

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 25.698366, -80.383063

20-Apr-2022

## 117950-TJ Maxx Plaza

### Miami, FL

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
<b>POPULATION</b>	2021 Estimated Population	14,062	172,936	490,097	1,108,877	
	2021 Daytime Population	13,363	135,242	479,957	1,225,738	
	2026 Population Forecast	13,860	171,222	493,611	1,135,598	
	2010 Census Population	14,454	173,454	472,981	1,039,474	
	2000 Census Population	13,034	176,033	446,588	936,487	
	1990 Census Population	10,593	160,920	365,607	762,018	
	Historical Annual Growth, 1990 to 2000	2.10%	0.90%	2.02%	2.08%	
	Historical Annual Growth, 2000 to 2010	1.04%	-0.15%	0.58%	1.05%	
	CY Estimated Annual Growth, 2010 to 2021	-0.23%	-0.03%	0.30%	0.55%	
	FY Projected Annual Growth, 2021 to 2025	-0.29%	-0.20%	0.14%	0.48%	
	<b>HOUSEHOLDS</b>	2021 Estimated Households	5,097	59,520	161,417	370,913
		2026 Households Forecast	5,025	58,939	162,535	379,734
2010 Census Households		5,240	59,782	156,052	347,912	
2000 Census Households		4,731	59,799	146,717	314,908	
1990 Census Households		3,984	55,004	123,650	263,951	
Historical Annual Growth, 1990 to 2000		1.73%	0.84%	1.73%	1.78%	
Historical Annual Growth, 2000 to 2010		1.03%	0.00%	0.62%	1.00%	
CY Estimated Annual Growth, 2010 to 2021		-0.24%	-0.04%	0.29%	0.55%	
FY Projected Annual Growth, 2021 to 2025		-0.28%	-0.20%	0.14%	0.47%	
2021 % Households With Children		22%	27%	29%	30%	
2021 Persons per Household		2.72	2.89	3.01	2.94	
<b>INCOME 2021</b>		HH Income \$500,000 or more	1.49%	1.33%	1.43%	1.63%
	HH Income \$250,000 to \$499,999	1.77%	1.59%	1.71%	1.95%	
	HH Income \$200,000 to \$249,999	4.14%	3.72%	4.00%	4.56%	
	HH Income \$175,000 to \$199,999	2.02%	3.09%	3.45%	3.95%	
	HH Income \$150,000 to \$174,999	3.30%	4.88%	5.19%	4.92%	
	HH Income \$100,000 to \$149,999	17.35%	17.01%	16.77%	16.28%	
	HH Income \$75,000 to \$99,999	14.27%	13.21%	13.44%	12.83%	
	HH Income \$50,000 to \$74,999	19.78%	17.89%	17.74%	16.82%	
	HH Income \$35,000 to \$49,999	11.97%	11.55%	11.38%	11.67%	
	HH Income \$25,000 to \$34,999	8.57%	8.61%	8.25%	8.36%	
	HH Income \$15,000 to \$24,999	6.00%	6.62%	7.25%	7.61%	
	HH Income \$0 to \$14,999	9.32%	10.50%	9.40%	9.43%	
CY Average Household Income	\$87,412	\$88,680	\$92,326	\$98,063		
CY Median Household Income	\$67,578	\$66,851	\$68,745	\$68,752		
Per Capita Income	\$32,091	\$30,640	\$30,520	\$32,959		
2000 Average Household Income	\$58,280	\$59,792	\$60,549	\$62,577		
2000 Median Household Income	\$47,408	\$47,852	\$47,169	\$45,279		
2026 Projected Average Household Income	\$103,415	\$104,966	\$109,420	\$116,514		
2026 Projected Median Household Income	\$85,283	\$79,731	\$82,464	\$82,620		
<b>WRKPLACE 2021</b>	Workplace Establishments	539	4,699	16,959	48,176	
	Workplace Employees (Full Time Employees)	4,594	41,276	150,734	543,215	

