

RIVERSTONE SHOPPES AT PARKLAND

7251- 7391 State Rd 7, Parkland, FL 33073

SPACE AVAILABLE

15,000 SF anchor space
2,792 SF fully built out restaurant space
1,981 SF former day spa
1,694 SF fully built out salon space

also available : 1,200 SF | 1,749 SF



- Riverstone Shoppes is a very upscale center located in the very heart of Parkland on State Road # 7 (U.S. 441)
- SuperWalmart and Kohls are on the corner of Hillsboro Blvd. & U.S. 441
- Riverstone Shoppes has cross access with BJ's shopping center; adjacent to this parcel creates a significant amount of cross traffic
- Population (2010) : 1 mile - 12,196 | 3 mile - 96,401 | 5 mile - 269,537
- Daytime Population (2008) : 1 mile - 4,964 | 3 mile - 27,097 | 5 mile - 109,466
- Average Household Income (2008) : 1 mile - \$91,313 | 3 mile - \$90,040 | 5 mile - \$81,748
- Traffic Counts For Hillsboro & 441: 50,400 VPD
- Great Tenant Mix

FOR MORE INFORMATION, PLEASE CONTACT : 1.866.643.0865 | 561.395.2441

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Florida Office : 433 Plaza Real, Suite 275, Boca Raton, FL 33432 561.395.2441

