RIVERSTONE SHOPPES

7251 - 7391 FL-7, Parkland, FL 33073

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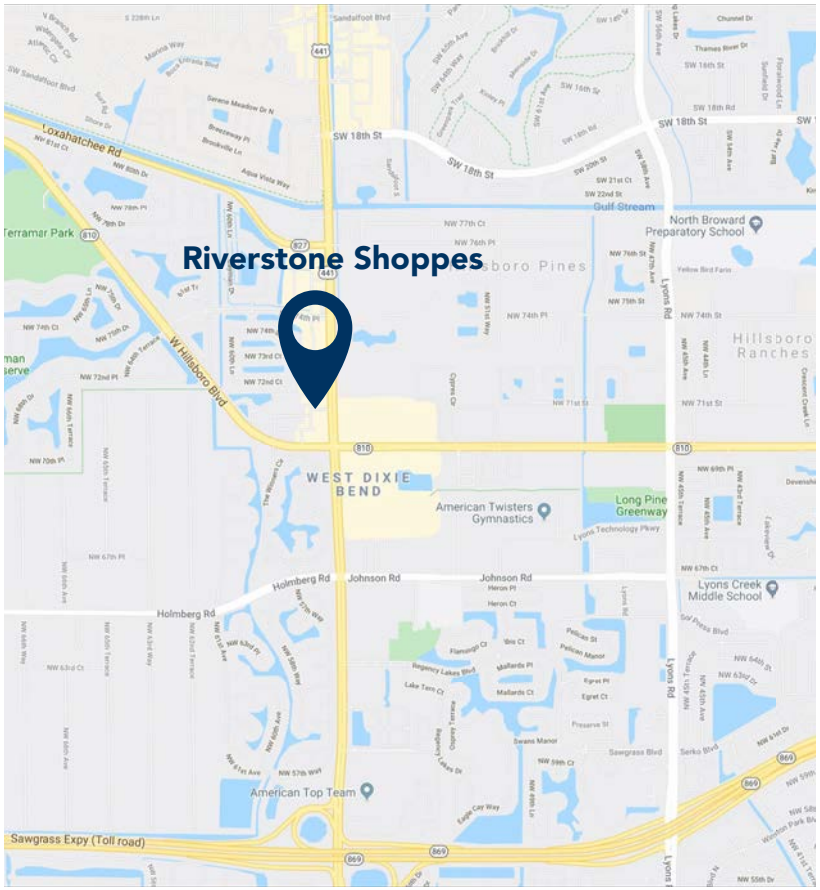
Brand New Building - up to 7,000 SF available



PROPERTY HIGHLIGHTS

- NEW BUILDING: From 1,200 up to 7,000 SF
- GLA: 68,837 SF
- Access from BJ's shopping center creates significant traffic
- Upscale center in high-income Parkland area

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
3 Mi	105,891	US-441: 48,500	3 Mi	$138,548	3 Mi	42,406
5 Mi	306,762	Hillsboro Blvd: 26,182	5 Mi	$123,625	5 Mi	133,528
10 Mi	939,930		10 Mi	$120,491	10 Mi	548,658

last updated: 05/24/24 P1

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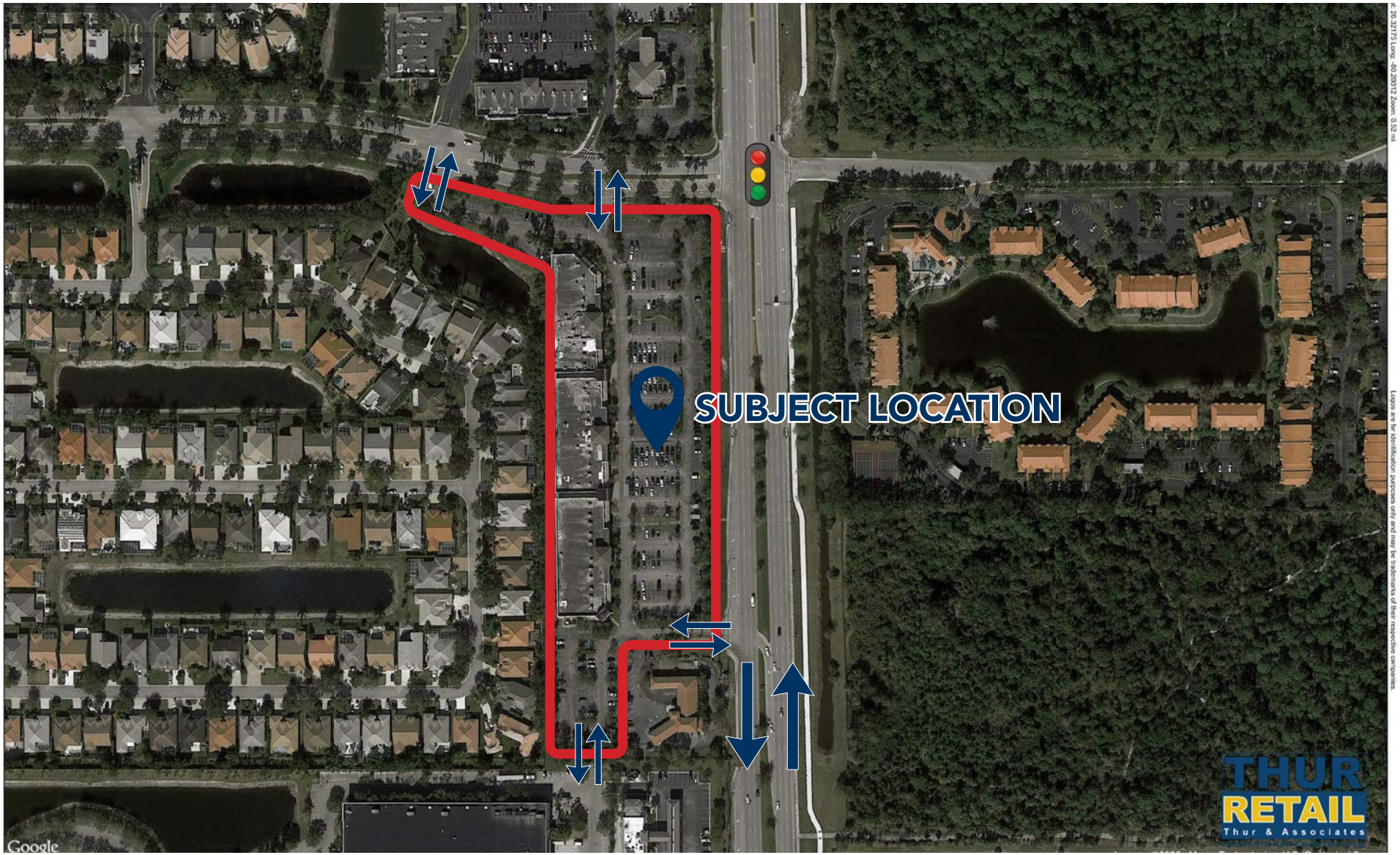

