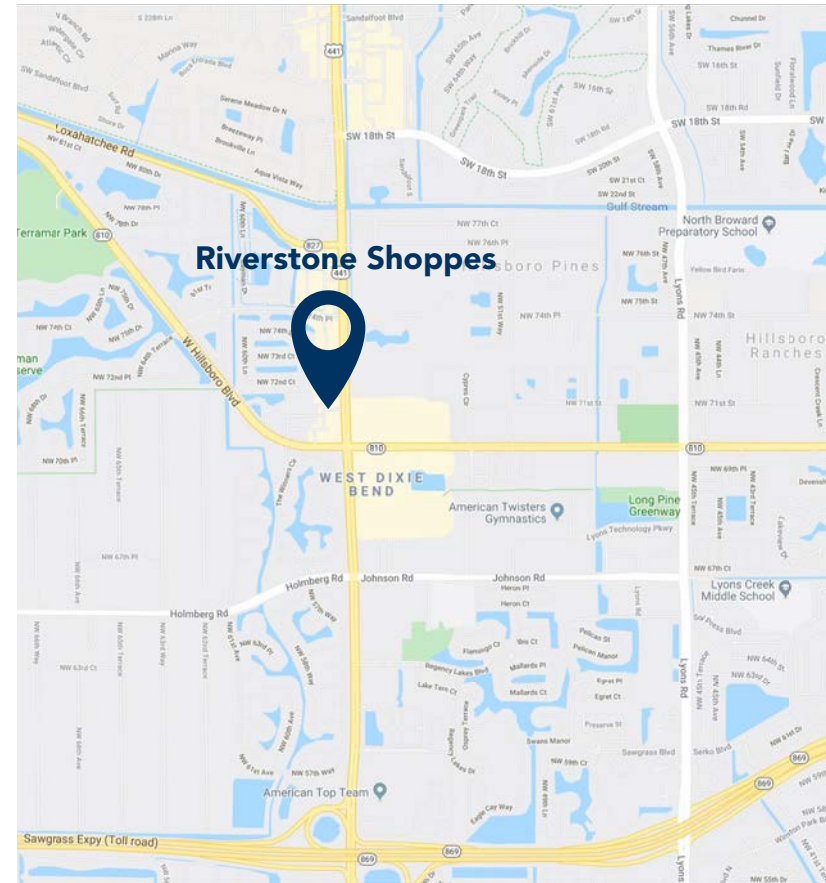


RIVERSTONE SHOPPES





7251 - 7391 FL-7, Parkland, FL 33073




Brand New Building - up to 6,300 SF available



PROPERTY HIGHLIGHTS

-  **NEW BUILDING: From 1,200 up to 6,300 SF**
-  **GLA: 68,837 SF**
-  **Access from BJ's shopping center creates significant traffic**
-  **Upscale center in high-income Parkland area**

POPULATION


 3 Mi 109,286
 5 Mi 305,453
 10 Mi 919,465


CARS PER DAY


 US-441: 52,000
 Hillsboro Blvd: 26,686

AV. HH INCOME


 3 Mi \$104,044
 5 Mi \$95,613
 10 Mi \$95,068

EMPLOYEES


 3 Mi 44,057
 5 Mi 142,881
 10 Mi 597,699

last updated: 08/01/23 P1



SHARY THUR



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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 08/01/23 P2



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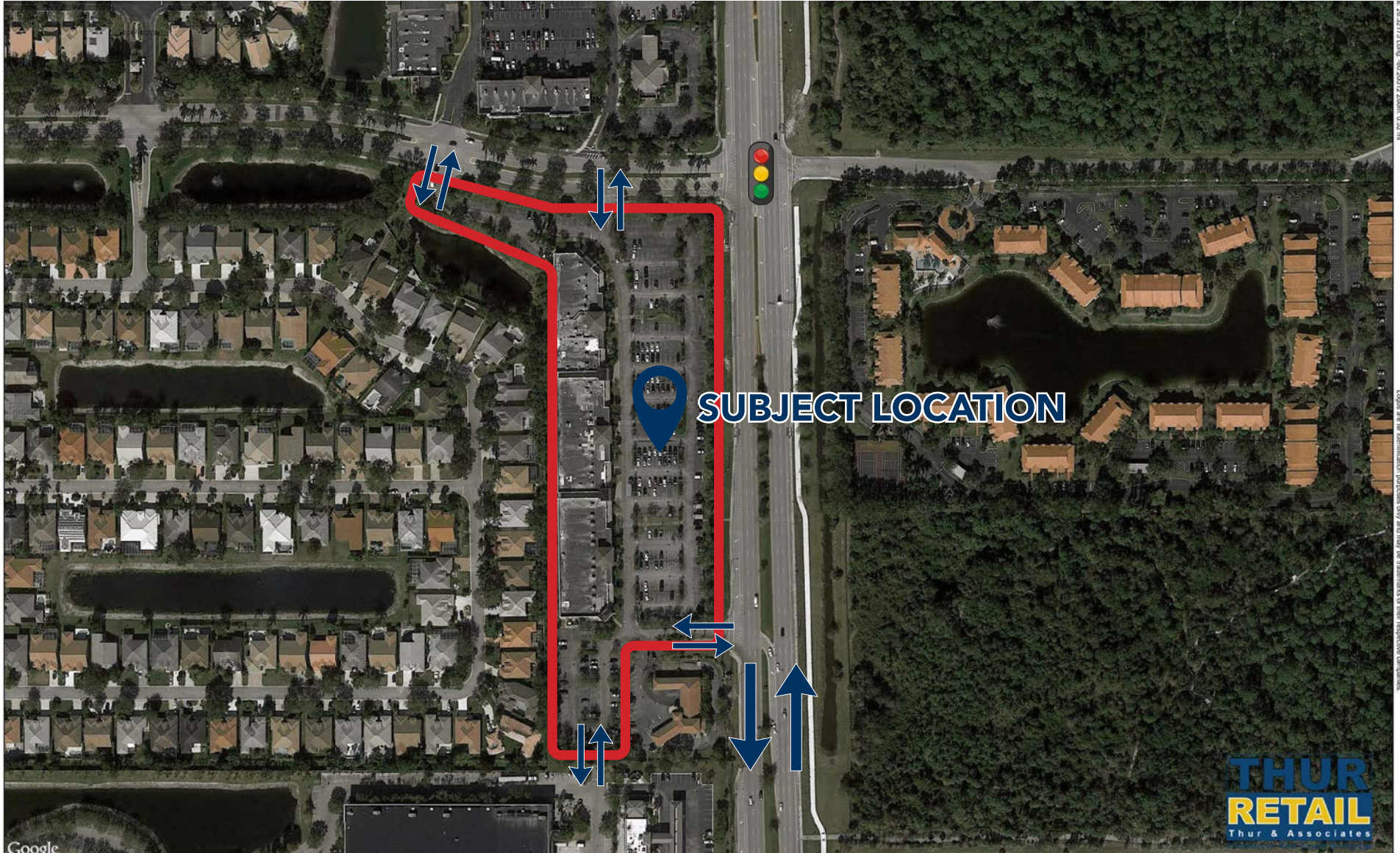
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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



