

# RIVERSTONE SHOPPES AT PARKLAND

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



Experience the power of market knowledge



## PROPERTY HIGHLIGHTS

- Beautiful retail space available for lease
- Excellent Tenant mix
- Great surrounding residential neighborhoods - Parkland, Boca Raton, Coconut Creek, etc.
- Asking Rent: \$21.00 p.s.f. NNN
- CAM/Operating Expenses: \$9.80 p.s.f.
- Ample Parking
- #7337: Available 1,981 SF
- #7341: Available 2,792 SF
- #7337 - #7341: Combined Size 4,773 SF
- #7363: Available 3,400 SF
- #7375: Available 1,667 SF



**Joseph Byrnes**  
Senior Vice President  
954.652.2048  
jbyrnes@bergercommercial.com

**John Forman**  
Sales Associate  
954.652.2026  
jforman@bergercommercial.com

**Main Office**  
1600 Southeast 17th Street, Suite 200  
Fort Lauderdale, FL 33316  
954.358.0900

**Palm Beach County Office**  
2240 Woolbright Road, Suite 300  
Boynton Beach, FL 33426  
561.613.0900

bergercommercial.com



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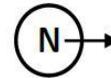
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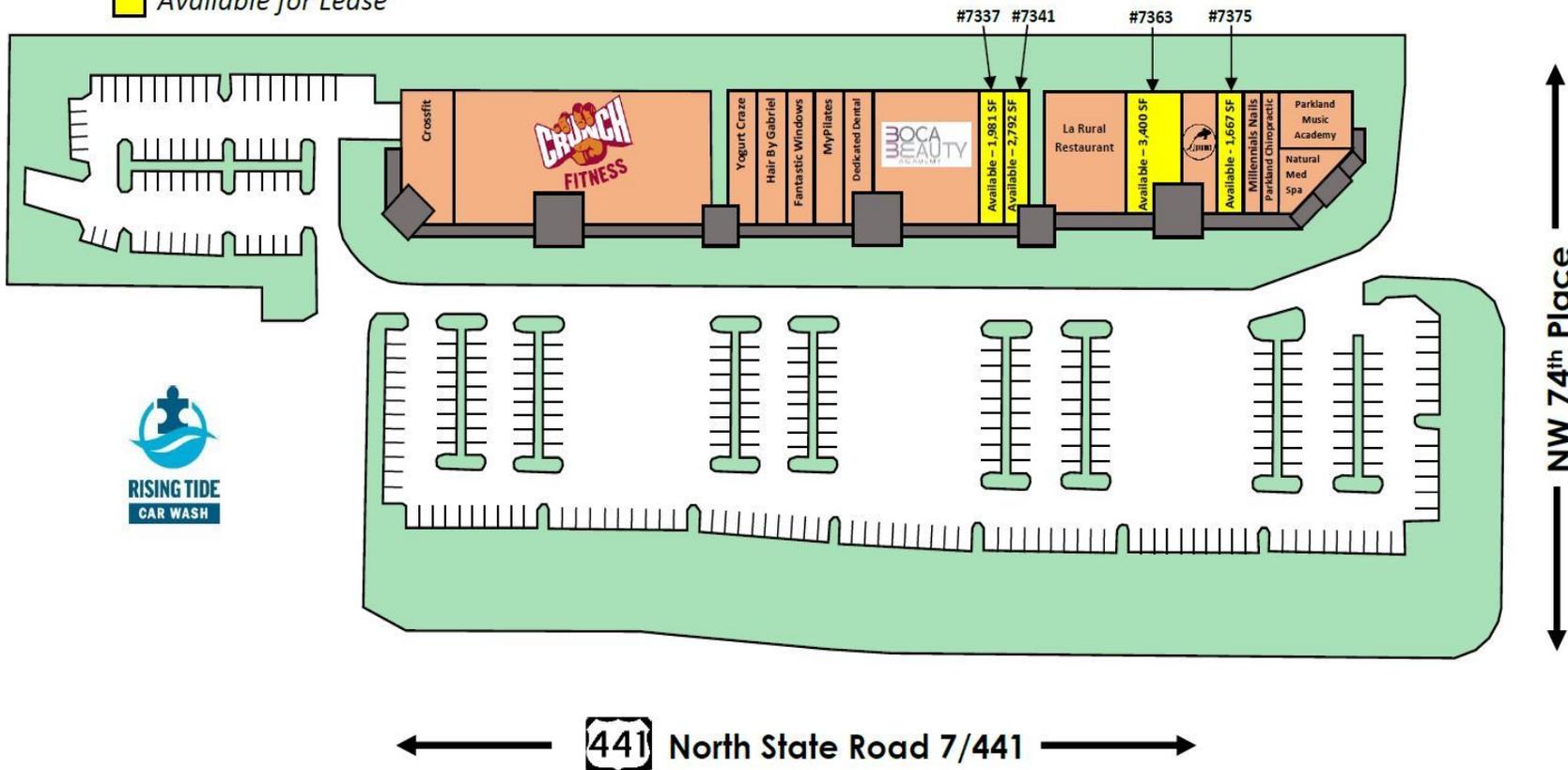
## Site Plan

