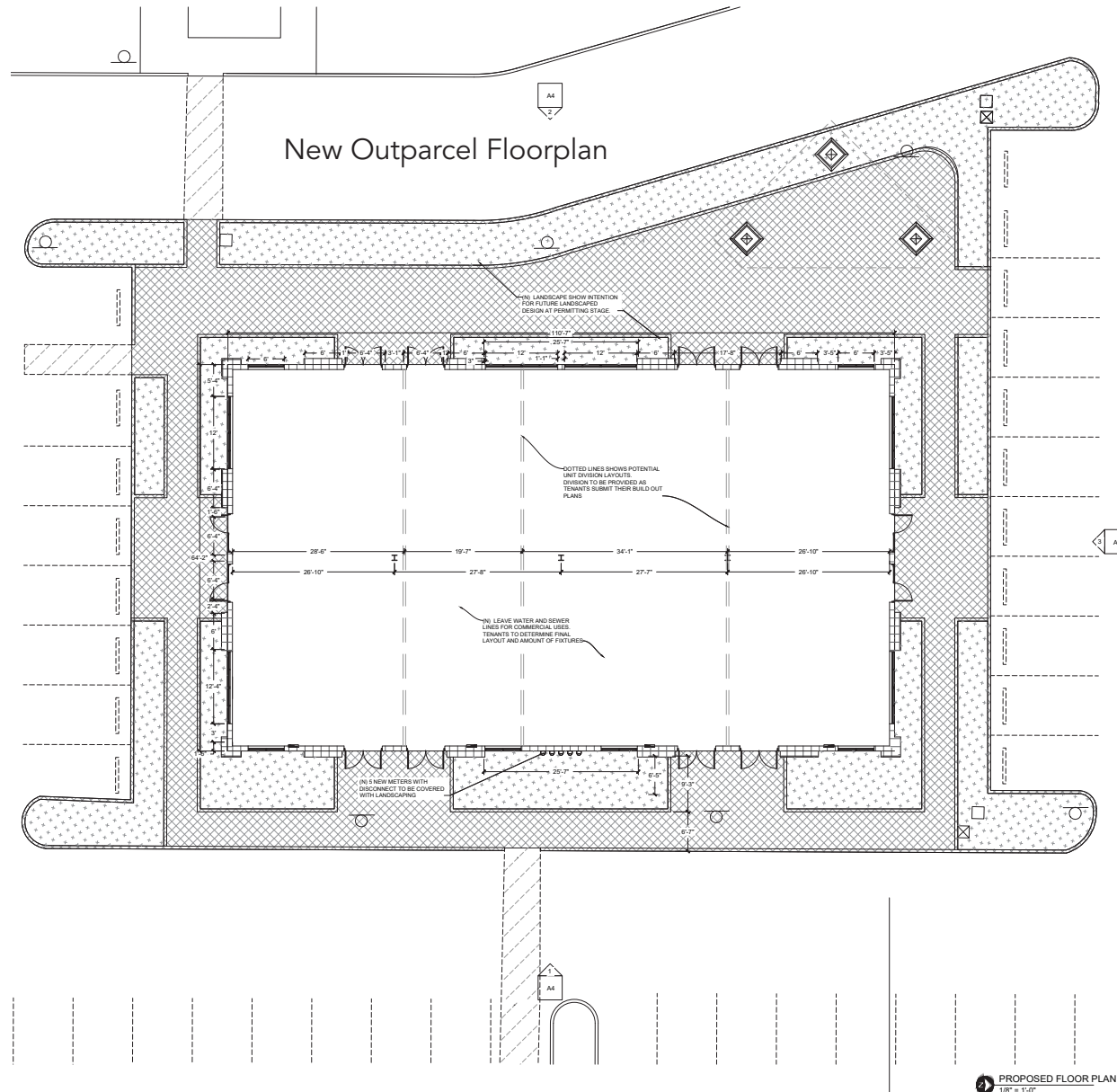
14 ALUMINUM FENCE
BRONZE
REF. LASER CUT DECORATIVE
PANEL FENCE



