

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: 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 105,364
5 Mi 309,481
10 Mi 945,435

CARS PER DAY



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

AV. HH INCOME

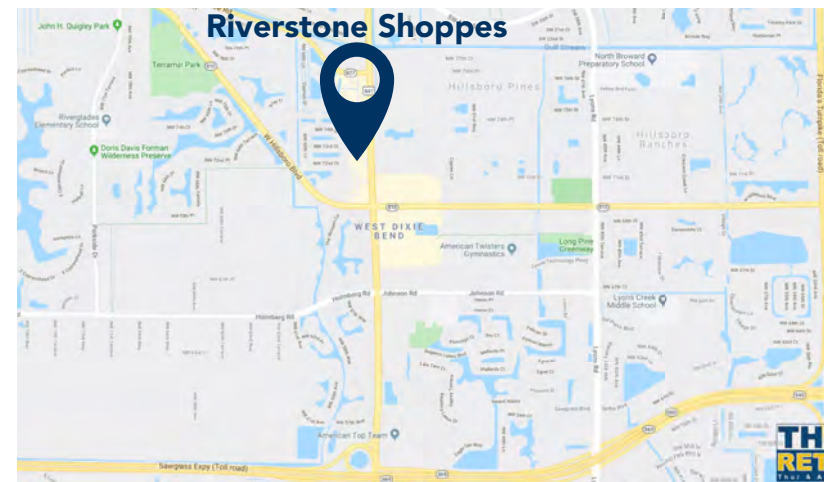


3 Mi \$139,778
5 Mi \$127,452
10 Mi \$129,206

EMPLOYEES



3 Mi 42,443
5 Mi 133,847
10 Mi 551,346



last updated: 08/19/25 P1



SHARY THUR



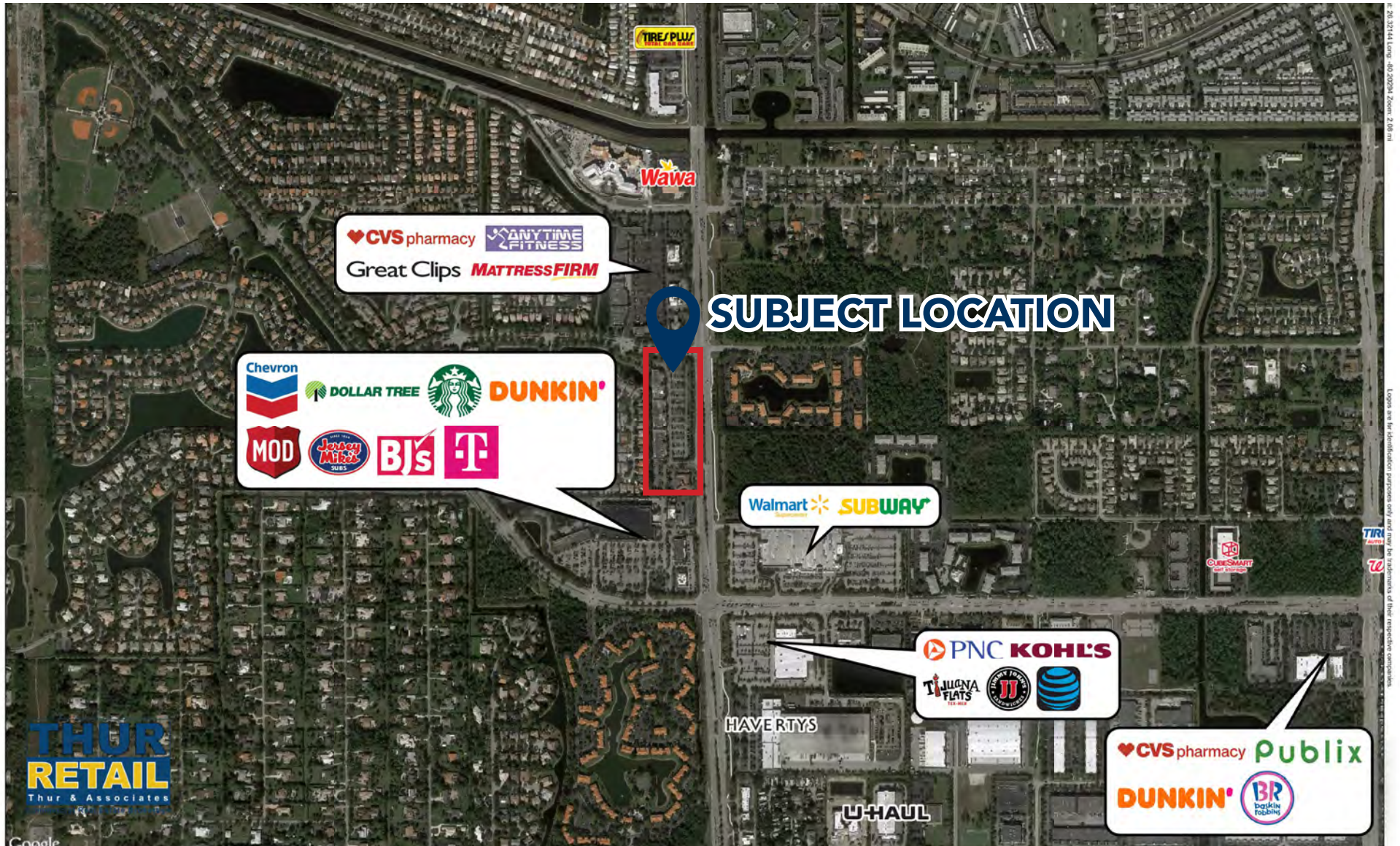
202-359-3469



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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 08/19/25 P2



