

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 25.68645, -80.420041

12-Apr-2021

## 111530-Kendale Lakes Plaza

### Miami, FL

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
<b>POPULATION</b>	2020 Estimated Population	32,149	208,864	406,683	954,900	
	2020 Daytime Population	23,961	171,086	331,876	1,011,383	
	2025 Population Forecast	32,607	214,939	416,429	987,216	
	2010 Census Population	31,250	197,669	387,111	898,106	
	2000 Census Population	31,536	185,568	346,575	811,969	
	1990 Census Population	26,289	129,241	255,323	647,015	
	Historical Annual Growth, 1990 to 2000	1.84%	3.68%	3.10%	2.30%	
	Historical Annual Growth, 2000 to 2010	-0.09%	0.63%	1.11%	1.01%	
	Estimated Annual Growth, 2010 to 2020	0.26%	0.51%	0.46%	0.57%	
	Projected Annual Growth, 2020 to 2025	0.28%	0.58%	0.47%	0.67%	
	<b>HOUSEHOLDS</b>	2020 Estimated Households	11,295	68,142	129,727	309,599
		2025 Households Forecast	11,457	69,974	132,614	320,074
2010 Census Households		10,953	64,737	124,056	291,508	
2000 Census Households		10,885	60,261	111,065	265,060	
1990 Census Households		9,245	44,840	86,056	218,020	
Historical Annual Growth, 1990 to 2000		1.65%	3.00%	2.58%	1.97%	
Historical Annual Growth, 2000 to 2010		0.06%	0.72%	1.11%	0.96%	
Estimated Annual Growth, 2010 to 2020		0.29%	0.48%	0.42%	0.56%	
Projected Annual Growth, 2020 to 2025		0.28%	0.53%	0.44%	0.67%	
2020 % Households With Children		29%	32%	32%	31%	
2020 Persons per Household		2.83	3.06	3.11	3.03	
<b>INCOME 2020</b>		HH Income \$500,000 or more	0.29%	0.69%	0.96%	1.15%
	HH Income \$250,000 to \$499,999	0.35%	0.84%	1.15%	1.38%	
	HH Income \$200,000 to \$249,999	0.85%	1.96%	2.69%	3.22%	
	HH Income \$175,000 to \$199,999	1.94%	3.52%	4.45%	5.10%	
	HH Income \$150,000 to \$174,999	3.65%	4.55%	5.25%	5.04%	
	HH Income \$100,000 to \$149,999	16.67%	17.75%	17.48%	16.45%	
	HH Income \$75,000 to \$99,999	14.53%	14.79%	14.12%	13.11%	
	HH Income \$50,000 to \$74,999	21.42%	18.92%	18.25%	17.52%	
	HH Income \$35,000 to \$49,999	11.06%	11.35%	11.58%	11.92%	
	HH Income \$25,000 to \$34,999	10.28%	8.57%	8.02%	8.30%	
	HH Income \$15,000 to \$24,999	5.16%	7.45%	7.13%	7.64%	
	HH Income \$0 to \$14,999	13.79%	9.61%	8.92%	9.16%	
	Average Household Income	\$70,300	\$81,125	\$88,373	\$95,081	
	Median Household Income	\$61,208	\$66,483	\$68,950	\$67,880	
Per Capita Income	\$24,840	\$26,545	\$28,327	\$30,993		
2000 Average Household Income	\$54,842	\$56,888	\$60,537	\$63,693		
2000 Median Household Income	\$44,568	\$47,362	\$49,281	\$47,116		
<b>WRKPLACE 2020</b>	Workplace Establishments	620	5,580	10,849	33,337	
	Workplace Employees (Full Time Employees)	6,446	51,783	101,915	398,970	