last updated: 05/24/24 P3

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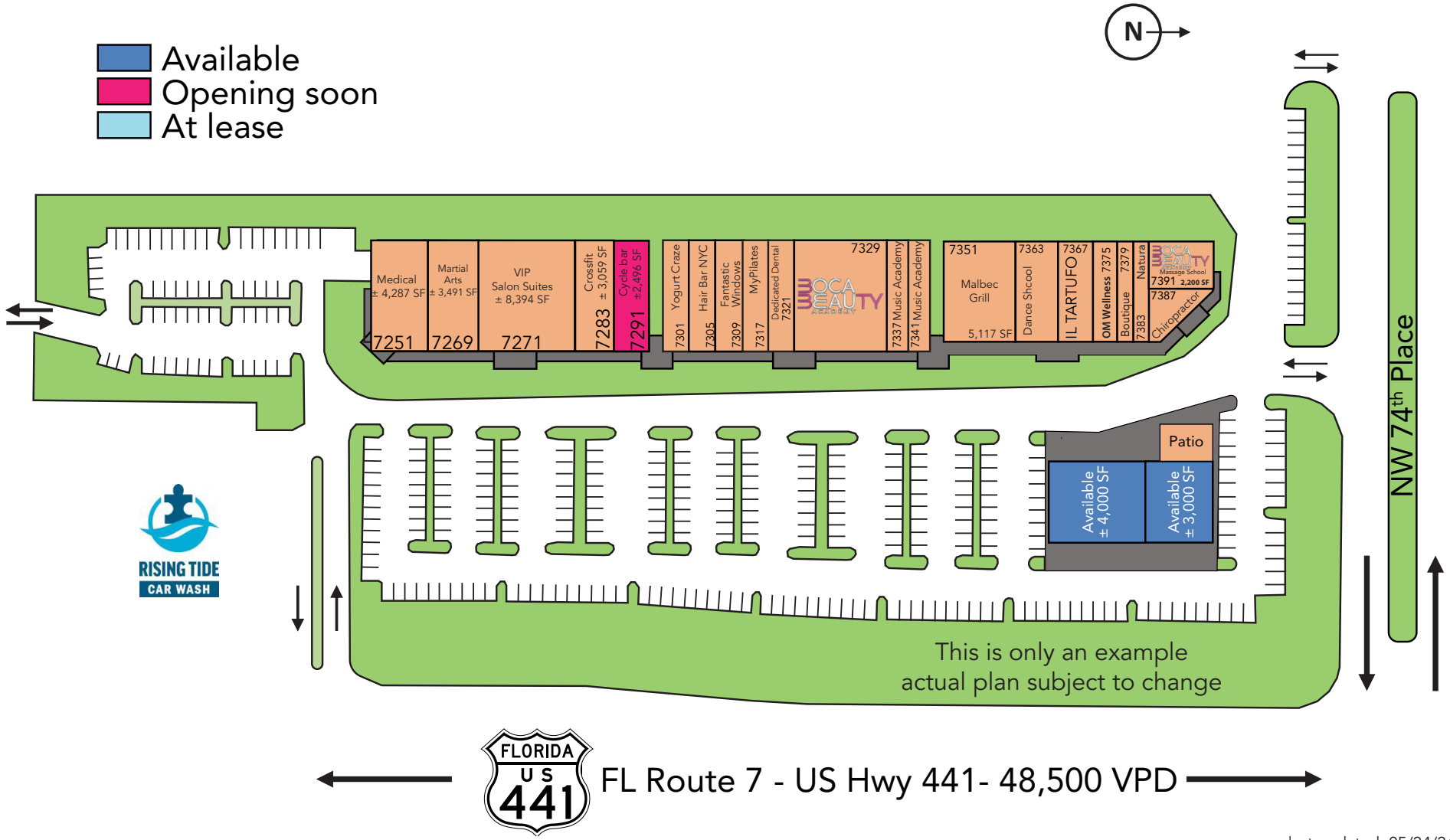

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Suite	Tenant	Category	SF
Building A			
7251	HCA Florida Institute for Women's Health	Medical	4,287
7269	Martial Arts	Martial Arts	3,491
7271	VIP Salon Suites	Salon Suites	8,394
7283	Cross Fit Hardcore West	Crossfit	3,059
7291	Cyclebar	Cycling	2,496
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 4,000
TBD	End Cap N	New construction	1,200 to 3,000
TBD	Make Our Schools Safe	Non-profit organization	700
		Total GLA	68,837

Available

Opening soon

last updated: 05/24/24 P5

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New Outparcel Renderings

last updated: 05/24/24 P7

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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 N455 - 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 (0x 10.0000)
COLORANT R3 (9x 12.0000)
COLORANT G1 (0x 15.0000)

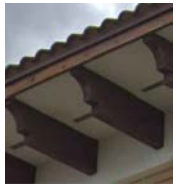
4 EXTERIOR LIGHT FIXTURE
BROWN WALL SCONCE
REF. P563000-147-30K

5 ALUMINUN 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
COLOR CUSTOM BROWN SEE 3/A-400

11 ROOF FINISH TILE
SPANISH TILE
REF.MATCH EXISTING SHOPPING CENTER

12 HERRINGNBONE 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
BRONCE
REF. LASER CUT DECORATIVE PANEL FENCE

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

last updated: 05/24/24 P9

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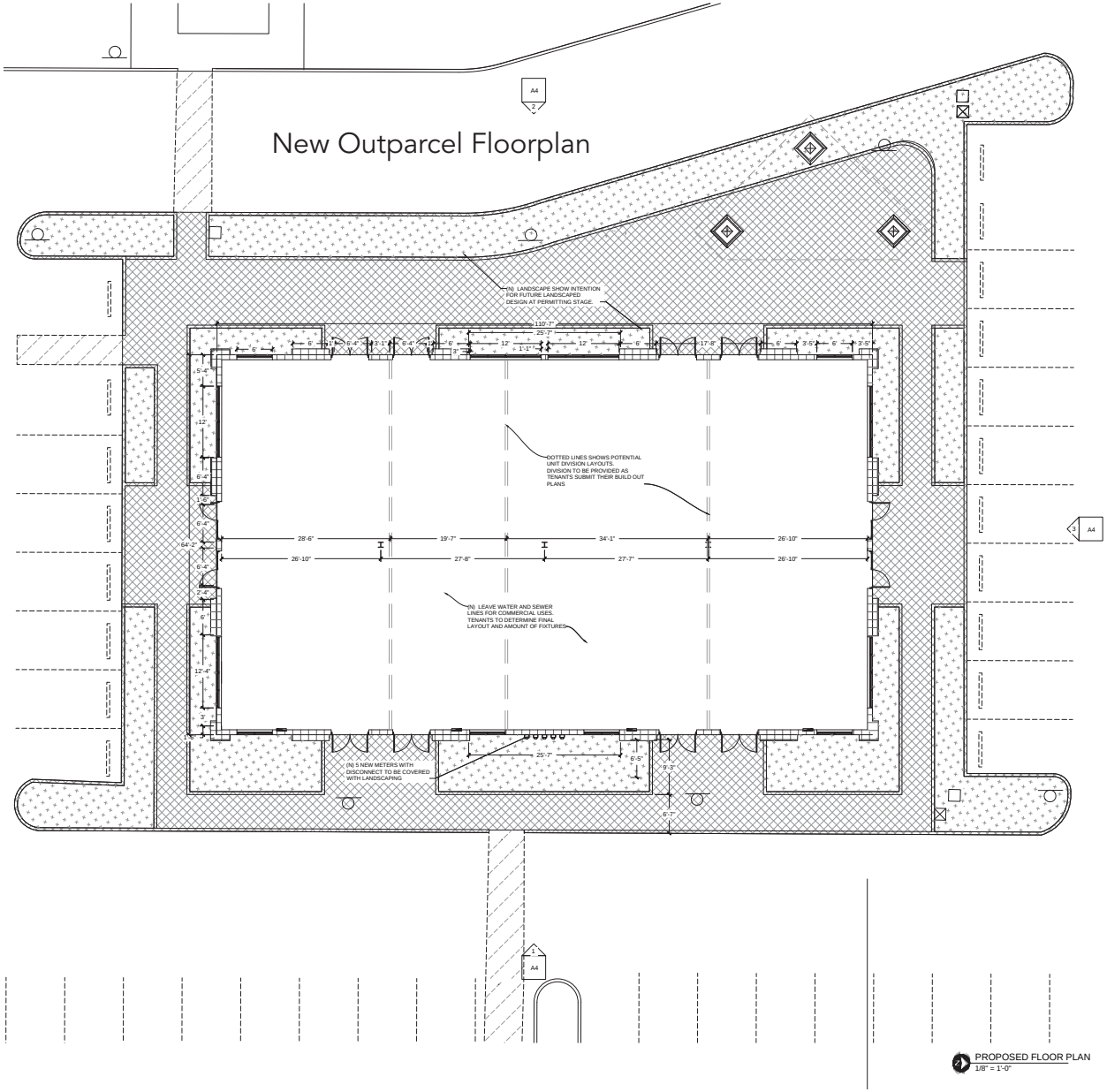

