

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 25.9391 Longitude: -80.2952

Shops at Palm Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	28,709	168,576	471,698
	Population Est 23Q1	28,640	168,394	471,366
	Population Est 22Q4	29,083	168,770	471,469
	Population Est 22Q3	29,074	168,915	471,668
	Population Est 22Q2	29,056	168,594	470,144
	Population Est 22Q1	29,077	169,304	473,214
	Population Est 21Q4	29,073	168,769	471,586
	Population Est 21Q3	29,076	168,446	470,684
	Population Est 21Q2	29,060	167,948	470,810
	Population Fcst	27,794	169,929	488,631
	2010 Census Population	8,417	50,019	177,523
	2000 Census Population	8,741	50,833	175,905
	1990 Census Population	5,426	40,773	134,631
	Current Year Daytime Population	21,452	127,137	378,628
	Average Seasonal Population	59	662	4,402
	Historical Annual Growth, 1990 – 2000	4.88%	2.23%	2.71%
	Historical Annual Growth, 2000 – 2010	-0.38%	-0.16%	0.09%
	Estimated Annual Growth, 2010 – CY	9.70%	9.60%	7.65%
	Projected Annual Growth, CY to Y5	-0.65%	0.16%	0.71%
	Group Qtrs Est	138	585	1,726
Transient Est Average Last 4 Qtrs	0	2,971	4,952	
<b>Households</b>	Current Year Estimated Households	9,300	54,785	157,790
	Households Est 23Q1	9,271	54,710	157,631
	Households Est 22Q4	9,429	54,849	157,695
	Households Est 22Q3	9,426	54,900	157,766
	Households Est 22Q2	9,422	54,805	157,285
	Households Est 22Q1	9,434	55,029	158,329
	Households Est 21Q4	9,429	54,831	157,734
	Households Est 21Q3	9,429	54,710	157,417
	Households Est 21Q2	9,423	54,549	157,459
	Households Fcst	9,012	55,321	163,352
	2010 Census Households	2,411	15,849	55,976
	2000 Census Households	2,517	15,882	54,521
	1990 Census Households	1,776	13,810	43,003
	Historical Annual Growth, 1990 – 2000	3.55%	1.41%	2.40%
	Historical Annual Growth, 2000 – 2010	-0.43%	-0.02%	0.26%
	Estimated Annual Growth, 2010 – CY	10.73%	9.81%	8.14%
	Projected Annual Growth, CY to Y5	-0.63%	0.19%	0.70%
Population per Household	3.07	3.07	2.98	

