

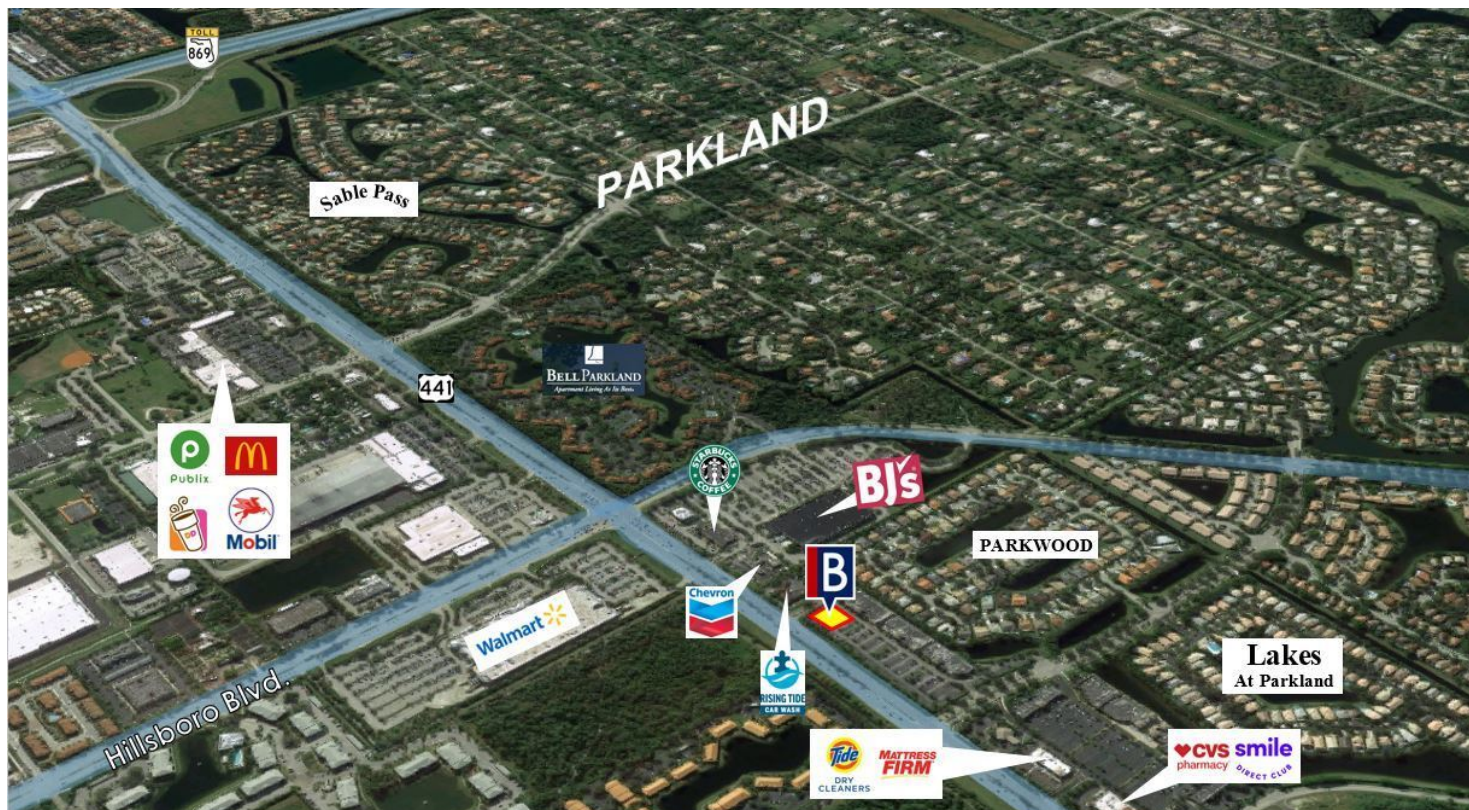
GROUND LEASE/BUILD-TO-SUIT AVAILABLE

7251-7391 N State Road 7, Parkland, FL 33067



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Executive Summary



PROPERTY SUMMARY

- New to market Ground Lease/Build to Suit opportunity
- +/- 4,000 buildable square feet
- Perfect for fast food, retail, medical, financial users, and more.