14 BOLLARD
BRONZE
REF. 22 WATT ROUND LED
BOLLARD LIGHT WITH LOUVERS

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P13



SHARY THUR



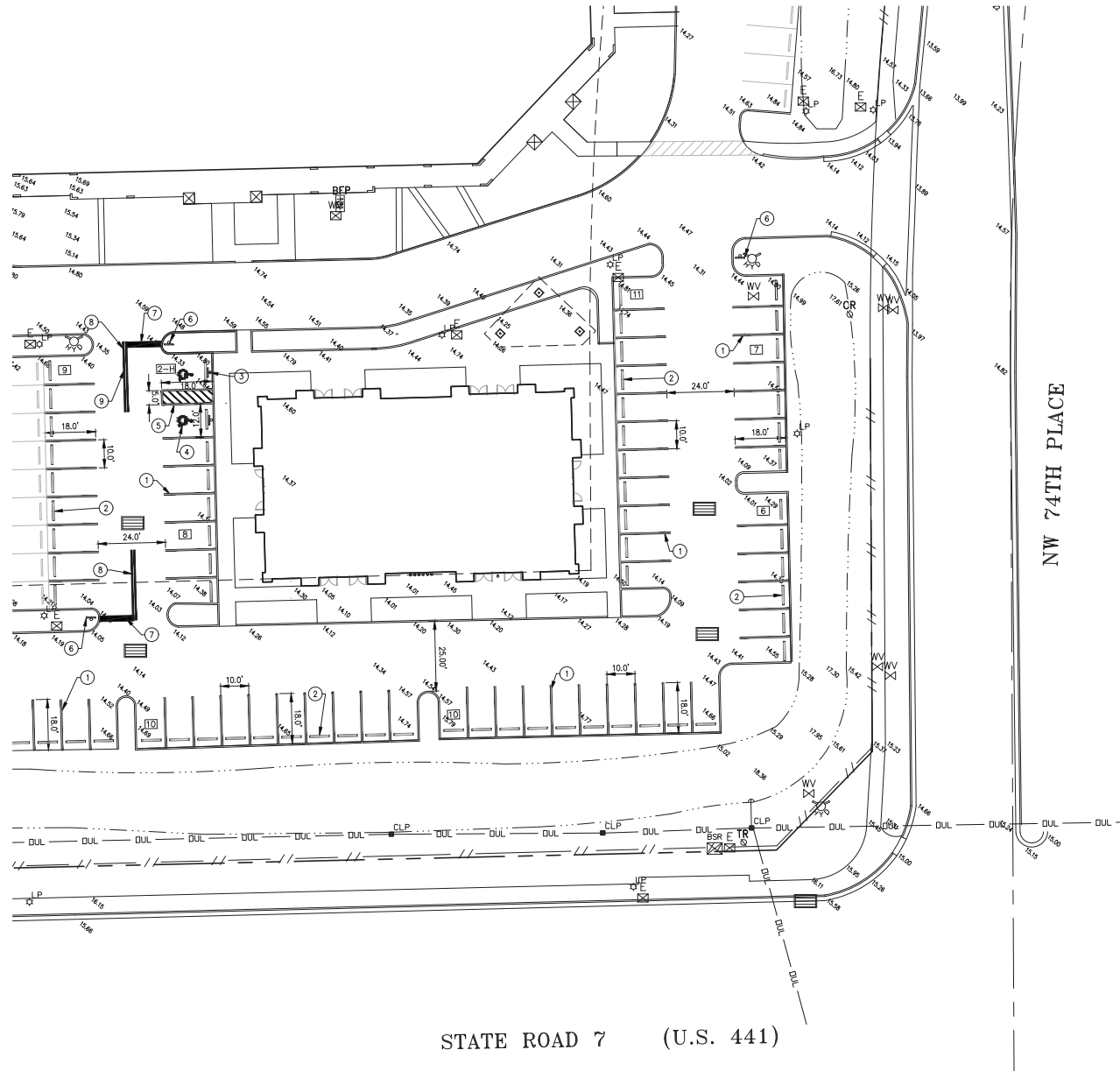
202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P14



SHARY THUR



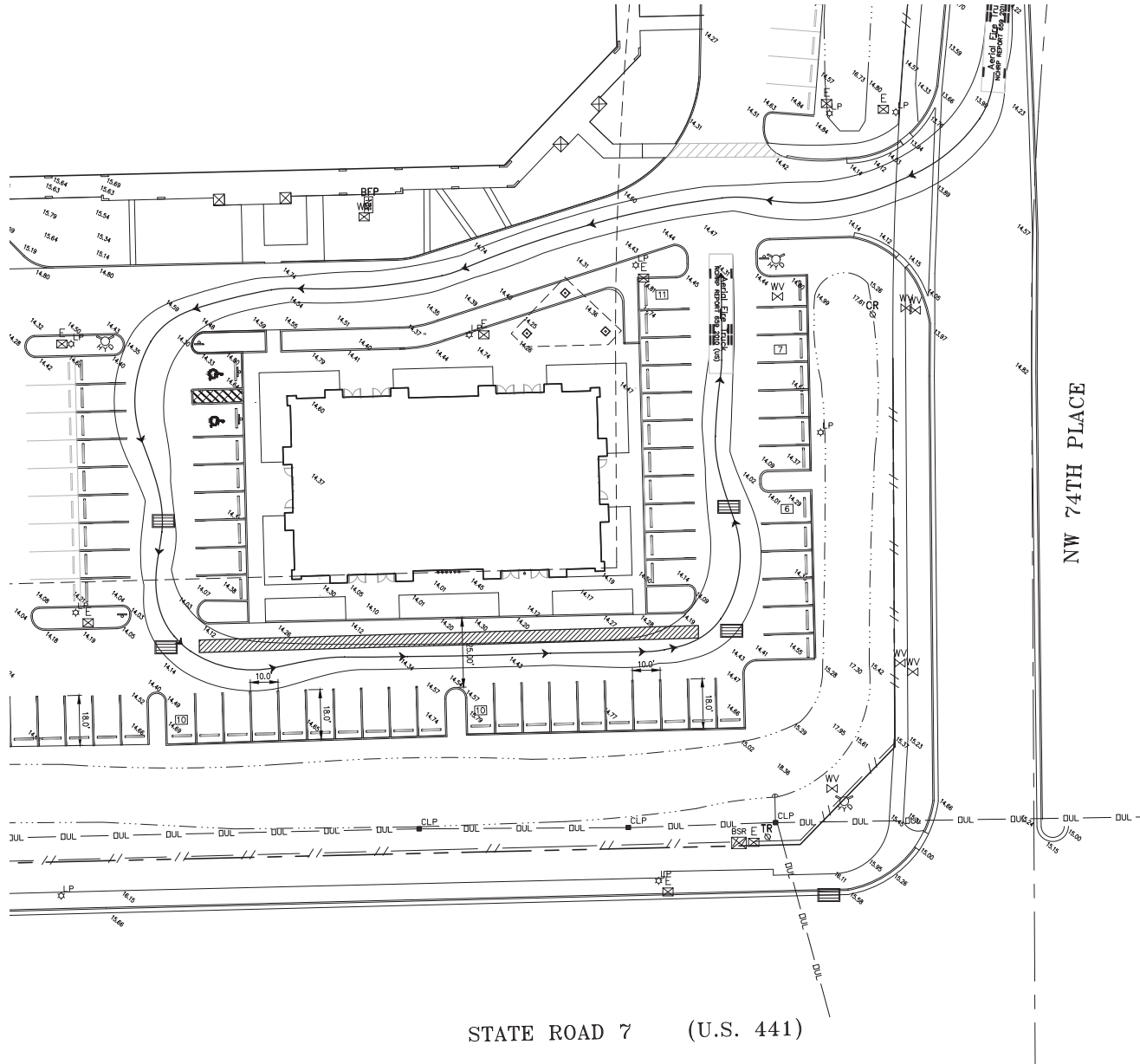
202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 09/23/25 P15