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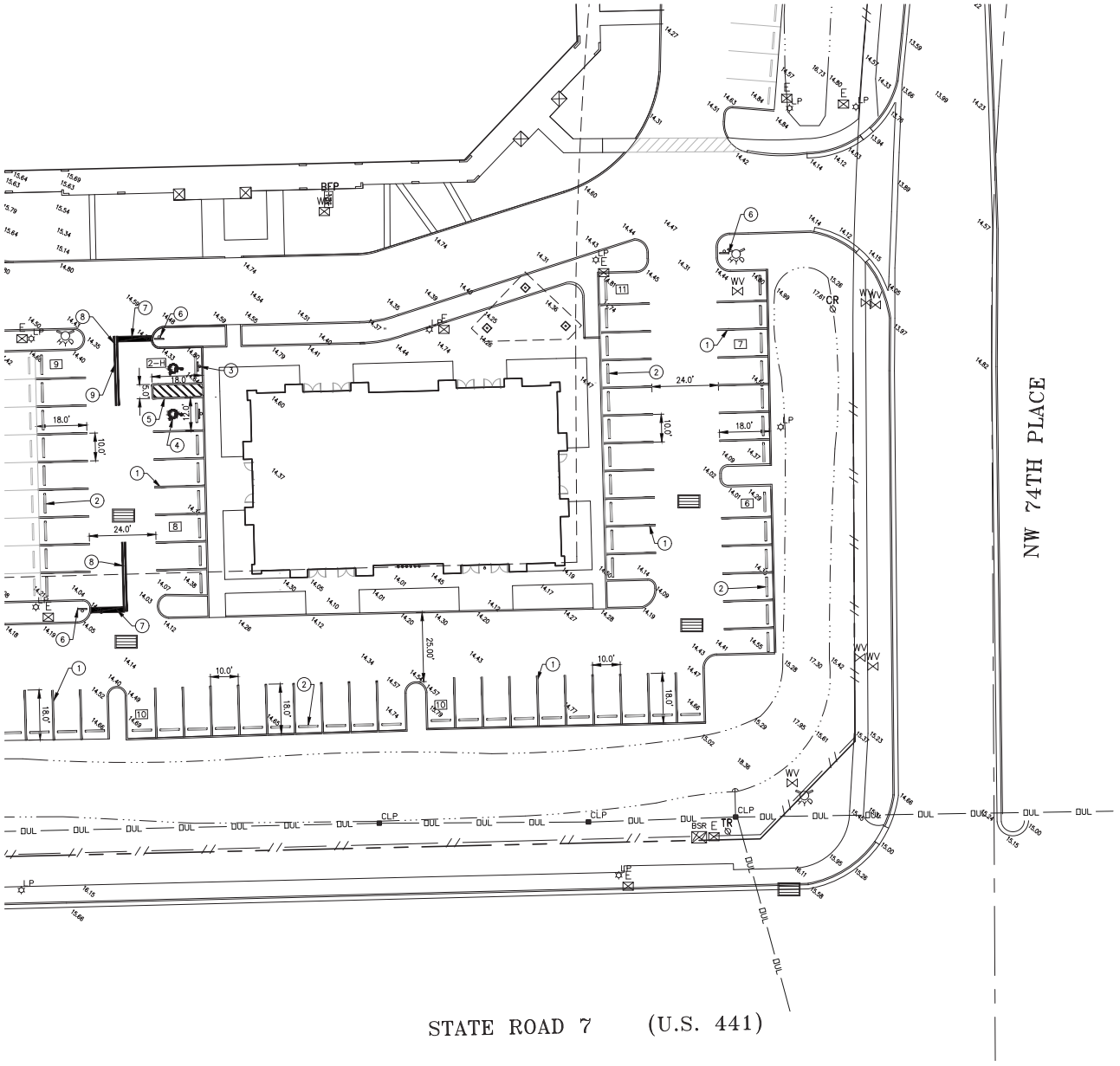

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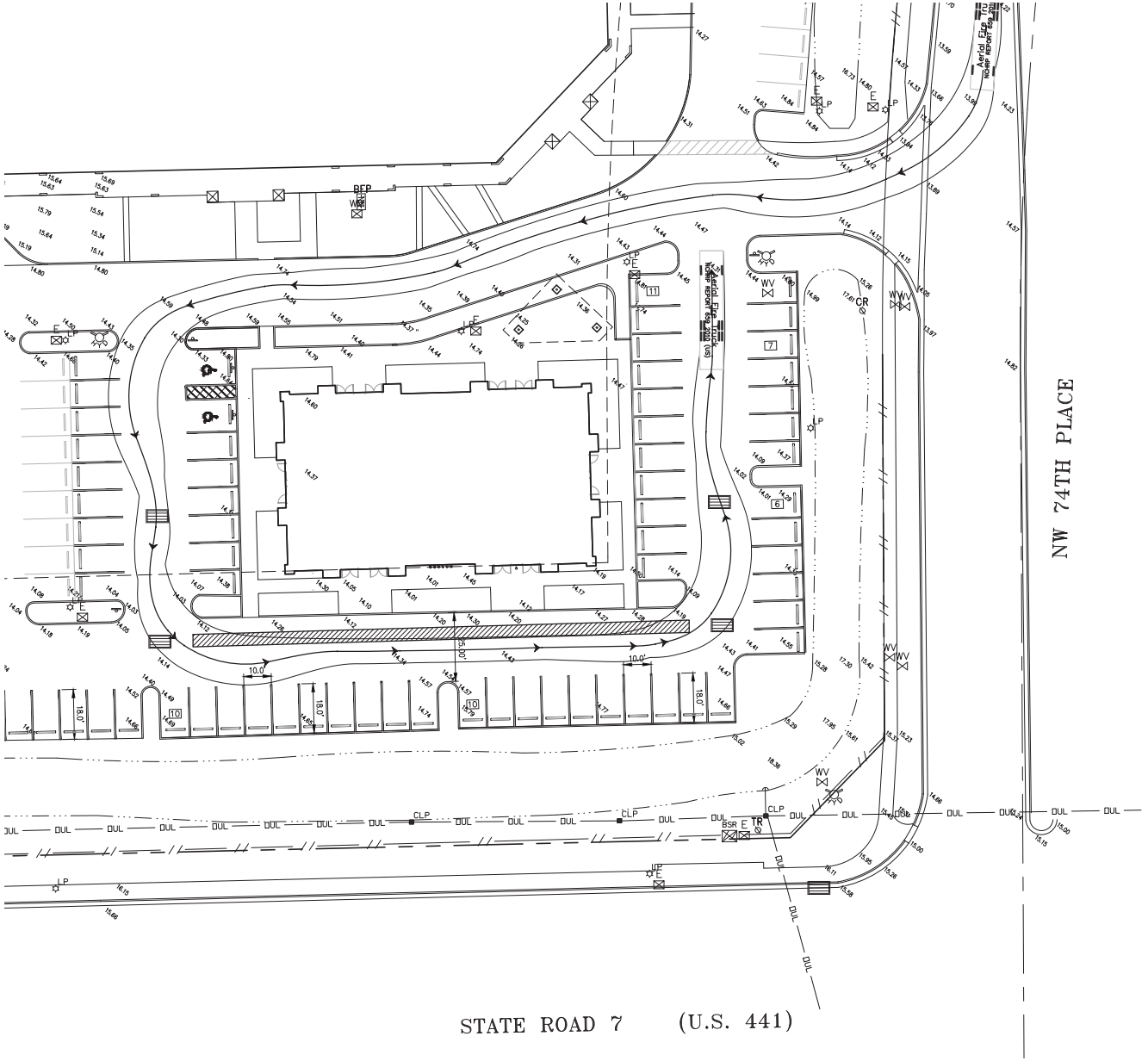