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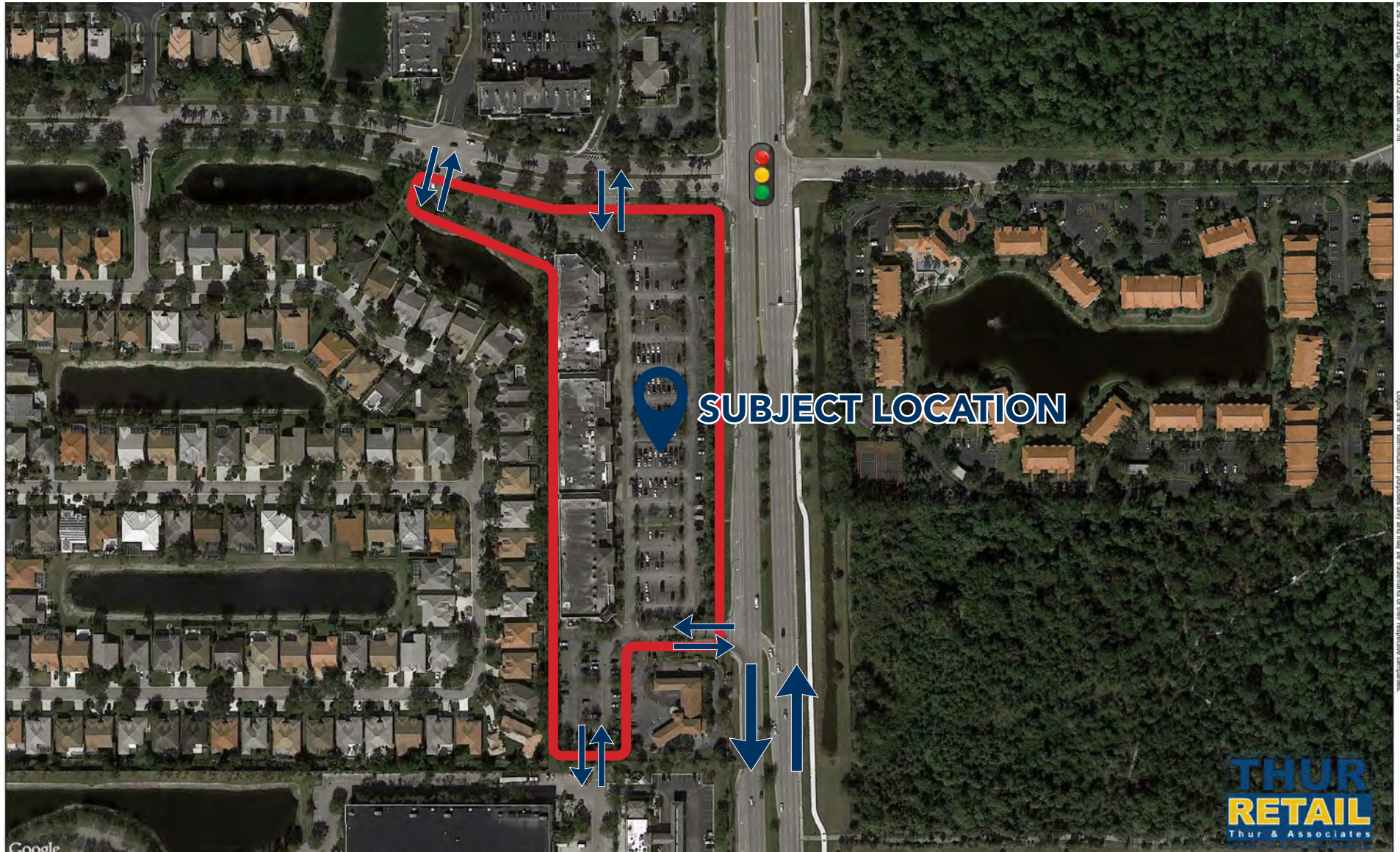
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Suite	Tenant	Category	SF
Building A			
7251	HCA Florida Institute for Women's Health	Medical	4,287
7269	Martial Arts	Martial Arts	3,491
7271	VIP Salon Suites	Salon Suites	8,394
7283	Cross Fit Hardcore West	Crossfit	3,059
7291	At Lease	former Cycling/ Fitness	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	Evolution Performing Arts	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			
TBD	Available - End Cap S	New Construction	1,200 to 3,000
TBD	At Lease	Bakery - Café	3,500
		Total GLA	68,837

- Available
- At Lease
- Available soon



Click or Scan
For virtual tour



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RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



1,860 SF - Former Pilates



last updated: 08/19/25 P6



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August 2025 update - Building Under Construction



last updated: 08/19/25 P10



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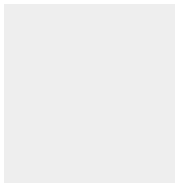
7251 - 7391 FL-7, Parkland, FL 33073



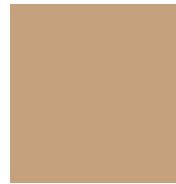
14 PERGOLA REFERENCE



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



2.1 SMOOTH STUCCO FINISH
WHITE
REF. BENJAMIN MOORE PM-2
EXTERIOR SATIN N48 - 1X



2.2 SMOOTH STUCCO FINISH :
CUSTOM TAN
REF. BENJAMIN MOORE
EXTERIOR SATIN N48 - 4X
COLORANT Y3 (15x 31.2500)
COLORANT S1 (2x 0.0000)
COLORANT R3 (2x 10.0000)



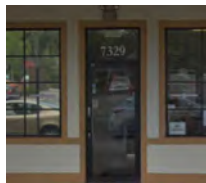
3 WOOD FINISH :
CUSTOM BROWN
REF. BENJAMIN MOORE
EXTERIOR SATIN N48 - 4X
COLORANT Y3 (12x 16.0000)
COLORANT S1 (20x 23.00)
COLORANT W1 (17x 11.0000)
COLORANT Y2 (6x 10.0000)
COLORANT R3 (6x 12.0000)
COLORANT G1 (6x 15.0000)



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



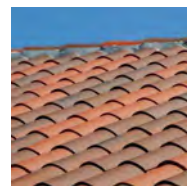
8 WOOD PERGOLA
BROWN TEAK WOOD
REF. MATCH EXISTING SHIPPING CENTER
REF. COLOR CUSTOM BROWN SEE 3/A-400



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
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



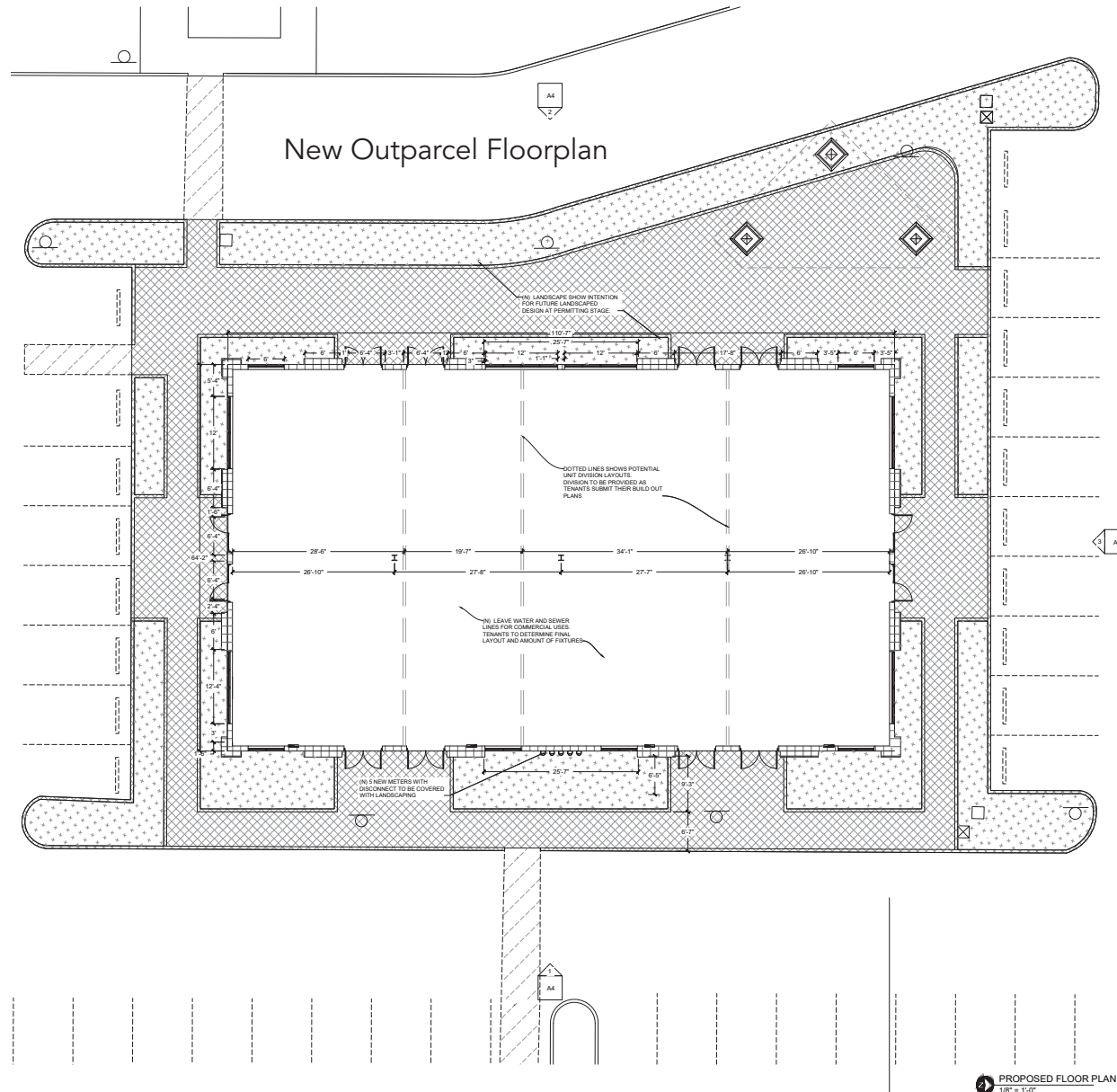
14 ALUMINUM FENCE
BRONZE
REF. LASER CUT DECORATIVE
PANEL FENCE