SHARY THUR



202-359-3469



sthur@thurassociates.com

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441

last updated: 09/23/25 P16



SHARY THUR



202-359-3469



sthur@thurassociates.com

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes	3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33073						
Population						
Estimated Population (2025)	107,338		318,902		976,440	
Projected Population (2030)	102,727		305,361		940,281	
Census Population (2020)	107,932		307,689		926,135	
Census Population (2010)	97,505		272,426		815,924	
Projected Annual Growth (2025-2030)	-4,611	-0.9%	-13,542	-0.8%	-36,159	-0.7%
Historical Annual Growth (2020-2025)	-594	-	11,214	0.7%	50,305	1.1%
Historical Annual Growth (2010-2020)	10,427	1.1%	35,262	1.3%	110,211	1.4%
Estimated Population Density (2025)	3,798	psm	4,062	psm	3,109	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2025)	39,818		127,797		400,433	
Projected Households (2030)	37,893		121,671		383,544	
Census Households (2020)	39,824		122,797		377,357	
Census Households (2010)	36,487		111,414		339,497	
Projected Annual Growth (2025-2030)	-1,925	-1.0%	-6,126	-1.0%	-16,890	-0.8%
Historical Annual Change (2010-2025)	3,331	0.6%	16,384	1.0%	60,937	1.2%
Average Household Income						
Estimated Average Household Income (2025)	\$140,424		\$129,204		\$130,644	
Projected Average Household Income (2030)	\$138,921		\$128,079		\$129,938	
Census Average Household Income (2010)	\$78,390		\$73,447		\$71,808	
Census Average Household Income (2000)	\$77,360		\$69,395		\$65,692	
Projected Annual Change (2025-2030)	-\$1,502	-0.2%	-\$1,125	-0.2%	-\$705	-0.1%
Historical Annual Change (2000-2025)	\$63,064	3.3%	\$59,809	3.4%	\$64,951	4.0%
Median Household Income						
Estimated Median Household Income (2025)	\$108,408		\$99,380		\$93,559	
Projected Median Household Income (2030)	\$107,533		\$99,260		\$93,658	
Census Median Household Income (2010)	\$62,311		\$56,935		\$52,453	
Census Median Household Income (2000)	\$62,806		\$55,156		\$49,835	
Projected Annual Change (2025-2030)	-\$875	-0.2%	-\$120	-	\$99	-
Historical Annual Change (2000-2025)	\$45,602	2.9%	\$44,224	3.2%	\$43,724	3.5%
Per Capita Income						
Estimated Per Capita Income (2025)	\$52,132		\$51,857		\$53,673	
Projected Per Capita Income (2030)	\$51,286		\$51,116		\$53,102	
Census Per Capita Income (2010)	\$29,330		\$30,036		\$29,876	
Census Per Capita Income (2000)	\$29,598		\$29,206		\$27,809	
Projected Annual Change (2025-2030)	-\$846	-0.3%	-\$741	-0.3%	-\$570	-0.2%
Historical Annual Change (2000-2025)	\$22,534	3.0%	\$22,651	3.1%	\$25,864	3.7%
Estimated Average Household Net Worth (2025)	\$1.52 M		\$1.48 M		\$1.46 M	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes							
Parkland, FL 33073		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity							
Total Population (2025)	107,338		318,902		976,440		
White (2025)	58,519	54.5%	174,016	54.6%	501,971	51.4%	
Black or African American (2025)	17,904	16.7%	59,647	18.7%	237,647	24.3%	
American Indian or Alaska Native (2025)	191	0.2%	595	0.2%	2,532	0.3%	
Asian (2025)	5,668	5.3%	15,574	4.9%	38,009	3.9%	
Hawaiian or Pacific Islander (2025)	38	-	84	-	331	-	
Other Race (2025)	7,282	6.8%	20,870	6.5%	61,990	6.3%	
Two or More Races (2025)	17,735	16.5%	48,115	15.1%	133,960	13.7%	
Population < 18 (2025)	23,966	22.3%	65,627	20.6%	188,965	19.4%	
White Not Hispanic	10,475	43.7%	26,852	40.9%	64,235	34.0%	
Black or African American	4,495	18.8%	14,860	22.6%	59,592	31.5%	
Asian	1,233	5.1%	3,325	5.1%	7,259	3.8%	
Other Race Not Hispanic	1,456	6.1%	3,312	5.0%	7,914	4.2%	
Hispanic	6,308	26.3%	17,278	26.3%	49,965	26.4%	
Not Hispanic or Latino Population (2025)	79,870	74.4%	238,162	74.7%	734,185	75.2%	
Not Hispanic White	52,540	65.8%	154,552	64.9%	440,501	60.0%	
Not Hispanic Black or African American	17,473	21.9%	58,285	24.5%	232,242	31.6%	
Not Hispanic American Indian or Alaska Native	39	-	119	-	455	-	
Not Hispanic Asian	5,654	7.1%	15,431	6.5%	37,366	5.1%	
Not Hispanic Hawaiian or Pacific Islander	15	-	33	-	121	-	
Not Hispanic Other Race	769	1.0%	1,888	0.8%	4,839	0.7%	
Not Hispanic Two or More Races	3,379	4.2%	7,855	3.3%	18,661	2.5%	
Hispanic or Latino Population (2025)	27,468	25.6%	80,740	25.3%	242,255	24.8%	
Hispanic White	5,979	21.8%	19,464	24.1%	61,470	25.4%	
Hispanic Black or African American	431	1.6%	1,362	1.7%	5,405	2.2%	
Hispanic American Indian or Alaska Native	151	0.6%	476	0.6%	2,078	0.9%	
Hispanic Asian	14	-	143	0.2%	644	0.3%	
Hispanic Hawaiian or Pacific Islander	23	-	52	-	210	-	
Hispanic Other Race	6,513	23.7%	18,982	23.5%	57,150	23.6%	
Hispanic Two or More Races	14,356	52.3%	40,260	49.9%	115,298	47.6%	
Not Hispanic or Latino Population (2020)	82,449	76.4%	236,214	76.8%	714,449	77.1%	
Hispanic or Latino Population (2020)	25,483	23.6%	71,474	23.2%	211,686	22.9%	
Not Hispanic or Latino Population (2010)	79,051	81.1%	223,596	82.1%	670,390	82.2%	
Hispanic or Latino Population (2010)	18,454	18.9%	48,830	17.9%	145,534	17.8%	
Not Hispanic or Latino Population (2030)	75,160	73.2%	223,062	73.0%	686,818	73.0%	
Hispanic or Latino Population (2030)	27,567	26.8%	82,299	27.0%	253,463	27.0%	
Projected Annual Growth (2025-2030)	99	-	1,559	0.4%	11,208	0.9%	
Historical Annual Growth (2010-2020)	7,029	3.8%	22,644	4.6%	66,151	4.5%	