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Boca Raton, Fl 33432
561-395-2441

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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 (2023)	105,891		306,762		939,930	
Projected Population (2028)	110,874		322,689		997,030	
Census Population (2020)	109,155		308,266		927,683	
Census Population (2010)	98,679		272,846		817,486	
Projected Annual Growth (2023-2028)	4,983	*0.9%*	15,927	*1.0%*	57,100	*1.2%*
Historical Annual Growth (2020-2023)	-3,264	-	-1,505	*-0.2%*	12,247	*0.4%*
Historical Annual Growth (2010-2020)	10,476	*1.1%*	35,420	*1.3%*	110,197	*1.3%*
Estimated Population Density (2023)	3,747	*psm*	3,907	*psm*	2,993	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2023)	39,490		123,811		385,654	
Projected Households (2028)	41,030		129,289		405,858	
Census Households (2020)	40,183		123,044		377,588	
Census Households (2010)	36,837		111,602		339,783	
Projected Annual Growth (2023-2028)	1,540	*0.8%*	5,478	*0.9%*	20,204	*1.0%*
Historical Annual Change (2010-2023)	2,653	*0.6%*	12,209	*0.8%*	45,871	*1.0%*
Average Household Income						
Estimated Average Household Income (2023)	$138,548		$123,625		$120,491	
Projected Average Household Income (2028)	$144,362		$128,008		$124,157	
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 (2023-2028)	$5,814	*0.8%*	$4,383	*0.7%*	$3,666	*0.6%*
Historical Annual Change (2000-2023)	$61,402	*3.5%*	$54,610	*3.4%*	$54,794	*3.6%*
Median Household Income						
Estimated Median Household Income (2023)	$102,943		$91,296		$86,424	
Projected Median Household Income (2028)	$106,348		$94,800		$88,989	
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 (2023-2028)	$3,405	*0.7%*	$3,504	*0.8%*	$2,565	*0.6%*
Historical Annual Change (2000-2023)	$40,239	*2.8%*	$36,429	*2.9%*	$36,584	*3.2%*
Per Capita Income						
Estimated Per Capita Income (2023)	$51,708		$49,990		$49,541	
Projected Per Capita Income (2028)	$53,460		$51,377		$50,638	
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 (2023-2028)	$1,752	*0.7%*	$1,387	*0.6%*	$1,097	*0.4%*
Historical Annual Change (2000-2023)	$22,276	*3.3%*	$20,928	*3.1%*	$21,758	*3.4%*
Estimated Average Household Net Worth (2023)	$684,913		$620,818		$577,678	

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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 (2023)	105,891		306,762		939,930	
White (2023)	59,434	*56.1%*	171,833	*56.0%*	488,876	*52.0%*
Black or African American (2023)	16,984	*16.0%*	54,775	*17.9%*	224,544	*23.9%*
American Indian or Alaska Native (2023)	321	*0.3%*	864	*0.3%*	2,771	*0.3%*
Asian (2023)	5,508	*5.2%*	14,806	*4.8%*	41,651	*4.4%*
Hawaiian or Pacific Islander (2023)	49	-	109	-	335	-
Other Race (2023)	6,464	*6.1%*	18,809	*6.1%*	57,756	*6.1%*
Two or More Races (2023)	17,131	*16.2%*	45,565	*14.9%*	123,997	*13.2%*
Population < 18 (2023)	23,094	*21.8%*	61,043	*19.9%*	175,424	*18.7%*
White Not Hispanic	11,323	*49.0%*	28,580	*46.8%*	70,861	*40.4%*
Black or African American	3,682	*15.9%*	11,103	*18.2%*	46,814	*26.7%*
Asian	1,269	*5.5%*	3,440	*5.6%*	8,147	*4.6%*
Other Race Not Hispanic	1,050	*4.5%*	2,647	*4.3%*	7,025	*4.0%*
Hispanic	5,770	*25.0%*	15,274	*25.0%*	42,578	*24.3%*
Not Hispanic or Latino Population (2023)	79,075	*74.7%*	230,568	*75.2%*	712,223	*75.8%*
Not Hispanic White	53,245	*67.3%*	153,201	*66.4%*	429,204	*60.3%*
Not Hispanic Black or African American	16,708	*21.1%*	53,831	*23.3%*	219,954	*30.9%*
Not Hispanic American Indian or Alaska Native	61	-	146	-	463	-
Not Hispanic Asian	5,484	*6.9%*	14,723	*6.4%*	41,208	*5.8%*
Not Hispanic Hawaiian or Pacific Islander	13	-	33	-	104	-
Not Hispanic Other Race	733	*0.9%*	1,842	*0.8%*	4,437	*0.6%*
Not Hispanic Two or More Races	2,832	*3.6%*	6,793	*2.9%*	16,854	*2.4%*
Hispanic or Latino Population (2023)	26,816	*25.3%*	76,194	*24.8%*	227,707	*24.2%*
Hispanic White	6,189	*23.1%*	18,631	*24.5%*	59,672	*26.2%*
Hispanic Black or African American	276	*1.0%*	945	*1.2%*	4,590	*2.0%*
Hispanic American Indian or Alaska Native	260	*1.0%*	718	*0.9%*	2,308	*1.0%*
Hispanic Asian	24	-	83	*0.1%*	443	*0.2%*
Hispanic Hawaiian or Pacific Islander	36	*0.1%*	77	*0.1%*	231	*0.1%*
Hispanic Other Race	5,731	*21.4%*	16,967	*22.3%*	53,320	*23.4%*
Hispanic Two or More Races	14,300	*53.3%*	38,772	*50.9%*	107,143	*47.1%*
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 (2028)	82,668	*74.6%*	242,554	*75.2%*	754,515	*75.7%*
Hispanic or Latino Population (2028)	28,206	*25.4%*	80,135	*24.8%*	242,515	*24.3%*
Projected Annual Growth (2023-2028)	1,391	*1.0%*	3,941	*1.0%*	14,808	*1.3%*
Historical Annual Growth (2010-2020)	7,106	*3.8%*	22,764	*4.6%*	66,248	*4.5%*

