

# RIVERSTONE SHOPPES AT PARKLAND

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



- Large and Small Space Available with Great Exposure
- Excellent , Stable Tenant mix
- Great surrounding residential neighborhoods - Parkland, Boca Raton, Coconut Creek, Coral Springs
- Asking Rent: \$26.00 PSF + \$9.03NNN
- Abundant Parking
- #7291: Available 15,000 SF (Can Subdivide)
- #7375: Available 1,667 SF
- #7391: Available 2,200 SF



## Joseph Byrnes

Senior Vice President

954.652.2048

jbyrnes@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

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

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## Site Plan



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## Additional Photos



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## Retailer Map



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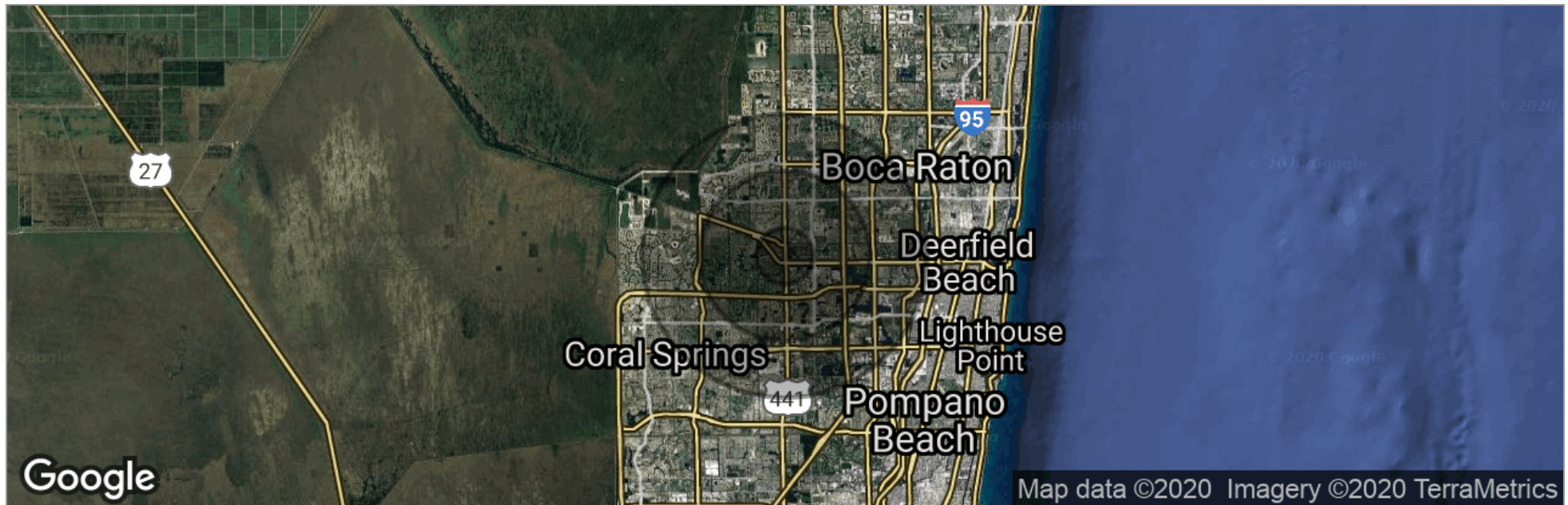
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## RIVERSTONE SHOPPES AT PARKLAND

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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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