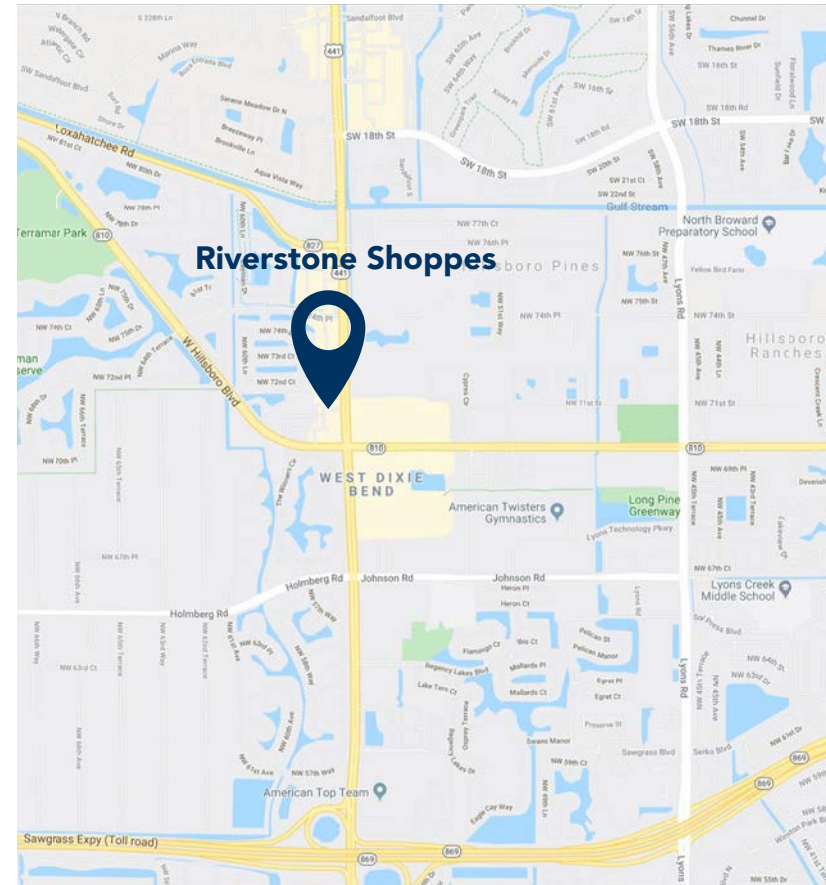


# RIVERSTONE SHOPPES





7251 - 7391 FL-7, Parkland, FL 33073




**Brand New Building - 3,000 SF available**



## PROPERTY HIGHLIGHTS

-  **AVAILABLE: 3,000 SF**
-  **GLA: 69,758 SF**
-  **Access from BJ's shopping center creates significant traffic**
-  **Upscale center in high-income Parkland area**