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Shops at Palm Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.3%	0.7%	0.5%
	HH Income \$250,000 to \$499,999	0.4%	0.8%	0.6%
	HH Income \$200,000 to \$249,999	0.9%	1.8%	1.5%
	HH Income \$175,000 to \$199,999	1.5%	2.6%	2.3%
	HH Income \$150,000 to \$174,999	2.8%	3.8%	3.2%
	HH Income \$100,000 to 149,999	13.2%	14.8%	14.2%
	HH Income \$75,000 to 99,999	14.6%	12.8%	13.1%
	HH Income \$50,000 to 74,999	23.1%	21.3%	19.3%
	HH Income \$35,000 to 49,999	13.5%	13.7%	14.1%
	HH Income \$25,000 to 34,999	10.5%	10.0%	9.5%
	HH Income \$15,000 to 24,999	9.4%	7.9%	9.2%
	HH Income \$0 to 14,999	9.8%	9.7%	12.4%
	Average Household Income	\$65,867	\$75,145	\$70,496
	Median Household Income	\$56,579	\$59,310	\$55,701
	Per Capita Income	\$21,450	\$24,493	\$23,653
	2000 Average HH Income	\$47,836	\$56,300	\$51,140
	2000 Median HH Income	\$40,551	\$46,953	\$41,341
	Average Disposable Income	57,956	64,068	60,338
	Median Disposable Income	50,654	53,311	49,757
	Discretionary HH Income Over \$150,000	0.0%	0.1%	0.1%
	Discretionary HH Income \$125,000 to \$149,999	0.2%	2.3%	1.7%
	Discretionary HH Income \$100,000 to \$124,999	1.6%	3.2%	2.7%
	Discretionary HH Income \$75,000 to \$99,999	4.5%	6.2%	5.9%
	Discretionary HH Income \$50,000 to \$74,999	13.2%	15.4%	14.1%
	Discretionary HH Income \$25,000 to \$49,999	36.2%	31.1%	29.2%
	Discretionary HH Income Under \$25,000	44.3%	41.8%	46.3%
	Average Discretionary HH Income	32,453	38,215	35,305
	Median Discretionary HH Income	28,536	30,220	27,501
	Householder White – Count	337	2,752	11,013
	Median HH Income	\$69,876	\$69,129	\$57,206
	Average HH Income	\$81,126	\$84,497	\$71,799
	Householder Black or African-American – Count	1,409	10,822	41,866
	Median HH Income	\$56,363	\$56,734	\$54,069
	Average HH Income	\$61,542	\$66,668	\$64,120
Householder Hispanic – Count	7,038	37,961	95,420	
Median HH Income	\$54,568	\$58,672	\$54,669	
Average HH Income	\$62,493	\$69,437	\$65,171	
Householder Asian or Pacific Islander – Count	108	809	2,525	
Median HH Income	\$95,076	\$84,164	\$79,325	
Average HH Income	\$101,564	\$88,557	\$89,242	
Householder Other or Pacific Islander – Count	408	2,441	6,965	
Median HH Income	\$69,802	\$67,993	\$71,213	
Average HH Income	\$77,816	\$76,929	\$77,211	
Gender	Male Population	13,508	79,844	221,226
	Female Population	15,202	88,731	250,472

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Total Population by Age	Count of Pop 0 to 4 years	1,570	9,170	25,545
	Count of Pop 0 to 7 years	2,054	12,427	34,732
	Count of Pop 5 - 13	2,660	16,557	46,006
	Count of Pop 14 - 18	1,336	8,409	22,901
	Count of Pop 19 - 22	1,400	8,646	23,574
	Count of Pop 22 - 25	1,079	6,523	17,821
	Count of Pop 25 - 29	1,890	10,760	29,669
	Count of Pop 30 - 34	1,995	11,428	31,124
	Count of Pop 35 - 39	1,988	11,457	31,691
	Count of Pop 40 - 44	1,877	11,005	30,266
	Count of Pop 45 - 59	6,108	36,122	97,962
	Count of Pop 60 - 74	4,625	26,414	76,233
	Count of Pop 75 - 84	1,568	8,902	27,663
	Count of Pop 85+	613	3,182	11,243
	% of Pop 0 to 4 years	5.5%	5.4%	5.4%
	% of Pop 0 to 7 years	7.2%	7.4%	7.4%
	% of Pop 5 - 13	9.3%	9.8%	9.8%
	% of Pop 14 - 18	4.7%	5.0%	4.9%
	% of Pop 19 - 22	4.9%	5.1%	5.0%
	% of Pop 22 - 25	3.8%	3.9%	3.8%
	% of Pop 25 - 29	6.6%	6.4%	6.3%
	% of Pop 30 - 34	6.9%	6.8%	6.6%
	% of Pop 35 - 39	6.9%	6.8%	6.7%
	% of Pop 40 - 44	6.5%	6.5%	6.4%
	% of Pop 45 - 59	21.3%	21.4%	20.8%
	% of Pop 60 - 74	16.1%	15.7%	16.2%
	% of Pop 75 - 84	5.5%	5.3%	5.9%
% of Pop 85+	2.1%	1.9%	2.4%	
Median Age	41.2	40.6	41.2	
Average Age	41.2	40.7	41.3	
Male Population by Age	% of Pop 0 to 4 years	6.0%	5.9%	5.9%
	% of Pop 5 - 13	10.0%	10.5%	10.6%
	% of Pop 14 - 18	5.1%	5.4%	5.3%
	% of Pop 19 - 22	5.3%	5.5%	5.4%
	% of Pop 22 - 25	4.0%	4.1%	4.1%
	% of Pop 25 - 29	6.8%	6.7%	6.7%
	% of Pop 30 - 34	7.2%	7.0%	6.8%
	% of Pop 35 - 39	7.2%	6.9%	6.8%
	% of Pop 40 - 44	6.6%	6.5%	6.4%
	% of Pop 45 - 59	21.0%	21.1%	20.5%
	% of Pop 75 - 84	4.6%	4.4%	4.9%
	% of Pop 60 - 74	14.8%	14.5%	14.9%
	% of Pop 85+	1.6%	1.5%	1.8%
	Median Age	39.0	38.5	38.9
Average Age	39.5	39.1	39.5	