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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 Age Distribution (2023)						
Total Population	105,891		306,762		939,930	
Age Under 5 Years	5,270	*5.0%*	14,449	*4.7%*	44,185	*4.7%*
Age 5 to 9 Years	6,339	*6.0%*	16,595	*5.4%*	47,939	*5.1%*
Age 10 to 14 Years	7,011	*6.6%*	18,254	*6.0%*	50,490	*5.4%*
Age 15 to 19 Years	6,813	*6.4%*	17,733	*5.8%*	52,403	*5.6%*
Age 20 to 24 Years	5,758	*5.4%*	16,082	*5.2%*	51,743	*5.5%*
Age 25 to 29 Years	5,833	*5.5%*	16,271	*5.3%*	51,925	*5.5%*
Age 30 to 34 Years	6,807	*6.4%*	19,077	*6.2%*	58,561	*6.2%*
Age 35 to 39 Years	7,278	*6.9%*	19,641	*6.4%*	58,220	*6.2%*
Age 40 to 44 Years	7,557	*7.1%*	20,178	*6.6%*	58,506	*6.2%*
Age 45 to 49 Years	7,259	*6.9%*	19,276	*6.3%*	56,924	*6.1%*
Age 50 to 54 Years	7,621	*7.2%*	20,704	*6.7%*	61,932	*6.6%*
Age 55 to 59 Years	7,429	*7.0%*	21,081	*6.9%*	65,728	*7.0%*
Age 60 to 64 Years	6,538	*6.2%*	20,094	*6.6%*	64,877	*6.9%*
Age 65 to 69 Years	5,215	*4.9%*	16,966	*5.5%*	57,643	*6.1%*
Age 70 to 74 Years	4,390	*4.1%*	15,080	*4.9%*	50,499	*5.4%*
Age 75 to 79 Years	3,546	*3.3%*	13,019	*4.2%*	42,654	*4.5%*
Age 80 to 84 Years	2,482	*2.3%*	9,400	*3.1%*	29,762	*3.2%*
Age 85 Years or Over	2,747	*2.6%*	12,863	*4.2%*	35,940	*3.8%*
Median Age	41.0		43.6		44.3	
Age 19 Years or Less	25,433	*24.0%*	67,031	*21.9%*	195,017	*20.7%*
Age 20 to 64 Years	62,079	*58.6%*	172,403	*56.2%*	528,416	*56.2%*
Age 65 Years or Over	18,380	*17.4%*	67,328	*21.9%*	216,497	*23.0%*
Female Age Distribution (2023)						
Female Population	54,107	*51.1%*	159,612	*52.0%*	484,517	*51.5%*
Age Under 5 Years	2,597	*4.8%*	7,167	*4.5%*	21,761	*4.5%*
Age 5 to 9 Years	3,115	*5.8%*	8,137	*5.1%*	23,568	*4.9%*
Age 10 to 14 Years	3,356	*6.2%*	8,764	*5.5%*	24,409	*5.0%*
Age 15 to 19 Years	3,317	*6.1%*	8,685	*5.4%*	25,843	*5.3%*
Age 20 to 24 Years	2,771	*5.1%*	7,927	*5.0%*	25,556	*5.3%*
Age 25 to 29 Years	2,911	*5.4%*	8,132	*5.1%*	25,585	*5.3%*
Age 30 to 34 Years	3,473	*6.4%*	9,680	*6.1%*	29,189	*6.0%*
Age 35 to 39 Years	3,746	*6.9%*	10,005	*6.3%*	29,143	*6.0%*
Age 40 to 44 Years	3,952	*7.3%*	10,638	*6.7%*	30,129	*6.2%*
Age 45 to 49 Years	3,812	*7.0%*	10,057	*6.3%*	29,380	*6.1%*
Age 50 to 54 Years	3,853	*7.1%*	10,694	*6.7%*	31,553	*6.5%*
Age 55 to 59 Years	3,737	*6.9%*	10,778	*6.8%*	33,734	*7.0%*
Age 60 to 64 Years	3,206	*5.9%*	10,225	*6.4%*	33,222	*6.9%*
Age 65 to 69 Years	2,795	*5.2%*	9,312	*5.8%*	30,938	*6.4%*
Age 70 to 74 Years	2,359	*4.4%*	8,376	*5.2%*	27,609	*5.7%*
Age 75 to 79 Years	2,023	*3.7%*	7,473	*4.7%*	24,064	*5.0%*
Age 80 to 84 Years	1,434	*2.6%*	5,499	*3.4%*	17,018	*3.5%*
Age 85 Years or Over	1,651	*3.1%*	8,062	*5.1%*	21,818	*4.5%*
Female Median Age	42.0		45.1		45.6	
Age 19 Years or Less	12,385	*22.9%*	32,753	*20.5%*	95,580	*19.7%*
Age 20 to 64 Years	31,461	*58.1%*	88,137	*55.2%*	267,492	*55.2%*
Age 65 Years or Over	10,261	*19.0%*	38,722	*24.3%*	121,446	*25.1%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
Male Age Distribution (2023)						
Male Population	51,784	*48.9%*	147,150	*48.0%*	455,413	*48.5%*
Age Under 5 Years	2,673	*5.2%*	7,282	*4.9%*	22,424	*4.9%*
Age 5 to 9 Years	3,224	*6.2%*	8,458	*5.7%*	24,371	*5.4%*
Age 10 to 14 Years	3,655	*7.1%*	9,490	*6.4%*	26,082	*5.7%*
Age 15 to 19 Years	3,495	*6.7%*	9,048	*6.1%*	26,561	*5.8%*
Age 20 to 24 Years	2,986	*5.8%*	8,154	*5.5%*	26,187	*5.8%*
Age 25 to 29 Years	2,922	*5.6%*	8,139	*5.5%*	26,340	*5.8%*
Age 30 to 34 Years	3,333	*6.4%*	9,397	*6.4%*	29,373	*6.4%*
Age 35 to 39 Years	3,531	*6.8%*	9,636	*6.5%*	29,077	*6.4%*
Age 40 to 44 Years	3,605	*7.0%*	9,540	*6.5%*	28,376	*6.2%*
Age 45 to 49 Years	3,447	*6.7%*	9,219	*6.3%*	27,544	*6.0%*
Age 50 to 54 Years	3,768	*7.3%*	10,010	*6.8%*	30,379	*6.7%*
Age 55 to 59 Years	3,692	*7.1%*	10,303	*7.0%*	31,993	*7.0%*
Age 60 to 64 Years	3,332	*6.4%*	9,868	*6.7%*	31,655	*7.0%*
Age 65 to 69 Years	2,420	*4.7%*	7,654	*5.2%*	26,706	*5.9%*
Age 70 to 74 Years	2,031	*3.9%*	6,704	*4.6%*	22,890	*5.0%*
Age 75 to 79 Years	1,524	*2.9%*	5,546	*3.8%*	18,589	*4.1%*
Age 80 to 84 Years	1,049	*2.0%*	3,901	*2.7%*	12,744	*2.8%*
Age 85 Years or Over	1,096	*2.1%*	4,801	*3.3%*	14,122	*3.1%*
Male Median Age	39.9		41.9		42.9	
Age 19 Years or Less	13,048	*25.2%*	34,278	*23.3%*	99,438	*21.8%*
Age 20 to 64 Years	30,617	*59.1%*	84,267	*57.3%*	260,924	*57.3%*
Age 65 Years or Over	8,119	*15.7%*	28,606	*19.4%*	95,051	*20.9%*
Males per 100 Females (2023)						
Overall Comparison	96		92		94	
Age Under 5 Years	103	*50.7%*	102	*50.4%*	103	*50.8%*
Age 5 to 9 Years	104	*50.9%*	104	*51.0%*	103	*50.8%*
Age 10 to 14 Years	109	*52.1%*	108	*52.0%*	107	*51.7%*
Age 15 to 19 Years	105	*51.3%*	104	*51.0%*	103	*50.7%*
Age 20 to 24 Years	108	*51.9%*	103	*50.7%*	102	*50.6%*
Age 25 to 29 Years	100	*50.1%*	100	*50.0%*	103	*50.7%*
Age 30 to 34 Years	96	*49.0%*	97	*49.3%*	101	*50.2%*
Age 35 to 39 Years	94	*48.5%*	96	*49.1%*	100	*49.9%*
Age 40 to 44 Years	91	*47.7%*	90	*47.3%*	94	*48.5%*
Age 45 to 49 Years	90	*47.5%*	92	*47.8%*	94	*48.4%*
Age 50 to 54 Years	98	*49.4%*	94	*48.3%*	96	*49.1%*
Age 55 to 59 Years	99	*49.7%*	96	*48.9%*	95	*48.7%*
Age 60 to 64 Years	104	*51.0%*	97	*49.1%*	95	*48.8%*
Age 65 to 69 Years	87	*46.4%*	82	*45.1%*	86	*46.3%*
Age 70 to 74 Years	86	*46.3%*	80	*44.5%*	83	*45.3%*
Age 75 to 79 Years	75	*43.0%*	74	*42.6%*	77	*43.6%*
Age 80 to 84 Years	73	*42.2%*	71	*41.5%*	75	*42.8%*
Age 85 Years or Over	66	*39.9%*	60	*37.3%*	65	*39.3%*
Age 19 Years or Less	105	*51.3%*	105	*51.1%*	104	*51.0%*
Age 20 to 39 Years	99	*49.7%*	99	*49.7%*	101	*50.3%*
Age 40 to 64 Years	96	*49.0%*	93	*48.3%*	95	*48.7%*
Age 65 Years or Over	79	*44.2%*	74	*42.5%*	78	*43.9%*