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

RIVERSTONE SHOPPES

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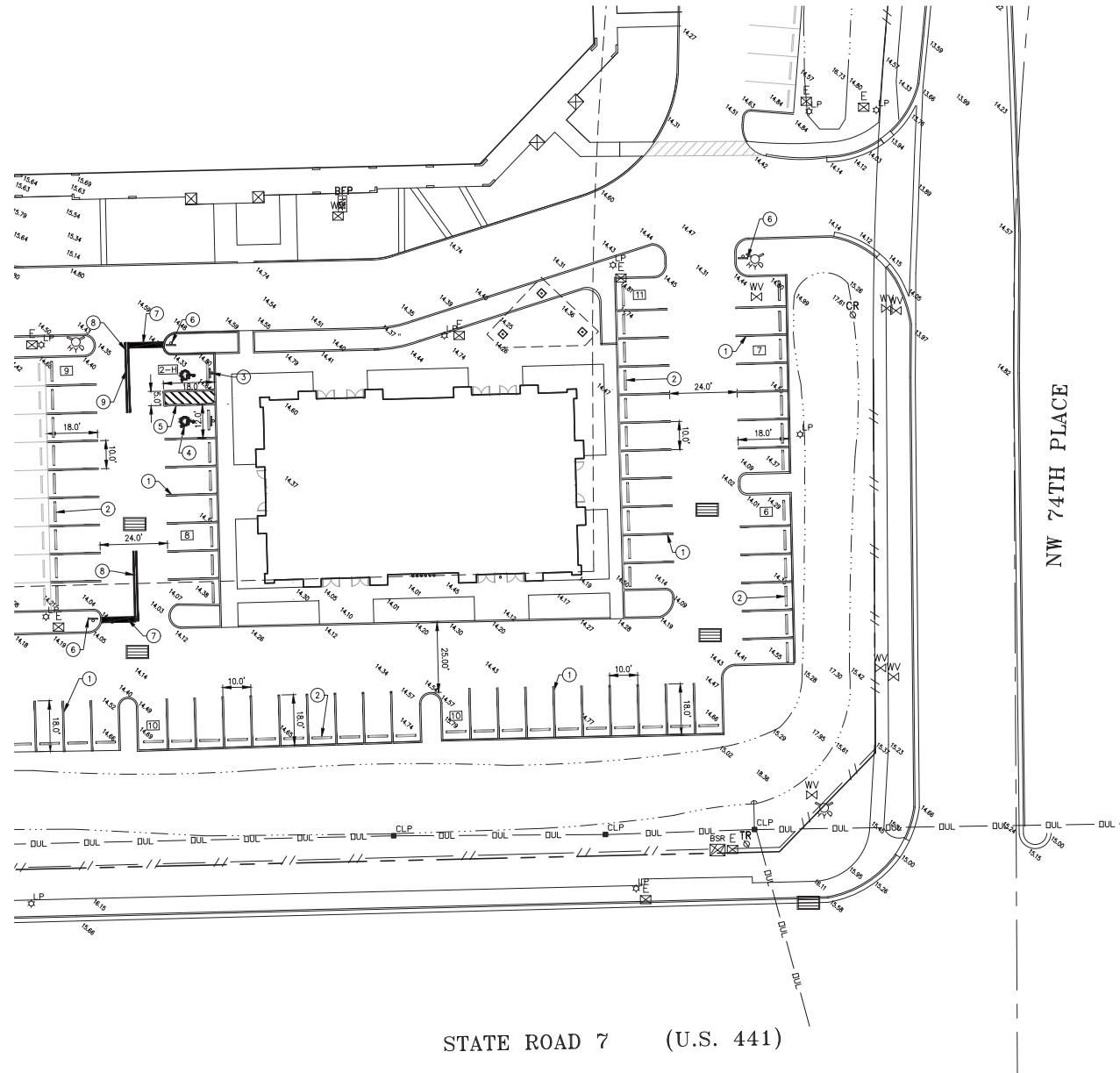