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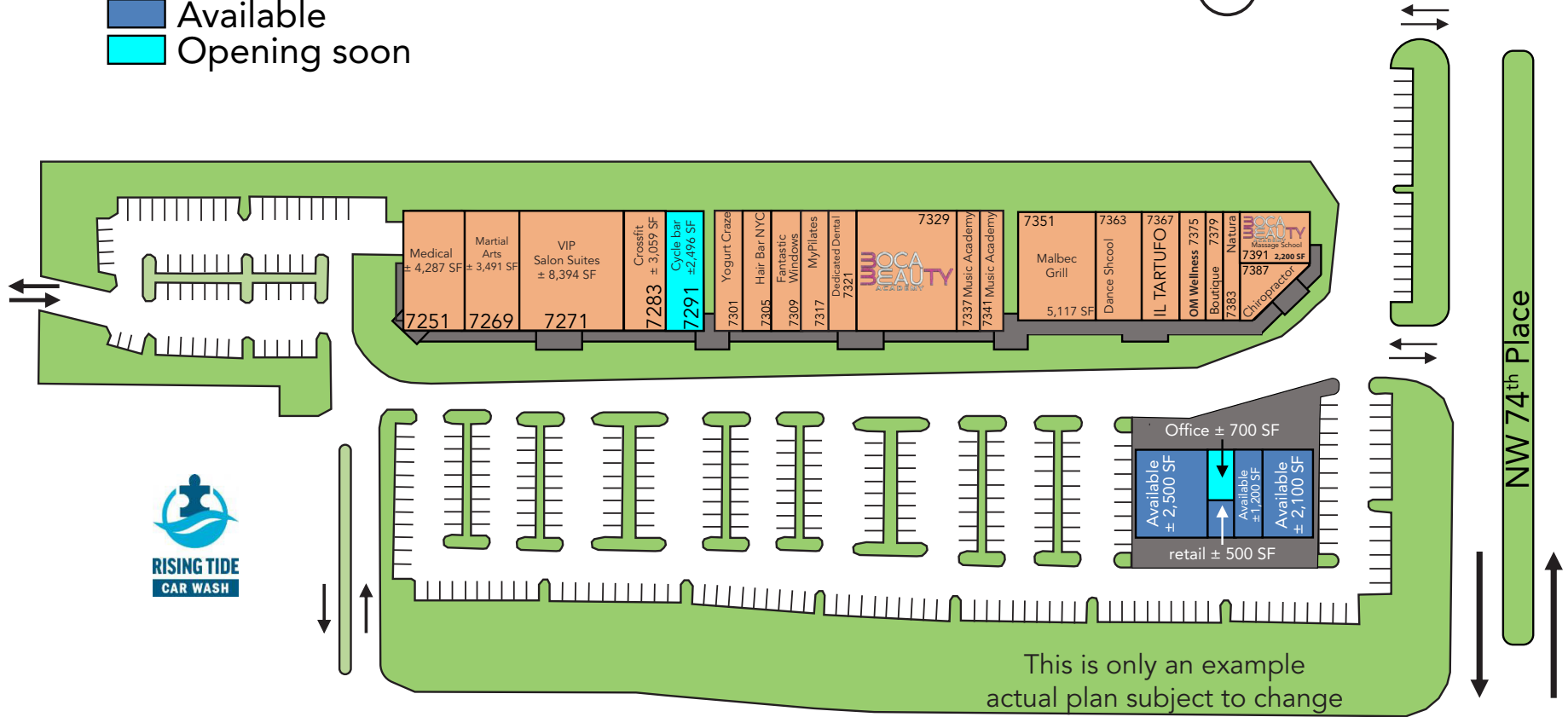
7251 - 7391 FL-7, Parkland, FL 33073



RIVERSTONE SHOPPES

7251 - 7391 FL - 7, Parkland, FL 33073

- Available
- Opening soon



FL Route 7 - US Hwy 441- 58,000 VPD

last updated: 08/01/23 P4



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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



Suite	Tenant	Category	SF
Building A			
7251	Medical	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	Cyclebar	Cycling	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	My Pilates	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	Evolution Performing Arts	Dance School	3,400
7367	IL Tartufo	Restaurant	2,794
7375	OM Wellness	Wellness	1,667
7379	Boutique	Boutique	1,116
7383	Natura	Spa / Laser Center	1,352
7387	Parkland Chiropractic Center	Medical	1,333
7391	Boca Beauty Academy	Beauty School	2,200
Building D			
TBD	End Cap S	New construction	1,200 to 2,500
TBD	End Cap N	New construction	1,800 to 3,300
TBD	Make Our Schools Safe	Non-profit organization	700
		Total GLA	68,837

- Available
- Opening soon

last updated: 08/01/23 P5



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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



New Outparcel Renderings



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7251 - 7391 FL-7, Parkland, FL 33073



last updated: 08/01/23 P8



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RIVERSTONE SHOPPES

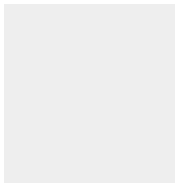
7251 - 7391 FL-7, Parkland, FL 33073



14 PERGOLA REFERENCE



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



2.1 SMOOTH STUCOCO FINISH
WHITE
REF. BENJAMIN MOORE PM-2
EXTERIOR SATIN N448 - 1X



2.2 SMOOTH STUCOCO FINISH :
CUSTOM TAN
REF. BENJAMIN MOORE
EXTERIOR SATIN N485 - 2X
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 (4x 10.0000)
COLORANT R3 (8x 12.0000)
COLORANT G1 (8x 15.0000)



4 EXTERIOR LIGHT FIXTURE
BROWN WALL SCONCE
REF. P963000-147-30K



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



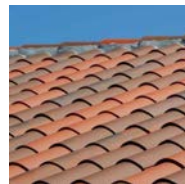
8 WOOD PERGOLA
BROWN TEAK WOOD
REF MATCH EXISTING SHIPPING CENTER
REF. COLOR CUSTOM BROWN SEE 3/A-400



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 SHOPPING CENTER
REF MATCH EXISTING SHOPPING CENTER
COLOR CUSTOM BROWN SEE 3/A-400