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<b>POPULATION BY AGE 2020</b>	Count of Pop 0 to 4 years	2,152	13,256	25,063	57,801
	Count of Pop 5 to 14 years	3,599	22,394	43,132	100,610
	Count of Pop 14 to 22 years	2,545	18,057	35,783	89,112
	Count of Pop 22 to 30 years	3,157	22,972	44,273	103,538
	Count of Pop 30 to 45 years	6,532	38,696	73,144	169,833
	Count of Pop 45 to 60 years	6,608	44,895	88,581	205,140
	Count of Pop 60 to 75 years	5,285	34,469	66,737	154,544
	Count of Pop 75+ years	2,272	14,124	29,969	74,322
	Population 0 to 4 Years	6.69%	6.35%	6.16%	6.05%
	Population 5 to 13 Years	11.20%	10.72%	10.61%	10.54%
	Population 14 to 21 Years	7.91%	8.65%	8.80%	9.33%
	Population 22 to 29 Years	9.82%	11.00%	10.89%	10.84%
	Population 30 to 44 Years	20.32%	18.53%	17.99%	17.79%
	Population 45 to 59 Years	20.55%	21.49%	21.78%	21.48%
	Population 60 to 74 Years	16.44%	16.50%	16.41%	16.18%
	Population 74 Years Plus	7.07%	6.76%	7.37%	7.78%
	Median Age	40.4	40.4	41.1	41.0
<b>GENDER 2020</b>	Male Population	15,183	98,798	194,076	460,034
	Female Population	16,966	110,066	212,606	494,866
<b>RACE 2020</b>	2020 Estimated Population	32,149	208,864	406,683	954,900
	White	88.72%	88.65%	87.93%	85.79%
	Black or African American	4.00%	3.34%	4.77%	7.33%
	Asian or Pacific Islander	2.18%	2.47%	2.19%	2.17%
	Other Races	5.10%	5.54%	5.12%	4.71%
<b>HISPANIC</b>	2020 Hispanic Population	25,677	169,038	324,637	719,729
	2020 Hispanic Population %	79.87%	80.93%	79.83%	75.37%
	2025 Hispanic Population Forecast	25,941	173,700	332,048	744,043
	2025 Hispanic Population % Projected	79.56%	80.81%	79.74%	75.37%
	2000 Hispanic Population %	67.03%	70.26%	68.29%	64.46%
1990 Hispanic Population %	46.86%	54.37%	55.28%	53.89%	
<b>EDUCATION (AGE 25+) 2020</b>	Adult Population (25 Years or Older)	22,659	146,635	286,081	667,162
	Elementary	5.57%	4.96%	5.78%	6.63%
	Some High School	6.67%	7.50%	7.48%	7.82%
	High School Graduate	25.78%	24.40%	24.76%	25.00%
	Some College	18.59%	17.24%	17.21%	15.67%
	Associates Degree	11.49%	11.59%	10.78%	10.18%
	Bachelors Degree	21.57%	23.84%	22.90%	22.23%
	Graduate Degree	10.33%	10.46%	11.10%	12.48%
% College (4+)	31.90%	34.30%	34.00%	34.71%	
<b>HOUSING 2020</b>	Total Housing Units	11,977	71,987	136,362	329,401
	Owner Occupied Percent	57.77%	65.38%	68.99%	64.28%
	Renter Occupied Percent	36.54%	29.27%	26.14%	29.71%
	Vacant Housing Percent	5.69%	5.34%	4.87%	6.01%

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<b>HOMES BUILT BY YEAR 2020</b>				
Homes Built 2010 or later	0.00%	0.09%	0.10%	0.10%
Homes Built 2000 to 2009	2.36%	8.68%	11.79%	11.68%
Homes Built 1990 to 1999	10.63%	20.45%	19.35%	16.54%
Homes Built 1980 to 1989	50.69%	40.13%	31.83%	23.87%
Homes Built 1970 to 1979	33.48%	26.51%	23.55%	22.66%
Homes Built 1960 to 1979	1.79%	2.74%	7.75%	11.09%
Homes Built 1950 to 1959	0.47%	0.89%	4.88%	11.01%
Homes Built 1940 to 1949	0.23%	0.26%	0.48%	2.24%
Homes Built 1939 or earlier	0.35%	0.25%	0.26%	0.82%
<b>HOME VALUE (OWNER OCCUPIED) 2020</b>				
Property Value \$1,000,000 or more	1.60%	2.94%	5.81%	8.73%
Property Value \$750,000 to \$999,999	3.10%	4.86%	7.84%	8.40%
Property Value \$500,000 to \$749,999	27.79%	33.29%	35.65%	31.08%
Property Value \$400,000 to \$499,999	22.61%	20.99%	18.87%	17.30%
Property Value \$300,000 to \$399,999	19.66%	19.04%	15.45%	13.89%
Property Value \$200,000 to \$299,999	16.65%	12.64%	10.17%	10.25%
Property Value \$150,000 to \$199,999	5.47%	3.34%	2.79%	3.08%
Property Value \$100,000 to \$149,999	1.70%	1.32%	1.01%	1.41%
Property Value \$60,000 to \$99,999	0.70%	0.34%	0.53%	0.68%
Property Value \$40,000 to \$59,999	0.15%	0.22%	0.37%	0.35%
Property Value \$0 to \$39,999	0.58%	0.63%	0.73%	0.84%
Median Home Value	\$422,556	\$458,470	\$498,355	\$501,659
Median Rent per Month (Census 2000)	\$806	\$838	\$826	\$765
<b>OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020</b>				
Employed Civilian Population 16+ by Occupation	14,975	99,491	192,154	439,700
Managerial/Executive	14.84%	15.85%	16.33%	17.39%
Professional Specialty	18.70%	21.62%	22.19%	21.67%
Healthcare Support	3.49%	2.96%	2.64%	2.61%
Sales	12.18%	13.89%	14.12%	13.84%
Office & Administrative Support	13.37%	14.76%	14.66%	13.62%
Protective Service	4.18%	2.80%	2.93%	2.63%
Food Preparation	5.73%	4.91%	4.38%	4.34%
Building Maintenance & Cleaning	4.00%	3.91%	3.82%	4.45%
Personal Care	4.25%	2.95%	2.71%	2.63%
Farming, Fishing, & Forestry	0.02%	0.22%	0.23%	0.29%
Construction	7.95%	7.18%	7.27%	7.49%
Production & Transportation	11.30%	8.95%	8.73%	9.06%
Percent White Collar	62.58%	69.08%	69.93%	69.12%
Percent Blue Collar	37.42%	30.92%	30.07%	30.88%
Median Employee Salary	43,418	44,468	45,116	45,018
Average Employee Salary	51,220	52,198	53,230	53,321
<b>UNEMPLOYMENT</b>				
2000 Census Unemployed (Age 16 and Up)	1,178	6,028	10,521	25,090
2020 Estimated Unemployed (Age 16 and Up)	1,474	10,292	18,126	48,156
2020 Estimated Unemployed Rate (Age 16 and Up)	9.10%	9.34%	8.83%	9.92%