- Great surrounding residential neighborhoods - Parkland, Boca Raton, Coconut Creek, Coral Springs, etc.
- Located on busy State Road 7/US 441 with 50,000 trips per day
- High visibility!!
- Easy ingress and egress
- Near national retailers including Walmart, Publix, BJ's Wholesale, McDonalds, Dunkin Donuts, Starbucks, and more.



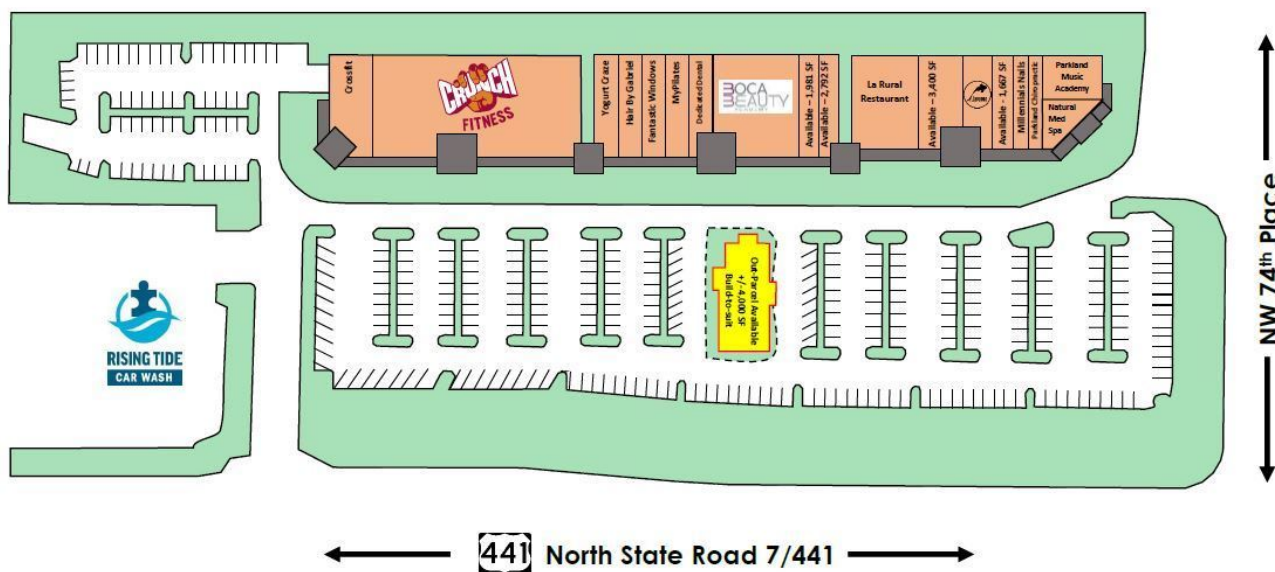
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Riverstone Shoppes