# Riverstone Shoppes

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Available for Lease



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## Retailer Map



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey

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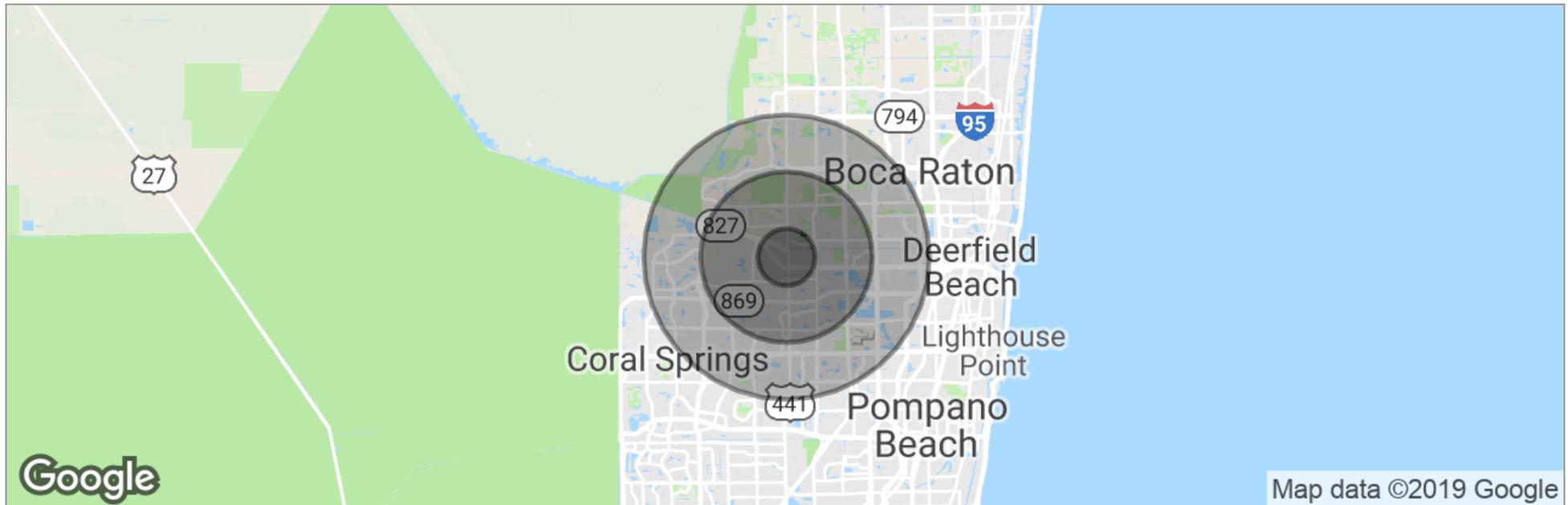
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# RIVERSTONE SHOPPES AT PARKLAND

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## Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	12,580	97,951	268,587
Population Density	4,004	3,464	3,420
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
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

\* Demographic data derived from 2010 US Census

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## Demographics Report

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Total population - White / % White	10,203 / 81.1%	81,337 / 83.0%	219,564 / 81.7%
Total population - Black / % Black	1,307 / 10.4%	8,405 / 8.6%	27,990 / 10.4%
Total population - Asian / % Asian	552 / 4.4%	3,841 / 3.9%	9,532 / 3.5%
Total population - Hawaiian / % Hawaiian	0 / 0.0%	59 / 0.1%	162 / 0.1%
Total population - Indian / % Indian	0 / 0.0%	51 / 0.1%	324 / 0.1%
Total population - Other / % Other	364 / 2.9%	2,753 / 2.8%	6,412 / 2.4%
	1 MILE	3 MILES	5 MILES
Total population - Hispanic	2,290 / 18.2%	17,238 / 17.6%	45,064 / 16.8%

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