

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2019 Estimates & Q4 2024 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 25.68645, -80.420041

19-Mar-2020

## 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>	2019 Estimated Population	32,511	212,456	412,699	965,888	
	2019 Daytime Population	23,083	163,022	320,078	971,338	
	2024 Population Forecast	32,786	217,452	420,863	993,361	
	2010 Census Population	31,282	197,669	386,976	897,924	
	2000 Census Population	31,570	185,568	346,650	812,619	
	1990 Census Population	26,318	129,241	255,464	647,741	
	Historical Annual Growth, 1990 to 2000	1.84%	3.68%	3.10%	2.29%	
	Historical Annual Growth, 2000 to 2010	-0.09%	0.63%	1.11%	1.00%	
	Estimated Annual Growth, 2010 to 2019	0.40%	0.74%	0.66%	0.75%	
	Projected Annual Growth, 2019 to 2024	0.17%	0.47%	0.39%	0.56%	
	<b>HOUSEHOLDS</b>	2019 Estimated Households	11,412	69,317	131,815	313,403
		2024 Households Forecast	11,510	70,813	134,220	322,229
2010 Census Households		10,962	64,737	124,024	291,499	
2000 Census Households		10,893	60,261	111,040	265,301	
1990 Census Households		9,254	44,840	86,092	218,318	
Historical Annual Growth, 1990 to 2000		1.64%	3.00%	2.58%	1.97%	
Historical Annual Growth, 2000 to 2010		0.06%	0.72%	1.11%	0.95%	
Estimated Annual Growth, 2010 to 2019		0.41%	0.70%	0.63%	0.75%	
Projected Annual Growth, 2019 to 2024		0.17%	0.43%	0.36%	0.56%	
2019 % Households With Children		32%	32%	33%	32%	
2019 Persons per Household		2.83	3.06	3.11	3.03	
<b>INCOME 2019</b>		HH Income \$500,000 or more	0.29%	0.61%	0.87%	1.05%
	HH Income \$250,000 to \$499,999	0.34%	0.71%	1.04%	1.25%	
	HH Income \$200,000 to \$249,999	0.80%	1.68%	2.43%	2.95%	
	HH Income \$175,000 to \$199,999	1.75%	3.20%	4.09%	4.67%	
	HH Income \$150,000 to \$174,999	2.57%	3.99%	4.79%	4.54%	
	HH Income \$100,000 to \$149,999	16.09%	16.94%	16.99%	15.86%	
	HH Income \$75,000 to \$99,999	14.67%	15.08%	14.22%	12.91%	
	HH Income \$50,000 to \$74,999	22.24%	18.96%	18.23%	17.87%	
	HH Income \$35,000 to \$49,999	12.11%	12.53%	12.31%	12.34%	
	HH Income \$25,000 to \$34,999	10.21%	8.88%	8.45%	8.76%	
	HH Income \$15,000 to \$24,999	7.31%	8.41%	7.85%	8.33%	
	HH Income \$0 to \$14,999	11.63%	9.01%	8.73%	9.47%	
	Average Household Income	\$68,147	\$77,931	\$84,439	\$90,824	
	Median Household Income	\$59,553	\$64,010	\$66,661	\$64,885	
Per Capita Income	\$24,060	\$25,503	\$27,102	\$29,633		
2000 Average Household Income	\$54,859	\$56,888	\$60,587	\$63,729		
2000 Median Household Income	\$44,588	\$47,362	\$49,348	\$47,105		
<b>WRKPLACE 2019</b>	Workplace Establishments	594	5,096	10,322	32,172	
	Workplace Employees (Full Time Employees)	6,294	47,958	98,173	386,615	