11 ROOF FINISH TILE
SPANISH TILE
REF MATCH EXISTING SHOPPING CENTER



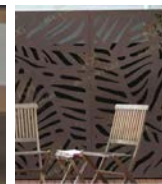
12 HERRINGBONE PATTERN PAVERS :
BRICK
REF. MATCH EXISTING SHOPPING CENTER



13 DETAILED BANDING SMOOTH STUCOCO FINISH :
REF MATCH EXISTING SHOPPING CENTER
COLOR CUSTOM TAN SEE 2.2/A-400



14 ALUMINUM FENCE
BRONZE
REF. LASER CUT DECORATIVE
PANEL FENCE



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



SHARY THUR



202-359-3469

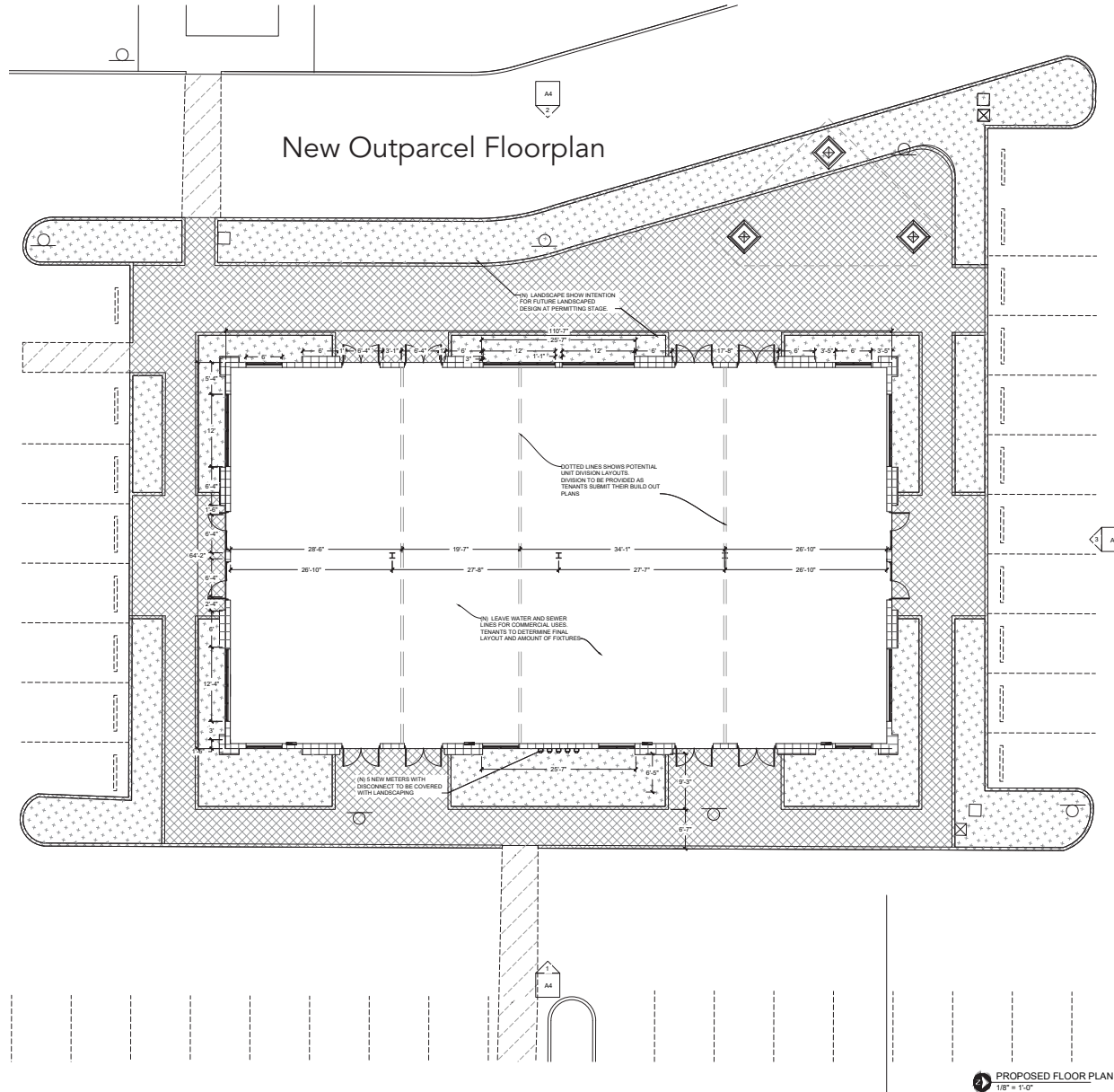


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last updated: 08/01/23 P9

RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 08/01/23 P10



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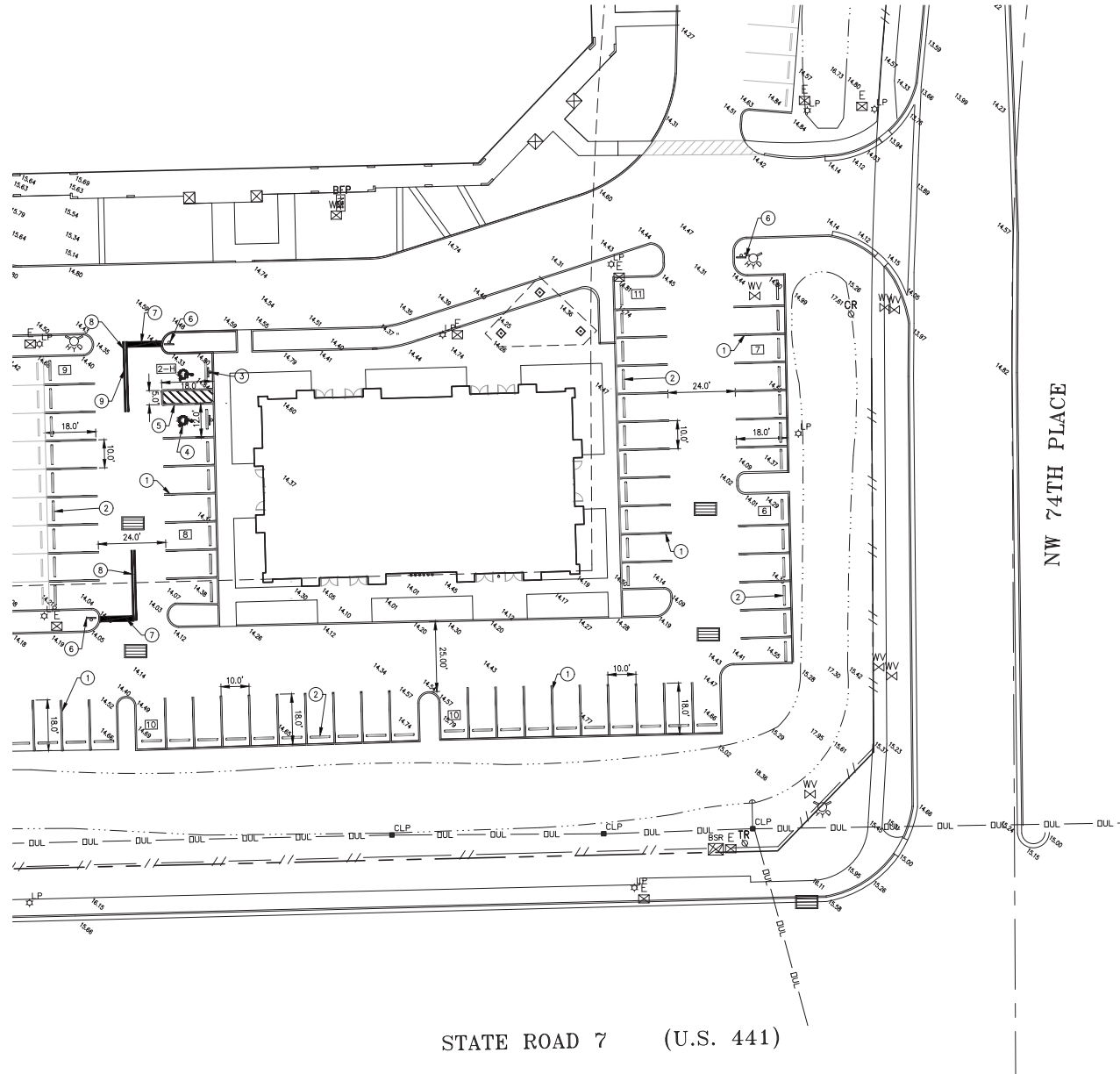
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RIVERSTONE SHOPPES