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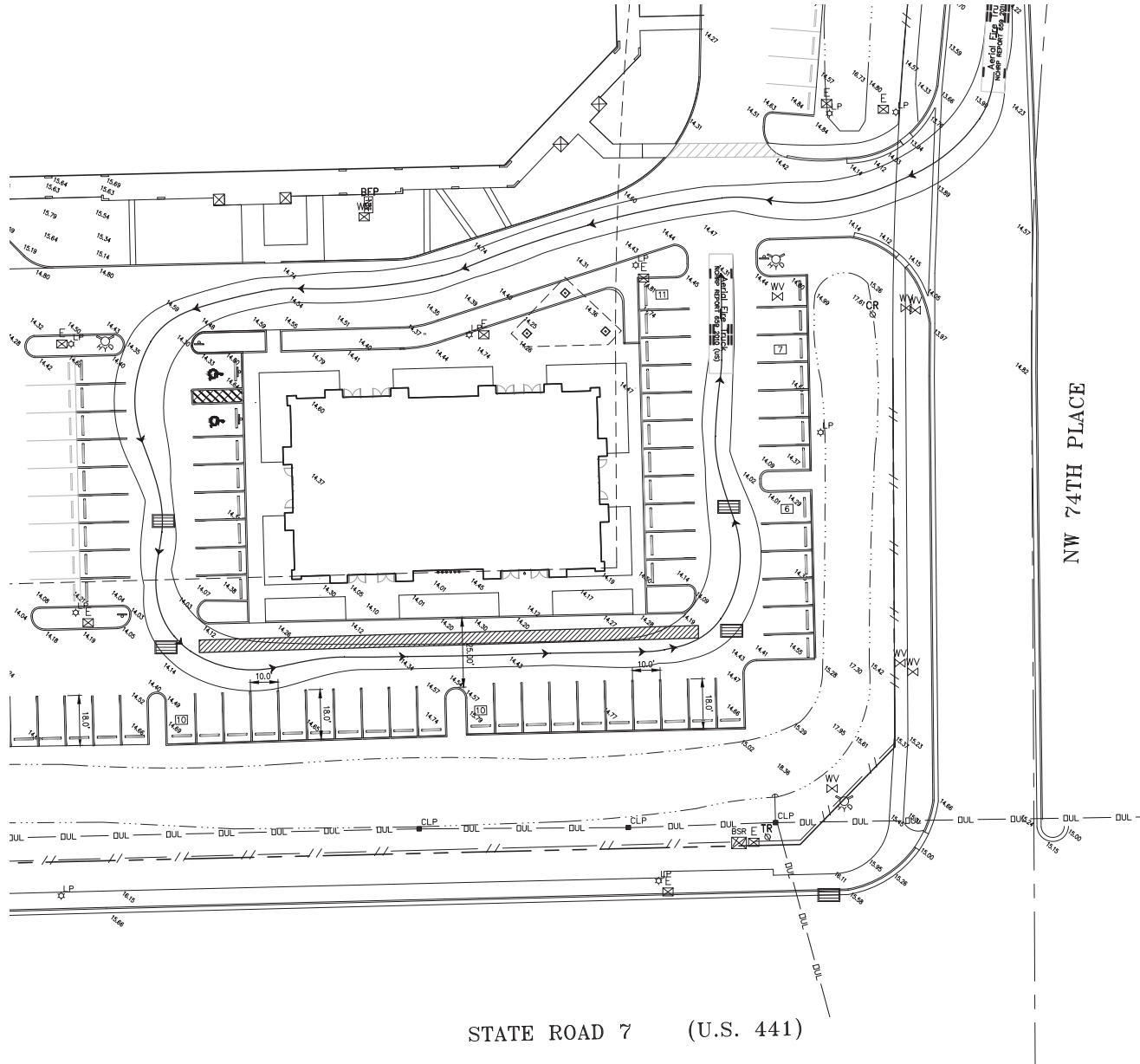
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RIVERSTONE SHOPPES