### POPULATION

  
 3 Mi 105,811  
 5 Mi 307,378  
 10 Mi 919,937

### CARS PER DAY

  
 US-441: 58,000  
 Hillsboro Blvd: 27,000

### AV. HH INCOME

  
 3 Mi \$105,756  
 5 Mi \$98,477  
 10 Mi \$97,741

### EMPLOYEES

  
 3 Mi 39,202  
 5 Mi 128,939  
 10 Mi 550,089

last updated: 01/03/22 P1



SHARY THUR



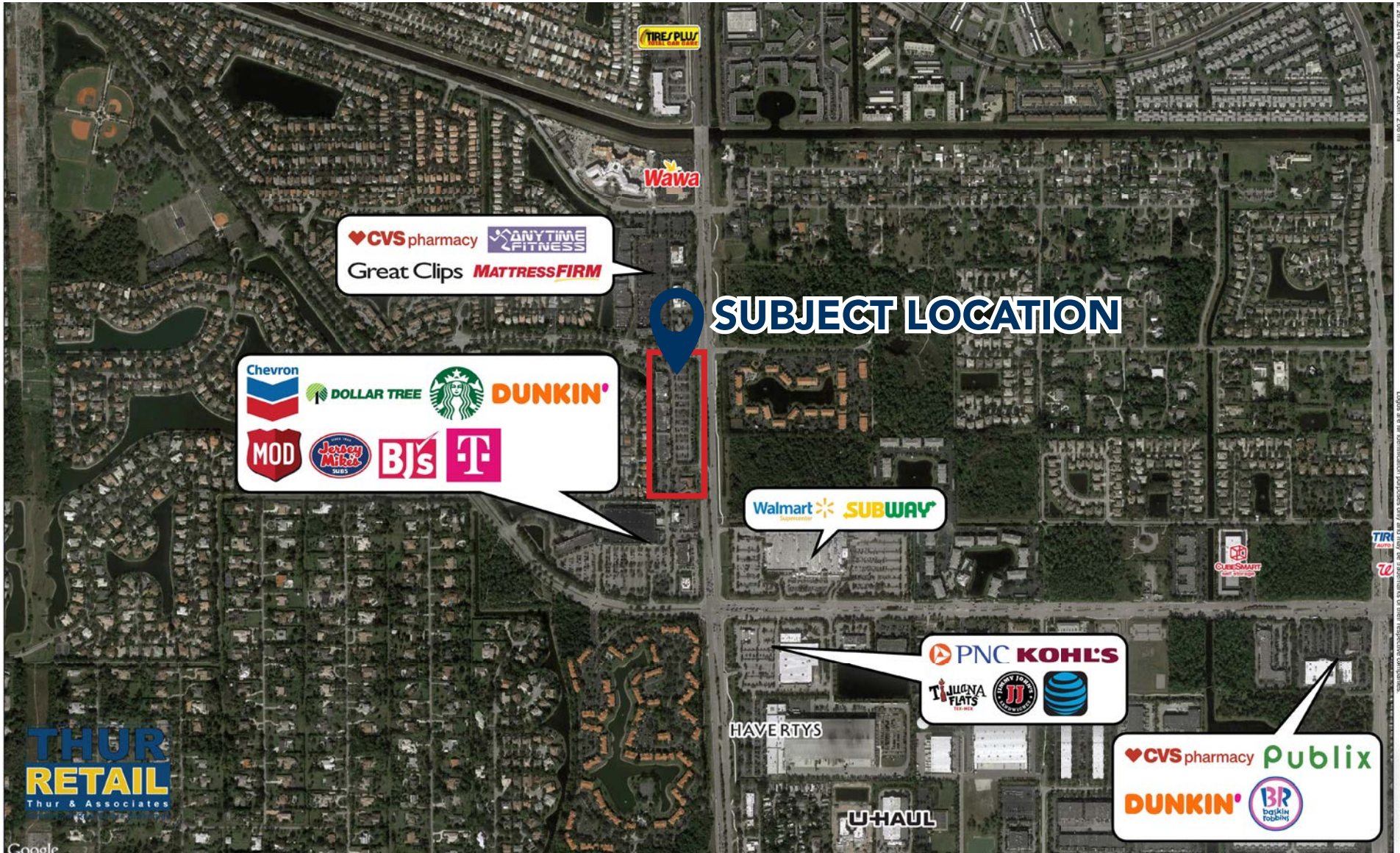
202-359-3469



sthur@thurassociates.com

# RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 01/03/22 P2



SHARY THUR



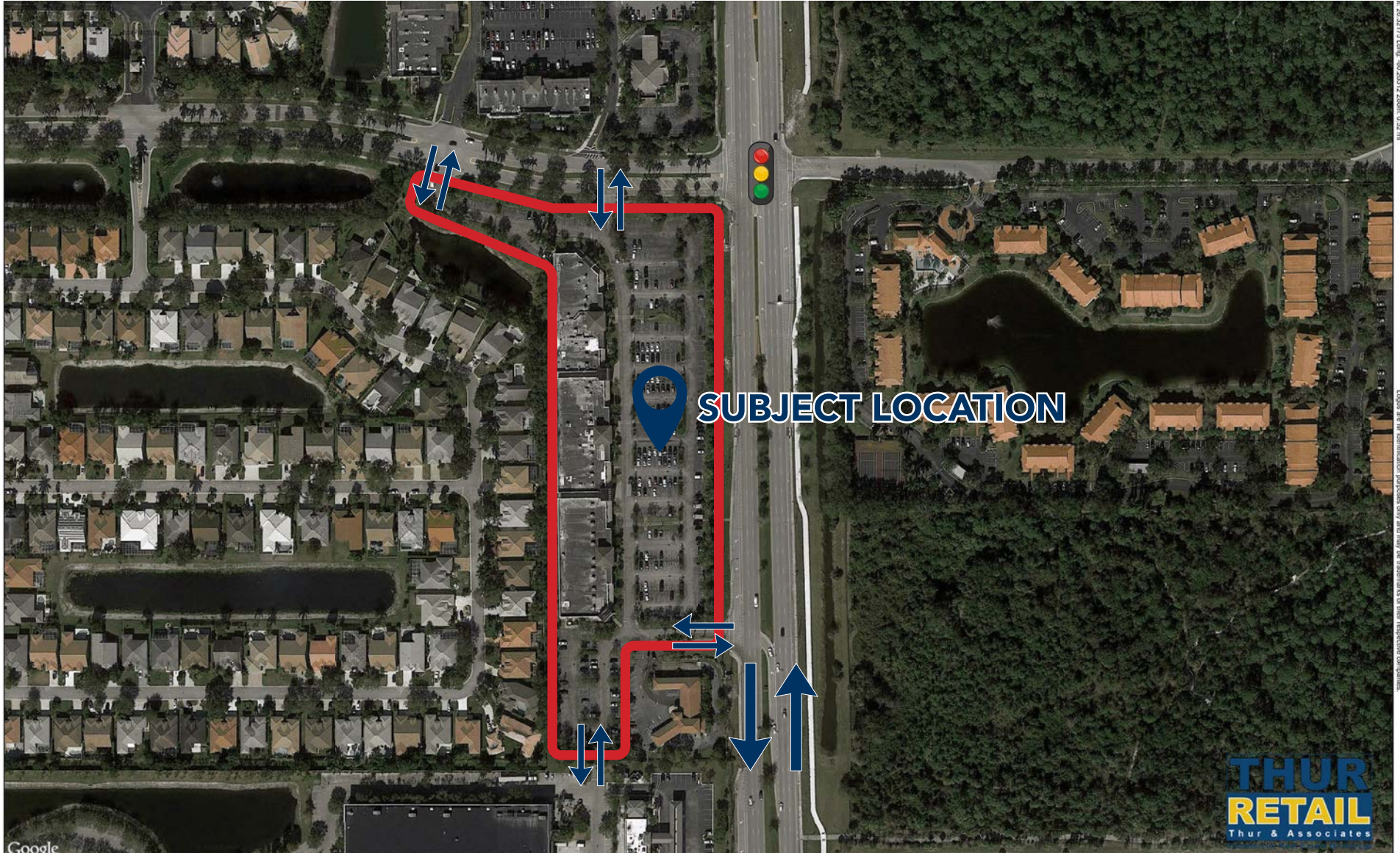
202-359-3469



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# RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