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last updated: 08/01/23 P11



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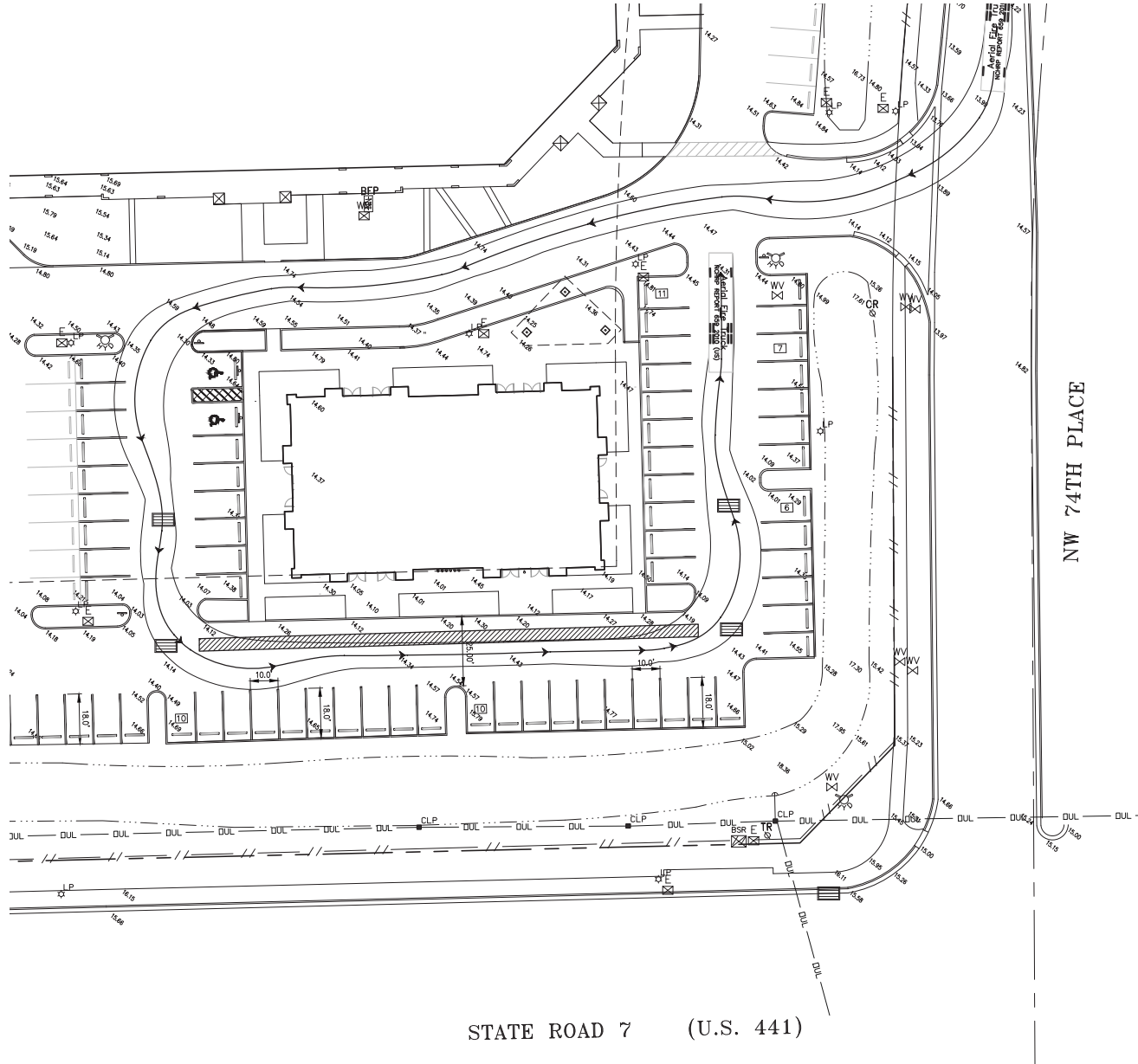
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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 08/01/23 P12



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RIVERSTONE SHOPPES

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last updated: 08/01/23 P13



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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes						
7251- 7391 FL-7, Parkland, FL 33067						
	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2022)	109,286		305,453		919,465	
Projected Population (2027)	116,464		326,039		975,903	
Census Population (2020)	109,934		306,718		923,119	
Census Population (2010)	99,262		271,533		813,560	
Projected Annual Growth (2022-2027)	7,178	1.3%	20,586	1.3%	56,438	1.2%
Historical Annual Growth (2020-2022)	-648	-	-1,265	-0.2%	-3,654	-0.2%
Historical Annual Growth (2010-2020)	10,672	1.1%	35,185	1.3%	109,559	1.3%
Estimated Population Density (2022)	3,867 <i>psm</i>		3,891 <i>psm</i>		2,928 <i>psm</i>	
Trade Area Size	28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households						
Estimated Households (2022)	40,457		122,236		375,066	
Projected Households (2027)	42,843		129,564		396,336	
Census Households (2020)	40,650		122,639		376,308	
Census Households (2010)	37,269		111,269		338,854	
Projected Annual Growth (2022-2027)	2,387	1.2%	7,328	1.2%	21,270	1.1%
Historical Annual Change (2010-2022)	3,188	0.7%	10,967	0.8%	36,213	0.9%
Average Household Income						
Estimated Average Household Income (2022)	\$104,044		\$95,613		\$95,068	
Projected Average Household Income (2027)	\$116,159		\$107,091		\$108,780	
Census Average Household Income (2010)	\$78,648		\$73,437		\$71,743	
Census Average Household Income (2000)	\$78,081		\$69,493		\$65,692	
Projected Annual Change (2022-2027)	\$12,115	2.3%	\$11,477	2.4%	\$13,712	2.9%
Historical Annual Change (2000-2022)	\$25,963	1.5%	\$26,120	1.7%	\$29,376	2.0%
Median Household Income						
Estimated Median Household Income (2022)	\$89,454		\$80,680		\$74,798	
Projected Median Household Income (2027)	\$108,604		\$97,965		\$90,212	
Census Median Household Income (2010)	\$62,299		\$56,927		\$52,410	
Census Median Household Income (2000)	\$63,344		\$55,186		\$49,835	
Projected Annual Change (2022-2027)	\$19,150	4.3%	\$17,285	4.3%	\$15,414	4.1%
Historical Annual Change (2000-2022)	\$26,110	1.9%	\$25,494	2.1%	\$24,963	2.3%
Per Capita Income						
Estimated Per Capita Income (2022)	\$38,553		\$38,348		\$38,879	
Projected Per Capita Income (2027)	\$42,766		\$42,637		\$44,271	
Census Per Capita Income (2010)	\$29,525		\$30,092		\$29,879	
Census Per Capita Income (2000)	\$29,946		\$29,306		\$27,834	
Projected Annual Change (2022-2027)	\$4,213	2.2%	\$4,289	2.2%	\$5,392	2.8%
Historical Annual Change (2000-2022)	\$8,607	1.3%	\$9,042	1.4%	\$11,045	1.8%
Estimated Average Household Net Worth (2022)	\$718,493		\$649,236		\$589,467	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes						
7251- 7391 FL-7, Parkland, FL 33067						
	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2022)	109,286		305,453		919,465	
White (2022)	60,806	55.6%	169,136	55.4%	471,135	51.2%
Black or African American (2022)	11,766	10.8%	42,018	13.8%	191,458	20.8%
American Indian or Alaska Native (2022)	257	0.2%	721	0.2%	2,849	0.3%
Asian (2022)	5,345	4.9%	14,168	4.6%	38,394	4.2%
Hawaiian or Pacific Islander (2022)	46	-	91	-	346	-
Other Race (2022)	11,636	10.6%	25,910	8.5%	65,612	7.1%
Two or More Races (2022)	19,430	17.8%	53,410	17.5%	149,670	16.3%
Population < 18 (2022)	24,739	22.6%	63,042	20.6%	178,014	19.4%
White Not Hispanic	10,221	41.3%	24,735	39.2%	56,998	32.0%
Black or African American	2,948	11.9%	10,607	16.8%	49,816	28.0%
Asian	1,211	4.9%	3,105	4.9%	6,473	3.6%
Other Race Not Hispanic	3,910	15.8%	7,971	12.6%	17,068	9.6%
Hispanic	6,449	26.1%	16,624	26.4%	47,660	26.8%
Not Hispanic or Latino Population (2022)	84,139	77.0%	234,597	76.8%	708,441	77.0%
Not Hispanic White	56,224	66.8%	154,992	66.1%	422,331	59.6%
Not Hispanic Black or African American	11,256	13.4%	38,540	16.4%	170,315	24.0%
Not Hispanic American Indian or Alaska Native	139	0.2%	371	0.2%	1,531	0.2%
Not Hispanic Asian	5,141	6.1%	13,350	5.7%	35,110	5.0%
Not Hispanic Hawaiian or Pacific Islander	30	-	58	-	213	-
Not Hispanic Other Race	2,760	3.3%	4,632	2.0%	13,515	1.9%
Not Hispanic Two or More Races	8,590	10.2%	22,655	9.7%	65,426	9.2%
Hispanic or Latino Population (2022)	25,147	23.0%	70,856	23.2%	211,023	23.0%
Hispanic White	4,582	18.2%	14,144	20.0%	48,804	23.1%
Hispanic Black or African American	510	2.0%	3,478	4.9%	21,143	10.0%
Hispanic American Indian or Alaska Native	118	0.5%	350	0.5%	1,319	0.6%
Hispanic Asian	203	0.8%	818	1.2%	3,284	1.6%
Hispanic Hawaiian or Pacific Islander	17	-	33	-	132	-
Hispanic Other Race	8,876	35.3%	21,278	30.0%	52,097	24.7%
Hispanic Two or More Races	10,840	43.1%	30,755	43.4%	84,244	39.9%
Not Hispanic or Latino Population (2020)	84,911	77.2%	236,613	77.1%	713,777	77.3%
Hispanic or Latino Population (2020)	25,023	22.8%	70,105	22.9%	209,342	22.7%
Not Hispanic or Latino Population (2010)	80,728	81.3%	223,093	82.2%	668,378	82.2%
Hispanic or Latino Population (2010)	18,534	18.7%	48,439	17.8%	145,182	17.8%
Not Hispanic or Latino Population (2027)	89,535	76.9%	250,217	76.7%	751,525	77.0%
Hispanic or Latino Population (2027)	26,929	23.1%	75,822	23.3%	224,378	23.0%
Projected Annual Growth (2022-2027)	1,783	1.4%	4,966	1.4%	13,355	1.3%
Historical Annual Growth (2010-2020)	6,488	3.5%	21,666	4.5%	64,160	4.4%