www.thurassociates.com

12/1/10

PROPERTY OVERVIEW

Shopping Center GLA: 61,758

NNN Base Rent: \$25.00

Operating Expenses: \$9.48

Min. Divisible Space: 1,200

Max. Contiguous Space: 17,200

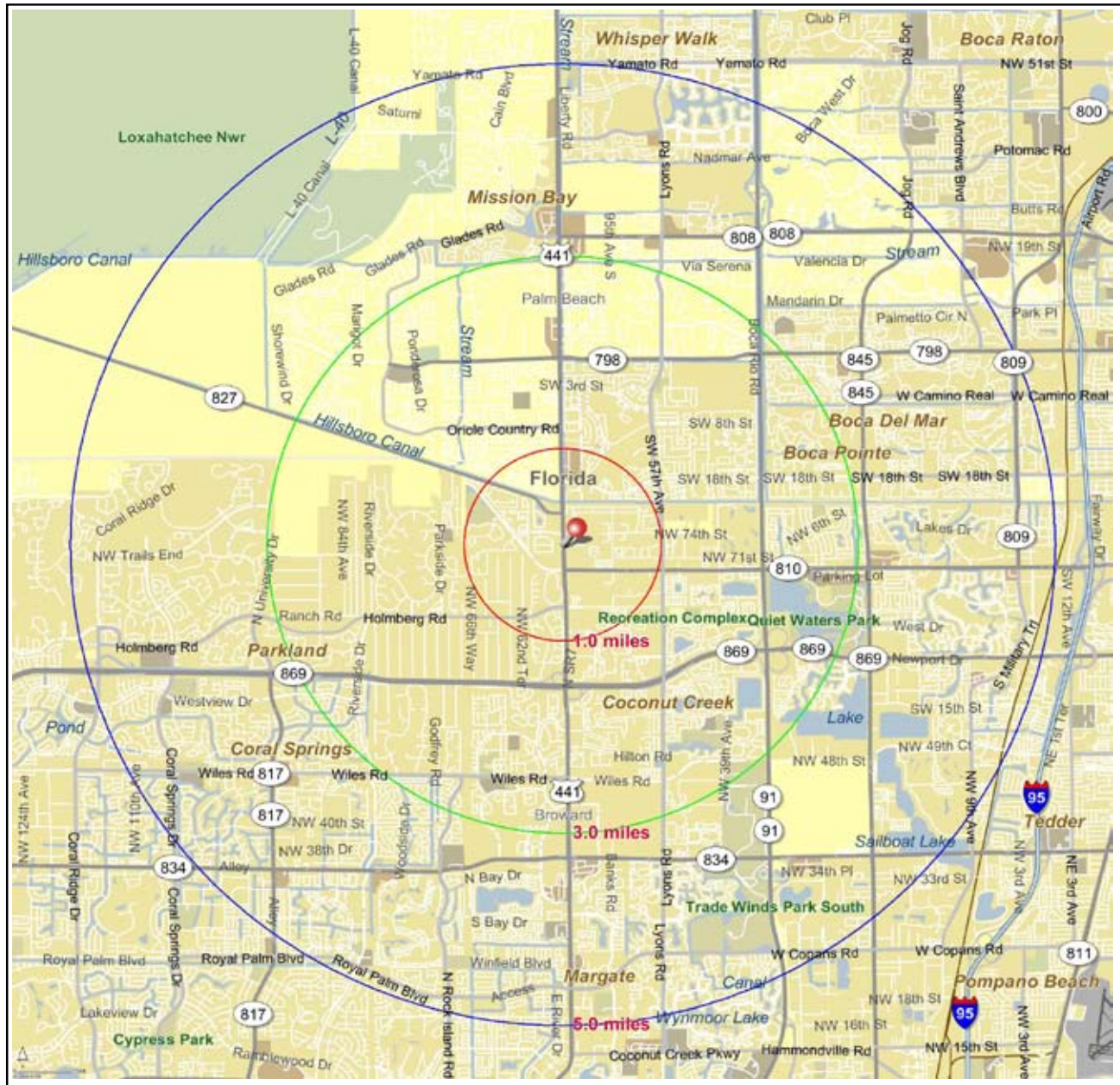
Total SF Available: 20,939

Occupancy: Immediate

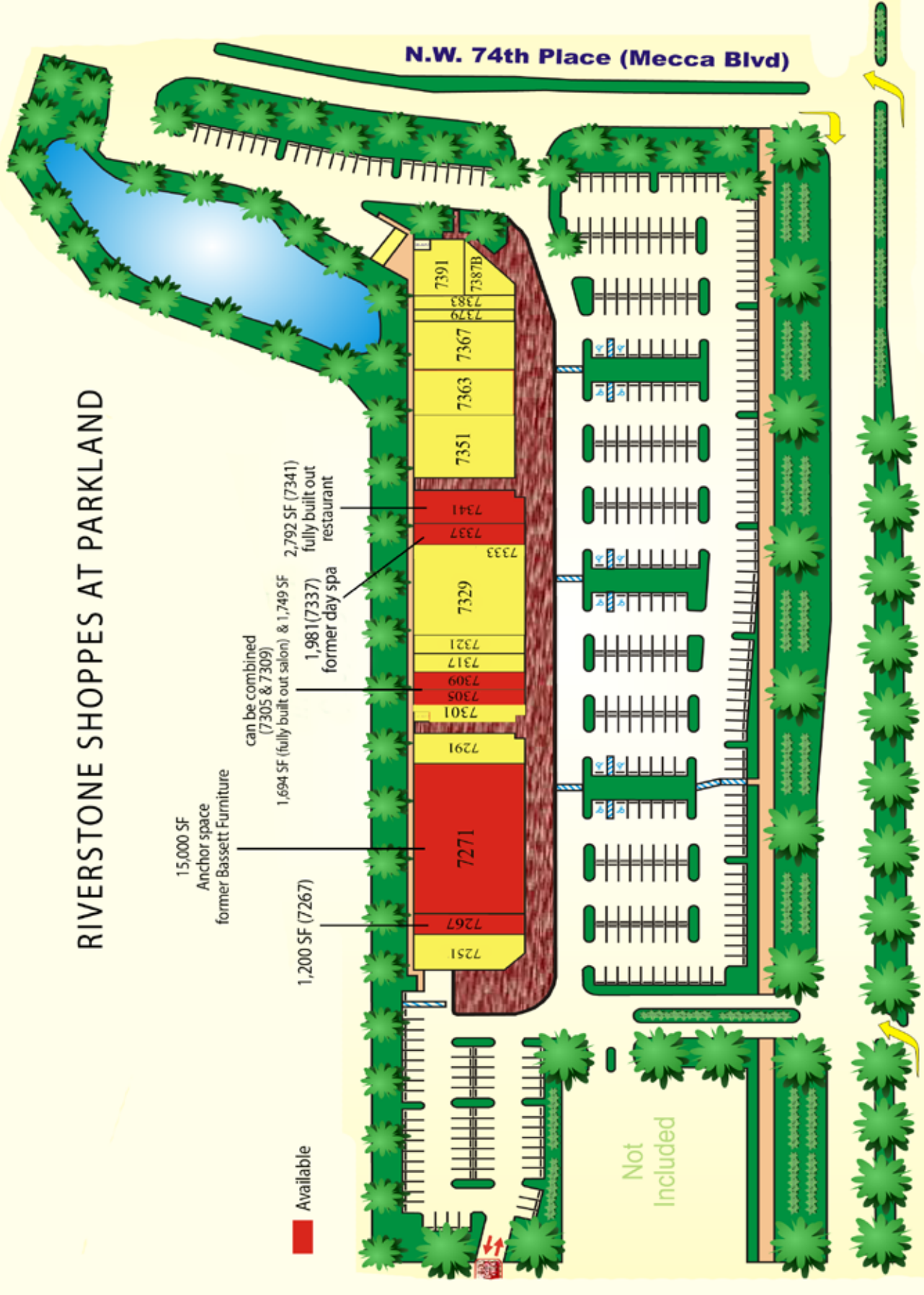
Year Built: 2004

Lot Size: 9.56 Acres





RIVERSTONE SHOPPES AT PARKLAND



15,000 SF
 Anchor space
 former Bassett Furniture
 can be combined
 (7305 & 7309)
 1,694 SF (fully built out salon) & 1,749 SF
 1,981 (7337)
 former day spa
 2,792 SF (7341)
 fully built out
 restaurant