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RIVERSTONE SHOPPES

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LEASING CONTACT

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last updated: 08/19/25 P15



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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes						
Parkland, FL 33067	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2024)	105,364		309,481		945,435	
Projected Population (2029)	109,384		323,024		993,761	
Census Population (2020)	109,155		308,266		927,683	
Census Population (2010)	98,679		272,846		817,486	
Projected Annual Growth (2024-2029)	4,020	0.8%	13,543	0.9%	48,326	1.0%
Historical Annual Growth (2020-2024)	-3,791	-	1,214	-	17,752	0.5%
Historical Annual Growth (2010-2020)	10,476	1.1%	35,420	1.3%	110,197	1.3%
Estimated Population Density (2024)	3,728	psm	3,942	psm	3,011	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2024)	39,058		124,533		389,874	
Projected Households (2029)	38,989		125,356		395,544	
Census Households (2020)	40,183		123,044		377,588	
Census Households (2010)	36,837		111,602		339,783	
Projected Annual Growth (2024-2029)	-69	-	823	0.1%	5,671	0.3%
Historical Annual Change (2010-2024)	2,222	0.4%	12,931	0.8%	50,091	1.1%
Average Household Income						
Estimated Average Household Income (2024)	\$139,778		\$127,452		\$129,206	
Projected Average Household Income (2029)	\$147,290		\$134,190		\$136,271	
Census Average Household Income (2010)	\$78,231		\$72,888		\$71,838	
Census Average Household Income (2000)	\$77,146		\$69,015		\$65,697	
Projected Annual Change (2024-2029)	\$7,512	1.1%	\$6,738	1.1%	\$7,066	1.1%
Historical Annual Change (2000-2024)	\$62,632	3.4%	\$58,437	3.5%	\$63,509	4.0%
Median Household Income						
Estimated Median Household Income (2024)	\$106,052		\$96,010		\$91,331	
Projected Median Household Income (2029)	\$109,729		\$99,292		\$94,314	
Census Median Household Income (2010)	\$62,204		\$56,748		\$52,491	
Census Median Household Income (2000)	\$62,704		\$54,866		\$49,839	
Projected Annual Change (2024-2029)	\$3,676	0.7%	\$3,282	0.7%	\$2,983	0.7%
Historical Annual Change (2000-2024)	\$43,348	2.9%	\$41,144	3.1%	\$41,491	3.5%
Per Capita Income						
Estimated Per Capita Income (2024)	\$51,853		\$51,358		\$53,366	
Projected Per Capita Income (2029)	\$52,537		\$52,144		\$54,321	
Census Per Capita Income (2010)	\$29,200		\$29,812		\$29,857	
Census Per Capita Income (2000)	\$29,432		\$29,062		\$27,783	
Projected Annual Change (2024-2029)	\$684	0.3%	\$786	0.3%	\$954	0.4%
Historical Annual Change (2000-2024)	\$22,422	3.2%	\$22,296	3.2%	\$25,583	3.8%
Estimated Average Household Net Worth (2024)	\$1.58 M		\$1.51 M		\$1.49 M	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes						
Parkland, FL 33067	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2024)	105,364		309,481		945,435	
White (2024)	57,190	54.3%	168,048	54.3%	484,402	51.2%
Black or African American (2024)	17,814	16.9%	58,441	18.9%	231,455	24.5%
American Indian or Alaska Native (2024)	190	0.2%	591	0.2%	2,457	0.3%
Asian (2024)	5,554	5.3%	15,144	4.9%	36,915	3.9%
Hawaiian or Pacific Islander (2024)	38	-	83	-	325	-
Other Race (2024)	7,169	6.8%	20,348	6.6%	60,087	6.4%
Two or More Races (2024)	17,410	16.5%	46,825	15.1%	129,795	13.7%
Population < 18 (2024)	23,562	22.4%	63,811	20.6%	183,449	19.4%
White Not Hispanic	10,208	43.3%	25,859	40.5%	62,038	33.8%
Black or African American	4,471	19.0%	14,603	22.9%	58,119	31.7%
Asian	1,219	5.2%	3,248	5.1%	7,092	3.9%
Other Race Not Hispanic	1,433	6.1%	3,219	5.0%	7,671	4.2%
Hispanic	6,230	26.4%	16,883	26.5%	48,530	26.5%
Not Hispanic or Latino Population (2024)	78,326	74.3%	230,808	74.6%	710,804	75.2%
Not Hispanic White	51,287	65.5%	149,085	64.6%	424,972	59.8%
Not Hispanic Black or African American	17,380	22.2%	57,103	24.7%	226,206	31.8%
Not Hispanic American Indian or Alaska Native	41	-	116	-	445	-
Not Hispanic Asian	5,541	7.1%	15,003	6.5%	36,286	5.1%
Not Hispanic Hawaiian or Pacific Islander	14	-	32	-	121	-
Not Hispanic Other Race	753	1.0%	1,837	0.8%	4,663	0.7%
Not Hispanic Two or More Races	3,310	4.2%	7,632	3.3%	18,111	2.5%
Hispanic or Latino Population (2024)	27,038	25.7%	78,673	25.4%	234,631	24.8%
Hispanic White	5,902	21.8%	18,962	24.1%	59,430	25.3%
Hispanic Black or African American	434	1.6%	1,338	1.7%	5,249	2.2%
Hispanic American Indian or Alaska Native	150	0.6%	475	0.6%	2,012	0.9%
Hispanic Asian	13	-	142	0.2%	628	0.3%
Hispanic Hawaiian or Pacific Islander	23	-	52	-	204	-
Hispanic Other Race	6,416	23.7%	18,511	23.5%	55,424	23.6%
Hispanic Two or More Races	14,099	52.1%	39,193	49.8%	111,684	47.6%
Not Hispanic or Latino Population (2020)	83,273	76.3%	236,306	76.7%	715,519	77.1%
Hispanic or Latino Population (2020)	25,882	23.7%	71,960	23.3%	212,164	22.9%
Not Hispanic or Latino Population (2010)	79,902	81.0%	223,650	82.0%	671,570	82.2%
Hispanic or Latino Population (2010)	18,776	19.0%	49,196	18.0%	145,916	17.8%
Not Hispanic or Latino Population (2029)	79,339	72.5%	233,111	72.2%	713,880	71.8%
Hispanic or Latino Population (2029)	30,045	27.5%	89,913	27.8%	279,881	28.2%
Projected Annual Growth (2024-2029)	3,007	2.2%	11,240	2.9%	45,249	3.9%
Historical Annual Growth (2010-2020)	7,106	3.8%	22,764	4.6%	66,248	4.5%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33067							
Total Age Distribution (2024)							
Total Population	105,364			309,481			945,435
Age Under 5 Years	5,605	5.3%		15,842	5.1%		47,383
Age 5 to 9 Years	6,398	6.1%		17,423	5.6%		50,186
Age 10 to 14 Years	6,994	6.6%		18,676	6.0%		52,453
Age 15 to 19 Years	7,158	6.8%		18,758	6.1%		56,305
Age 20 to 24 Years	5,437	5.2%		15,352	5.0%		49,592
Age 25 to 29 Years	5,213	4.9%		15,322	5.0%		49,169
Age 30 to 34 Years	6,287	6.0%		17,802	5.8%		56,556
Age 35 to 39 Years	7,160	6.8%		19,620	6.3%		58,770
Age 40 to 44 Years	7,540	7.2%		20,795	6.7%		59,248
Age 45 to 49 Years	7,207	6.8%		19,489	6.3%		55,962
Age 50 to 54 Years	7,485	7.1%		20,568	6.6%		60,345
Age 55 to 59 Years	7,218	6.9%		20,370	6.6%		63,535
Age 60 to 64 Years	6,811	6.5%		20,120	6.5%		65,427
Age 65 to 69 Years	5,506	5.2%		17,958	5.8%		58,977
Age 70 to 74 Years	4,463	4.2%		15,763	5.1%		52,130
Age 75 to 79 Years	3,580	3.4%		13,587	4.4%		44,493
Age 80 to 84 Years	2,456	2.3%		9,754	3.2%		31,012
Age 85 Years or Over	2,845	2.7%		12,282	4.0%		33,892
Median Age	41.4			43.9			44.4
Age 19 Years or Less	26,156	24.8%		70,699	22.8%		206,328
Age 20 to 64 Years	60,358	57.3%		169,437	54.7%		518,604
Age 65 Years or Over	18,850	17.9%		69,345	22.4%		220,504
Female Age Distribution (2024)							
Female Population	54,380	51.6%		161,687	52.2%		486,895
Age Under 5 Years	2,738	5.0%		7,881	4.9%		23,490
Age 5 to 9 Years	3,034	5.6%		8,542	5.3%		24,421
Age 10 to 14 Years	3,447	6.3%		9,250	5.7%		25,705
Age 15 to 19 Years	3,564	6.6%		9,331	5.8%		26,196
Age 20 to 24 Years	2,687	4.9%		7,599	4.7%		23,566
Age 25 to 29 Years	2,662	4.9%		7,773	4.8%		24,665
Age 30 to 34 Years	3,272	6.0%		9,187	5.7%		28,726
Age 35 to 39 Years	3,719	6.8%		10,135	6.3%		29,999
Age 40 to 44 Years	3,962	7.3%		10,928	6.8%		30,435
Age 45 to 49 Years	3,689	6.8%		10,082	6.2%		28,845
Age 50 to 54 Years	3,938	7.2%		10,903	6.7%		31,564
Age 55 to 59 Years	3,784	7.0%		10,757	6.7%		33,170
Age 60 to 64 Years	3,533	6.5%		10,749	6.6%		34,202
Age 65 to 69 Years	2,947	5.4%		9,809	6.1%		31,727
Age 70 to 74 Years	2,427	4.5%		8,838	5.5%		28,972
Age 75 to 79 Years	2,020	3.7%		7,839	4.8%		25,094
Age 80 to 84 Years	1,383	2.5%		5,631	3.5%		17,694
Age 85 Years or Over	1,573	2.9%		6,452	4.0%		18,425
Female Median Age	42.4			45.0			45.7
Age 19 Years or Less	12,782	23.5%		35,004	21.6%		99,812
Age 20 to 64 Years	31,247	57.5%		88,113	54.5%		265,172
Age 65 Years or Over	10,351	19.0%		38,569	23.9%		121,912