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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
7251- 7391 FL-7, Parkland, FL 33067							
Total Age Distribution (2022)							
Total Population		109,286		305,453		919,465	
Age Under 5 Years		5,311	4.9%	13,954	4.6%	42,109	4.6%
Age 5 to 9 Years		6,721	6.1%	16,845	5.5%	47,543	5.2%
Age 10 to 14 Years		7,899	7.2%	19,976	6.5%	54,119	5.9%
Age 15 to 19 Years		7,313	6.7%	18,778	6.1%	55,172	6.0%
Age 20 to 24 Years		5,720	5.2%	15,845	5.2%	50,409	5.5%
Age 25 to 29 Years		6,418	5.9%	17,846	5.8%	55,203	6.0%
Age 30 to 34 Years		7,027	6.4%	19,773	6.5%	59,336	6.5%
Age 35 to 39 Years		7,629	7.0%	20,545	6.7%	60,059	6.5%
Age 40 to 44 Years		7,885	7.2%	20,925	6.9%	60,056	6.5%
Age 45 to 49 Years		7,218	6.6%	19,050	6.2%	55,687	6.1%
Age 50 to 54 Years		7,162	6.6%	19,435	6.4%	58,055	6.3%
Age 55 to 59 Years		6,724	6.2%	18,921	6.2%	58,260	6.3%
Age 60 to 64 Years		6,572	6.0%	19,141	6.3%	60,108	6.5%
Age 65 to 69 Years		5,907	5.4%	17,696	5.8%	57,688	6.3%
Age 70 to 74 Years		5,120	4.7%	15,864	5.2%	51,246	5.6%
Age 75 to 79 Years		3,540	3.2%	11,516	3.8%	36,779	4.0%
Age 80 to 84 Years		2,603	2.4%	8,761	2.9%	27,515	3.0%
Age 85 Years or Over		2,517	2.3%	10,582	3.5%	30,120	3.3%
Median Age		40.0		42.0		42.8	
Age 19 Years or Less		27,245	24.9%	69,554	22.8%	198,942	21.6%
Age 20 to 64 Years		62,354	57.1%	171,481	56.1%	517,175	56.2%
Age 65 Years or Over		19,687	18.0%	64,419	21.1%	203,348	22.1%
Female Age Distribution (2022)							
Female Population		55,905	51.2%	158,503	51.9%	475,479	51.7%
Age Under 5 Years		2,627	4.7%	6,903	4.4%	20,718	4.4%
Age 5 to 9 Years		3,299	5.9%	8,301	5.2%	23,507	4.9%
Age 10 to 14 Years		3,739	6.7%	9,486	6.0%	26,009	5.5%
Age 15 to 19 Years		3,537	6.3%	9,134	5.8%	27,034	5.7%
Age 20 to 24 Years		2,753	4.9%	7,783	4.9%	24,945	5.2%
Age 25 to 29 Years		3,254	5.8%	9,045	5.7%	27,844	5.9%
Age 30 to 34 Years		3,635	6.5%	10,193	6.4%	30,206	6.4%
Age 35 to 39 Years		3,930	7.0%	10,483	6.6%	30,382	6.4%
Age 40 to 44 Years		4,114	7.4%	11,010	6.9%	31,076	6.5%
Age 45 to 49 Years		3,770	6.7%	9,895	6.2%	28,642	6.0%
Age 50 to 54 Years		3,616	6.5%	10,006	6.3%	29,611	6.2%
Age 55 to 59 Years		3,445	6.2%	9,816	6.2%	30,302	6.4%
Age 60 to 64 Years		3,386	6.1%	10,030	6.3%	31,691	6.7%
Age 65 to 69 Years		3,180	5.7%	9,698	6.1%	31,252	6.6%
Age 70 to 74 Years		2,753	4.9%	8,756	5.5%	28,090	5.9%
Age 75 to 79 Years		1,962	3.5%	6,466	4.1%	20,529	4.3%
Age 80 to 84 Years		1,444	2.6%	4,995	3.2%	15,571	3.3%
Age 85 Years or Over		1,459	2.6%	6,502	4.1%	18,071	3.8%
Female Median Age		41.1		43.5		44.1	
Age 19 Years or Less		13,202	23.6%	33,825	21.3%	97,267	20.5%
Age 20 to 64 Years		31,904	57.1%	88,262	55.7%	264,698	55.7%
Age 65 Years or Over		10,798	19.3%	36,416	23.0%	113,514	23.9%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
7251- 7391 FL-7, Parkland, FL 33067							
Male Age Distribution (2022)							
Male Population		53,381	48.8%	146,950	48.1%	443,986	48.3%
Age Under 5 Years		2,685	5.0%	7,051	4.8%	21,391	4.8%
Age 5 to 9 Years		3,422	6.4%	8,544	5.8%	24,036	5.4%
Age 10 to 14 Years		4,160	7.8%	10,490	7.1%	28,110	6.3%
Age 15 to 19 Years		3,776	7.1%	9,644	6.6%	28,138	6.3%
Age 20 to 24 Years		2,966	5.6%	8,062	5.5%	25,465	5.7%
Age 25 to 29 Years		3,163	5.9%	8,801	6.0%	27,359	6.2%
Age 30 to 34 Years		3,392	6.4%	9,580	6.5%	29,130	6.6%
Age 35 to 39 Years		3,699	6.9%	10,062	6.8%	29,677	6.7%
Age 40 to 44 Years		3,771	7.1%	9,915	6.7%	28,980	6.5%
Age 45 to 49 Years		3,447	6.5%	9,154	6.2%	27,045	6.1%
Age 50 to 54 Years		3,546	6.6%	9,429	6.4%	28,445	6.4%
Age 55 to 59 Years		3,279	6.1%	9,105	6.2%	27,958	6.3%
Age 60 to 64 Years		3,186	6.0%	9,111	6.2%	28,417	6.4%
Age 65 to 69 Years		2,727	5.1%	7,999	5.4%	26,435	6.0%
Age 70 to 74 Years		2,368	4.4%	7,108	4.8%	23,155	5.2%
Age 75 to 79 Years		1,578	3.0%	5,049	3.4%	16,250	3.7%
Age 80 to 84 Years		1,159	2.2%	3,766	2.6%	11,943	2.7%
Age 85 Years or Over		1,057	2.0%	4,081	2.8%	12,049	2.7%
Male Median Age		38.8		40.4		41.3	
Age 19 Years or Less		14,042	26.3%	35,729	24.3%	101,675	22.9%
Age 20 to 64 Years		30,450	57.0%	83,219	56.6%	252,477	56.9%
Age 65 Years or Over		8,889	16.7%	28,003	19.1%	89,834	20.2%
Males per 100 Females (2022)							
Overall Comparison		95		93		93	
Age Under 5 Years		102	50.5%	102	50.5%	103	50.8%
Age 5 to 9 Years		104	50.9%	103	50.7%	102	50.6%
Age 10 to 14 Years		111	52.7%	111	52.5%	108	51.9%
Age 15 to 19 Years		107	51.6%	106	51.4%	104	51.0%
Age 20 to 24 Years		108	51.9%	104	50.9%	102	50.5%
Age 25 to 29 Years		97	49.3%	97	49.3%	98	49.6%
Age 30 to 34 Years		93	48.3%	94	48.4%	96	49.1%
Age 35 to 39 Years		94	48.5%	96	49.0%	98	49.4%
Age 40 to 44 Years		92	47.8%	90	47.4%	93	48.3%
Age 45 to 49 Years		91	47.8%	93	48.1%	94	48.6%
Age 50 to 54 Years		98	49.5%	94	48.5%	96	49.0%
Age 55 to 59 Years		95	48.8%	93	48.1%	92	48.0%
Age 60 to 64 Years		94	48.5%	91	47.6%	90	47.3%
Age 65 to 69 Years		86	46.2%	82	45.2%	85	45.8%
Age 70 to 74 Years		86	46.2%	81	44.8%	82	45.2%
Age 75 to 79 Years		80	44.6%	78	43.8%	79	44.2%
Age 80 to 84 Years		80	44.5%	75	43.0%	77	43.4%
Age 85 Years or Over		72	42.0%	63	38.6%	67	40.0%
Age 19 Years or Less		106	51.5%	106	51.4%	105	51.1%
Age 20 to 39 Years		97	49.3%	97	49.3%	98	49.6%
Age 40 to 64 Years		94	48.4%	92	47.9%	93	48.2%
Age 65 Years or Over		82	45.1%	77	43.5%	79	44.2%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes						
7251- 7391 FL-7, Parkland, FL 33067						
	3 mi radius		5 mi radius		10 mi radius	
Household Type (2022)						
Total Households	40,457		122,236		375,066	