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<b>POPULATION BY AGE 2019</b>	Count of Pop 0 to 4 years	2,199	13,590	25,636	58,900
	Count of Pop 5 to 14 years	3,542	22,334	43,079	100,425
	Count of Pop 14 to 22 years	2,635	18,849	37,167	91,765
	Count of Pop 22 to 30 years	3,275	23,737	45,369	105,445
	Count of Pop 30 to 45 years	6,629	39,331	74,291	172,094
	Count of Pop 45 to 60 years	6,785	46,526	91,376	210,743
	Count of Pop 60 to 75 years	5,210	34,129	66,057	152,731
	Count of Pop 75+ years	2,236	13,958	29,724	73,784
	Population 0 to 4 Years	6.76%	6.40%	6.21%	6.10%
	Population 5 to 13 Years	10.90%	10.51%	10.44%	10.40%
	Population 14 to 21 Years	8.10%	8.87%	9.01%	9.50%
	Population 22 to 29 Years	10.07%	11.17%	10.99%	10.92%
	Population 30 to 44 Years	20.39%	18.51%	18.00%	17.82%
	Population 45 to 59 Years	20.87%	21.90%	22.14%	21.82%
	Population 60 to 74 Years	16.03%	16.06%	16.01%	15.81%
	Population 74 Years Plus	6.88%	6.57%	7.20%	7.64%
Median Age	40.2	40.3	41.0	40.9	
<b>GENDER 2019</b>	Male Population	15,345	100,419	196,746	464,945
	Female Population	17,166	112,037	215,954	500,943
<b>RACE 2019</b>	2019 Estimated Population	32,511	212,456	412,699	965,888
	White	88.51%	88.76%	88.13%	85.72%
	Black or African American	3.91%	3.53%	4.90%	7.57%
	Asian or Pacific Islander	2.18%	2.45%	2.17%	2.15%
	Other Races	5.40%	5.27%	4.80%	4.56%
<b>HISPANIC</b>	2019 Hispanic Population	26,272	171,757	328,547	723,460
	2019 Hispanic Population %	80.81%	80.84%	79.61%	74.90%
	2024 Hispanic Population Forecast	26,500	175,732	334,910	744,249
	2024 Hispanic Population % Projected	80.83%	80.81%	79.58%	74.92%
	2000 Hispanic Population %	67.04%	70.26%	68.27%	64.51%
1990 Hispanic Population %	46.87%	54.37%	55.25%	53.95%	
<b>EDUCATION (AGE 25+) 2019</b>	Adult Population (25 Years or Older)	22,895	148,822	289,702	673,725
	Elementary	4.75%	5.50%	6.19%	7.09%
	Some High School	5.83%	6.91%	7.03%	7.42%
	High School Graduate	25.60%	24.73%	25.50%	26.08%
	Some College	20.20%	18.57%	17.85%	16.01%
	Associates Degree	13.83%	12.43%	11.50%	10.60%
	Bachelors Degree	20.57%	22.49%	21.55%	21.17%
	Graduate Degree	9.23%	9.37%	10.38%	11.63%
% College (4+)	29.79%	31.86%	31.93%	32.80%	
<b>HOUSING 2019</b>	Total Housing Units	12,122	73,280	138,595	334,050
	Owner Occupied Percent	57.87%	65.42%	68.92%	64.14%
	Renter Occupied Percent	36.27%	29.18%	26.19%	29.68%
	Vacant Housing Percent	5.86%	5.41%	4.89%	6.18%

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<b>HOMES BUILT BY YEAR 2019</b>				
Homes Built 2010 or later	0.00%	0.16%	0.20%	0.21%
Homes Built 2000 to 2009	2.70%	8.80%	11.78%	11.77%
Homes Built 1990 to 1999	11.78%	21.05%	19.69%	16.67%
Homes Built 1980 to 1989	48.99%	40.12%	31.55%	24.23%
Homes Built 1970 to 1979	33.53%	26.07%	23.13%	21.93%
Homes Built 1960 to 1979	2.07%	2.51%	7.83%	11.09%
Homes Built 1950 to 1959	0.40%	0.83%	5.06%	11.07%
Homes Built 1940 to 1949	0.27%	0.23%	0.49%	2.18%
Homes Built 1939 or earlier	0.25%	0.23%	0.27%	0.85%
<b>HOME VALUE (OWNER OCCUPIED) 2019</b>				
Property Value \$1,000,000 or more	2.36%	3.37%	7.05%	12.91%
Property Value \$750,000 to \$999,999	4.34%	6.64%	10.00%	10.02%
Property Value \$500,000 to \$749,999	29.05%	34.06%	34.92%	30.86%
Property Value \$400,000 to \$499,999	19.10%	18.93%	17.47%	15.56%
Property Value \$300,000 to \$399,999	18.50%	17.79%	14.80%	13.78%
Property Value \$200,000 to \$299,999	18.43%	13.02%	10.11%	10.30%
Property Value \$150,000 to \$199,999	4.72%	3.17%	2.64%	2.98%
Property Value \$100,000 to \$149,999	2.10%	1.50%	1.18%	1.55%
Property Value \$60,000 to \$99,999	0.67%	0.36%	0.47%	0.56%
Property Value \$40,000 to \$59,999	0.15%	0.39%	0.48%	0.47%
Property Value \$0 to \$39,999	0.59%	0.78%	0.87%	1.01%
Median Home Value	\$425,343	\$468,634	\$514,144	\$530,709
Median Rent per Month (Census 2000)	\$806	\$838	\$826	\$765
<b>OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2019</b>				
Employed Civilian Population 16+ by Occupation	16,152	107,964	207,925	480,329
Managerial/Executive	15.38%	16.08%	16.81%	17.25%
Professional Specialty	17.06%	19.73%	20.54%	20.59%
Healthcare Support	3.45%	3.17%	2.71%	2.71%
Sales	12.86%	14.57%	14.67%	14.11%
Office & Administrative Support	15.42%	15.60%	15.10%	14.20%
Protective Service	4.18%	2.89%	2.80%	2.59%
Food Preparation	5.82%	5.15%	4.56%	4.61%
Building Maintenance & Cleaning	3.55%	3.84%	4.05%	4.71%
Personal Care	4.30%	2.95%	2.73%	2.70%
Farming, Fishing, & Forestry	0.01%	0.35%	0.34%	0.30%
Construction	7.43%	7.12%	7.23%	7.43%
Production & Transportation	10.54%	8.54%	8.45%	8.78%
Percent White Collar	64.18%	69.16%	69.83%	68.87%
Percent Blue Collar	35.82%	30.84%	30.17%	31.13%
Median Employee Salary	40,534	40,926	41,590	41,638
Average Employee Salary	47,449	47,528	48,394	48,814
<b>UNEMPLOYMENT</b>				
2000 Census Unemployed (Age 16 and Up)	1,178	6,028	10,509	25,126
2019 Estimated Unemployed (Age 16 and Up)	439	2,971	5,235	13,833
2019 Estimated Unemployed Rate (Age 16 and Up)	2.65%	2.66%	2.51%	2.81%