Available

Not Included

N.W. 74th Place (Mecca Blvd)

State Road 7 / U.S. 441

7251
 7267
 7271
 7291
 7301
 7305
 7309
 7317
 7321
 7329
 7333
 7337
 7341
 7351
 7363
 7367
 7387B
 7391

RIVERSTONE SHOPPES AT PARKLAND

Bay #	Tenant	SF
Building A		
7251	Sweet & Sassy	3,000
7267	Available	1,200
7271	Available - anchor space	15,000
7291	Fantastic Windows	2,448
Building B		
7301	Yogurt Shop	1,393
7305	Available - fully built out salon	1,694
7309	Available	1,749
7317	Panda Cabinet	1,860
7321	Dedicated Dental	1,887
7329	Performance Edge Dance	6,732
7333	Performance Edge Dance	1,043
7337	Available - former day spa	1,981
7341	Available - fully built out restaurant	2,792
Building C		
7321	Café Bella Sera	5,117
7363	Fannie Finds	3,400
7367	Japango	4,461
7379	Millenium Nails	1,116
7383	Natura Med Spa	1,352
7387B	ERA 1st Choice Realty	1,333
7391	Extreme Guitar	2,200
Total Available		20,385
Total Occupied		41,373
Total Space		61,758

RIVERSTONE SHOPPES AT PARKLAND





Demographic and Income Profile

Riverstone
7251 N State Road 7, Parkland, FL 33073-4526,
Ring: 1 mile radius

Prepared by STDBonline
Latitude: 26.320997
Longitude: -80.202941

Summary	2000	2010	2015			
Population	11,931	12,196	11,976			
Households	4,562	4,576	4,477			
Families	3,324	3,194	3,071			
Average Household Size	2.61	2.66	2.67			
Owner Occupied Housing Units	3,408	3,339	3,281			
Renter Occupied Housing Units	1,154	1,237	1,196			
Median Age	35.9	36.8	36.1			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	-0.36%	0.84%	0.76%			
Households	-0.44%	0.83%	0.78%			
Families	-0.78%	0.64%	0.64%			
Owner HHs	-0.35%	0.89%	0.82%			
Median Household Income	2.66%	2.34%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	283	6.3%	206	4.5%	159	3.6%
\$15,000 - \$24,999	419	9.3%	292	6.4%	225	5.0%
\$25,000 - \$34,999	598	13.3%	425	9.3%	317	7.1%
\$35,000 - \$49,999	719	16.0%	631	13.8%	461	10.3%
\$50,000 - \$74,999	861	19.2%	1,000	21.9%	999	22.3%
\$75,000 - \$99,999	570	12.7%	737	16.1%	744	16.6%
\$100,000 - \$149,999	646	14.4%	712	15.6%	1,041	23.3%
\$150,000 - \$199,999	155	3.5%	258	5.6%	212	4.7%
\$200,000+	236	5.3%	315	6.9%	319	7.1%
Median Household Income	\$54,858		\$67,469		\$76,919	
Average Household Income	\$76,455		\$91,313		\$99,125	
Per Capita Income	\$28,394		\$33,397		\$36,137	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	899	7.5%	893	7.3%	881	7.4%
5 - 9	1,023	8.6%	882	7.2%	860	7.2%
10 - 14	953	8.0%	880	7.2%	835	7.0%
15 - 19	677	5.7%	856	7.0%	729	6.1%
20 - 24	511	4.3%	684	5.6%	651	5.4%
25 - 34	1,687	14.1%	1,586	13.0%	1,844	15.4%
35 - 44	2,455	20.6%	1,843	15.1%	1,679	14.0%
45 - 54	1,715	14.4%	2,085	17.1%	1,788	14.9%
55 - 64	847	7.1%	1,261	10.3%	1,385	11.6%
65 - 74	606	5.1%	598	4.9%	746	6.2%
75 - 84	452	3.8%	414	3.4%	351	2.9%
85+	106	0.9%	214	1.8%	226	1.9%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,612	88.9%	10,069	82.6%	9,609	80.2%
Black Alone	442	3.7%	725	5.9%	791	6.6%
American Indian Alone	23	0.2%	42	0.3%	48	0.4%
Asian Alone	344	2.9%	515	4.2%	573	4.8%
Pacific Islander Alone	5	0.0%	11	0.1%	12	0.1%
Some Other Race Alone	286	2.4%	491	4.0%	565	4.7%
Two or More Races	219	1.8%	344	2.8%	379	3.2%
Hispanic Origin (Any Race)	1,387	11.6%	2,452	20.1%	2,912	24.3%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 07, 2010