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33067							
Male Age Distribution (2024)							
Male Population	50,984	48.4%	147,794	47.8%	458,540	48.5%	
Age Under 5 Years	2,867	5.6%	7,961	5.4%	23,893	5.2%	
Age 5 to 9 Years	3,365	6.6%	8,881	6.0%	25,766	5.6%	
Age 10 to 14 Years	3,547	7.0%	9,426	6.4%	26,748	5.8%	
Age 15 to 19 Years	3,594	7.0%	9,427	6.4%	30,109	6.6%	
Age 20 to 24 Years	2,750	5.4%	7,753	5.2%	26,026	5.7%	
Age 25 to 29 Years	2,551	5.0%	7,549	5.1%	24,504	5.3%	
Age 30 to 34 Years	3,015	5.9%	8,615	5.8%	27,830	6.1%	
Age 35 to 39 Years	3,442	6.8%	9,485	6.4%	28,771	6.3%	
Age 40 to 44 Years	3,577	7.0%	9,867	6.7%	28,814	6.3%	
Age 45 to 49 Years	3,518	6.9%	9,407	6.4%	27,117	5.9%	
Age 50 to 54 Years	3,546	7.0%	9,664	6.5%	28,780	6.3%	
Age 55 to 59 Years	3,434	6.7%	9,612	6.5%	30,365	6.6%	
Age 60 to 64 Years	3,278	6.4%	9,371	6.3%	31,225	6.8%	
Age 65 to 69 Years	2,559	5.0%	8,149	5.5%	27,250	5.9%	
Age 70 to 74 Years	2,035	4.0%	6,925	4.7%	23,158	5.1%	
Age 75 to 79 Years	1,560	3.1%	5,748	3.9%	19,399	4.2%	
Age 80 to 84 Years	1,073	2.1%	4,123	2.8%	13,318	2.9%	
Age 85 Years or Over	1,272	2.5%	5,830	3.9%	15,467	3.4%	
Male Median Age	40.3		42.6		43.0		
Age 19 Years or Less	13,373	26.2%	35,695	24.2%	106,516	23.2%	
Age 20 to 64 Years	29,112	57.1%	81,324	55.0%	253,432	55.3%	
Age 65 Years or Over	8,499	16.7%	30,776	20.8%	98,592	21.5%	
Males per 100 Females (2024)							
Overall Comparison	94		91		94		
Age Under 5 Years	105	51.2%	101	50.3%	102	50.4%	
Age 5 to 9 Years	111	52.6%	104	51.0%	106	51.3%	
Age 10 to 14 Years	103	50.7%	102	50.5%	104	51.0%	
Age 15 to 19 Years	101	50.2%	101	50.3%	115	53.5%	
Age 20 to 24 Years	102	50.6%	102	50.5%	110	52.5%	
Age 25 to 29 Years	96	48.9%	97	49.3%	99	49.8%	
Age 30 to 34 Years	92	48.0%	94	48.4%	97	49.2%	
Age 35 to 39 Years	93	48.1%	94	48.3%	96	49.0%	
Age 40 to 44 Years	90	47.4%	90	47.4%	95	48.6%	
Age 45 to 49 Years	95	48.8%	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	91	47.6%	89	47.2%	92	47.8%	
Age 60 to 64 Years	93	48.1%	87	46.6%	91	47.7%	
Age 65 to 69 Years	87	46.5%	83	45.4%	86	46.2%	
Age 70 to 74 Years	84	45.6%	78	43.9%	80	44.4%	
Age 75 to 79 Years	77	43.6%	73	42.3%	77	43.6%	
Age 80 to 84 Years	78	43.7%	73	42.3%	75	42.9%	
Age 85 Years or Over	81	44.7%	90	47.5%	84	45.6%	
Age 19 Years or Less	105	51.1%	102	50.5%	107	51.6%	
Age 20 to 39 Years	95	48.8%	96	49.1%	100	50.0%	
Age 40 to 64 Years	92	47.9%	90	47.3%	92	48.0%	
Age 65 Years or Over	82	45.1%	80	44.4%	81	44.7%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes							
Parkland, FL 33067		3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)							
Total Households	39,058		124,533		389,874		
Households with Children	13,738	35.2%	36,784	29.5%	104,229	26.7%	
Average Household Size	2.7		2.5		2.4		
Household Density per Square Mile	1,382		1,586		1,242		
Population Family	92,076	87.4%	248,611	80.3%	733,113	77.5%	
Population Non-Family	12,679	12.0%	57,162	18.5%	197,207	20.9%	
Population Group Quarters	609	0.6%	3,707	1.2%	15,115	1.6%	
Family Households	29,501	75.5%	79,419	63.8%	235,327	60.4%	
Married Couple Households	22,046	74.7%	58,379	73.5%	166,907	70.9%	
Other Family Households with Children	7,455	25.3%	21,040	26.5%	68,420	29.1%	
Family Households with Children	13,711	46.5%	36,728	46.2%	104,064	44.2%	
Married Couple with Children	9,829	71.7%	25,767	70.2%	68,470	65.8%	
Other Family Households with Children	3,883	28.3%	10,961	29.8%	35,594	34.2%	
Family Households No Children	15,789	53.5%	42,691	53.8%	131,263	55.8%	
Married Couple No Children	12,217	77.4%	32,613	76.4%	98,437	75.0%	
Other Family Households No Children	3,572	22.6%	10,079	23.6%	32,826	25.0%	
Non-Family Households	9,558	24.5%	45,114	36.2%	154,547	39.6%	
Non-Family Households with Children	27	0.3%	56	0.1%	165	0.1%	
Non-Family Households No Children	9,531	99.7%	45,058	99.9%	154,382	99.9%	
Average Family Household Size	3.1		3.1		3.1		
Average Family Income	\$149,372		\$150,281		\$153,888		
Median Family Income	\$116,984		\$120,014		\$114,954		
Average Non-Family Household Size	1.3		1.3		1.3		
Marital Status (2024)							
Population Age 15 Years or Over	86,366		257,540		795,413		
Never Married	25,137	29.1%	71,785	27.9%	238,559	30.0%	
Currently Married	42,534	49.2%	121,189	47.1%	348,632	43.8%	
Previously Married	18,696	21.6%	64,567	25.1%	208,222	26.2%	
Separated	3,559	19.0%	11,874	18.4%	40,521	19.5%	
Widowed	4,624	24.7%	19,301	29.9%	60,910	29.3%	
Divorced	10,513	56.2%	33,392	51.7%	106,791	51.3%	
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	73,771		223,430		689,515		
Elementary (Grade Level 0 to 8)	2,356	3.2%	6,590	2.9%	27,110	3.9%	
Some High School (Grade Level 9 to 11)	2,899	3.9%	8,057	3.6%	31,092	4.5%	
High School Graduate	16,348	22.2%	50,559	22.6%	162,727	23.6%	
Some College	12,786	17.3%	39,055	17.5%	123,199	17.9%	
Associate Degree Only	6,683	9.1%	19,862	8.9%	62,049	9.0%	
Bachelor Degree Only	20,365	27.6%	59,098	26.5%	169,336	24.6%	
Graduate Degree	12,335	16.7%	40,208	18.0%	114,002	16.5%	
Any College (Some College or Higher)	52,168	70.7%	158,224	70.8%	468,586	68.0%	
College Degree + (Bachelor Degree or Higher)	32,700	44.3%	99,307	44.4%	283,338	41.1%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33067							
Housing							
Total Housing Units (2024)	43,127		139,222		438,671		
Total Housing Units (2020)	42,730		138,539		434,677		
Historical Annual Growth (2020-2024)	397	-	683	-	3,995	-	
Housing Units Occupied (2024)	39,058	90.6%	124,533	89.4%	389,874	88.9%	
Housing Units Owner-Occupied	26,586	68.1%	83,473	67.0%	254,811	65.4%	
Housing Units Renter-Occupied	12,472	31.9%	41,060	33.0%	135,062	34.6%	
Housing Units Vacant (2024)	4,069	9.4%	14,689	10.6%	48,798	11.1%	
Household Size (2024)							
Total Households	39,058		124,533		389,874		
1 Person Households	7,295	18.7%	36,408	29.2%	123,043	31.6%	
2 Person Households	14,743	37.7%	41,672	33.5%	129,740	33.3%	
3 Person Households	7,326	18.8%	19,526	15.7%	58,089	14.9%	
4 Person Households	5,406	13.8%	15,468	12.4%	45,884	11.8%	
5 Person Households	2,582	6.6%	6,935	5.6%	20,141	5.2%	
6 Person Households	1,050	2.7%	2,792	2.2%	7,996	2.1%	
7 or More Person Households	656	1.7%	1,732	1.4%	4,980	1.3%	
Household Income Distribution (2024)							
HH Income \$200,000 or More	7,147	18.3%	20,495	16.5%	58,455	15.0%	
HH Income \$150,000 to \$199,999	4,430	11.3%	12,325	9.9%	34,443	8.8%	
HH Income \$125,000 to \$149,999	3,178	8.1%	8,757	7.0%	26,406	6.8%	
HH Income \$100,000 to \$124,999	4,201	10.8%	11,349	9.1%	36,708	9.4%	
HH Income \$75,000 to \$99,999	4,870	12.5%	15,126	12.1%	46,822	12.0%	
HH Income \$50,000 to \$74,999	6,233	16.0%	19,434	15.6%	62,306	16.0%	
HH Income \$35,000 to \$49,999	3,161	8.1%	12,121	9.7%	40,134	10.3%	
HH Income \$25,000 to \$34,999	2,487	6.4%	8,789	7.1%	28,305	7.3%	
HH Income \$15,000 to \$24,999	1,452	3.7%	7,025	5.6%	24,193	6.2%	
HH Income \$10,000 to \$14,999	650	1.7%	3,610	2.9%	11,467	2.9%	
HH Income Under \$10,000	1,248	3.2%	5,501	4.4%	20,637	5.3%	
Household Vehicles (2024)							
Households 0 Vehicles Available	1,798	4.6%	8,766	7.0%	28,053	7.2%	
Households 1 Vehicle Available	12,872	33.0%	49,174	39.5%	165,500	42.4%	
Households 2 Vehicles Available	17,023	43.6%	47,875	38.4%	142,884	36.6%	
Households 3 or More Vehicles Available	7,365	18.9%	18,718	15.0%	53,437	13.7%	
Total Vehicles Available	71,241		207,255		629,867		
Average Vehicles per Household	1.8		1.7		1.6		
Owner-Occupied Household Vehicles	51,672	72.5%	148,496	71.6%	444,159	70.5%	
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.7		
Renter-Occupied Household Vehicles	19,569	27.5%	58,759	28.4%	185,708	29.5%	
Average Vehicles per Renter-Occupied Household	1.6		1.4		1.4		
Travel Time (2024)							
Worker Base Age 16 years or Over	56,312		157,859		486,439		
Travel to Work in 14 Minutes or Less	7,229	12.8%	21,758	13.8%	74,746	15.4%	
Travel to Work in 15 to 29 Minutes	16,837	29.9%	47,023	29.8%	150,450	30.9%	
Travel to Work in 30 to 59 Minutes	17,492	31.1%	49,731	31.5%	143,432	29.5%	
Travel to Work in 60 Minutes or More	3,326	5.9%	10,478	6.6%	35,477	7.3%	
Work at Home	11,428	20.3%	28,869	18.3%	82,334	16.9%	
Average Minutes Travel to Work	26.9		26.6		25.8		