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	% of Pop 0 to 4 years	5.0%	5.1%	5.0%
	% of Pop 5 - 13	8.6%	9.2%	9.0%
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	% of Pop 35 - 39	6.7%	6.7%	6.7%
	% of Pop 40 - 44	6.5%	6.6%	6.4%
	% of Pop 45 - 59	21.5%	21.7%	21.0%
	% of Pop 60 - 74	17.3%	16.7%	17.3%
	% of Pop 75 - 84	6.2%	6.0%	6.7%
	% of Pop 85+	2.6%	2.3%	2.9%
	Median Age	43.2	42.5	43.4
Average Age	42.7	42.1	42.9	
Race	Count of White	6,661	37,655	98,131
	Count of Black or African-American	3,268	32,150	124,857
	Count of Asian or Pacific Islander	371	3,107	10,003
	Count of Other races	18,409	95,663	238,707
	White	23.2%	22.3%	20.8%
	Black or African American	11.4%	19.1%	26.5%
	Asian	1.3%	1.8%	2.1%
	Other Races	64.1%	56.7%	50.6%
Language Spoken	Speak English at Home	20.8%	28.7%	34.4%
	Speak Spanish at Home	74.4%	66.4%	58.8%
	Speak French or French Creole at Home	2.0%	2.4%	4.2%
	Speak German at Home	0.1%	0.0%	0.0%
	Speak Other Indo-European Languages at Home	0.3%	0.5%	0.6%
	Speak Russian and Other Slavic Languages at H	0.0%	0.0%	0.1%
	Speak Chinese at Home	0.8%	0.4%	0.3%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.3%	0.2%
	Speak Other Asian Languages at Home	0.1%	0.2%	0.4%
	Speak Tagalog and Other Pacific Languages at H	0.2%	0.1%	0.2%
	Speak Other Language at Home	1.3%	0.7%	0.8%
Hispanic	Hispanic Population	23,494	122,338	302,359
	Hispanic Population Percent	81.8%	72.6%	64.1%
	Mexican	1.4%	1.9%	1.6%
	Puerto Rican	4.1%	5.9%	6.5%
	Cuban	47.4%	53.8%	56.4%
	Dominican	10.5%	6.3%	5.7%
	Central American	8.2%	7.7%	8.0%
	South American	23.6%	19.4%	17.2%
	Other Hispanic	4.8%	5.1%	4.7%
	2000 Hispanic Population Percent	69%	54%	50%
	1990 Hispanic Population Percent	57%	43%	43%