Made with ESRI Business Analyst

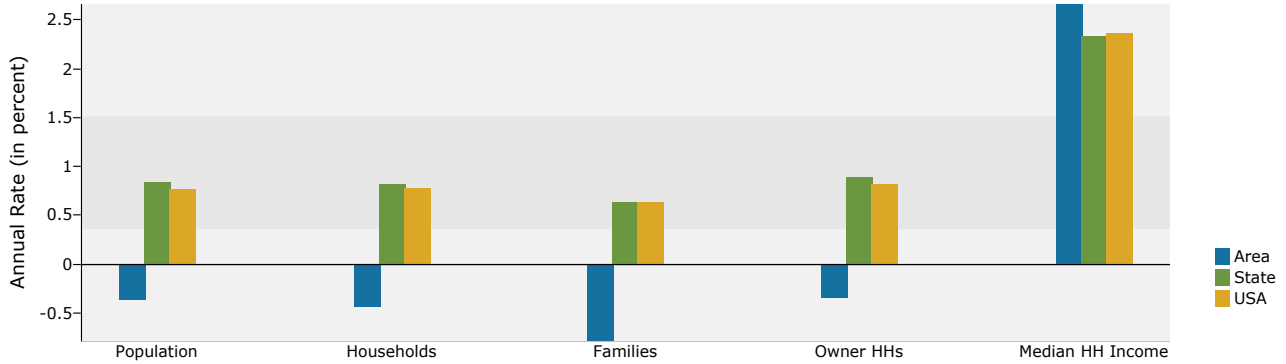


Demographic and Income Profile

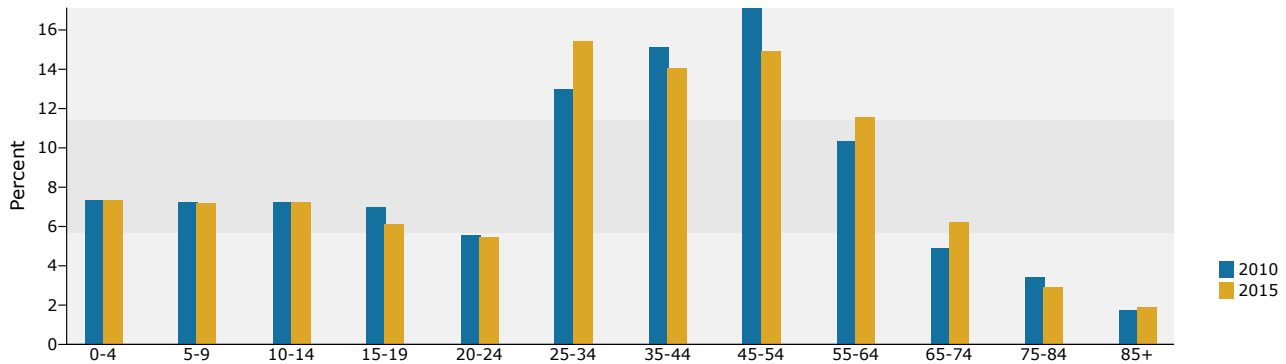
Riverstone
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 Ring: 1 mile radius