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33067							
Transportation To Work (2024)							
Worker Base Age 16 years or Over	56,312		157,859		486,439		
Drive to Work Alone	37,701	67.0%	107,733	68.2%	329,177	67.7%	
Drive to Work in Carpool	4,830	8.6%	14,188	9.0%	48,463	10.0%	
Travel to Work by Public Transportation	703	1.2%	2,474	1.6%	9,819	2.0%	
Drive to Work on Motorcycle	90	0.2%	206	0.1%	639	0.1%	
Bicycle to Work	152	0.3%	506	0.3%	2,199	0.5%	
Walk to Work	488	0.9%	1,127	0.7%	5,582	1.1%	
Other Means	921	1.6%	2,755	1.7%	8,226	1.7%	
Work at Home	11,428	20.3%	28,869	18.3%	82,334	16.9%	
Daytime Demographics (2024)							
Total Businesses	8,444		26,360		87,591		
Total Employees	42,787		133,847		551,346		
Company Headquarter Businesses	149	1.8%	509	1.9%	2,237	2.6%	
Company Headquarter Employees	4,045	9.5%	9,826	7.3%	63,826	11.6%	
Employee Population per Business	5.1	to 1	5.1	to 1	6.3	to 1	
Residential Population per Business	12.5	to 1	11.7	to 1	10.8	to 1	
Adj. Daytime Demographics Age 16 Years or Over	71,206		229,257		848,361		
Labor Force							
Labor Population Age 16 Years or Over (2024)	84,824		253,491		784,178		
Labor Force Total Males (2024)	40,443	47.7%	119,487	47.1%	376,432	48.0%	
Male Civilian Employed	29,532	73.0%	81,445	68.2%	252,092	67.0%	
Male Civilian Unemployed	814	2.0%	2,584	2.2%	9,406	2.5%	
Males in Armed Forces	34	-	159	0.1%	407	0.1%	
Males Not in Labor Force	10,063	24.9%	35,300	29.5%	114,527	30.4%	
Labor Force Total Females (2024)	44,381	52.3%	134,003	52.9%	407,747	52.0%	
Female Civilian Employed	26,787	60.4%	76,423	57.0%	234,367	57.5%	
Female Civilian Unemployed	739	1.7%	2,590	1.9%	9,040	2.2%	
Females in Armed Forces	53	0.1%	54	-	297	-	
Females Not in Labor Force	16,803	37.9%	54,937	41.0%	164,043	40.2%	
Unemployment Rate	1,553	1.8%	5,174	2.0%	18,446	2.4%	
Occupation (2024)							
Occupation Population Age 16 Years or Over	56,312		157,859		486,439		
Occupation Total Males	29,525	52.4%	81,436	51.6%	252,072	51.8%	
Occupation Total Females	26,787	47.6%	76,423	48.4%	234,367	48.2%	
Management, Business, Financial Operations	12,820	22.8%	34,053	21.6%	97,026	19.9%	
Professional, Related	12,510	22.2%	35,615	22.6%	105,482	21.7%	
Service	9,415	16.7%	26,805	17.0%	85,801	17.6%	
Sales, Office	11,821	21.0%	35,174	22.3%	111,927	23.0%	
Farming, Fishing, Forestry	118	0.2%	402	0.3%	1,267	0.3%	
Construction, Extraction, Maintenance	4,693	8.3%	11,956	7.6%	38,664	7.9%	
Production, Transport, Material Moving	4,934	8.8%	13,854	8.8%	46,272	9.5%	
White Collar Workers	37,152	66.0%	104,843	66.4%	314,435	64.6%	
Blue Collar Workers	19,160	34.0%	53,016	33.6%	172,004	35.4%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
Parkland, FL 33067							
Units In Structure (2024)							
Total Units		39,058		124,533		389,874	
1 Detached Unit		19,423	49.7%	52,233	41.9%	163,401	41.9%
1 Attached Unit		4,858	12.4%	15,657	12.6%	41,512	10.6%
2 Units		539	1.4%	2,170	1.7%	8,330	2.1%
3 to 4 Units		2,163	5.5%	7,521	6.0%	22,113	5.7%
5 to 9 Units		1,991	5.1%	8,500	6.8%	24,147	6.2%
10 to 19 Units		2,793	7.2%	10,041	8.1%	31,085	8.0%
20 to 49 Units		2,883	7.4%	12,955	10.4%	43,879	11.3%
50 or More Units		2,358	6.0%	11,994	9.6%	48,064	12.3%
Mobile Home or Trailer		2,034	5.2%	3,335	2.7%	7,030	1.8%
Other Structure		16	-	127	0.1%	313	-
Homes Built By Year (2024)							
Homes Built 2020 or later		567	1.3%	1,769	1.3%	5,261	1.2%
Homes Built 2010 to 2019		3,007	7.0%	8,395	6.0%	26,367	6.0%
Homes Built 2000 to 2009		5,075	11.8%	13,142	9.4%	38,490	8.8%
Homes Built 1990 to 1999		9,373	21.7%	24,243	17.4%	57,845	13.2%
Homes Built 1980 to 1989		12,866	29.8%	39,857	28.6%	98,934	22.6%
Homes Built 1970 to 1979		5,749	13.3%	26,959	19.4%	97,930	22.3%
Homes Built 1960 to 1969		1,344	3.1%	5,659	4.1%	38,386	8.8%
Homes Built 1950 to 1959		930	2.2%	3,589	2.6%	22,103	5.0%
Homes Built 1940 to 1949		83	0.2%	511	0.4%	2,570	0.6%
Homes Built Before 1939		65	0.2%	408	0.3%	1,986	0.5%
Median Age of Homes		35.2	yrs	37.6	yrs	40.7	yrs
Home Values (2024)							
Owner Specified Housing Units		26,586		83,473		254,811	
Home Values \$1,000,000 or More		1,570	5.9%	5,381	6.4%	23,692	9.3%
Home Values \$750,000 to \$999,999		2,156	8.1%	7,384	8.8%	22,445	8.8%
Home Values \$500,000 to \$749,999		6,567	24.7%	17,090	20.5%	46,712	18.3%
Home Values \$400,000 to \$499,999		5,495	20.7%	13,846	16.6%	36,731	14.4%
Home Values \$300,000 to \$399,999		4,726	17.8%	13,214	15.8%	39,687	15.6%
Home Values \$250,000 to \$299,999		1,669	6.3%	5,513	6.6%	17,509	6.9%
Home Values \$200,000 to \$249,999		1,220	4.6%	4,510	5.4%	17,616	6.9%
Home Values \$175,000 to \$199,999		417	1.6%	2,410	2.9%	7,910	3.1%
Home Values \$150,000 to \$174,999		635	2.4%	2,785	3.3%	8,769	3.4%
Home Values \$125,000 to \$149,999		384	1.4%	1,769	2.1%	6,480	2.5%
Home Values \$100,000 to \$124,999		361	1.4%	2,321	2.8%	7,513	2.9%
Home Values \$90,000 to \$99,999		93	0.3%	627	0.8%	2,124	0.8%
Home Values \$80,000 to \$89,999		83	0.3%	908	1.1%	2,634	1.0%
Home Values \$70,000 to \$79,999		262	1.0%	1,152	1.4%	3,058	1.2%
Home Values \$60,000 to \$69,999		103	0.4%	706	0.8%	1,600	0.6%
Home Values \$50,000 to \$59,999		82	0.3%	931	1.1%	2,162	0.8%
Home Values \$35,000 to \$49,999		195	0.7%	918	1.1%	2,651	1.0%
Home Values \$25,000 to \$34,999		121	0.5%	610	0.7%	1,418	0.6%
Home Values \$10,000 to \$24,999		179	0.7%	527	0.6%	1,605	0.6%
Home Values Under \$10,000		269	1.0%	872	1.0%	2,494	1.0%
Owner-Occupied Median Home Value		\$456,548		\$416,928		\$447,642	
Renter-Occupied Median Rent		\$1,798		\$1,736		\$1,655	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3208/-80.2036