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<b>TRANSPORTATION TO WORK 2020</b>	Drive to Work Alone	81.88%	82.69%	82.96%	81.71%
	Drive to Work Carpool	8.84%	9.95%	9.66%	9.18%
	Travel to Work by Public Transportation	3.71%	2.49%	2.19%	2.92%
	Drive to Work on Motorcycle	0.11%	0.09%	0.07%	0.13%
	Drive to Work on Bicycle	0.00%	0.08%	0.05%	0.20%
	Walk to Work	0.73%	0.62%	0.73%	1.10%
	Other Means	0.41%	0.64%	0.75%	1.05%
	Work at Home	4.33%	3.42%	3.58%	3.67%
<b>TRAVEL TIME TO WORK 2020</b>	Travel Time in Less than 5 minutes	0.63%	0.73%	0.74%	0.90%
	Travel to Work in 5 to 9 minutes	2.46%	3.19%	3.23%	4.10%
	Travel to Work in 10 to 14 minutes	6.55%	5.79%	6.25%	7.71%
	Travel to Work in 15 to 19 minutes	10.20%	9.52%	9.90%	11.08%
	Travel to Work in 20 to 29 minutes	16.99%	18.11%	19.78%	20.37%
	Travel to Work in 30 to 44 minutes	32.50%	32.93%	32.31%	31.07%
	Travel to Work in 45 to 59 minutes	14.61%	13.97%	13.59%	12.64%
	Travel to Work in 60 minutes or more	16.06%	15.77%	14.21%	12.14%
Average Travel Time to Work	35.5	35.2	33.8	31.1	
<b>SPENDING PATTERNS 2020</b>	Grocery Store Market Basket Weekly Per Capita Spending	\$59.44	\$59.70	\$59.88	\$59.78
	Apparel and Related Services	\$14.20	\$14.52	\$14.71	\$14.61
	Transportation	\$89.65	\$91.72	\$92.84	\$92.21
	Healthcare	\$58.85	\$59.77	\$60.39	\$60.21
	Entertainment	\$21.33	\$21.93	\$22.29	\$22.18
<b>LIFESTYLE SEGMENTATION 2020</b>	Category A - Crème de la Crème	0	0	3,691	44,299
	Category B - Urban Cliff Climbers	0	0	0	0
	Category C - Urban Cliff Dwellers	0	0	0	4,225
	Category D - Seasoned Urban Dwellers	0	0	0	233
	Category E - Thriving Alone	0	443	576	11,589
	Category F - Going it Alone	0	0	0	8,707
	Category G - Struggling Alone	0	0	0	4,733
	Category H - Single in the Suburbs	0	0	0	2,969
	Category I - Married in the Suburbs	0	0	197	5,776
	Category J - Retired in the Suburbs	0	0	7	6,076
	Category K - Living with Nature	0	0	2	1,374
	Category L - Working with Nature	0	0	0	1,842
	Category M - Harlem Gateway	0	0	5,724	24,785
	Category N - Espaniola	31,954	207,766	390,711	802,470
	Category O - Specialties	0	0	2,489	18,341

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