Prepared by STDBonline
 Latitude: 26.320997
 Longitude: -80.202941

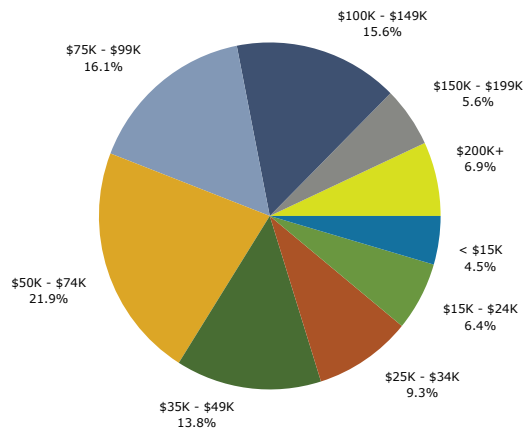
Trends 2010-2015



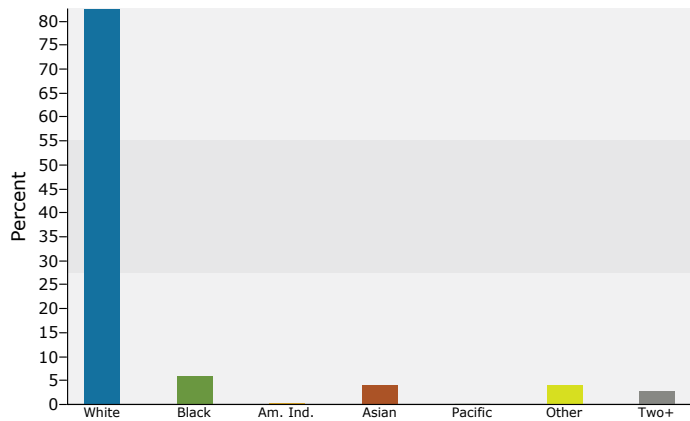
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 20.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 07, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

Riverstone
7251 N State Road 7, Parkland, FL 33073-4526,
Ring: 3 miles radius

Prepared by STDBonline
Latitude: 26.320997
Longitude: -80.202941

Summary	2000	2010	2015			
Population	88,175	96,401	96,472			
Households	33,602	36,002	35,893			
Families	24,311	25,177	24,740			
Average Household Size	2.61	2.67	2.68			
Owner Occupied Housing Units	26,128	27,154	27,075			
Renter Occupied Housing Units	7,474	8,848	8,818			
Median Age	37.4	39.5	39.3			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	0.01%	0.84%	0.76%			
Households	-0.06%	0.83%	0.78%			
Families	-0.35%	0.64%	0.64%			
Owner HHs	-0.06%	0.89%	0.82%			
Median Household Income	2.27%	2.34%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,545	7.6%	1,988	5.5%	1,526	4.3%
\$15,000 - \$24,999	2,705	8.1%	2,132	5.9%	1,587	4.4%
\$25,000 - \$34,999	3,727	11.1%	2,611	7.3%	1,924	5.4%
\$35,000 - \$49,999	5,201	15.5%	4,508	12.5%	3,335	9.3%
\$50,000 - \$74,999	7,238	21.6%	7,614	21.2%	7,509	20.9%
\$75,000 - \$99,999	4,847	14.4%	7,324	20.3%	7,523	21.0%
\$100,000 - \$149,999	4,399	13.1%	5,764	16.0%	8,295	23.1%
\$150,000 - \$199,999	1,306	3.9%	1,903	5.3%	1,889	5.3%
\$200,000+	1,598	4.8%	2,155	6.0%	2,304	6.4%
Median Household Income	\$58,205		\$71,629		\$80,153	
Average Household Income	\$76,772		\$90,040		\$99,158	
Per Capita Income	\$29,688		\$34,034		\$37,364	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,978	6.8%	6,474	6.7%	6,404	6.6%
5 - 9	6,591	7.5%	6,447	6.7%	6,452	6.7%
10 - 14	6,494	7.4%	6,389	6.6%	6,428	6.7%
15 - 19	4,731	5.4%	5,700	5.9%	5,312	5.5%
20 - 24	3,740	4.2%	4,689	4.9%	4,661	4.8%
25 - 34	12,499	14.2%	12,092	12.5%	12,837	13.3%
35 - 44	16,653	18.9%	14,788	15.3%	13,908	14.4%
45 - 54	12,189	13.8%	15,426	16.0%	14,252	14.8%
55 - 64	7,060	8.0%	10,749	11.2%	11,579	12.0%
65 - 74	6,256	7.1%	6,461	6.7%	7,902	8.2%
75 - 84	4,817	5.5%	4,910	5.1%	4,382	4.5%
85+	1,168	1.3%	2,277	2.4%	2,355	2.4%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,192	87.5%	77,494	80.4%	75,090	77.8%
Black Alone	4,155	4.7%	7,202	7.5%	7,962	8.3%
American Indian Alone	128	0.1%	245	0.3%	281	0.3%
Asian Alone	2,697	3.1%	4,294	4.5%	4,867	5.0%
Pacific Islander Alone	38	0.0%	82	0.1%	89	0.1%
Some Other Race Alone	2,161	2.5%	4,023	4.2%	4,730	4.9%
Two or More Races	1,804	2.0%	3,061	3.2%	3,453	3.6%
Hispanic Origin (Any Race)	10,695	12.1%	20,135	20.9%	24,331	25.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 07, 2010