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33073							
Total Age Distribution (2025)							
Total Population	107,338			318,902		976,440	
Age Under 5 Years	5,726	5.3%		16,276	5.1%	48,827	5.0%
Age 5 to 9 Years	6,492	6.0%		17,901	5.6%	51,628	5.3%
Age 10 to 14 Years	7,110	6.6%		19,208	6.0%	54,082	5.5%
Age 15 to 19 Years	7,259	6.8%		19,338	6.1%	57,967	5.9%
Age 20 to 24 Years	5,524	5.1%		15,781	4.9%	51,153	5.2%
Age 25 to 29 Years	5,293	4.9%		15,711	4.9%	50,731	5.2%
Age 30 to 34 Years	6,388	6.0%		18,239	5.7%	58,262	6.0%
Age 35 to 39 Years	7,291	6.8%		20,174	6.3%	60,618	6.2%
Age 40 to 44 Years	7,654	7.1%		21,354	6.7%	61,102	6.3%
Age 45 to 49 Years	7,338	6.8%		20,083	6.3%	57,777	5.9%
Age 50 to 54 Years	7,658	7.1%		21,233	6.7%	62,282	6.4%
Age 55 to 59 Years	7,369	6.9%		20,982	6.6%	65,643	6.7%
Age 60 to 64 Years	6,960	6.5%		20,745	6.5%	67,661	6.9%
Age 65 to 69 Years	5,616	5.2%		18,591	5.8%	61,132	6.3%
Age 70 to 74 Years	4,562	4.2%		16,309	5.1%	54,025	5.5%
Age 75 to 79 Years	3,666	3.4%		14,110	4.4%	46,219	4.7%
Age 80 to 84 Years	2,519	2.3%		10,148	3.2%	32,192	3.3%
Age 85 Years or Over	2,913	2.7%		12,722	4.0%	35,140	3.6%
Median Age	41.5			44.0		44.5	
Age 19 Years or Less	26,587	24.8%		72,722	22.8%	212,504	21.8%
Age 20 to 64 Years	61,475	57.3%		174,301	54.7%	535,228	54.8%
Age 65 Years or Over	19,276	18.0%		71,879	22.5%	228,709	23.4%
Female Age Distribution (2025)							
Female Population	55,415	51.6%		166,675	52.3%	503,160	51.5%
Age Under 5 Years	2,795	5.0%		8,116	4.9%	24,225	4.8%
Age 5 to 9 Years	3,081	5.6%		8,765	5.3%	25,098	5.0%
Age 10 to 14 Years	3,506	6.3%		9,492	5.7%	26,492	5.3%
Age 15 to 19 Years	3,612	6.5%		9,618	5.8%	27,034	5.4%
Age 20 to 24 Years	2,726	4.9%		7,805	4.7%	24,340	4.8%
Age 25 to 29 Years	2,707	4.9%		7,979	4.8%	25,458	5.1%
Age 30 to 34 Years	3,320	6.0%		9,415	5.6%	29,611	5.9%
Age 35 to 39 Years	3,794	6.8%		10,427	6.3%	30,954	6.2%
Age 40 to 44 Years	4,024	7.3%		11,222	6.7%	31,398	6.2%
Age 45 to 49 Years	3,741	6.8%		10,387	6.2%	29,764	5.9%
Age 50 to 54 Years	4,026	7.3%		11,264	6.8%	32,578	6.5%
Age 55 to 59 Years	3,870	7.0%		11,071	6.6%	34,277	6.8%
Age 60 to 64 Years	3,612	6.5%		11,088	6.7%	35,375	7.0%
Age 65 to 69 Years	3,013	5.4%		10,159	6.1%	32,891	6.5%
Age 70 to 74 Years	2,476	4.5%		9,152	5.5%	30,036	6.0%
Age 75 to 79 Years	2,071	3.7%		8,156	4.9%	26,099	5.2%
Age 80 to 84 Years	1,415	2.6%		5,852	3.5%	18,368	3.7%
Age 85 Years or Over	1,624	2.9%		6,707	4.0%	19,162	3.8%
Female Median Age	42.5			45.1		45.8	
Age 19 Years or Less	12,996	23.5%		35,990	21.6%	102,849	20.4%
Age 20 to 64 Years	31,821	57.4%		90,659	54.4%	273,755	54.4%
Age 65 Years or Over	10,598	19.1%		40,026	24.0%	126,556	25.2%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33073							
Male Age Distribution (2025)							
Male Population	51,923	48.4%	152,227	47.7%	473,280	48.5%	
Age Under 5 Years	2,930	5.6%	8,160	5.4%	24,602	5.2%	
Age 5 to 9 Years	3,411	6.6%	9,136	6.0%	26,530	5.6%	
Age 10 to 14 Years	3,603	6.9%	9,716	6.4%	27,590	5.8%	
Age 15 to 19 Years	3,646	7.0%	9,720	6.4%	30,933	6.5%	
Age 20 to 24 Years	2,797	5.4%	7,976	5.2%	26,813	5.7%	
Age 25 to 29 Years	2,586	5.0%	7,731	5.1%	25,272	5.3%	
Age 30 to 34 Years	3,068	5.9%	8,823	5.8%	28,651	6.1%	
Age 35 to 39 Years	3,497	6.7%	9,748	6.4%	29,664	6.3%	
Age 40 to 44 Years	3,630	7.0%	10,132	6.7%	29,704	6.3%	
Age 45 to 49 Years	3,597	6.9%	9,696	6.4%	28,013	5.9%	
Age 50 to 54 Years	3,631	7.0%	9,969	6.5%	29,704	6.3%	
Age 55 to 59 Years	3,499	6.7%	9,910	6.5%	31,366	6.6%	
Age 60 to 64 Years	3,348	6.4%	9,657	6.3%	32,286	6.8%	
Age 65 to 69 Years	2,603	5.0%	8,432	5.5%	28,241	6.0%	
Age 70 to 74 Years	2,086	4.0%	7,157	4.7%	23,988	5.1%	
Age 75 to 79 Years	1,595	3.1%	5,953	3.9%	20,120	4.3%	
Age 80 to 84 Years	1,105	2.1%	4,296	2.8%	13,824	2.9%	
Age 85 Years or Over	1,289	2.5%	6,015	4.0%	15,978	3.4%	
Male Median Age	40.4		42.7		43.1		
Age 19 Years or Less	13,591	26.2%	36,731	24.1%	109,654	23.2%	