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last updated: 01/03/22 P3



SHARY THUR



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# RIVERSTONE SHOPPES

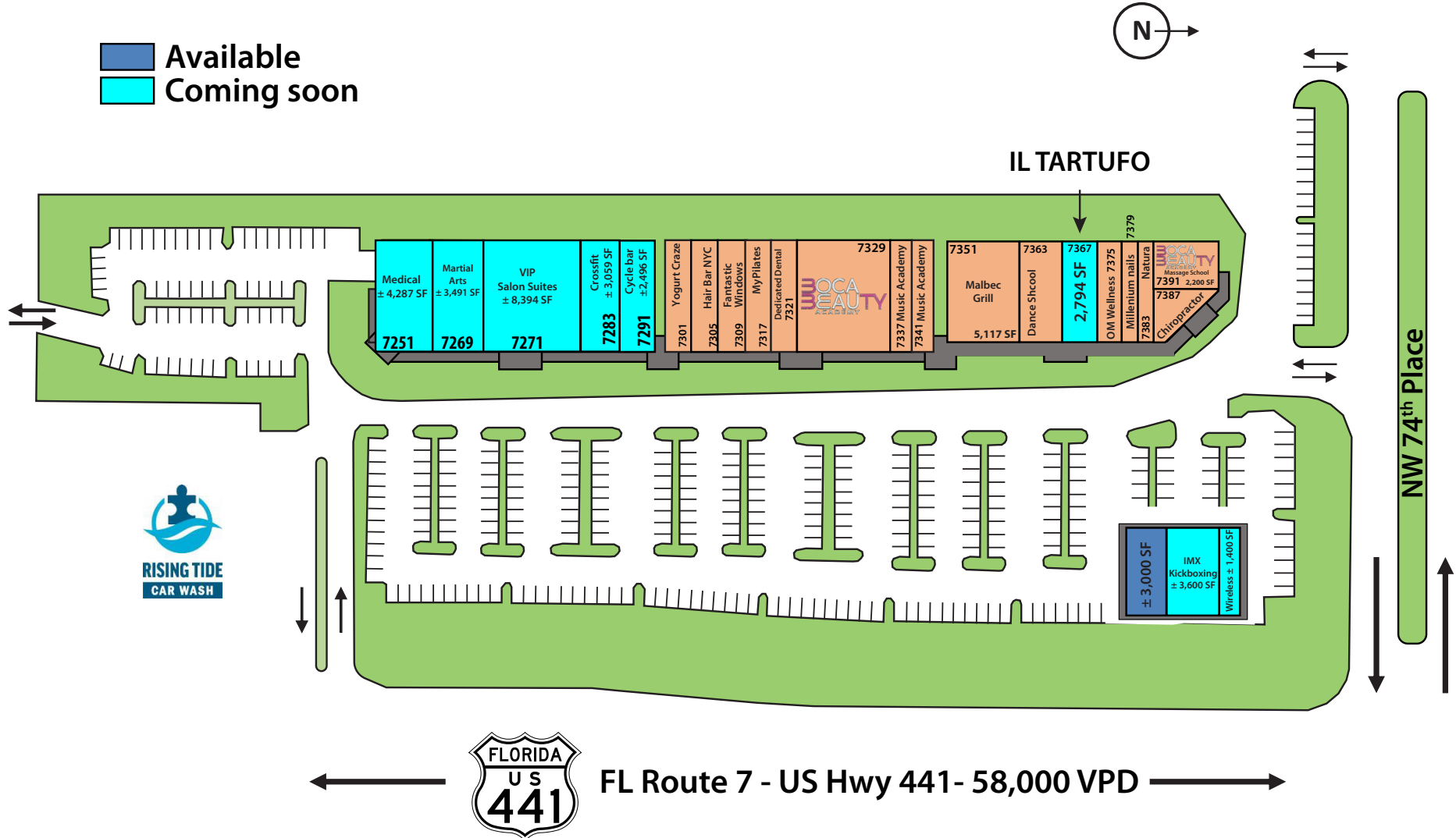
7251 - 7391 FL-7, Parkland, FL 33073



## RIVERSTONE SHOPPES

7251 - 7391 FL - 7, Parkland, FL 33073

Available  
 Coming soon



last updated: 01/03/22 P4



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202-359-3469



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# RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



Suite	Tenant	Category	SF
<b>Building A</b>			
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
<b>Building B</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
<b>Building C</b>			
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	Millennium Nails	Nail Salon	1,116
7383	Natura	Spa / Laser Center	1,352
7387	Parkland Chiropractic Center	Medical	1,333
7391	Boca Beauty Academy	Beauty School	2,200
<b>Building D</b>			
TBD	Available	New construction	3,000
TBD	vIMX Kickboxing	Kickboxing	3,600
TBD	Wireless	Wireless	1,400
		<b>Total GLA</b>	<b>69,758</b>

- Available
- Coming Soon

last updated: 01/03/22 P5



SHARY THUR



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# RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 01/03/22 P6



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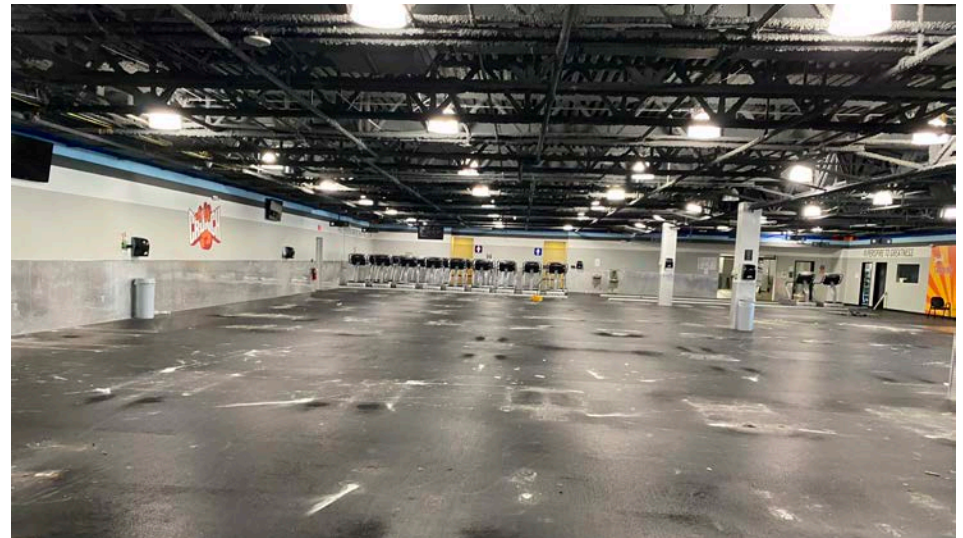
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# RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073



last updated: 01/03/22 P7



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# RIVERSTONE SHOPPES

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## LEASING CONTACT

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last updated: 01/03/22 P8



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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3213/-80.2038

Riverstone Shoppes						
7251 - 7391 FL-7, Parkland, FL 33073						
	3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>						
Estimated Population (2021)	105,811		307,378		919,937	
Projected Population (2026)	110,955		321,356		958,095	
Census Population (2010)	96,647		272,896		817,201	
Census Population (2000)	84,981		254,872		784,162	
Projected Annual Growth (2021-2026)	5,144	1.0%	13,978	0.9%	38,158	0.8%
Historical Annual Growth (2010-2021)	9,164	0.9%	34,482	1.1%	102,736	1.1%
Historical Annual Growth (2000-2010)	11,666	1.4%	18,024	0.7%	33,039	0.4%
Estimated Population Density (2021)	3,744	psm	3,915	psm	2,930	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
<b>Households</b>						
Estimated Households (2021)	38,687		122,044		372,431	
Projected Households (2026)	40,065		125,796		383,746	
Census Households (2010)	36,014		111,856		339,944	
Census Households (2000)	32,523		107,763		332,126	
Projected Annual Growth (2021-2026)	1,378	0.7%	3,752	0.6%	11,315	0.6%
Historical Annual Change (2000-2021)	6,164	0.9%	14,281	0.6%	40,305	0.6%
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$105,756		\$98,477		\$97,742	
Projected Average Household Income (2026)	\$122,804		\$114,500		\$114,834	
Census Average Household Income (2010)	\$78,278		\$72,991		\$71,805	
Census Average Household Income (2000)	\$76,961		\$68,774		\$65,661	
Projected Annual Change (2021-2026)	\$17,047	3.2%	\$16,023	3.3%	\$17,092	3.5%
Historical Annual Change (2000-2021)	\$28,796	1.8%	\$29,703	2.1%	\$32,081	2.3%
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$88,395		\$80,837		\$74,683	
Projected Median Household Income (2026)	\$102,695		\$94,235		\$86,463	
Census Median Household Income (2010)	\$62,229		\$56,757		\$52,520	
Census Median Household Income (2000)	\$62,588		\$54,817		\$49,847	
Projected Annual Change (2021-2026)	\$14,300	3.2%	\$13,398	3.3%	\$11,780	3.2%
Historical Annual Change (2000-2021)	\$25,807	2.0%	\$26,020	2.3%	\$24,836	2.4%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$38,706		\$39,162		\$39,670	
Projected Per Capita Income (2026)	\$44,380		\$44,881		\$46,091	
Census Per Capita Income (2010)	\$29,169		\$29,918		\$29,870	
Census Per Capita Income (2000)	\$29,352		\$29,040		\$27,796	
Projected Annual Change (2021-2026)	\$5,675	2.9%	\$5,718	2.9%	\$6,420	3.2%
Historical Annual Change (2000-2021)	\$9,354	1.5%	\$10,122	1.7%	\$11,874	2.0%
Estimated Average Household Net Worth (2021)	\$815,119		\$751,896		\$697,670	