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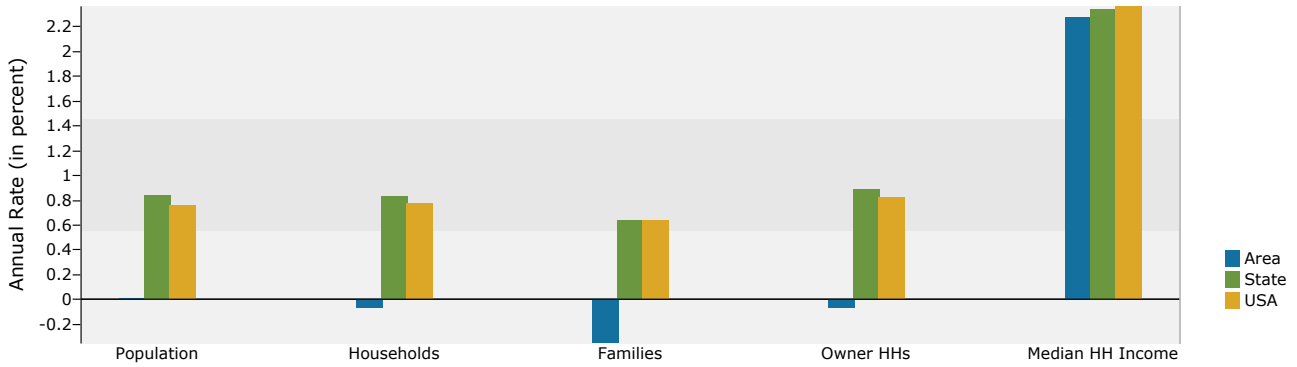


Demographic and Income Profile

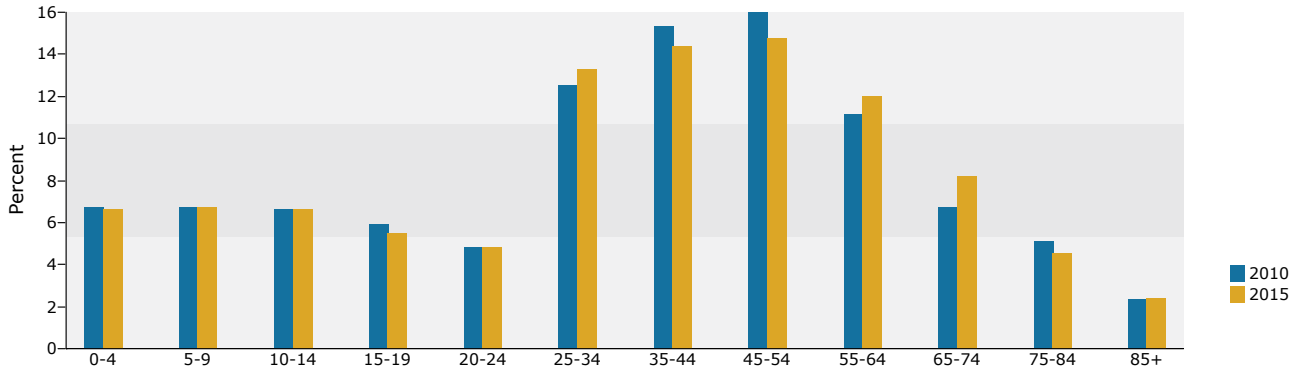
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Prepared by STDBOnline
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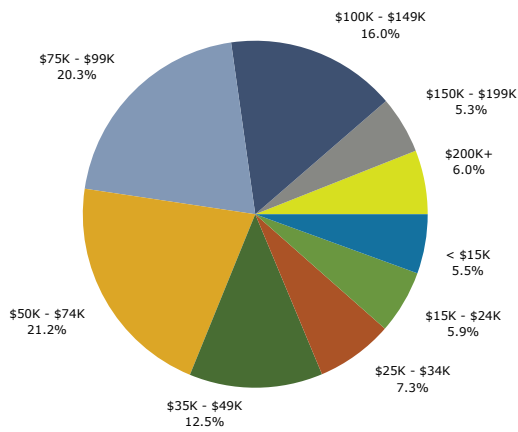
Trends 2010-2015