Age 20 to 64 Years	29,654	57.1%	83,642	54.9%	261,473	55.2%	
Age 65 Years or Over	8,678	16.7%	31,853	20.9%	102,152	21.6%	
Males per 100 Females (2025)							
Overall Comparison	94		91		94		
Age Under 5 Years	105	51.2%	101	50.1%	102	50.4%	
Age 5 to 9 Years	111	52.5%	104	51.0%	106	51.4%	
Age 10 to 14 Years	103	50.7%	102	50.6%	104	51.0%	
Age 15 to 19 Years	101	50.2%	101	50.3%	114	53.4%	
Age 20 to 24 Years	103	50.6%	102	50.5%	110	52.4%	
Age 25 to 29 Years	96	48.9%	97	49.2%	99	49.8%	
Age 30 to 34 Years	92	48.0%	94	48.4%	97	49.2%	
Age 35 to 39 Years	92	48.0%	93	48.3%	96	48.9%	
Age 40 to 44 Years	90	47.4%	90	47.4%	95	48.6%	
Age 45 to 49 Years	96	49.0%	93	48.3%	94	48.5%	
Age 50 to 54 Years	90	47.4%	89	47.0%	91	47.7%	
Age 55 to 59 Years	90	47.5%	90	47.2%	92	47.8%	
Age 60 to 64 Years	93	48.1%	87	46.6%	91	47.7%	
Age 65 to 69 Years	86	46.3%	83	45.4%	86	46.2%	
Age 70 to 74 Years	84	45.7%	78	43.9%	80	44.4%	
Age 75 to 79 Years	77	43.5%	73	42.2%	77	43.5%	
Age 80 to 84 Years	78	43.8%	73	42.3%	75	42.9%	
Age 85 Years or Over	79	44.3%	90	47.3%	83	45.5%	
Age 19 Years or Less	105	51.1%	102	50.5%	107	51.6%	
Age 20 to 39 Years	95	48.8%	96	49.0%	100	50.0%	
Age 40 to 64 Years	92	47.9%	90	47.3%	92	48.0%	
Age 65 Years or Over	82	45.0%	80	44.3%	81	44.7%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes							
Parkland, FL 33073		3 mi radius		5 mi radius		10 mi radius	
Household Type (2025)							
Total Households	39,818		127,797		400,433		
Households with Children	14,003	35.2%	37,920	29.7%	107,773	26.9%	
Average Household Size	2.7		2.5		2.4		
Household Density per Square Mile	1,409		1,628		1,275		
Population Family	92,789	86.4%	253,013	79.3%	746,811	76.5%	
Population Non-Family	13,961	13.0%	62,132	19.5%	214,491	22.0%	
Population Group Quarters	588	0.5%	3,757	1.2%	15,138	1.6%	
Family Households	30,112	75.6%	82,132	64.3%	243,811	60.9%	
Married Couple Households	22,513	74.8%	60,544	73.7%	173,309	71.1%	
Other Family Households with Children	7,599	25.2%	21,588	26.3%	70,502	28.9%	
Family Households with Children	13,977	46.4%	37,864	46.1%	107,602	44.1%	
Married Couple with Children	10,017	71.7%	26,584	70.2%	70,679	65.7%	
Other Family Households with Children	3,960	28.3%	11,281	29.8%	36,923	34.3%	
Family Households No Children	16,135	53.6%	44,268	53.9%	136,209	55.9%	
Married Couple No Children	12,496	77.4%	33,960	76.7%	102,629	75.3%	
Other Family Households No Children	3,639	22.6%	10,307	23.3%	33,579	24.7%	
Non-Family Households	9,706	24.4%	45,665	35.7%	156,623	39.1%	
Non-Family Households with Children	26	0.3%	56	0.1%	171	0.1%	
Non-Family Households No Children	9,680	99.7%	45,609	99.9%	156,452	99.9%	
Average Family Household Size	3.1		3.1		3.1		
Average Family Income	\$151,805		\$154,968		\$157,145		
Median Family Income	\$120,989		\$123,829		\$117,249		
Average Non-Family Household Size	1.4		1.4		1.4		
Marital Status (2025)							
Population Age 15 Years or Over	88,010		265,518		821,903		
Never Married	25,472	28.9%	73,750	27.8%	245,913	29.9%	
Currently Married	43,399	49.3%	125,054	47.1%	359,951	43.8%	
Previously Married	19,139	21.7%	66,714	25.1%	216,039	26.3%	
Separated	3,545	18.5%	12,200	18.3%	41,852	19.4%	
Widowed	4,727	24.7%	20,007	30.0%	63,359	29.3%	
Divorced	10,867	56.8%	34,506	51.7%	110,828	51.3%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	75,227		230,399		712,784		
Elementary (Grade Level 0 to 8)	2,648	3.5%	7,232	3.1%	28,497	4.0%	
Some High School (Grade Level 9 to 11)	2,752	3.7%	8,076	3.5%	32,059	4.5%	
High School Graduate	16,791	22.3%	50,815	22.1%	166,514	23.4%	
Some College	13,697	18.2%	41,364	18.0%	129,451	18.2%	
Associate Degree Only	6,813	9.1%	20,785	9.0%	64,830	9.1%	
Bachelor Degree Only	20,334	27.0%	60,974	26.5%	174,679	24.5%	
Graduate Degree	12,192	16.2%	41,152	17.9%	116,753	16.4%	
Any College (Some College or Higher)	53,036	70.5%	164,276	71.3%	485,713	68.1%	
College Degree + (Bachelor Degree or Higher)	32,526	43.2%	102,126	44.3%	291,432	40.9%	