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<b>TRANSPORTATION TO WORK 2019</b>				
Drive to Work Alone	80.50%	83.76%	83.40%	81.63%
Drive to Work Carpool	7.97%	8.82%	9.09%	9.13%
Travel to Work by Public Transportation	4.00%	2.50%	2.29%	2.85%
Drive to Work on Motorcycle	0.12%	0.07%	0.05%	0.12%
Drive to Work on Bicycle	0.00%	0.08%	0.06%	0.23%
Walk to Work	1.54%	0.81%	0.90%	1.18%
Other Means	0.92%	0.80%	0.83%	1.11%
Work at Home	4.94%	3.16%	3.37%	3.73%
<b>TRAVEL TIME TO WORK 2019</b>				
Travel Time in Less than 5 minutes	0.60%	0.69%	0.63%	0.78%
Travel to Work in 5 to 9 minutes	2.90%	2.93%	3.12%	4.01%
Travel to Work in 10 to 14 minutes	5.40%	5.19%	6.05%	7.39%
Travel to Work in 15 to 19 minutes	10.75%	9.39%	9.69%	11.00%
Travel to Work in 20 to 29 minutes	15.18%	17.27%	19.88%	20.21%
Travel to Work in 30 to 44 minutes	32.67%	34.02%	32.67%	32.18%
Travel to Work in 45 to 59 minutes	14.38%	14.47%	13.58%	12.56%
Travel to Work in 60 minutes or more	18.12%	16.04%	14.39%	11.86%
Average Travel Time to Work	35.5	35.2	33.8	31.1
<b>SPENDING PATTERNS 2019</b>				
Grocery Store Market Basket Weekly Per Capita Spending	\$57.84	\$58.08	\$58.28	\$58.38
Apparel and Related Services	\$13.58	\$13.89	\$14.09	\$14.08
Transportation	\$88.33	\$89.94	\$90.81	\$90.52
Healthcare	\$44.97	\$45.51	\$45.94	\$45.98
Entertainment	\$20.57	\$21.05	\$21.36	\$21.35
<b>LIFESTYLE SEGMENTATION 2019</b>				
Category A - Crème de la Crème	0	0	3,699	43,550
Category B - Urban Cliff Climbers	0	0	0	0
Category C - Urban Cliff Dwellers	0	0	0	2,042
Category D - Seasoned Urban Dwellers	0	0	838	838
Category E - Thriving Alone	0	462	601	9,167
Category F - Going it Alone	0	0	13	14,321
Category G - Struggling Alone	0	0	0	2,907
Category H - Single in the Suburbs	0	0	0	2,941
Category I - Married in the Suburbs	0	0	230	5,841
Category J - Retired in the Suburbs	0	0	1,189	8,952
Category K - Living with Nature	0	0	3	1,429
Category L - Working with Nature	0	0	0	1,920
Category M - Harlem Gateway	0	0	5,761	26,280
Category N - Espaniola	32,316	211,339	394,895	811,929
Category O - Specialties	0	0	2,324	16,276

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