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Complete Profile

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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 (2023)						
Total Households	39,490		123,811		385,654	
Households with Children	17,401	*44.1%*	43,408	*35.1%*	101,220	*26.2%*
Average Household Size	2.7		2.4		2.4	
Household Density per Square Mile	1,397		1,577		1,228	
Population Family	90,374	*85.3%*	248,776	*81.1%*	740,817	*78.8%*
Population Non-Family	14,971	*14.1%*	54,546	*17.8%*	185,210	*19.7%*
Population Group Quarters	546	*0.5%*	3,440	*1.1%*	13,903	*1.5%*
Family Households	27,967	*70.8%*	79,404	*64.1%*	236,480	*61.3%*
Married Couple Households	20,585	*73.6%*	58,071	*73.1%*	165,341	*69.9%*
Other Family Households with Children	7,383	*26.4%*	21,333	*26.9%*	71,140	*30.1%*
Family Households with Children	17,248	*61.7%*	43,036	*54.2%*	100,131	*42.3%*
Married Couple with Children	13,627	*79.0%*	33,103	*76.9%*	68,173	*68.1%*
Other Family Households with Children	3,621	*21.0%*	9,933	*23.1%*	31,957	*31.9%*
Family Households No Children	10,719	*38.3%*	36,368	*45.8%*	136,350	*57.7%*
Married Couple No Children	6,957	*64.9%*	24,968	*68.7%*	97,168	*71.3%*
Other Family Households No Children	3,761	*35.1%*	11,401	*31.3%*	39,182	*28.7%*
Non-Family Households	11,523	*29.2%*	44,407	*35.9%*	149,174	*38.7%*
Non-Family Households with Children	153	*1.3%*	372	*0.8%*	1,090	*0.7%*
Non-Family Households No Children	11,370	*98.7%*	44,035	*99.2%*	148,084	*99.3%*
Average Family Household Size	3.2		3.1		3.1	
Average Family Income	$158,004		$147,790		$143,887	
Median Family Income	$120,816		$116,924		$110,941	
Average Non-Family Household Size	1.3		1.2		1.2	
Marital Status (2023)						
Population Age 15 Years or Over	87,271		257,464		797,316	
Never Married	25,509	*29.2%*	71,534	*27.8%*	239,417	*30.0%*
Currently Married	42,929	*49.2%*	121,977	*47.4%*	351,522	*44.1%*
Previously Married	18,834	*21.6%*	63,953	*24.8%*	206,377	*25.9%*
Separated	3,639	*19.3%*	11,852	*18.5%*	40,992	*19.9%*
Widowed	4,606	*24.5%*	18,953	*29.6%*	59,202	*28.7%*
Divorced	10,589	*56.2%*	33,148	*51.8%*	106,183	*51.5%*
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	74,701		223,649		693,170	
Elementary (Grade Level 0 to 8)	1,968	*2.6%*	6,476	*2.9%*	27,710	*4.0%*
Some High School (Grade Level 9 to 11)	2,990	*4.0%*	8,669	*3.9%*	32,250	*4.7%*
High School Graduate	16,803	*22.5%*	53,065	*23.7%*	171,732	*24.8%*
Some College	13,484	*18.1%*	38,979	*17.4%*	123,632	*17.8%*
Associate Degree Only	7,251	*9.7%*	19,416	*8.7%*	61,572	*8.9%*
Bachelor Degree Only	20,294	*27.2%*	57,803	*25.8%*	165,374	*23.9%*
Graduate Degree	11,912	*15.9%*	39,240	*17.5%*	110,900	*16.0%*
Any College (Some College or Higher)	52,940	*70.9%*	155,438	*69.5%*	461,479	*66.6%*
College Degree + (Bachelor Degree or Higher)	32,205	*43.1%*	97,043	*43.4%*	276,274	*39.9%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
Housing						
Total Housing Units (2023)	43,231		139,890		441,396	
Total Housing Units (2020)	42,730		138,539		434,677	
Historical Annual Growth (2020-2023)	500	-	1,351	-	6,719	-
Housing Units Occupied (2023)	39,490	*91.3%*	123,811	*88.5%*	385,654	*87.4%*
Housing Units Owner-Occupied	25,670	*65.0%*	79,920	*64.6%*	244,161	*63.3%*
Housing Units Renter-Occupied	13,820	*35.0%*	43,891	*35.4%*	141,493	*36.7%*
Housing Units Vacant (2023)	3,741	*8.7%*	16,079	*11.5%*	55,742	*12.6%*
Household Size (2023)						
Total Households	39,490		123,811		385,654	
1 Person Households	8,989	*22.8%*	36,547	*29.5%*	121,953	*31.6%*
2 Person Households	13,153	*33.3%*	41,028	*33.1%*	131,985	*34.2%*
3 Person Households	6,831	*17.3%*	18,848	*15.2%*	55,725	*14.4%*
4 Person Households	6,703	*17.0%*	17,024	*13.7%*	44,772	*11.6%*
5 Person Households	2,610	*6.6%*	7,012	*5.7%*	19,655	*5.1%*
6 Person Households	861	*2.2%*	2,309	*1.9%*	7,330	*1.9%*
7 or More Person Households	343	*0.9%*	1,042	*0.8%*	4,234	*1.1%*
Household Income Distribution (2023)						
HH Income $200,000 or More	6,758	*17.1%*	18,970	*15.3%*	53,830	*14.0%*
HH Income $150,000 to $199,999	4,110	*10.4%*	10,960	*8.9%*	30,817	*8.0%*
HH Income $125,000 to $149,999	3,321	*8.4%*	8,752	*7.1%*	25,581	*6.6%*
HH Income $100,000 to $124,999	4,264	*10.8%*	11,436	*9.2%*	35,490	*9.2%*
HH Income $75,000 to $99,999	4,941	*12.5%*	15,330	*12.4%*	47,421	*12.3%*
HH Income $50,000 to $74,999	6,128	*15.5%*	19,085	*15.4%*	61,147	*15.9%*
HH Income $35,000 to $49,999	3,771	*9.5%*	12,845	*10.4%*	41,401	*10.7%*
HH Income $25,000 to $34,999	2,451	*6.2%*	9,127	*7.4%*	30,399	*7.9%*
HH Income $15,000 to $24,999	1,690	*4.3%*	7,710	*6.2%*	26,648	*6.9%*
HH Income $10,000 to $14,999	779	*2.0%*	3,920	*3.2%*	12,618	*3.3%*
HH Income Under $10,000	1,278	*3.2%*	5,677	*4.6%*	20,300	*5.3%*
Household Vehicles (2023)						
Households 0 Vehicles Available	2,258	*5.7%*	9,797	*7.9%*	29,723	*7.7%*
Households 1 Vehicle Available	13,212	*33.5%*	49,373	*39.9%*	165,012	*42.8%*
Households 2 Vehicles Available	16,861	*42.7%*	46,587	*37.6%*	140,120	*36.3%*
Households 3 or More Vehicles Available	7,160	*18.1%*	18,053	*14.6%*	50,800	*13.2%*
Total Vehicles Available	70,451		201,940		613,798	
Average Vehicles per Household	1.8		1.6		1.6	
Owner-Occupied Household Vehicles	49,244	*69.9%*	141,192	*69.9%*	423,862	*69.1%*
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.7	
Renter-Occupied Household Vehicles	21,208	*30.1%*	60,749	*30.1%*	189,936	*30.9%*
Average Vehicles per Renter-Occupied Household	1.5		1.4		1.3	
Travel Time (2023)						
Worker Base Age 16 years or Over	59,337		162,576		501,212	
Travel to Work in 14 Minutes or Less	7,857	*13.2%*	22,557	*13.9%*	77,400	*15.4%*
Travel to Work in 15 to 29 Minutes	18,103	*30.5%*	48,363	*29.7%*	155,807	*31.1%*
Travel to Work in 30 to 59 Minutes	17,969	*30.3%*	49,741	*30.6%*	141,857	*28.3%*
Travel to Work in 60 Minutes or More	2,640	*4.4%*	8,451	*5.2%*	28,421	*5.7%*
Work at Home	12,768	*21.5%*	33,465	*20.6%*	97,728	*19.5%*
Average Minutes Travel to Work	25.9		25.9		24.7	