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33073							
Housing							
Total Housing Units (2025)	42,981		139,294		438,625		
Total Housing Units (2020)	42,358		138,235		434,557		
Historical Annual Growth (2020-2025)	623	-	1,059	-	4,068	-	
Housing Units Occupied (2025)	39,818	92.6%	127,797	91.7%	400,433	91.3%	
Housing Units Owner-Occupied	27,164	68.2%	85,807	67.1%	261,275	65.2%	
Housing Units Renter-Occupied	12,654	31.8%	41,991	32.9%	139,158	34.8%	
Housing Units Vacant (2025)	3,163	7.4%	11,496	8.3%	38,192	8.7%	
Household Size (2025)							
Total Households	39,818		127,797		400,433		
1 Person Households	7,387	18.6%	36,528	28.6%	123,124	30.7%	
2 Person Households	14,771	37.1%	42,293	33.1%	131,872	32.9%	
3 Person Households	7,604	19.1%	20,559	16.1%	61,584	15.4%	
4 Person Households	5,608	14.1%	16,315	12.8%	48,701	12.2%	
5 Person Households	2,682	6.7%	7,331	5.7%	21,397	5.3%	
6 Person Households	1,083	2.7%	2,946	2.3%	8,486	2.1%	
7 or More Person Households	683	1.7%	1,826	1.4%	5,269	1.3%	
Household Income Distribution (2025)							
HH Income \$200,000 or More	7,312	18.4%	21,837	17.1%	61,872	15.5%	
HH Income \$150,000 to \$199,999	4,681	11.8%	12,992	10.2%	36,010	9.0%	
HH Income \$125,000 to \$149,999	3,721	9.3%	9,726	7.6%	29,335	7.3%	
HH Income \$100,000 to \$124,999	4,304	10.8%	11,752	9.2%	39,041	9.7%	
HH Income \$75,000 to \$99,999	4,896	12.3%	15,221	11.9%	46,718	11.7%	
HH Income \$50,000 to \$74,999	6,234	15.7%	20,358	15.9%	65,410	16.3%	
HH Income \$35,000 to \$49,999	3,129	7.9%	11,450	9.0%	40,063	10.0%	
HH Income \$25,000 to \$34,999	2,095	5.3%	8,681	6.8%	26,654	6.7%	
HH Income \$15,000 to \$24,999	1,328	3.3%	6,728	5.3%	23,511	5.9%	
HH Income \$10,000 to \$14,999	628	1.6%	3,326	2.6%	10,476	2.6%	
HH Income Under \$10,000	1,490	3.7%	5,726	4.5%	21,344	5.3%	
Household Vehicles (2025)							
Households 0 Vehicles Available	1,701	4.3%	8,838	6.9%	28,972	7.2%	
Households 1 Vehicle Available	12,989	32.6%	50,350	39.4%	169,542	42.3%	
Households 2 Vehicles Available	17,692	44.4%	49,831	39.0%	147,382	36.8%	
Households 3 or More Vehicles Available	7,437	18.7%	18,778	14.7%	54,538	13.6%	
Total Vehicles Available	72,903		212,335		646,249		
Average Vehicles per Household	1.8		1.7		1.6		
Owner-Occupied Household Vehicles	52,459	72.0%	151,894	71.5%	454,945	70.4%	
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.7		
Renter-Occupied Household Vehicles	20,443	28.0%	60,441	28.5%	191,304	29.6%	
Average Vehicles per Renter-Occupied Household	1.6		1.4		1.4		
Travel Time (2025)							
Worker Base Age 16 years or Over	55,429		158,371		487,595		
Travel to Work in 14 Minutes or Less	7,068	12.8%	21,901	13.8%	74,716	15.3%	
Travel to Work in 15 to 29 Minutes	17,446	31.5%	48,377	30.5%	153,680	31.5%	
Travel to Work in 30 to 59 Minutes	17,047	30.8%	49,138	31.0%	141,803	29.1%	
Travel to Work in 60 Minutes or More	3,493	6.3%	10,766	6.8%	37,123	7.6%	
Work at Home	10,374	18.7%	28,189	17.8%	80,274	16.5%	
Average Minutes Travel to Work	26.4		26.5		25.8		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes							
Parkland, FL 33073		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2025)							
Worker Base Age 16 years or Over	55,429		158,371		487,595		
Drive to Work Alone	38,030	68.6%	108,504	68.5%	332,003	68.1%	
Drive to Work in Carpool	4,777	8.6%	14,405	9.1%	48,877	10.0%	
Travel to Work by Public Transportation	719	1.3%	2,741	1.7%	11,500	2.4%	
Drive to Work on Motorcycle	49	-	238	0.2%	628	0.1%	
Bicycle to Work	119	0.2%	367	0.2%	1,269	0.3%	
Walk to Work	568	1.0%	1,340	0.8%	4,947	1.0%	
Other Means	792	1.4%	2,587	1.6%	8,097	1.7%	
Work at Home	10,374	18.7%	28,189	17.8%	80,274	16.5%	
Daytime Demographics (2025)							
Total Businesses	8,481		27,154		89,866		
Total Employees	42,963		138,575		556,390		
Company Headquarter Businesses	151	1.8%	512	1.9%	2,232	2.5%	
Company Headquarter Employees	3,944	9.2%	9,783	7.1%	62,584	11.2%	
Employee Population per Business	5.1	to 1	5.1	to 1	6.2	to 1	
Residential Population per Business	12.7	to 1	11.7	to 1	10.9	to 1	
Adj. Daytime Demographics Age 16 Years or Over	73,893		241,308		878,244		
Labor Force							
Labor Population Age 16 Years or Over (2025)	86,435		261,337		810,309		
Labor Force Total Males (2025)	41,194	47.7%	123,109	47.1%	388,675	48.0%	