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<b>POPULATION BY AGE 2021</b>	Count of Pop 0 to 4 years	886	10,523	29,791	67,380
	Count of Pop 5 to 14 years	1,544	18,302	51,698	119,694
	Count of Pop 14 to 22 years	1,040	13,581	41,046	99,823
	Count of Pop 22 to 30 years	1,307	16,453	50,613	113,752
	Count of Pop 30 to 45 years	2,697	31,683	88,833	200,393
	Count of Pop 45 to 60 years	2,855	35,308	101,338	233,921
	Count of Pop 60 to 75 years	2,488	30,987	84,737	183,453
	Count of Pop 75+ years	1,245	16,097	42,040	90,461
	Population 0 to 4 Years	6.30%	6.08%	6.08%	6.08%
	Population 5 to 13 Years	10.98%	10.58%	10.55%	10.79%
	Population 14 to 21 Years	7.39%	7.85%	8.38%	9.00%
	Population 22 to 29 Years	9.30%	9.51%	10.33%	10.26%
	Population 30 to 44 Years	19.18%	18.32%	18.13%	18.07%
	Population 45 to 59 Years	20.30%	20.42%	20.68%	21.10%
	Population 60 to 74 Years	17.69%	17.92%	17.29%	16.54%
	Population 74 Years Plus	8.85%	9.31%	8.58%	8.16%
	Median Age	42.5	43.0	41.9	41.4
<b>GENDER 2021</b>	Male Population	6,534	81,754	233,255	534,617
	Female Population	7,528	91,181	256,842	574,261
<b>RACE 2021</b>	2021 Estimated Population	14,062	172,936	490,097	1,108,877
	White	89.84%	91.26%	89.04%	86.42%
	Black or African American	2.51%	2.48%	4.22%	6.90%
	Asian or Pacific Islander	2.08%	1.98%	2.24%	2.10%
	Other Races	5.57%	4.28%	4.51%	4.58%
<b>HISPANIC</b>	2021 Hispanic Population	10,818	138,744	392,301	841,101
	2021 Hispanic Population %	76.93%	80.23%	80.05%	75.85%
	2026 Hispanic Population Forecast	10,672	137,229	394,693	861,203
	2026 Hispanic Population % Forecast	77.00%	80.15%	79.96%	75.84%
	2000 Hispanic Population %	64.51%	68.45%	69.53%	65.79%
1990 Hispanic Population %	47.65%	55.33%	58.94%	56.49%	
<b>EDUCATION (AGE 25+) 2021</b>	Adult Population (25 Years or Older)	10,126	124,494	348,293	778,157
	Elementary	5.78%	6.43%	6.25%	6.77%
	Some High School	5.47%	6.52%	8.05%	7.55%
	High School Graduate	22.10%	25.20%	24.44%	24.78%
	Some College	17.34%	17.71%	16.36%	15.16%
	Associates Degree	10.47%	11.08%	10.35%	10.03%
	Bachelors Degree	25.35%	21.00%	22.67%	22.39%
	Graduate Degree	13.50%	12.05%	11.87%	13.31%
% College (4+)	38.85%	33.05%	34.54%	35.70%	
<b>HOUSING 2021</b>	Total Housing Units	5,431	62,695	170,432	398,907
	Owner Occupied Percent	62.76%	66.84%	66.08%	60.17%
	Renter Occupied Percent	31.08%	28.10%	28.63%	32.81%
	Vacant Housing Percent	6.16%	5.06%	5.29%	7.02%

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<b>HOMES BUILT BY YEAR 2021</b>				
Homes Built 2010 or later	0.00%	0.04%	0.09%	0.14%
Homes Built 2000 to 2009	6.85%	3.05%	9.15%	12.27%
Homes Built 1990 to 1999	15.17%	7.49%	14.10%	15.27%
Homes Built 1980 to 1989	24.59%	29.36%	28.43%	21.13%
Homes Built 1970 to 1979	36.76%	35.57%	26.54%	21.61%
Homes Built 1960 to 1979	11.00%	14.34%	11.77%	11.31%
Homes Built 1950 to 1959	4.66%	8.93%	8.73%	11.75%
Homes Built 1940 to 1949	0.34%	0.81%	0.86%	4.54%
Homes Built 1939 or earlier	0.63%	0.43%	0.34%	1.98%
<b>HOME VALUE (OWNER OCCUPIED) 2021</b>				
Property Value \$1,000,000 or more	9.46%	10.74%	10.79%	12.90%
Property Value \$750,000 to \$999,999	8.67%	15.12%	16.37%	15.33%
Property Value \$500,000 to \$749,999	34.62%	33.88%	34.52%	32.44%
Property Value \$400,000 to \$499,999	17.03%	15.11%	13.12%	12.49%
Property Value \$300,000 to \$399,999	18.81%	13.97%	11.47%	10.65%
Property Value \$200,000 to \$299,999	8.09%	7.01%	6.56%	6.29%
Property Value \$150,000 to \$199,999	1.69%	1.96%	1.92%	1.86%
Property Value \$100,000 to \$149,999	0.25%	0.75%	0.81%	0.98%
Property Value \$60,000 to \$99,999	0.00%	0.23%	0.63%	0.55%
Property Value \$40,000 to \$59,999	0.01%	0.29%	0.39%	0.31%
Property Value \$0 to \$39,999	0.58%	0.34%	0.67%	0.71%
CY Median Home Value	\$522,723	\$574,059	\$594,559	\$603,360
CY Median Rent per Month (Census 2000)	\$872	\$826	\$786	\$746
<b>OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021</b>				
Employed Civilian Population 16+ by Occupation	6,894	85,641	241,925	540,429
Managerial/Executive	22.52%	17.08%	16.48%	17.71%
Professional Specialty	24.84%	22.16%	22.10%	21.49%
Healthcare Support	2.97%	2.69%	2.59%	2.56%
Sales	12.49%	13.01%	13.92%	13.76%
Office & Administrative Support	12.31%	14.84%	14.10%	13.31%
Protective Service	1.91%	2.47%	2.59%	2.55%
Food Preparation	5.45%	4.29%	4.58%	4.52%
Building Maintenance & Cleaning	3.12%	4.52%	4.56%	4.55%
Personal Care	2.26%	3.02%	2.68%	2.64%
Farming, Fishing, & Forestry	0.12%	0.22%	0.28%	0.25%
Construction	3.73%	7.19%	7.24%	7.51%
Production & Transportation	8.27%	8.51%	8.89%	9.14%
Percent White Collar	75.13%	69.78%	69.19%	68.82%
Percent Blue Collar	24.87%	30.22%	30.81%	31.18%
CY Median Employee Salary	\$47,732	\$48,188	\$47,447	\$47,119
CY Average Employee Salary	\$57,198	\$57,235	\$56,248	\$55,448
<b>UNEMPLOYMENT</b>				
2000 Census Unemployed (Age 16 and Up)	406	5,283	13,793	29,422
2021 Estimated Unemployed (Age 16 and Up)	262	3,533	10,133	25,055
2021 Estimated Unemployed Rate (Age 16 and Up)	3.32%	4.02%	3.98%	4.43%