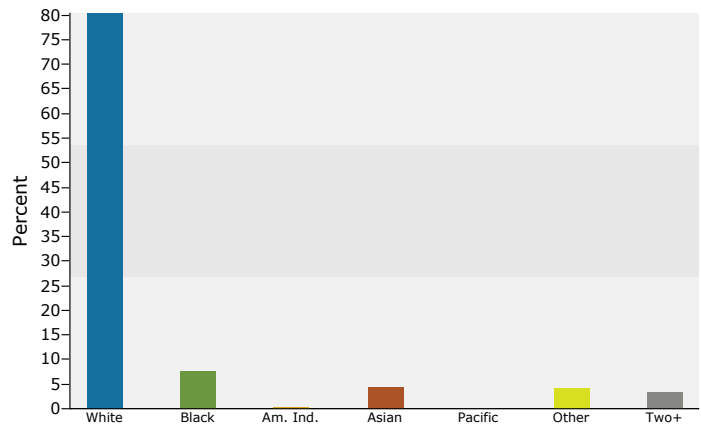
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 20.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 07, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

Riverstone
7251 N State Road 7, Parkland, FL 33073-4526,
Ring: 5 miles radius

Prepared by STDBonline
Latitude: 26.320997
Longitude: -80.202941

Summary	2000	2010	2015			
Population	255,515	269,537	267,297			
Households	108,127	111,086	109,562			
Families	69,367	69,470	67,623			
Average Household Size	2.34	2.40	2.41			
Owner Occupied Housing Units	82,595	82,505	81,423			
Renter Occupied Housing Units	25,532	28,581	28,139			
Median Age	41.0	43.5	43.6			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	-0.17%	0.84%	0.76%			
Households	-0.28%	0.83%	0.78%			
Families	-0.54%	0.64%	0.64%			
Owner HHs	-0.26%	0.89%	0.82%			
Median Household Income	3.02%	2.34%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	12,737	11.8%	9,891	8.9%	7,995	7.3%
\$15,000 - \$24,999	11,780	10.9%	9,195	8.3%	7,132	6.5%
\$25,000 - \$34,999	13,198	12.2%	10,462	9.4%	7,934	7.2%
\$35,000 - \$49,999	16,572	15.3%	14,249	12.8%	10,690	9.8%
\$50,000 - \$74,999	21,173	19.5%	22,406	20.2%	22,953	20.9%
\$75,000 - \$99,999	12,993	12.0%	18,618	16.8%	19,601	17.9%
\$100,000 - \$149,999	11,778	10.9%	15,142	13.6%	21,282	19.4%
\$150,000 - \$199,999	3,615	3.3%	4,814	4.3%	4,999	4.6%
\$200,000+	4,512	4.2%	6,312	5.7%	6,976	6.4%
Median Household Income	\$49,874		\$62,169		\$72,150	
Average Household Income	\$68,719		\$81,748		\$91,165	
Per Capita Income	\$29,562		\$33,964		\$37,683	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,775	5.8%	15,720	5.8%	15,488	5.8%
5 - 9	16,056	6.3%	15,468	5.7%	15,417	5.8%
10 - 14	15,924	6.2%	15,222	5.6%	15,079	5.6%
15 - 19	12,655	5.0%	14,269	5.3%	13,000	4.9%
20 - 24	10,408	4.1%	13,043	4.8%	12,733	4.8%
25 - 34	32,586	12.8%	30,908	11.5%	33,872	12.7%
35 - 44	41,967	16.4%	35,842	13.3%	32,738	12.2%
45 - 54	33,252	13.0%	39,463	14.6%	35,947	13.4%
55 - 64	21,841	8.5%	31,646	11.7%	32,731	12.2%
65 - 74	21,969	8.6%	22,609	8.4%	27,676	10.4%
75 - 84	23,608	9.2%	20,702	7.7%	18,712	7.0%
85+	10,474	4.1%	14,644	5.4%	13,901	5.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	223,532	87.5%	217,519	80.7%	209,591	78.4%
Black Alone	13,854	5.4%	22,324	8.3%	24,092	9.0%
American Indian Alone	335	0.1%	653	0.2%	738	0.3%
Asian Alone	6,717	2.6%	10,345	3.8%	11,617	4.3%
Pacific Islander Alone	113	0.0%	240	0.1%	252	0.1%
Some Other Race Alone	5,627	2.2%	9,833	3.6%	11,400	4.3%
Two or More Races	5,336	2.1%	8,624	3.2%	9,607	3.6%
Hispanic Origin (Any Race)	28,900	11.3%	51,934	19.3%	62,035	23.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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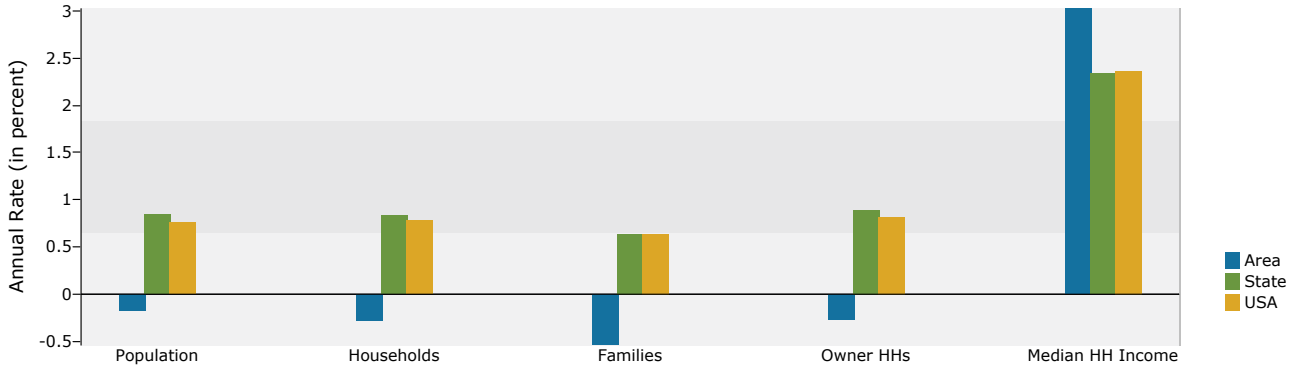