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Riverstone Shoppes Parkland, FL 33067	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	59,337		162,576		501,212	
Drive to Work Alone	40,058	*67.5%*	110,415	*67.9%*	337,865	*67.4%*
Drive to Work in Carpool	4,630	*7.8%*	12,822	*7.9%*	42,488	*8.5%*
Travel to Work by Public Transportation	467	*0.8%*	1,744	*1.1%*	7,808	*1.6%*
Drive to Work on Motorcycle	94	*0.2%*	193	*0.1%*	661	*0.1%*
Bicycle to Work	136	*0.2%*	358	*0.2%*	1,622	*0.3%*
Walk to Work	333	*0.6%*	844	*0.5%*	4,647	*0.9%*
Other Means	852	*1.4%*	2,736	*1.7%*	8,394	*1.7%*
Work at Home	12,768	*21.5%*	33,465	*20.6%*	97,728	*19.5%*
Daytime Demographics (2023)						
Total Businesses	8,364		26,267		87,190	
Total Employees	42,406		133,528		548,658	
Company Headquarter Businesses	148	*1.8%*	506	*1.9%*	2,230	*2.6%*
Company Headquarter Employees	4,031	*9.5%*	9,825	*7.4%*	63,667	*11.6%*
Employee Population per Business	5.1	to 1	5.1	to 1	6.3	to 1
Residential Population per Business	12.7	to 1	11.7	to 1	10.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	68,773		224,323		833,380	
Labor Force						
Labor Population Age 16 Years or Over (2023)	85,760		253,523		786,382	
Labor Force Total Males (2023)	41,446	*48.3%*	119,883	*47.3%*	377,019	*47.9%*
Male Civilian Employed	30,936	*74.6%*	83,757	*69.9%*	259,366	*68.8%*
Male Civilian Unemployed	821	*2.0%*	2,521	*2.1%*	8,645	*2.3%*
Males in Armed Forces	26	-	121	*0.1%*	351	-
Males Not in Labor Force	9,662	*23.3%*	33,484	*27.9%*	108,658	*28.8%*
Labor Force Total Females (2023)	44,314	*51.7%*	133,640	*52.7%*	409,363	*52.1%*
Female Civilian Employed	28,401	*64.1%*	78,819	*59.0%*	241,860	*59.1%*
Female Civilian Unemployed	730	*1.6%*	2,351	*1.8%*	7,977	*1.9%*
Females in Armed Forces	29	-	30	-	84	-
Females Not in Labor Force	15,154	*34.2%*	52,440	*39.2%*	159,442	*38.9%*
Unemployment Rate	1,551	*1.8%*	4,872	*1.9%*	16,622	*2.1%*
Occupation (2023)						
Occupation Population Age 16 Years or Over	59,337		162,576		501,212	
Occupation Total Males	30,936	*52.1%*	83,757	*51.5%*	259,357	*51.7%*
Occupation Total Females	28,401	*47.9%*	78,819	*48.5%*	241,855	*48.3%*
Management, Business, Financial Operations	13,226	*22.3%*	34,015	*20.9%*	94,117	*18.8%*
Professional, Related	13,903	*23.4%*	37,701	*23.2%*	110,213	*22.0%*
Service	9,787	*16.5%*	27,266	*16.8%*	89,448	*17.8%*
Sales, Office	13,394	*22.6%*	37,492	*23.1%*	117,298	*23.4%*
Farming, Fishing, Forestry	41	-	135	-	667	*0.1%*
Construction, Extraction, Maintenance	4,618	*7.8%*	12,133	*7.5%*	42,221	*8.4%*
Production, Transport, Material Moving	4,368	*7.4%*	13,834	*8.5%*	47,248	*9.4%*
White Collar Workers	40,523	*68.3%*	109,209	*67.2%*	321,628	*64.2%*
Blue Collar Workers	18,815	*31.7%*	53,368	*32.8%*	179,584	*35.8%*