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<b>TRANSPORTATION TO WORK 2021</b>				
Drive to Work Alone	83.00%	81.82%	82.70%	81.42%
Drive to Work Carpool	9.49%	10.05%	9.11%	9.04%
Travel to Work by Public Transportation	2.54%	2.55%	2.66%	3.22%
Drive to Work on Motorcycle	0.00%	0.12%	0.08%	0.14%
Drive to Work on Bicycle	0.00%	0.06%	0.07%	0.21%
Walk to Work	1.15%	1.06%	0.91%	1.31%
Other Means	0.08%	0.52%	0.73%	0.94%
Work at Home	3.74%	3.79%	3.73%	3.69%
<b>TRAVEL TIME TO WORK 2021</b>				
Travel Time in Less than 5 minutes	1.02%	0.91%	0.84%	0.92%
Travel to Work in 5 to 9 minutes	4.33%	3.71%	3.69%	4.39%
Travel to Work in 10 to 14 minutes	6.88%	7.24%	6.95%	8.67%
Travel to Work in 15 to 19 minutes	12.33%	10.80%	10.16%	11.44%
Travel to Work in 20 to 29 minutes	22.66%	22.26%	20.70%	21.61%
Travel to Work in 30 to 44 minutes	30.38%	31.62%	32.59%	30.17%
Travel to Work in 45 to 59 minutes	11.22%	11.59%	12.74%	11.77%
Travel to Work in 60 minutes or more	11.18%	11.87%	12.32%	11.04%
Average Travel Time to Work	32.3	32.2	32.3	30.1
<b>SPENDING PATTERNS 2021</b>				
Grocery Store Market Basket Weekly Per Capita Spending	\$59.93	\$59.98	\$59.96	\$59.74
Apparel and Related Services	\$14.76	\$14.53	\$14.59	\$14.55
Transportation	\$93.24	\$91.83	\$92.20	\$91.83
Healthcare	\$61.20	\$60.82	\$60.58	\$60.10
Entertainment	\$22.39	\$22.13	\$22.19	\$22.12
<b>SPENDING 2021</b>				
Med Disposable Inc-Inc minus taxes	\$60,425	\$59,946	\$61,514	\$61,515
Avg Disposable Inc-Inc minus taxes	\$73,674	\$73,228	\$75,050	\$76,398
Med Discretionary-Disp less food/shelter/clothing	\$40,662	\$38,711	\$39,417	\$39,228
Avg Discretionary-Disp less food/shelter/clothing	\$48,822	\$48,123	\$49,040	\$50,291
<b>LIFESTYLE SEGMENTATION 2021</b>				
Category A - Crème de la Crème	0	1,794	7,493	52,163
Category B - Urban Cliff Climbers	0	0	0	0
Category C - Urban Cliff Dwellers	0	0	0	4,437
Category D - Seasoned Urban Dwellers	0	0	0	0
Category E - Thriving Alone	0	570	2,349	23,073
Category F - Going it Alone	0	0	0	8,005
Category G - Struggling Alone	0	0	106	4,753
Category H - Single in the Suburbs	0	0	0	2,948
Category I - Married in the Suburbs	0	0	1,413	5,790
Category J - Retired in the Suburbs	0	0	1,029	5,844
Category K - Living with Nature	0	0	0	806
Category M - Harlem Gateway	0	0	7,348	28,130
Category N - Espaniola	13,855	169,773	457,401	931,856
Category O - Specialties	0	0	8,333	21,487

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