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3213/-80.2038

Riverstone Shoppes						
7251 - 7391 FL-7, Parkland, FL 33073						
	3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>						
Total Population (2021)	105,811		307,378		919,937	
White (2021)	76,501	72.3%	221,307	72.0%	609,228	66.2%
Black or African American (2021)	15,579	14.7%	49,710	16.2%	208,530	22.7%
American Indian or Alaska Native (2021)	171	0.2%	524	0.2%	2,091	0.2%
Asian (2021)	5,822	5.5%	15,253	5.0%	37,411	4.1%
Hawaiian or Pacific Islander (2021)	47	-	105	-	377	-
Other Race (2021)	4,402	4.2%	11,377	3.7%	36,100	3.9%
Two or More Races (2021)	3,289	3.1%	9,102	3.0%	26,200	2.8%
Population < 18 (2021)	23,514 22.2%		62,592 20.4%		175,740 19.1%	
White Not Hispanic	10,268	43.7%	26,519	42.4%	60,732	34.6%
Black or African American	4,146	17.6%	12,944	20.7%	53,467	30.4%
Asian	1,252	5.3%	3,145	5.0%	7,118	4.1%
Other Race Not Hispanic	1,134	4.8%	2,694	4.3%	6,832	3.9%
Hispanic	6,714	28.6%	17,290	27.6%	47,591	27.1%
Not Hispanic or Latino Population (2021)	78,503 74.2%		232,330 75.6%		701,270 76.2%	
Not Hispanic White	56,289	71.7%	166,567	71.7%	455,993	65.0%
Not Hispanic Black or African American	13,964	17.8%	44,596	19.2%	191,285	27.3%
Not Hispanic American Indian or Alaska Native	92	0.1%	304	0.1%	1,171	0.2%
Not Hispanic Asian	5,479	7.0%	14,407	6.2%	35,006	5.0%
Not Hispanic Hawaiian or Pacific Islander	38	-	94	-	282	-
Not Hispanic Other Race	738	0.9%	1,303	0.6%	3,015	0.4%
Not Hispanic Two or More Races	1,904	2.4%	5,060	2.2%	14,519	2.1%
Hispanic or Latino Population (2021)	27,308 25.8%		75,048 24.4%		218,667 23.8%	
Hispanic White	20,212	74.0%	54,741	72.9%	153,235	70.1%
Hispanic Black or African American	1,616	5.9%	5,114	6.8%	17,245	7.9%
Hispanic American Indian or Alaska Native	80	0.3%	219	0.3%	921	0.4%
Hispanic Asian	343	1.3%	847	1.1%	2,405	1.1%
Hispanic Hawaiian or Pacific Islander	9	-	11	-	95	-
Hispanic Other Race	3,664	13.4%	10,075	13.4%	33,085	15.1%
Hispanic Two or More Races	1,385	5.1%	4,042	5.4%	11,681	5.3%
Not Hispanic or Latino Population (2010)	78,245 81.0%		224,027 82.1%		671,408 82.2%	
Hispanic or Latino Population (2010)	18,402 19.0%		48,869 17.9%		145,793 17.8%	
Not Hispanic or Latino Population (2000)	74,615 87.8%		225,939 88.6%		689,657 87.9%	
Hispanic or Latino Population (2000)	10,366 12.2%		28,933 11.4%		94,505 12.1%	
Not Hispanic or Latino Population (2026)	82,733 74.6%		243,969 75.9%		733,812 76.6%	
Hispanic or Latino Population (2026)	28,222 25.4%		77,387 24.1%		224,283 23.4%	
Projected Annual Growth (2021-2026)	913 -		2,339 -		5,616 -	
Historical Annual Growth (2000-2010)	8,036 7.8%		19,936 6.9%		51,288 5.4%	