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<b>Ancestry</b>	American (percent of total population)	0.7%	1.3%	2.2%
	American	0.6%	1.2%	2.2%
	Native American (ie. Indian/Eskimo)	0.1%	0.0%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.2%	1.7%	2.0%
	Chinese	0.2%	0.4%	0.4%
	Japanese	0.0%	0.1%	0.2%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.4%	0.6%	0.6%
	South East Asian (ie. Vietnamese)	0.4%	0.5%	0.6%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	0.7%	0.9%	1.5%
	British	0.1%	0.1%	0.2%
	Dutch	0.0%	0.0%	0.0%
	French	0.0%	0.0%	0.1%
	German	0.1%	0.2%	0.3%
	Italian	0.2%	0.2%	0.3%
	Polish	0.0%	0.0%	0.1%
	Scandinavian	0.0%	0.0%	0.0%
	Scotch/Irish	0.1%	0.2%	0.3%
Other European (ie. Greek/Russian)	0.1%	0.1%	0.3%	
Middle Eastern	0.1%	0.1%	0.2%	
Other Ancestry	13.1%	20.0%	25.1%	
Unclassified Ancestry	2.4%	3.4%	4.8%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	20,665	119,270	335,851
	Elementary (0 to 8)	9.9%	8.9%	8.6%
	Some High School (9 to 11)	10.0%	7.9%	7.7%
	High School Graduate (12)	30.7%	32.1%	33.4%
	Some College (13 to 16)	16.2%	17.5%	17.4%
	Associates Degree Only	9.2%	10.6%	9.9%
	Bachelors Degree Only	17.0%	14.9%	15.0%
	Graduate Degree	7.1%	8.1%	8.1%
	% College (4+)	24.1%	23.0%	23.0%
<b>Household Type</b>	Total Households – count	9,300	54,785	157,790
	One Person HHs – count	1,452	9,013	29,173
	Family HHs – count	7,393	42,732	119,225
	Married Couple – count	4,498	25,797	71,674
	w/own children – count	1,780	10,235	26,931
	w/out own children – count	2,718	15,562	44,744
	Male Householder – count	749	4,438	11,324
	Female Householder – count	2,146	12,497	36,227
	Non-Family Households – count	455	3,040	9,392
	1 Person Household	15.6%	16.5%	18.5%
	2 Person Household	25.6%	26.1%	26.7%
	3 Person Household	22.4%	21.8%	21.3%
	4 Person Household	19.9%	19.2%	18.0%
	5 Person Household	9.3%	9.4%	8.9%
	6 Person Household	4.3%	4.2%	4.0%
7+ Person Household	2.9%	2.8%	2.7%	
% Households With Children	32.4%	31.4%	30.0%	

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Shops at Palm Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	9,538	57,112	165,420
	Owner Occupied Percent	53.8%	57.4%	55.4%
	Renter Occupied Percent	43.7%	38.6%	40.0%
	Vacant Housing Percent	2.5%	4.1%	4.6%
	Total Housing Units (Census 2000)	2,617	16,855	56,901
	For Rent (Census 2000)	31%	47%	35%
	For Sale (Census 2000)	40%	27%	40%
	Rented or Sold, (Census 2000)	8%	7%	7%
	Seasonal (Census 2014)	24%	22%	17%
	Other (Census 2000)	17%	6%	7%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	25%	17%	23%
	Homes Built 1980 to 1989	39%	31%	24%
	Homes Built 1970 to 1979	32%	29%	21%
	Homes Built 1960 to 1969	3%	20%	17%
	Homes Built 1950 to 1959	1%	2%	12%
	Homes Built 1940 to 1949	1%	1%	2%
	Homes Built Before 1939	0%	0%	1%
<b>Units in Structure</b>	1 Unit	63%	71%	69%
	2 - 9 Units	4%	5%	7%
	Greater than 10 Units	10%	16%	21%
	Mobilie Trailer	23%	8%	2%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.6%	2.4%	2.2%
	Property Value \$750,000 to \$999,999	0.9%	5.8%	5.1%
	Property Value \$500,000 to \$749,999	25.7%	24.0%	23.3%
	Property Value \$400,000 to \$499,999	29.7%	21.7%	20.2%
	Property Value \$300,000, to \$399,999	21.3%	19.5%	19.4%
	Property Value \$200,000 to \$299,999	14.1%	13.8%	16.3%
	Property Value \$150,000 to \$199,999	3.6%	3.3%	4.9%
	Property Value \$100,000 to \$149,999	1.5%	2.7%	3.6%
	Property Value \$60,000 to \$99,999	0.5%	2.4%	1.6%
	Property Value \$40,000 to \$59,999	1.2%	0.8%	0.5%
	Property Value \$0 to \$39,999	0.7%	1.8%	1.8%
	Median Home Value	\$423,478	\$422,287	\$406,608
Median Rent	\$835	\$840	\$761	
<b>Wealth per Household</b>	\$0 and under - percent	19.0%	18.7%	18.8%
	\$1 to \$4999 - percent	10.0%	9.7%	9.8%
	\$5k to \$9999 - percent	5.1%	5.0%	5.0%
	\$10k to \$24999 - percent	6.8%	6.7%	6.7%
	\$25k to \$49999 - percent	7.0%	7.0%	6.9%
	\$50k to \$99999 - percent	10.3%	10.3%	10.3%
	\$100k to \$249999 - percent	17.3%	17.6%	17.5%
	\$250k to \$499999 - percent	12.0%	12.3%	12.2%
	\$500k+ - percent	12.5%	12.9%	12.8%
	Median HH Wealth	\$60,015	\$64,742	\$63,366
	Avg HH Wealth	\$211,952	\$217,760	\$216,007