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Riverstone Shoppes Parkland, FL 33067	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)						
Total Units	39,490		123,811		385,654	
1 Detached Unit	18,642	*47.2%*	53,227	*43.0%*	166,057	*43.1%*
1 Attached Unit	4,307	*10.9%*	13,369	*10.8%*	37,546	*9.7%*
2 Units	813	*2.1%*	2,757	*2.2%*	9,653	*2.5%*
3 to 4 Units	2,108	*5.3%*	6,984	*5.6%*	20,394	*5.3%*
5 to 9 Units	2,249	*5.7%*	8,087	*6.5%*	23,513	*6.1%*
10 to 19 Units	2,961	*7.5%*	9,716	*7.8%*	30,363	*7.9%*
20 to 49 Units	3,449	*8.7%*	13,412	*10.8%*	43,227	*11.2%*
50 or More Units	3,225	*8.2%*	12,889	*10.4%*	46,621	*12.1%*
Mobile Home or Trailer	1,731	*4.4%*	3,358	*2.7%*	8,252	*2.1%*
Other Structure	4	-	13	-	29	-
Homes Built By Year (2023)						
Homes Built 2014 or later	221	*0.5%*	865	*0.6%*	2,772	*0.6%*
Homes Built 2010 to 2013	2,853	*6.6%*	8,330	*6.0%*	26,901	*6.1%*
Homes Built 2000 to 2009	4,898	*11.3%*	12,155	*8.7%*	35,021	*7.9%*
Homes Built 1990 to 1999	9,535	*22.1%*	24,804	*17.7%*	58,563	*13.3%*
Homes Built 1980 to 1989	13,541	*31.3%*	40,323	*28.8%*	99,806	*22.6%*
Homes Built 1970 to 1979	5,728	*13.3%*	26,070	*18.6%*	95,483	*21.6%*
Homes Built 1960 to 1969	1,565	*3.6%*	6,562	*4.7%*	40,028	*9.1%*
Homes Built 1950 to 1959	856	*2.0%*	3,262	*2.3%*	20,654	*4.7%*
Homes Built 1940 to 1949	139	*0.3%*	712	*0.5%*	3,329	*0.8%*
Homes Built Before 1939	154	*0.4%*	729	*0.5%*	3,096	*0.7%*
Median Age of Homes	36.0	*yrs*	38.2	*yrs*	41.2	*yrs*
Home Values (2023)						
Owner Specified Housing Units	25,670		79,920		244,161	
Home Values $1,000,000 or More	744	*2.9%*	2,735	*3.4%*	13,309	*5.5%*
Home Values $750,000 to $999,999	1,505	*5.9%*	3,873	*4.8%*	13,208	*5.4%*
Home Values $500,000 to $749,999	3,743	*14.6%*	13,654	*17.1%*	40,399	*16.5%*
Home Values $400,000 to $499,999	5,661	*22.1%*	13,428	*16.8%*	35,695	*14.6%*
Home Values $300,000 to $399,999	6,234	*24.3%*	16,250	*20.3%*	44,482	*18.2%*
Home Values $250,000 to $299,999	2,195	*8.5%*	6,588	*8.2%*	20,933	*8.6%*
Home Values $200,000 to $249,999	1,705	*6.6%*	5,880	*7.4%*	19,153	*7.8%*
Home Values $175,000 to $199,999	586	*2.3%*	2,333	*2.9%*	8,636	*3.5%*
Home Values $150,000 to $174,999	747	*2.9%*	3,069	*3.8%*	10,197	*4.2%*
Home Values $125,000 to $149,999	625	*2.4%*	2,311	*2.9%*	7,009	*2.9%*
Home Values $100,000 to $124,999	563	*2.2%*	2,423	*3.0%*	8,719	*3.6%*
Home Values $90,000 to $99,999	79	*0.3%*	663	*0.8%*	2,263	*0.9%*
Home Values $80,000 to $89,999	120	*0.5%*	756	*0.9%*	2,517	*1.0%*
Home Values $70,000 to $79,999	103	*0.4%*	1,104	*1.4%*	3,503	*1.4%*
Home Values $60,000 to $69,999	285	*1.1%*	974	*1.2%*	2,578	*1.1%*
Home Values $50,000 to $59,999	123	*0.5%*	731	*0.9%*	1,898	*0.8%*
Home Values $35,000 to $49,999	99	*0.4%*	772	*1.0%*	2,147	*0.9%*
Home Values $25,000 to $34,999	144	*0.6%*	733	*0.9%*	1,877	*0.8%*
Home Values $10,000 to $24,999	202	*0.8%*	756	*0.9%*	2,627	*1.1%*
Home Values Under $10,000	208	*0.8%*	886	*1.1%*	3,013	*1.2%*
Owner-Occupied Median Home Value	$391,264		$358,906		$372,696	
Renter-Occupied Median Rent	$1,629		$1,550		$1,474	

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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 (2023)						
Total Household Expenditure	$3.52 B		$10.11 B		$30.93 B	
Total Non-Retail Expenditure	$1.87 B		$5.37 B		$16.43 B	
Total Retail Expenditure	$1.65 B		$4.74 B		$14.5 B	
Apparel	$126.4 M		$361.69 M		$1.1 B	
Contributions	$121.91 M		$350.33 M		$1.07 B	
Education	$118.09 M		$336.17 M		$1.01 B	
Entertainment	$203.4 M		$581.98 M		$1.77 B	
Food and Beverages	$510.55 M		$1.47 B		$4.5 B	
Furnishings and Equipment	$125.81 M		$360.05 M		$1.1 B	
Gifts	$93.6 M		$268.1 M		$817.74 M	
Health Care	$288.25 M		$834.23 M		$2.57 B	
Household Operations	$140.95 M		$405.34 M		$1.24 B	
Miscellaneous Expenses	$67.01 M		$192.81 M		$590.43 M	
Personal Care	$47.17 M		$135.56 M		$414.94 M	
Personal Insurance	$26.3 M		$74.96 M		$227.62 M	
Reading	$7.75 M		$22.37 M		$68.66 M	
Shelter	$738.74 M		$2.13 B		$6.51 B	
Tobacco	$18.76 M		$55.11 M		$171.8 M	
Transportation	$635.36 M		$1.82 B		$5.56 B	
Utilities	$246.6 M		$715.05 M		$2.2 B	
Monthly Household Consumer Expenditure (2023)						
Total Household Expenditure	$7,421		$6,803		$6,683	
Total Non-Retail Expenditure	$3,937	*53.1%*	$3,614	*53.1%*	$3,551	*53.1%*
Total Retail Expenditures	$3,484	*46.9%*	$3,189	*46.9%*	$3,132	*46.9%*
Apparel	$267	*3.6%*	$243	*3.6%*	$238	*3.6%*
Contributions	$257	*3.5%*	$236	*3.5%*	$231	*3.5%*
Education	$249	*3.4%*	$226	*3.3%*	$219	*3.3%*
Entertainment	$429	*5.8%*	$392	*5.8%*	$383	*5.7%*
Food and Beverages	$1,077	*14.5%*	$988	*14.5%*	$972	*14.5%*
Furnishings and Equipment	$265	*3.6%*	$242	*3.6%*	$237	*3.6%*
Gifts	$198	*2.7%*	$180	*2.7%*	$177	*2.6%*
Health Care	$608	*8.2%*	$561	*8.3%*	$555	*8.3%*
Household Operations	$297	*4.0%*	$273	*4.0%*	$268	*4.0%*
Miscellaneous Expenses	$141	*1.9%*	$130	*1.9%*	$128	*1.9%*
Personal Care	$100	*1.3%*	$91	*1.3%*	$90	*1.3%*
Personal Insurance	$55	*0.7%*	$50	*0.7%*	$49	*0.7%*
Reading	$16	*0.2%*	$15	*0.2%*	$15	*0.2%*
Shelter	$1,559	*21.0%*	$1,431	*21.0%*	$1,406	*21.0%*
Tobacco	$40	*0.5%*	$37	*0.5%*	$37	*0.6%*
Transportation	$1,341	*18.1%*	$1,224	*18.0%*	$1,201	*18.0%*
Utilities	$520	*7.0%*	$481	*7.1%*	$476	*7.1%*

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