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3213/-80.2038

<b>Riverstone Shoppes</b>		<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>7251 - 7391 FL-7, Parkland, FL 33073</b>							
<b>Total Age Distribution (2021)</b>							
Total Population		105,811		307,378		919,937	
Age Under 5 Years		5,736	5.4%	15,539	5.1%	46,252	5.0%
Age 5 to 9 Years		6,527	6.2%	17,213	5.6%	48,633	5.3%
Age 10 to 14 Years		7,035	6.6%	18,587	6.0%	50,530	5.5%
Age 15 to 19 Years		6,655	6.3%	17,568	5.7%	49,976	5.4%
Age 20 to 24 Years		5,803	5.5%	16,140	5.3%	50,290	5.5%
Age 25 to 29 Years		6,485	6.1%	17,847	5.8%	55,337	6.0%
Age 30 to 34 Years		6,946	6.6%	19,231	6.3%	57,829	6.3%
Age 35 to 39 Years		7,181	6.8%	19,277	6.3%	55,959	6.1%
Age 40 to 44 Years		7,163	6.8%	19,297	6.3%	55,212	6.0%
Age 45 to 49 Years		7,148	6.8%	19,170	6.2%	55,347	6.0%
Age 50 to 54 Years		7,376	7.0%	20,444	6.7%	60,132	6.5%
Age 55 to 59 Years		7,286	6.9%	21,286	6.9%	64,678	7.0%
Age 60 to 64 Years		6,339	6.0%	19,764	6.4%	62,066	6.7%
Age 65 to 69 Years		5,088	4.8%	16,691	5.4%	54,820	6.0%
Age 70 to 74 Years		4,452	4.2%	15,208	4.9%	49,740	5.4%
Age 75 to 79 Years		3,315	3.1%	12,009	3.9%	38,407	4.2%
Age 80 to 84 Years		2,431	2.3%	9,055	2.9%	28,232	3.1%
Age 85 Years or Over		2,845	2.7%	13,052	4.2%	36,498	4.0%
Median Age		40.1		42.9		43.6	
Age 19 Years or Less		25,954	24.5%	68,907	22.4%	195,391	21.2%
Age 20 to 64 Years		61,728	58.3%	172,456	56.1%	516,849	56.2%
Age 65 Years or Over		18,130	17.1%	66,015	21.5%	207,697	22.6%
<b>Female Age Distribution (2021)</b>							
Female Population		54,542	51.5%	161,628	52.6%	477,827	51.9%
Age Under 5 Years		2,819	5.2%	7,645	4.7%	22,603	4.7%
Age 5 to 9 Years		3,204	5.9%	8,456	5.2%	23,908	5.0%
Age 10 to 14 Years		3,315	6.1%	8,796	5.4%	24,145	5.1%
Age 15 to 19 Years		3,188	5.8%	8,445	5.2%	24,097	5.0%
Age 20 to 24 Years		2,740	5.0%	7,834	4.8%	24,334	5.1%
Age 25 to 29 Years		3,314	6.1%	9,190	5.7%	27,806	5.8%
Age 30 to 34 Years		3,649	6.7%	10,032	6.2%	29,509	6.2%
Age 35 to 39 Years		3,787	6.9%	10,085	6.2%	28,587	6.0%
Age 40 to 44 Years		3,794	7.0%	10,392	6.4%	28,898	6.0%
Age 45 to 49 Years		3,783	6.9%	10,117	6.3%	28,521	6.0%
Age 50 to 54 Years		3,818	7.0%	10,835	6.7%	31,092	6.5%
Age 55 to 59 Years		3,810	7.0%	11,284	7.0%	34,155	7.1%
Age 60 to 64 Years		3,240	5.9%	10,403	6.4%	32,630	6.8%
Age 65 to 69 Years		2,731	5.0%	9,158	5.7%	29,525	6.2%
Age 70 to 74 Years		2,327	4.3%	8,344	5.2%	27,068	5.7%
Age 75 to 79 Years		1,914	3.5%	6,907	4.3%	21,765	4.6%
Age 80 to 84 Years		1,403	2.6%	5,391	3.3%	16,520	3.5%
Age 85 Years or Over		1,705	3.1%	8,313	5.1%	22,667	4.7%
Female Median Age		41.3		44.7		45.2	
Age 19 Years or Less		12,525	23.0%	33,342	20.6%	94,752	19.8%
Age 20 to 64 Years		31,937	58.6%	90,173	55.8%	265,530	55.6%
Age 65 Years or Over		10,081	18.5%	38,113	23.6%	117,545	24.6%

# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3213/-80.2038

Riverstone Shoppes			3 mi radius		5 mi radius		10 mi radius	
7251 - 7391 FL-7, Parkland, FL 33073								
<b>Male Age Distribution (2021)</b>								
Male Population	51,269	48.5%	145,750	47.4%	442,109	48.1%		
Age Under 5 Years	2,917	5.7%	7,894	5.4%	23,648	5.3%		
Age 5 to 9 Years	3,324	6.5%	8,757	6.0%	24,726	5.6%		
Age 10 to 14 Years	3,720	7.3%	9,791	6.7%	26,385	6.0%		
Age 15 to 19 Years	3,467	6.8%	9,123	6.3%	25,879	5.9%		
Age 20 to 24 Years	3,063	6.0%	8,306	5.7%	25,957	5.9%		
Age 25 to 29 Years	3,171	6.2%	8,657	5.9%	27,530	6.2%		
Age 30 to 34 Years	3,297	6.4%	9,199	6.3%	28,320	6.4%		
Age 35 to 39 Years	3,394	6.6%	9,192	6.3%	27,373	6.2%		
Age 40 to 44 Years	3,369	6.6%	8,905	6.1%	26,314	6.0%		
Age 45 to 49 Years	3,364	6.6%	9,052	6.2%	26,826	6.1%		
Age 50 to 54 Years	3,558	6.9%	9,608	6.6%	29,041	6.6%		
Age 55 to 59 Years	3,477	6.8%	10,003	6.9%	30,523	6.9%		
Age 60 to 64 Years	3,099	6.0%	9,361	6.4%	29,436	6.7%		
Age 65 to 69 Years	2,357	4.6%	7,533	5.2%	25,295	5.7%		
Age 70 to 74 Years	2,125	4.1%	6,865	4.7%	22,672	5.1%		
Age 75 to 79 Years	1,400	2.7%	5,102	3.5%	16,642	3.8%		
Age 80 to 84 Years	1,027	2.0%	3,664	2.5%	11,712	2.6%		
Age 85 Years or Over	1,139	2.2%	4,739	3.3%	13,831	3.1%		
Male Median Age	38.7		40.9		41.9			
Age 19 Years or Less	13,429	26.2%	35,565	24.4%	100,639	22.8%		
Age 20 to 64 Years	29,791	58.1%	82,283	56.5%	251,319	56.8%		
Age 65 Years or Over	8,049	15.7%	27,902	19.1%	90,152	20.4%		
<b>Males per 100 Females (2021)</b>								
Overall Comparison	94		90		93			
Age Under 5 Years	104	50.9%	103	50.8%	105	51.1%		
Age 5 to 9 Years	104	50.9%	104	50.9%	103	50.8%		
Age 10 to 14 Years	112	52.9%	111	52.7%	109	52.7%		
Age 15 to 19 Years	109	52.1%	108	51.9%	107	51.8%		
Age 20 to 24 Years	112	52.8%	106	51.5%	107	51.6%		
Age 25 to 29 Years	96	48.9%	94	48.5%	99	49.8%		
Age 30 to 34 Years	90	47.5%	92	47.8%	96	49.0%		
Age 35 to 39 Years	90	47.3%	91	47.7%	96	48.9%		
Age 40 to 44 Years	89	47.0%	86	46.1%	91	47.7%		
Age 45 to 49 Years	89	47.1%	89	47.2%	94	48.5%		
Age 50 to 54 Years	93	48.2%	89	47.0%	93	48.3%		
Age 55 to 59 Years	91	47.7%	89	47.0%	89	47.2%		
Age 60 to 64 Years	96	48.9%	90	47.4%	90	47.4%		
Age 65 to 69 Years	86	46.3%	82	45.1%	86	46.1%		
Age 70 to 74 Years	91	47.7%	82	45.1%	84	45.6%		
Age 75 to 79 Years	73	42.2%	74	42.5%	76	43.3%		
Age 80 to 84 Years	73	42.3%	68	40.5%	71	41.5%		
Age 85 Years or Over	67	40.1%	57	36.3%	61	37.9%		
Age 19 Years or Less	107	51.7%	107	51.6%	106	51.5%		
Age 20 to 39 Years	96	48.9%	95	48.8%	99	49.8%		
Age 40 to 64 Years	91	47.8%	88	46.9%	92	47.8%		
Age 65 Years or Over	80	44.4%	73	42.3%	77	43.4%		

# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3213/-80.2038

Riverstone Shoppes						
7251 - 7391 FL-7, Parkland, FL 33073						
	3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2021)</b>						
Total Households	38,687		122,044		372,431	
Households with Children	13,514	34.9%	35,898	29.4%	99,695	26.8%
Average Household Size	2.7		2.5		2.4	
Household Density per Square Mile	1,369		1,555		1,186	
Population Family	91,486	86.5%	253,450	82.5%	735,744	80.0%
Population Non-Family	13,884	13.1%	51,856	16.9%	173,418	18.9%
Population Group Quarters	441	0.4%	2,072	0.7%	10,775	1.2%
Family Households	28,038	72.5%	80,020	65.6%	233,905	62.8%
Married Couple Households	21,125	75.3%	60,083	75.1%	169,251	72.4%
Other Family Households with Children	6,913	24.7%	19,937	24.9%	64,654	27.6%
Family Households with Children	13,397	47.8%	35,599	44.5%	98,754	42.2%
Married Couple with Children	9,288	69.3%	24,185	67.9%	61,930	62.7%
Other Family Households with Children	4,109	30.7%	11,414	32.1%	36,823	37.3%
Family Households No Children	14,640	52.2%	44,421	55.5%	135,151	57.8%
Married Couple No Children	11,837	80.9%	35,898	80.8%	107,321	79.4%
Other Family Households No Children	2,803	19.1%	8,523	19.2%	27,830	20.6%
Non-Family Households	10,649	27.5%	42,024	34.4%	138,526	37.2%
Non-Family Households with Children	117	1.1%	299	0.7%	942	0.7%
Non-Family Households No Children	10,533	98.9%	41,725	99.3%	137,584	99.3%
Average Family Household Size	3.3		3.2		3.1	
Average Family Income	\$120,722		\$117,540		\$116,080	
Median Family Income	\$103,705		\$101,820		\$95,003	
Average Non-Family Household Size	1.3		1.2		1.3	
<b>Marital Status (2021)</b>						
Population Age 15 Years or Over	86,513		256,039		774,522	
Never Married	26,223	30.3%	74,203	29.0%	237,788	30.7%
Currently Married	42,206	48.8%	116,707	45.6%	325,135	42.0%
Previously Married	18,084	20.9%	65,130	25.4%	211,599	27.3%
Separated	3,393	18.8%	12,252	18.8%	44,774	21.2%
Widowed	4,295	23.8%	18,969	29.1%	60,967	28.8%
Divorced	10,395	57.5%	33,909	52.1%	105,858	50.0%
<b>Educational Attainment (2021)</b>						
Adult Population Age 25 Years or Over	74,054		222,331		674,255	
Elementary (Grade Level 0 to 8)	1,858	2.5%	6,448	2.9%	28,412	4.2%
Some High School (Grade Level 9 to 11)	2,746	3.7%	9,619	4.3%	38,177	5.7%
High School Graduate	18,374	24.8%	55,434	24.9%	174,702	25.9%
Some College	13,932	18.8%	40,093	18.0%	125,230	18.6%
Associate Degree Only	7,276	9.8%	20,051	9.0%	59,058	8.8%
Bachelor Degree Only	19,593	26.5%	56,549	25.4%	154,190	22.9%
Graduate Degree	10,275	13.9%	34,136	15.4%	94,487	14.0%
Any College (Some College or Higher)	51,077	69.0%	150,829	67.8%	432,964	64.2%
College Degree + (Bachelor Degree or Higher)	29,869	40.3%	90,685	40.8%	248,677	36.9%

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3213/-80.2038

Riverstone Shoppes						
7251 - 7391 FL-7, Parkland, FL 33073						
	3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>						
Total Housing Units (2021)	41,739		138,178		429,258	
Total Housing Units (2010)	39,645		131,011		407,158	
Historical Annual Growth (2010-2021)	2,094	0.5%	7,167	0.5%	22,100	0.5%
Housing Units Occupied (2021)	38,687	92.7%	122,044	88.3%	372,431	86.8%
Housing Units Owner-Occupied	28,280	73.1%	87,029	71.3%	257,951	69.3%
Housing Units Renter-Occupied	10,407	26.9%	35,015	28.7%	114,480	30.7%
Housing Units Vacant (2021)	3,052	7.3%	16,134	11.7%	56,827	13.2%
<b>Household Size (2021)</b>						
Total Households	38,687		122,044		372,431	
1 Person Households	8,023	20.7%	33,856	27.7%	110,120	29.6%
2 Person Households	12,109	31.3%	39,036	32.0%	124,793	33.5%
3 Person Households	7,451	19.3%	20,294	16.6%	57,215	15.4%
4 Person Households	6,978	18.0%	17,993	14.7%	47,146	12.7%
5 Person Households	2,792	7.2%	7,272	6.0%	20,387	5.5%
6 Person Households	898	2.3%	2,393	2.0%	7,653	2.1%
7 or More Person Households	435	1.1%	1,200	1.0%	5,117	1.4%
<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	4,380	11.3%	13,328	10.9%	37,822	10.2%
HH Income \$150,000 to \$199,999	3,348	8.7%	8,453	6.9%	22,221	6.0%
HH Income \$125,000 to \$149,999	3,295	8.5%	8,292	6.8%	22,216	6.0%
HH Income \$100,000 to \$124,999	4,109	10.6%	10,780	8.8%	30,994	8.3%
HH Income \$75,000 to \$99,999	5,346	13.8%	15,826	13.0%	47,061	12.6%
HH Income \$50,000 to \$74,999	7,031	18.2%	22,857	18.7%	69,755	18.7%
HH Income \$35,000 to \$49,999	4,011	10.4%	14,377	11.8%	44,633	12.0%
HH Income \$25,000 to \$34,999	2,925	7.6%	9,970	8.2%	33,504	9.0%
HH Income \$15,000 to \$24,999	1,848	4.8%	7,777	6.4%	27,852	7.5%
HH Income \$10,000 to \$14,999	1,070	2.8%	4,664	3.8%	15,793	4.2%
HH Income Under \$10,000	1,324	3.4%	5,719	4.7%	20,580	5.5%
<b>Household Vehicles (2021)</b>						
Households 0 Vehicles Available	1,518	3.9%	7,960	6.5%	24,722	6.6%
Households 1 Vehicle Available	12,603	32.6%	46,906	38.4%	155,088	41.6%
Households 2 Vehicles Available	17,000	43.9%	48,063	39.4%	138,968	37.3%
Households 3 or More Vehicles Available	7,565	19.6%	19,116	15.7%	53,653	14.4%
Total Vehicles Available	71,878		206,662		611,309	
Average Vehicles per Household	1.9		1.7		1.6	
Owner-Occupied Household Vehicles	55,290	76.9%	156,416	75.7%	449,489	73.5%
Average Vehicles per Owner-Occupied Household	2.0		1.8		1.7	
Renter-Occupied Household Vehicles	16,588	23.1%	50,245	24.3%	161,820	26.5%
Average Vehicles per Renter-Occupied Household	1.6		1.4		1.4	
<b>Travel Time (2021)</b>						
Worker Base Age 16 years or Over	50,296		146,860		441,977	
Travel to Work in 14 Minutes or Less	8,335	16.6%	22,960	15.6%	76,290	17.3%
Travel to Work in 15 to 29 Minutes	19,046	37.9%	50,712	34.5%	150,137	34.0%
Travel to Work in 30 to 59 Minutes	18,002	35.8%	48,742	33.2%	136,519	30.9%
Travel to Work in 60 Minutes or More	2,973	5.9%	9,665	6.6%	31,994	7.2%
Work at Home	4,285	8.5%	13,095	8.9%	37,267	8.4%
Average Minutes Travel to Work	25.4		25.5		24.7	