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Shops at Palm Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Economic Viability</b>	Economic Viability Local	240	234	230
	Economic Viability Indexed	240	234	230
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	14,573	88,029	241,972
	Managerial/Executive	13.1%	14.2%	13.3%
	Professional Specialty	16.3%	16.6%	17.6%
	Healthcare Support	1.8%	2.8%	3.6%
	Sales	10.3%	11.4%	11.3%
	Office & Administrative Support	15.7%	15.2%	14.4%
	Protective Service	2.2%	3.1%	3.3%
	Food Preparation	4.5%	3.3%	4.0%
	Building Maintenance & Cleaning	4.2%	4.2%	4.1%
	Personal Care	5.5%	3.6%	3.1%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.0%
	Construction	12.6%	10.4%	10.0%
	Production & Transportation	13.7%	15.2%	15.2%
	Percent White Collar Workers	57.2%	60.2%	60.1%
Percent Blue Collar Workers	42.8%	39.8%	39.9%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	7.5%	8.1%	7.9%
	Manufacturing	5.1%	6.2%	6.2%
	Transportation	11.1%	9.9%	9.6%
	Information	2.6%	2.8%	2.5%
	Wholesale/Retail	16.6%	16.0%	16.2%
	Finance, Insurance, Real Estate	7.3%	7.3%	6.4%
	Professional Services	6.8%	5.8%	5.2%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	5.2%	5.7%	5.7%
	Educational Services	18.2%	19.7%	21.0%
	Entertainment Services	9.5%	7.9%	8.5%
	Other Professional Services	8.5%	6.7%	5.9%
	Public Administration	1.6%	3.6%	4.7%
<b>Transportation To Work</b>	Drive to Work Alone	77.4%	80.7%	79.5%
	Drive to Work Carpool	17.1%	13.0%	14.4%
	Travel to Work by Public Transportation	2.1%	2.4%	2.9%
	Drive to Work on Motorcycle	0.0%	0.0%	0.1%
	Drive to Work on Bicycle	0.1%	0.2%	0.1%
	Walked to Work	0.3%	0.6%	0.7%
	Other Means	1.7%	0.9%	0.6%
	Work at Home	1.2%	2.1%	1.6%

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	Travel to Work in Less than 5 Minutes	0.3%	1.3%	1.0%
	Travel to Work in 5 to 9 Minutes	2.6%	4.6%	4.6%
	Travel to Work in 10 to 14 Minutes	8.1%	8.9%	8.9%
	Travel to Work in 15 to 19 Minutes	11.3%	11.0%	12.6%
	Travel to Work in 20 to 29 Minutes	21.3%	20.7%	20.8%
	Travel to Work in 30 to 44 Minutes	35.7%	31.9%	31.0%
	Travel to Work in 45 to 59 Minutes	11.7%	13.1%	12.1%
	Travel to Work in 60 Minutes or more	10.7%	8.7%	9.0%
Average Travel Time to Work		32	30	30
Vehicles per HH	No Vehicles	4.0%	4.2%	6.5%
	1 Vehicle	35.0%	31.9%	34.5%
	2 Vehicles	42.1%	40.6%	38.7%
	3 or more vehicles	18.9%	23.3%	20.3%
	Average Number of Vehicles	1.81	1.91	1.80
Change	Births (last 12 months)	335	1,939	5,317
	Deaths (last 12 months)	269	1,526	4,696
	Migration (last 12 months)	-407	-391	1,059
Work place	Workplace Establishments	804	4,700	13,690
	Workplace Employees (FTE)	5,036	39,548	129,155