Households with Children	13,412	33.2%	35,483	29.0%	97,529	26.0%
Average Household Size	2.7		2.5		2.4	
Household Density per Square Mile	1,432		1,557		1,194	
Population Family	93,285	85.4%	246,574	80.7%	726,136	79.0%
Population Non-Family	15,398	14.1%	55,461	18.2%	179,399	19.5%
Population Group Quarters	603	0.6%	3,418	1.1%	13,930	1.5%
Family Households	28,846	71.3%	78,100	63.9%	232,451	62.0%
Married Couple Households	20,906	72.5%	57,120	73.1%	160,021	68.8%
Other Family Households with Children	7,941	27.5%	20,980	26.9%	72,431	31.2%
Family Households with Children	13,387	46.4%	35,416	45.3%	97,328	41.9%
Married Couple with Children	9,352	69.9%	24,206	68.3%	61,873	63.6%
Other Family Households with Children	4,035	30.1%	11,210	31.7%	35,455	36.4%
Family Households No Children	15,460	53.6%	42,684	54.7%	135,123	58.1%
Married Couple No Children	11,554	74.7%	32,914	77.1%	98,147	72.6%
Other Family Households No Children	3,906	25.3%	9,770	22.9%	36,976	27.4%
Non-Family Households	11,610	28.7%	44,136	36.1%	142,615	38.0%
Non-Family Households with Children	26	0.2%	67	0.2%	201	0.1%
Non-Family Households No Children	11,585	99.8%	44,069	99.8%	142,414	99.9%
Average Family Household Size	3.2		3.2		3.1	
Average Family Income	\$115,820		\$114,242		\$111,478	
Median Family Income	\$105,213		\$102,122		\$94,443	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2022)						
Population Age 15 Years or Over	89,355		254,677		775,694	
Never Married	26,311	29.4%	73,420	28.8%	239,769	30.9%
Currently Married	42,654	47.7%	114,633	45.0%	322,287	41.5%
Previously Married	20,390	22.8%	66,624	26.2%	213,638	27.5%
Separated	4,069	20.0%	13,032	19.6%	45,878	21.5%
Widowed	4,998	24.5%	18,882	28.3%	61,023	28.6%
Divorced	11,324	55.5%	34,709	52.1%	106,737	50.0%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	76,322		220,054		670,113	
Elementary (Grade Level 0 to 8)	2,181	2.9%	6,560	3.0%	28,485	4.3%
Some High School (Grade Level 9 to 11)	3,602	4.7%	10,200	4.6%	39,204	5.9%
High School Graduate	18,236	23.9%	53,793	24.4%	170,563	25.5%
Some College	14,515	19.0%	40,560	18.4%	124,849	18.6%
Associate Degree Only	6,934	9.1%	18,902	8.6%	58,503	8.7%
Bachelor Degree Only	19,993	26.2%	55,833	25.4%	153,635	22.9%
Graduate Degree	10,862	14.2%	34,206	15.5%	94,875	14.2%
Any College (Some College or Higher)	52,303	68.5%	149,502	67.9%	431,861	64.4%
College Degree + (Bachelor Degree or Higher)	30,855	40.4%	90,039	40.9%	248,510	37.1%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes 7251- 7391 FL-7, Parkland, FL 33067	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2022)	43,156		137,837		432,358	
Total Housing Units (2020)	43,349		138,248		433,605	
Historical Annual Growth (2020-2022)	-193	-	-410	-	-1,247	-
Housing Units Occupied (2022)	40,457	93.7%	122,236	88.7%	375,066	86.7%
Housing Units Owner-Occupied	28,472	70.4%	84,909	69.5%	257,434	68.6%
Housing Units Renter-Occupied	11,985	29.6%	37,327	30.5%	117,632	31.4%
Housing Units Vacant (2022)	2,700	6.3%	15,601	11.3%	57,292	13.3%
Household Size (2022)						
Total Households	40,457		122,236		375,066	
1 Person Households	8,961	22.2%	36,103	29.5%	115,510	30.8%
2 Person Households	13,438	33.2%	39,604	32.4%	128,825	34.3%
3 Person Households	7,606	18.8%	19,870	16.3%	56,129	15.0%
4 Person Households	6,712	16.6%	16,847	13.8%	44,647	11.9%
5 Person Households	2,586	6.4%	6,690	5.5%	19,075	5.1%
6 Person Households	826	2.0%	2,192	1.8%	7,020	1.9%
7 or More Person Households	327	0.8%	931	0.8%	3,861	1.0%
Household Income Distribution (2022)						
HH Income \$200,000 or More	5,094	12.6%	13,900	11.4%	37,600	10.0%
HH Income \$150,000 to \$199,999	3,484	8.6%	8,458	6.9%	22,537	6.0%
HH Income \$125,000 to \$149,999	3,012	7.4%	7,933	6.5%	22,323	6.0%
HH Income \$100,000 to \$124,999	4,115	10.2%	10,512	8.6%	31,484	8.4%
HH Income \$75,000 to \$99,999	5,639	13.9%	15,931	13.0%	47,771	12.7%
HH Income \$50,000 to \$74,999	7,314	18.1%	22,727	18.6%	71,151	19.0%
HH Income \$35,000 to \$49,999	4,367	10.8%	13,926	11.4%	44,515	11.9%
HH Income \$25,000 to \$34,999	3,030	7.5%	10,167	8.3%	33,087	8.8%
HH Income \$15,000 to \$24,999	1,834	4.5%	8,053	6.6%	28,308	7.5%
HH Income \$10,000 to \$14,999	1,081	2.7%	4,567	3.7%	15,463	4.1%
HH Income Under \$10,000	1,486	3.7%	6,061	5.0%	20,827	5.6%
Household Vehicles (2022)						
Households 0 Vehicles Available	1,641	4.1%	8,013	6.6%	25,054	6.7%
Households 1 Vehicle Available	13,772	34.0%	47,859	39.2%	158,072	42.1%
Households 2 Vehicles Available	17,301	42.8%	47,387	38.8%	139,202	37.1%
Households 3 or More Vehicles Available	7,743	19.1%	18,977	15.5%	52,740	14.1%
Total Vehicles Available	73,865		205,256		611,007	
Average Vehicles per Household	1.8		1.7		1.6	
Owner-Occupied Household Vehicles	54,546	73.8%	151,363	73.7%	446,309	73.0%
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.7	
Renter-Occupied Household Vehicles	19,320	26.2%	53,893	26.3%	164,698	27.0%
Average Vehicles per Renter-Occupied Household	1.6		1.4		1.4	
Travel Time (2022)						
Worker Base Age 16 years or Over	56,404		149,363		449,061	
Travel to Work in 14 Minutes or Less	8,663	15.4%	23,289	15.6%	78,890	17.6%
Travel to Work in 15 to 29 Minutes	20,439	36.2%	52,003	34.8%	157,365	35.0%
Travel to Work in 30 to 59 Minutes	19,011	33.7%	51,140	34.2%	143,125	31.9%
Travel to Work in 60 Minutes or More	3,427	6.1%	9,997	6.7%	34,233	7.6%
Work at Home	4,863	8.6%	12,933	8.7%	35,449	7.9%
Average Minutes Travel to Work	25.5		25.8		24.9	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes						