Male Civilian Employed	29,260	71.0%	81,936	66.6%	253,138	65.1%	
Male Civilian Unemployed	707	1.7%	2,371	1.9%	8,951	2.3%	
Males in Armed Forces	12	-	167	0.1%	567	0.1%	
Males Not in Labor Force	11,214	27.2%	38,633	31.4%	126,018	32.4%	
Labor Force Total Females (2025)	45,241	52.3%	138,228	52.9%	421,634	52.0%	
Female Civilian Employed	26,175	57.9%	76,442	55.3%	234,478	55.6%	
Female Civilian Unemployed	709	1.6%	2,499	1.8%	8,819	2.1%	
Females in Armed Forces	57	0.1%	58	-	272	-	
Females Not in Labor Force	18,300	40.5%	59,229	42.8%	178,066	42.2%	
Unemployment Rate	1,416	1.6%	4,871	1.9%	17,770	2.2%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	55,429		158,371		487,595		
Occupation Total Males	29,253	52.8%	81,929	51.7%	253,117	51.9%	
Occupation Total Females	26,175	47.2%	76,442	48.3%	234,478	48.1%	
Management, Business, Financial Operations	13,048	23.5%	35,630	22.5%	100,427	20.6%	
Professional, Related	12,370	22.3%	35,633	22.5%	103,118	21.1%	
Service	10,028	18.1%	27,715	17.5%	90,706	18.6%	
Sales, Office	11,054	19.9%	33,960	21.4%	107,303	22.0%	
Farming, Fishing, Forestry	99	0.2%	240	0.2%	752	0.2%	
Construction, Extraction, Maintenance	4,186	7.6%	10,823	6.8%	38,063	7.8%	
Production, Transport, Material Moving	4,643	8.4%	14,370	9.1%	47,224	9.7%	
White Collar Workers	36,472	65.8%	105,223	66.4%	310,849	63.8%	
Blue Collar Workers	18,957	34.2%	53,148	33.6%	176,746	36.2%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33073							
Units In Structure (2025)							
Total Units		39,818		127,797		400,433	
1 Detached Unit		19,956	50.1%	53,984	42.2%	166,019	41.5%
1 Attached Unit		4,696	11.8%	15,506	12.1%	41,587	10.4%
2 Units		428	1.1%	1,924	1.5%	8,770	2.2%
3 to 4 Units		1,839	4.6%	7,216	5.6%	20,414	5.1%
5 to 9 Units		2,595	6.5%	9,705	7.6%	26,461	6.6%
10 to 19 Units		3,209	8.1%	10,470	8.2%	32,307	8.1%
20 to 49 Units		2,356	5.9%	12,019	9.4%	42,450	10.6%
50 or More Units		2,813	7.1%	13,408	10.5%	53,979	13.5%
Mobile Home or Trailer		1,917	4.8%	3,470	2.7%	8,200	2.0%
Other Structure		9	-	96	-	247	-
Homes Built By Year (2025)							
Homes Built 2020 or later		987	2.3%	2,693	1.9%	8,085	1.8%
Homes Built 2010 to 2019		2,836	6.6%	7,708	5.5%	25,474	5.8%
Homes Built 2000 to 2009		5,131	11.9%	13,693	9.8%	40,189	9.2%
Homes Built 1990 to 1999		9,556	22.2%	25,014	18.0%	59,346	13.5%
Homes Built 1980 to 1989		12,761	29.7%	40,500	29.1%	101,223	23.1%
Homes Built 1970 to 1979		6,125	14.3%	27,354	19.6%	99,821	22.8%
Homes Built 1960 to 1969		1,478	3.4%	6,194	4.4%	41,163	9.4%
Homes Built 1950 to 1959		769	1.8%	3,361	2.4%	19,904	4.5%
Homes Built 1940 to 1949		90	0.2%	692	0.5%	2,469	0.6%
Homes Built Before 1939		85	0.2%	588	0.4%	2,759	0.6%
Median Age of Homes		35.0	yrs	37.6	yrs	40.5	yrs
Home Values (2025)							
Owner Specified Housing Units		27,164		85,807		261,275	
Home Values \$1,000,000 or More		2,170	8.0%	7,167	8.4%	28,330	10.8%
Home Values \$750,000 to \$999,999		2,768	10.2%	9,018	10.5%	26,744	10.2%
Home Values \$500,000 to \$749,999		8,615	31.7%	22,146	25.8%	59,179	22.7%
Home Values \$400,000 to \$499,999		4,971	18.3%	12,761	14.9%	33,911	13.0%
Home Values \$300,000 to \$399,999		3,689	13.6%	11,140	13.0%	36,989	14.2%
Home Values \$250,000 to \$299,999		1,415	5.2%	5,292	6.2%	16,919	6.5%
Home Values \$200,000 to \$249,999		991	3.6%	4,215	4.9%	16,095	6.2%
Home Values \$175,000 to \$199,999		411	1.5%	2,033	2.4%	6,934	2.7%
Home Values \$150,000 to \$174,999		581	2.1%	2,835	3.3%	8,581	3.3%
Home Values \$125,000 to \$149,999		175	0.6%	989	1.2%	4,233	1.6%
Home Values \$100,000 to \$124,999		268	1.0%	2,227	2.6%	7,390	2.8%
Home Values \$90,000 to \$99,999		68	0.3%	452	0.5%	1,258	0.5%
Home Values \$80,000 to \$89,999		80	0.3%	905	1.1%	2,648	1.0%
Home Values \$70,000 to \$79,999		135	0.5%	651	0.8%	1,658	0.6%
Home Values \$60,000 to \$69,999		184	0.7%	705	0.8%	1,298	0.5%
Home Values \$50,000 to \$59,999		32	0.1%	572	0.7%	1,531	0.6%
Home Values \$35,000 to \$49,999		95	0.3%	695	0.8%	1,823	0.7%
Home Values \$25,000 to \$34,999		66	0.2%	554	0.6%	1,322	0.5%
Home Values \$10,000 to \$24,999		259	1.0%	733	0.9%	2,365	0.9%
Home Values Under \$10,000		192	0.7%	717	0.8%	2,069	0.8%
Owner-Occupied Median Home Value		\$517,360		\$469,611		\$495,778	
Renter-Occupied Median Rent		\$2,088		\$2,008		\$1,909	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3218/-80.2037