Demographic and Income Profile

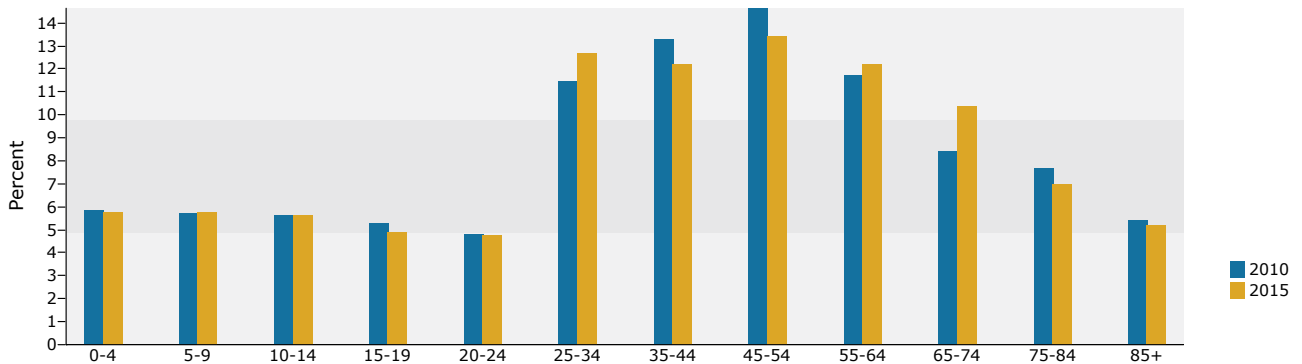
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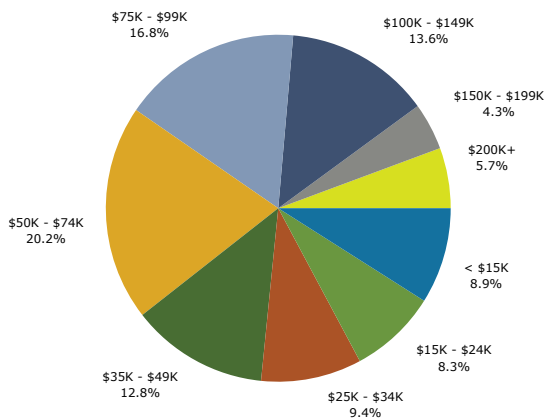
Trends 2010-2015



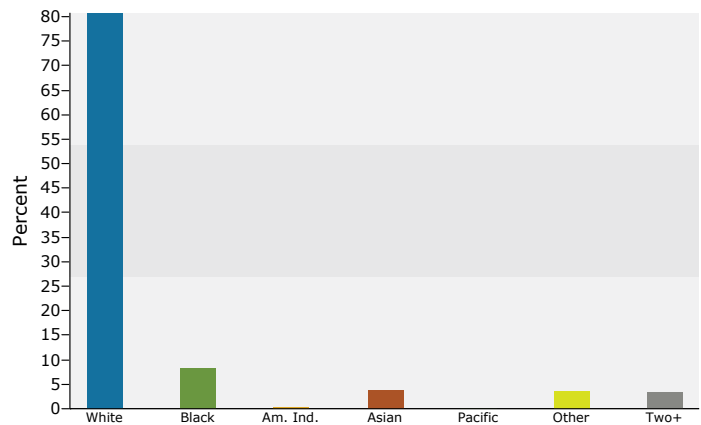
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 19.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 07, 2010

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