7251- 7391 FL-7, Parkland, FL 33067						
	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2022)						
Worker Base Age 16 years or Over	56,404		149,363		449,061	
Drive to Work Alone	43,847	77.7%	115,387	77.3%	342,590	76.3%
Drive to Work in Carpool	5,017	8.9%	13,139	8.8%	41,572	9.3%
Travel to Work by Public Transportation	911	1.6%	2,660	1.8%	10,770	2.4%
Drive to Work on Motorcycle	89	0.2%	193	0.1%	787	0.2%
Bicycle to Work	237	0.4%	627	0.4%	2,094	0.5%
Walk to Work	531	0.9%	1,474	1.0%	6,753	1.5%
Other Means	908	1.6%	2,949	2.0%	9,047	2.0%
Work at Home	4,863	8.6%	12,933	8.7%	35,449	7.9%
Daytime Demographics (2022)						
Total Businesses	8,259		26,460		87,562	
Total Employees	44,057		142,881		597,699	
Company Headquarter Businesses	159	1.9%	581	2.2%	2,655	3.0%
Company Headquarter Employees	4,056	9.2%	11,881	8.3%	83,468	14.0%
Employee Population per Business	5.3 to 1		5.4 to 1		6.8 to 1	
Residential Population per Business	13.2 to 1		11.5 to 1		10.5 to 1	
Adj. Daytime Demographics Age 16 Years or Over	75,294		243,962		912,498	
Labor Force						
Labor Population Age 16 Years or Over (2022)	87,729		250,560		764,224	
Labor Force Total Males (2022)	42,276	48.2%	118,754	47.4%	364,642	47.7%
Male Civilian Employed	29,724	70.3%	77,688	65.4%	233,155	63.9%
Male Civilian Unemployed	812	1.9%	2,518	2.1%	8,970	2.5%
Males in Armed Forces	58	0.1%	87	-	247	-
Males Not in Labor Force	11,683	27.6%	38,460	32.4%	122,270	33.5%
Labor Force Total Females (2022)	45,453	51.8%	131,807	52.6%	399,582	52.3%
Female Civilian Employed	26,680	58.7%	71,674	54.4%	215,907	54.0%
Female Civilian Unemployed	871	1.9%	2,432	1.8%	8,550	2.1%
Females in Armed Forces	30	-	30	-	116	-
Females Not in Labor Force	17,872	39.3%	57,670	43.8%	175,009	43.8%
Unemployment Rate	1,683	1.9%	4,950	2.0%	17,521	2.3%
Occupation (2022)						
Occupation Population Age 16 Years or Over	56,404		149,363		449,061	
Occupation Total Males	29,724	52.7%	77,688	52.0%	233,155	51.9%
Occupation Total Females	26,680	47.3%	71,674	48.0%	215,907	48.1%
Management, Business, Financial Operations	10,659	18.9%	28,010	18.8%	75,469	16.8%
Professional, Related	12,634	22.4%	31,996	21.4%	90,736	20.2%
Service	10,531	18.7%	28,561	19.1%	91,506	20.4%
Sales, Office	13,236	23.5%	36,199	24.2%	110,243	24.5%
Farming, Fishing, Forestry	167	0.3%	397	0.3%	1,186	0.3%
Construction, Extraction, Maintenance	4,694	8.3%	11,547	7.7%	37,372	8.3%
Production, Transport, Material Moving	4,484	7.9%	12,652	8.5%	42,548	9.5%
White Collar Workers	36,528	64.8%	96,206	64.4%	276,448	61.6%
Blue Collar Workers	19,875	35.2%	53,157	35.6%	172,613	38.4%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
7251- 7391 FL-7, Parkland, FL 33067							
Units In Structure (2022)							
Total Units		40,457		122,236		375,066	
1 Detached Unit		20,763	51.3%	53,620	43.9%	165,282	44.1%
1 Attached Unit		4,842	12.0%	13,420	11.0%	35,868	9.6%
2 Units		606	1.5%	2,118	1.7%	8,092	2.2%
3 to 4 Units		1,952	4.8%	6,869	5.6%	18,720	5.0%
5 to 9 Units		1,914	4.7%	9,054	7.4%	24,012	6.4%
10 to 19 Units		3,103	7.7%	9,842	8.1%	28,383	7.6%
20 to 49 Units		2,909	7.2%	12,588	10.3%	43,668	11.6%
50 or More Units		1,731	4.3%	10,437	8.5%	41,397	11.0%
Mobile Home or Trailer		2,617	6.5%	4,225	3.5%	9,384	2.5%
Other Structure		20	-	63	-	260	-
Homes Built By Year (2022)							
Homes Built 2014 or later		1,244	2.9%	3,795	2.8%	12,140	2.8%
Homes Built 2010 to 2013		858	2.0%	1,734	1.3%	5,263	1.2%
Homes Built 2000 to 2009		4,356	10.1%	10,850	7.9%	30,252	7.0%
Homes Built 1990 to 1999		11,003	25.5%	27,481	19.9%	62,056	14.4%
Homes Built 1980 to 1989		14,620	33.9%	43,196	31.3%	102,274	23.7%
Homes Built 1970 to 1979		6,410	14.9%	26,476	19.2%	101,732	23.5%
Homes Built 1960 to 1969		1,062	2.5%	5,001	3.6%	36,877	8.5%
Homes Built 1950 to 1959		680	1.6%	2,446	1.8%	18,915	4.4%
Homes Built 1940 to 1949		120	0.3%	498	0.4%	2,656	0.6%
Homes Built Before 1939		103	0.2%	758	0.6%	2,902	0.7%
Median Age of Homes		27.2 yrs		29.2 yrs		32.8 yrs	
Home Values (2022)							
Owner Specified Housing Units		28,472		84,909		257,434	
Home Values \$1,000,000 or More		436	1.5%	1,682	2.0%	10,843	4.2%
Home Values \$750,000 to \$999,999		1,092	3.8%	3,055	3.6%	10,589	4.1%
Home Values \$500,000 to \$749,999		2,633	9.2%	10,311	12.1%	29,489	11.5%
Home Values \$400,000 to \$499,999		5,562	19.5%	12,488	14.7%	30,736	11.9%
Home Values \$300,000 to \$399,999		7,893	27.7%	18,473	21.8%	47,353	18.4%
Home Values \$250,000 to \$299,999		3,041	10.7%	8,179	9.6%	26,603	10.3%
Home Values \$200,000 to \$249,999		2,135	7.5%	7,078	8.3%	24,053	9.3%
Home Values \$175,000 to \$199,999		837	2.9%	2,693	3.2%	10,867	4.2%
Home Values \$150,000 to \$174,999		1,214	4.3%	4,481	5.3%	14,633	5.7%
Home Values \$125,000 to \$149,999		916	3.2%	3,007	3.5%	9,427	3.7%
Home Values \$100,000 to \$124,999		844	3.0%	3,068	3.6%	11,445	4.4%
Home Values \$90,000 to \$99,999		121	0.4%	785	0.9%	2,960	1.1%
Home Values \$80,000 to \$89,999		171	0.6%	1,688	2.0%	5,641	2.2%
Home Values \$70,000 to \$79,999		111	0.4%	1,397	1.6%	4,500	1.7%
Home Values \$60,000 to \$69,999		469	1.6%	1,811	2.1%	5,228	2.0%
Home Values \$50,000 to \$59,999		244	0.9%	1,131	1.3%	2,970	1.2%
Home Values \$35,000 to \$49,999		118	0.4%	1,456	1.7%	3,639	1.4%
Home Values \$25,000 to \$34,999		126	0.4%	649	0.8%	1,537	0.6%
Home Values \$10,000 to \$24,999		349	1.2%	841	1.0%	2,864	1.1%
Home Values Under \$10,000		161	0.6%	636	0.7%	2,057	0.8%
Owner-Occupied Median Home Value		\$347,719		\$323,587		\$336,201	
Renter-Occupied Median Rent		\$1,650		\$1,527		\$1,402	