Riverstone Shoppes Parkland, FL 33073		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$4.78 B	\$14.25 B	\$42.83 B
Total Non-Retail Expenditure		\$2.42 B	\$7.19 B	\$21.51 B
Total Retail Expenditure		\$2.36 B	\$7.06 B	\$21.32 B
Alcoholic Beverages		\$29.8 M	\$88.52 M	\$265.49 M
Apparel		\$89.09 M	\$264.55 M	\$795.21 M
Contributions		\$158.6 M	\$471.57 M	\$1.41 B
Education		\$112.09 M	\$333.17 M	\$996.59 M
Entertainment		\$275.14 M	\$817.23 M	\$2.46 B
Food Away From Home		\$212.43 M	\$630.86 M	\$1.9 B
Grocery		\$300.75 M	\$891.16 M	\$2.71 B
Health Care		\$276.29 M	\$895.04 M	\$2.8 B
Household Furnishings and Equipment		\$128.84 M	\$382.73 M	\$1.15 B
Household Operations		\$89.79 M	\$266.45 M	\$801.57 M
Miscellaneous Expenses		\$82.39 M	\$244.99 M	\$736.74 M
Personal Care		\$59.83 M	\$177.33 M	\$536.97 M
Shelter		\$756.26 M	\$2.25 B	\$6.83 B
Tax and Retirement		\$1.25 B	\$3.7 B	\$10.91 B
Tobacco and Related		\$20.74 M	\$61.74 M	\$192.99 M
Transportation		\$728.5 M	\$2.14 B	\$6.43 B
Utilities		\$213.41 M	\$632.25 M	\$1.92 B
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$10,010	\$9,291	\$8,913
Total Non-Retail Expenditure		\$5,073 50.7%	\$4,687 50.4%	\$4,476 50.2%
Total Retail Expenditures		\$4,938 49.3%	\$4,604 49.6%	\$4,437 49.8%
Alcoholic Beverages		\$62 0.6%	\$58 0.6%	\$55 0.6%
Apparel		\$186 1.9%	\$173 1.9%	\$165 1.9%
Contributions		\$332 3.3%	\$308 3.3%	\$293 3.3%
Education		\$235 2.3%	\$217 2.3%	\$207 2.3%
Entertainment		\$576 5.8%	\$533 5.7%	\$512 5.7%
Food Away From Home		\$445 4.4%	\$411 4.4%	\$394 4.4%
Grocery		\$629 6.3%	\$581 6.3%	\$563 6.3%
Health Care		\$578 5.8%	\$584 6.3%	\$582 6.5%
Household Furnishings and Equipment		\$270 2.7%	\$250 2.7%	\$239 2.7%
Household Operations		\$188 1.9%	\$174 1.9%	\$167 1.9%
Miscellaneous Expenses		\$172 1.7%	\$160 1.7%	\$153 1.7%
Personal Care		\$125 1.3%	\$116 1.2%	\$112 1.3%
Shelter		\$1,583 15.8%	\$1,468 15.8%	\$1,421 15.9%
Tax and Retirement		\$2,614 26.1%	\$2,414 26.0%	\$2,270 26.0%
Tobacco and Related		\$43 0.4%	\$40 0.4%	\$40 0.5%
Transportation		\$1,525 15.2%	\$1,394 15.0%	\$1,338 15.0%
Utilities		\$447 4.5%	\$412 4.4%	\$400 4.5%