Riverstone Shoppes Parkland, FL 33067		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2024)				
Total Household Expenditure		\$4.64 B	\$13.65 B	\$41.06 B
Total Non-Retail Expenditure		\$2.35 B	\$6.86 B	\$20.57 B
Total Retail Expenditure		\$2.29 B	\$6.78 B	\$20.5 B
Alcoholic Beverages		\$28.9 M	\$84.67 M	\$254.17 M
Apparel		\$86.48 M	\$253.38 M	\$762.04 M
Contributions		\$153.7 M	\$450.08 M	\$1.35 B
Education		\$108.67 M	\$318.3 M	\$953.13 M
Entertainment		\$267.04 M	\$782.99 M	\$2.36 B
Food Away From Home		\$206.14 M	\$604.11 M	\$1.82 B
Grocery		\$292.5 M	\$858.45 M	\$2.61 B
Health Care		\$270.03 M	\$869.19 M	\$2.72 B
Household Furnishings and Equipment		\$125 M	\$366.38 M	\$1.1 B
Household Operations		\$87.2 M	\$255.37 M	\$768.48 M
Miscellaneous Expenses		\$79.93 M	\$234.64 M	\$705.93 M
Personal Care		\$58.15 M	\$170.54 M	\$516.19 M
Shelter		\$734.02 M	\$2.16 B	\$6.55 B
Tax and Retirement		\$1.21 B	\$3.51 B	\$10.38 B
Tobacco and Related		\$20.33 M	\$60.18 M	\$187.29 M
Transportation		\$705.97 M	\$2.06 B	\$6.2 B
Utilities		\$207.63 M	\$609.42 M	\$1.85 B
Monthly Household Consumer Expenditure (2024)				
Total Household Expenditure		\$9,902	\$9,131	\$8,777
Total Non-Retail Expenditure		\$5,015 50.6%	\$4,593 50.3%	\$4,396 50.1%
Total Retail Expenditures		\$4,887 49.4%	\$4,538 49.7%	\$4,381 49.9%
Alcoholic Beverages		\$62 0.6%	\$57 0.6%	\$54 0.6%
Apparel		\$185 1.9%	\$170 1.9%	\$163 1.9%
Contributions		\$328 3.3%	\$301 3.3%	\$288 3.3%
Education		\$232 2.3%	\$213 2.3%	\$204 2.3%
Entertainment		\$570 5.8%	\$524 5.7%	\$504 5.7%
Food Away From Home		\$440 4.4%	\$404 4.4%	\$388 4.4%
Grocery		\$624 6.3%	\$574 6.3%	\$557 6.3%
Health Care		\$576 5.8%	\$582 6.4%	\$581 6.6%
Household Furnishings and Equipment		\$267 2.7%	\$245 2.7%	\$235 2.7%
Household Operations		\$186 1.9%	\$171 1.9%	\$164 1.9%
Miscellaneous Expenses		\$171 1.7%	\$157 1.7%	\$151 1.7%
Personal Care		\$124 1.3%	\$114 1.2%	\$110 1.3%
Shelter		\$1,566 15.8%	\$1,445 15.8%	\$1,399 15.9%
Tax and Retirement		\$2,580 26.1%	\$2,350 25.7%	\$2,218 25.7%
Tobacco and Related		\$43 0.4%	\$40 0.4%	\$40 0.5%
Transportation		\$1,506 15.2%	\$1,376 15.1%	\$1,326 15.1%
Utilities		\$443 4.5%	\$408 4.5%	\$396 4.5%