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<b>Riverstone Shoppes</b>		<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>7251 - 7391 FL-7, Parkland, FL 33073</b>							
<b>Transportation To Work (2021)</b>							
Worker Base Age 16 years or Over		50,296		146,860		441,977	
Drive to Work Alone		39,021	77.6%	113,699	77.4%	336,313	76.1%
Drive to Work in Carpool		4,579	9.1%	12,743	8.7%	40,401	9.1%
Travel to Work by Public Transportation		927	1.8%	2,457	1.7%	9,838	2.2%
Drive to Work on Motorcycle		92	0.2%	183	0.1%	674	0.2%
Bicycle to Work		157	0.3%	477	0.3%	1,853	0.4%
Walk to Work		450	0.9%	1,480	1.0%	6,773	1.5%
Other Means		785	1.6%	2,725	1.9%	8,857	2.0%
Work at Home		4,285	8.5%	13,095	8.9%	37,267	8.4%
<b>Daytime Demographics (2021)</b>							
Total Businesses		7,030		23,125		76,729	
Total Employees		39,202		128,939		550,089	
Company Headquarter Businesses		143	2.0%	588	2.5%	2,651	3.5%
Company Headquarter Employees		3,741	9.5%	12,002	9.3%	92,017	16.7%
Employee Population per Business		5.6	to 1	5.6	to 1	7.2	to 1
Residential Population per Business		15.1	to 1	13.3	to 1	12.0	to 1
Adj. Daytime Demographics Age 16 Years or Over		71,417		236,445		883,755	
<b>Labor Force</b>							
Labor Population Age 16 Years or Over (2021)		85,126		252,333		764,559	
Labor Force Total Males (2021)		40,594	47.7%	117,385	46.5%	362,286	47.4%
Male Civilian Employed		27,334	67.3%	74,628	63.6%	224,359	61.9%
Male Civilian Unemployed		1,425	3.5%	3,677	3.1%	12,212	3.4%
Males in Armed Forces		19	-	104	-	348	-
Males Not in Labor Force		11,816	29.1%	38,976	33.2%	125,367	34.6%
Labor Force Total Females (2021)		44,532	52.3%	134,948	53.5%	402,273	52.6%
Female Civilian Employed		25,559	57.4%	70,094	51.9%	206,119	51.2%
Female Civilian Unemployed		1,542	3.5%	4,533	3.4%	13,415	3.3%
Females in Armed Forces		-	-	-	-	66	-
Females Not in Labor Force		17,431	39.1%	60,321	44.7%	182,673	45.4%
Unemployment Rate		2,967	3.5%	8,210	3.3%	25,627	3.4%
<b>Occupation (2021)</b>							
Occupation Population Age 16 Years or Over		52,893		144,722		430,478	
Occupation Total Males		27,334	51.7%	74,628	51.6%	224,359	52.1%
Occupation Total Females		25,559	48.3%	70,094	48.4%	206,119	47.9%
Management, Business, Financial Operations		9,666	18.3%	26,269	18.2%	72,030	16.7%
Professional, Related		12,099	22.9%	32,167	22.2%	87,981	20.4%
Service		10,038	19.0%	28,416	19.6%	88,579	20.6%
Sales, Office		12,886	24.4%	35,157	24.3%	105,454	24.5%
Farming, Fishing, Forestry		126	0.2%	237	0.2%	876	0.2%
Construction, Extraction, Maintenance		3,972	7.5%	10,772	7.4%	35,406	8.2%
Production, Transport, Material Moving		4,106	7.8%	11,704	8.1%	40,153	9.3%
White Collar Workers		34,651	65.5%	93,593	64.7%	265,464	61.7%
Blue Collar Workers		18,242	34.5%	51,128	35.3%	165,014	38.3%