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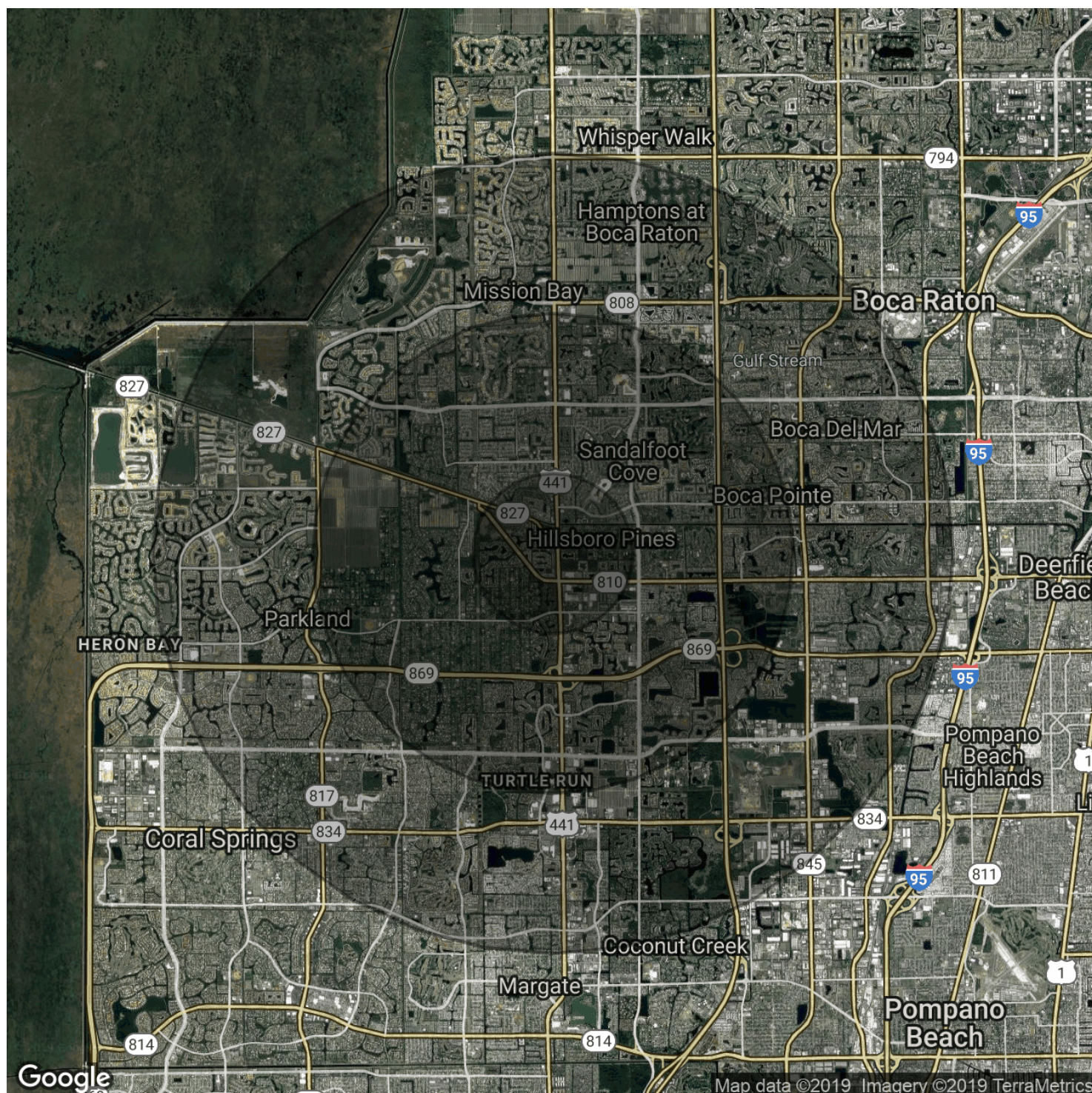
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,580	97,951	268,587
Median age	37.8	39.7	42.3
Median age (Male)	36.8	38.0	40.7
Median age (Female)	38.7	41.2	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,597	35,709	106,355
# of persons per HH	2.7	2.7	2.5
Average HH income	\$80,433	\$84,731	\$79,866
Average house value	\$238,348	\$333,755	\$327,069

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,203	81,337	219,564
% White	81.1%	83.0%	81.7%
Total Population - Black	1,307	8,405	27,990
% Black	10.4%	8.6%	10.4%
Total Population - Asian	552	3,841	9,532
% Asian	4.4%	3.9%	3.5%
Total Population - Hawaiian	0	59	162
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	0	51	324
% American Indian	0.0%	0.1%	0.1%
Total Population - Other	364	2,753	6,412
% Other	2.9%	2.8%	2.4%

* Demographic data derived from 2010 US Census

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