Complete Profile

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Lat/Lon: 26.3227/-80.2038

Riverstone Shoppes						
7251- 7391 FL-7, Parkland, FL 33067						
	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2022)						
Total Household Expenditure	\$2.91 B		\$8.25 B		\$25.21 B	
Total Non-Retail Expenditure	\$1.54 B		\$4.37 B		\$13.35 B	
Total Retail Expenditure	\$1.37 B		\$3.88 B		\$11.85 B	
Apparel	\$103.94 M		\$292.68 M		\$889.84 M	
Contributions	\$98.59 M		\$279.53 M		\$852.05 M	
Education	\$93.16 M		\$261.23 M		\$786.18 M	
Entertainment	\$167.22 M		\$471.16 M		\$1.43 B	
Food and Beverages	\$425.78 M		\$1.21 B		\$3.69 B	
Furnishings and Equipment	\$103.61 M		\$292.03 M		\$889.71 M	
Gifts	\$75.11 M		\$212.75 M		\$646.39 M	
Health Care	\$242.56 M		\$691.45 M		\$2.13 B	
Household Operations	\$115.95 M		\$328.49 M		\$1 B	
Miscellaneous Expenses	\$55.35 M		\$156.95 M		\$479.72 M	
Personal Care	\$39.1 M		\$110.65 M		\$338.16 M	
Personal Insurance	\$21.33 M		\$59.87 M		\$181.52 M	
Reading	\$6.39 M		\$18.19 M		\$55.76 M	
Shelter	\$611.2 M		\$1.73 B		\$5.29 B	
Tobacco	\$16.37 M		\$47.27 M		\$147.16 M	
Transportation	\$529.83 M		\$1.49 B		\$4.55 B	
Utilities	\$209.02 M		\$596.64 M		\$1.84 B	
Monthly Household Consumer Expenditure (2022)						
Total Household Expenditure	\$6,003		\$5,624		\$5,600	
Total Non-Retail Expenditure	\$3,175	52.9%	\$2,979	53.0%	\$2,967	53.0%
Total Retail Expenditures	\$2,828	47.1%	\$2,645	47.0%	\$2,634	47.0%
Apparel	\$214	3.6%	\$200	3.5%	\$198	3.5%
Contributions	\$203	3.4%	\$191	3.4%	\$189	3.4%
Education	\$192	3.2%	\$178	3.2%	\$175	3.1%
Entertainment	\$344	5.7%	\$321	5.7%	\$319	5.7%
Food and Beverages	\$877	14.6%	\$822	14.6%	\$819	14.6%
Furnishings and Equipment	\$213	3.6%	\$199	3.5%	\$198	3.5%
Gifts	\$155	2.6%	\$145	2.6%	\$144	2.6%
Health Care	\$500	8.3%	\$471	8.4%	\$473	8.4%
Household Operations	\$239	4.0%	\$224	4.0%	\$223	4.0%
Miscellaneous Expenses	\$114	1.9%	\$107	1.9%	\$107	1.9%
Personal Care	\$81	1.3%	\$75	1.3%	\$75	1.3%
Personal Insurance	\$44	0.7%	\$41	0.7%	\$40	0.7%
Reading	\$13	0.2%	\$12	0.2%	\$12	0.2%
Shelter	\$1,259	21.0%	\$1,181	21.0%	\$1,176	21.0%
Tobacco	\$34	0.6%	\$32	0.6%	\$33	0.6%
Transportation	\$1,091	18.2%	\$1,018	18.1%	\$1,012	18.1%
Utilities	\$431	7.2%	\$407	7.2%	\$408	7.3%