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Riverstone Shoppes		3 mi radius		5 mi radius		10 mi radius	
7251 - 7391 FL-7, Parkland, FL 33073							
<b>Units In Structure (2021)</b>							
Total Units		36,014		111,856		339,944	
1 Detached Unit		20,530	57.0%	54,379	48.6%	165,742	48.8%
1 Attached Unit		4,030	11.2%	13,198	11.8%	35,851	10.5%
2 Units		551	1.5%	2,085	1.9%	7,843	2.3%
3 to 4 Units		1,803	5.0%	6,372	5.7%	18,231	5.4%
5 to 9 Units		1,860	5.2%	8,435	7.5%	22,879	6.7%
10 to 19 Units		2,838	7.9%	9,639	8.6%	28,233	8.3%
20 to 49 Units		2,949	8.2%	13,235	11.8%	43,521	12.8%
50 or More Units		1,685	4.7%	10,643	9.5%	41,369	12.2%
Mobile Home or Trailer		2,426	6.7%	3,977	3.6%	8,469	2.5%
Other Structure		16	-	82	-	295	-
<b>Homes Built By Year (2021)</b>							
Homes Built 2014 or later		1,115	2.7%	4,307	3.1%	12,510	2.9%
Homes Built 2010 to 2013		840	2.0%	1,722	1.2%	4,839	1.1%
Homes Built 2000 to 2009		4,747	11.4%	11,337	8.2%	30,262	7.0%
Homes Built 1990 to 1999		10,410	24.9%	27,123	19.6%	61,221	14.3%
Homes Built 1980 to 1989		13,993	33.5%	42,797	31.0%	102,213	23.8%
Homes Built 1970 to 1979		5,880	14.1%	26,535	19.2%	101,027	23.5%
Homes Built 1960 to 1969		859	2.1%	4,797	3.5%	36,891	8.6%
Homes Built 1950 to 1959		580	1.4%	2,215	1.6%	18,061	4.2%
Homes Built 1940 to 1949		146	0.4%	531	0.4%	2,426	0.6%
Homes Built Before 1939		117	0.3%	679	0.5%	2,980	0.7%
Median Age of Homes		26.8	yrs	29.0	yrs	32.7	yrs
<b>Home Values (2021)</b>							
Owner Specified Housing Units		28,280		87,029		257,951	
Home Values \$1,000,000 or More		488	1.7%	1,665	1.9%	10,043	3.9%
Home Values \$750,000 to \$999,999		1,084	3.8%	3,335	3.8%	11,123	4.3%
Home Values \$500,000 to \$749,999		2,398	8.5%	10,687	12.3%	29,512	11.4%
Home Values \$400,000 to \$499,999		4,740	16.8%	11,944	13.7%	30,690	11.9%
Home Values \$300,000 to \$399,999		8,135	28.8%	18,844	21.7%	49,178	19.1%
Home Values \$250,000 to \$299,999		3,520	12.4%	9,810	11.3%	27,788	10.8%
Home Values \$200,000 to \$249,999		2,251	8.0%	7,311	8.4%	24,092	9.3%
Home Values \$175,000 to \$199,999		830	2.9%	2,730	3.1%	10,330	4.0%
Home Values \$150,000 to \$174,999		1,165	4.1%	4,548	5.2%	14,118	5.5%
Home Values \$125,000 to \$149,999		800	2.8%	2,763	3.2%	9,016	3.5%
Home Values \$100,000 to \$124,999		1,024	3.6%	3,205	3.7%	11,306	4.4%
Home Values \$90,000 to \$99,999		182	0.6%	828	1.0%	2,911	1.1%
Home Values \$80,000 to \$89,999		222	0.8%	1,628	1.9%	5,246	2.0%
Home Values \$70,000 to \$79,999		106	0.4%	1,452	1.7%	4,361	1.7%
Home Values \$60,000 to \$69,999		355	1.3%	1,616	1.9%	5,072	2.0%
Home Values \$50,000 to \$59,999		163	0.6%	1,014	1.2%	2,930	1.1%
Home Values \$35,000 to \$49,999		159	0.6%	1,474	1.7%	4,083	1.6%
Home Values \$25,000 to \$34,999		135	0.5%	664	0.8%	1,743	0.7%
Home Values \$10,000 to \$24,999		338	1.2%	924	1.1%	2,667	1.0%
Home Values Under \$10,000		185	0.7%	587	0.7%	1,740	0.7%
Owner-Occupied Median Home Value		\$339,047		\$320,113		\$326,418	
Renter-Occupied Median Rent		\$1,558		\$1,492		\$1,390	



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Riverstone Shoppes						
7251 - 7391 FL-7, Parkland, FL 33073						
	3 mi radius		5 mi radius		10 mi radius	
<b>Total Annual Consumer Expenditure (2021)</b>						
Total Household Expenditure	\$2.83 B		\$8.45 B		\$25.6 B	
Total Non-Retail Expenditure	\$1.5 B		\$4.47 B		\$13.56 B	
Total Retail Expenditure	\$1.34 B		\$3.98 B		\$12.04 B	
Apparel	\$101.05 M		\$299.71 M		\$904.61 M	
Contributions	\$95.32 M		\$285.79 M		\$866.36 M	
Education	\$90.15 M		\$266.85 M		\$801.5 M	
Entertainment	\$162.69 M		\$482.87 M		\$1.46 B	
Food and Beverages	\$414.1 M		\$1.23 B		\$3.74 B	
Furnishings and Equipment	\$100.83 M		\$299.33 M		\$904.04 M	
Gifts	\$72.29 M		\$216.93 M		\$656.95 M	
Health Care	\$235.78 M		\$708.86 M		\$2.16 B	
Household Operations	\$112.52 M		\$336.28 M		\$1.02 B	
Miscellaneous Expenses	\$53.76 M		\$160.72 M		\$487.11 M	
Personal Care	\$38.02 M		\$113.33 M		\$343.41 M	
Personal Insurance	\$20.78 M		\$61.49 M		\$184.98 M	
Reading	\$6.19 M		\$18.61 M		\$56.59 M	
Shelter	\$592.58 M		\$1.77 B		\$5.37 B	
Tobacco	\$15.85 M		\$48.27 M		\$148.88 M	
Transportation	\$516.4 M		\$1.53 B		\$4.63 B	
Utilities	\$203.19 M		\$611.19 M		\$1.86 B	
<b>Monthly Household Consumer Expenditure (2021)</b>						
Total Household Expenditure	\$6,099		\$5,768		\$5,728	
Total Non-Retail Expenditure	\$3,221	52.8%	\$3,053	52.9%	\$3,034	53.0%
Total Retail Expenditures	\$2,878	47.2%	\$2,715	47.1%	\$2,694	47.0%
Apparel	\$218	3.6%	\$205	3.5%	\$202	3.5%
Contributions	\$205	3.4%	\$195	3.4%	\$194	3.4%
Education	\$194	3.2%	\$182	3.2%	\$179	3.1%
Entertainment	\$350	5.7%	\$330	5.7%	\$326	5.7%
Food and Beverages	\$892	14.6%	\$843	14.6%	\$838	14.6%
Furnishings and Equipment	\$217	3.6%	\$204	3.5%	\$202	3.5%
Gifts	\$156	2.6%	\$148	2.6%	\$147	2.6%
Health Care	\$508	8.3%	\$484	8.4%	\$483	8.4%
Household Operations	\$242	4.0%	\$230	4.0%	\$228	4.0%
Miscellaneous Expenses	\$116	1.9%	\$110	1.9%	\$109	1.9%
Personal Care	\$82	1.3%	\$77	1.3%	\$77	1.3%
Personal Insurance	\$45	0.7%	\$42	0.7%	\$41	0.7%
Reading	\$13	0.2%	\$13	0.2%	\$13	0.2%
Shelter	\$1,276	20.9%	\$1,209	21.0%	\$1,202	21.0%
Tobacco	\$34	0.6%	\$33	0.6%	\$33	0.6%
Transportation	\$1,112	18.2%	\$1,045	18.1%	\$1,035	18.1%
Utilities	\$438	7.2%	\$417	7.2%	\$417	7.3%