

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 25.9391 Longitude: -80.2952

Shops at Palm Lakes Miami, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	109,159	453,162	1,715,839
	Population Est 23Q1	109,841	452,966	1,709,123
	Population Est 22Q4	109,857	452,381	1,707,814
	Population Est 22Q3	109,934	452,047	1,707,553
	Population Est 22Q2	109,816	450,765	1,704,600
	Population Est 22Q1	109,620	450,043	1,702,778
	Population Est 21Q4	110,040	450,221	1,703,709
	Population Est 21Q3	110,131	450,324	1,701,596
	Population Est 21Q2	109,970	448,795	1,697,972
	Population Fcst	109,290	462,575	1,750,326
	2010 Census Population	106,273	420,252	1,587,029
	2000 Census Population	92,667	361,593	1,446,274
	1990 Census Population	69,738	281,217	1,157,288
	Current Year Daytime Population	78,131	403,059	1,678,525
	Average Seasonal Population	238	2,527	112,131
	Historical Annual Growth, 1990 – 2000	2.88%	2.55%	2.25%
	Historical Annual Growth, 2000 – 2010	1.38%	1.51%	0.93%
	Estimated Annual Growth, 2010 – CY	0.19%	0.53%	0.55%
	Projected Annual Growth, CY to Y5	0.02%	0.41%	0.40%
	Group Qtrs Est	386	1,420	15,558
	Transient Est Average Last 4 Qtrs	536	4,452	69,886
Households	Current Year Estimated Households	35,881	150,979	608,342
	Households Est 23Q1	36,077	150,806	605,294
	Households Est 22Q4	36,083	150,616	604,973
	Households Est 22Q3	36,100	150,512	604,948
	Households Est 22Q2	36,064	150,085	603,807
	Households Est 22Q1	35,994	149,843	603,191
	Households Est 21Q4	36,143	149,928	603,518
	Households Est 21Q3	36,173	149,965	602,802
	Households Est 21Q2	36,126	149,490	601,475
	Households Fcst	35,965	154,101	621,608
	2010 Census Households	33,412	135,084	549,768
	2000 Census Households	28,937	116,063	504,231
	1990 Census Households	22,192	91,099	419,728
	Historical Annual Growth, 1990 – 2000	2.69%	2.45%	1.85%
	Historical Annual Growth, 2000 – 2010	1.45%	1.53%	0.87%
	Estimated Annual Growth, 2010 – CY	0.50%	0.78%	0.71%
	Projected Annual Growth, CY to Y5	0.05%	0.41%	0.43%
	Population per Household	3.03	2.99	2.79

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Shops at Palm Lakes Miami, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.0%	1.2%	1.6%
	HH Income \$250,000 to \$499,999	1.2%	1.4%	1.9%
	HH Income \$200,000 to \$249,999	2.8%	3.3%	4.4%
	HH Income \$175,000 to \$199,999	2.7%	3.0%	3.5%
	HH Income \$150,000 to \$174,999	4.5%	4.8%	4.8%
	HH Income \$100,000 to 149,999	17.0%	16.9%	15.6%
	HH Income \$75,000 to 99,999	15.3%	15.0%	13.3%
	HH Income \$50,000 to 74,999	19.0%	18.3%	17.1%
	HH Income \$35,000 to 49,999	12.5%	11.6%	11.5%
	HH Income \$25,000 to 34,999	9.4%	8.4%	8.5%
	HH Income \$15,000 to 24,999	6.9%	6.8%	8.0%
	HH Income \$0 to 14,999	7.6%	9.4%	9.8%
	Average Household Income	\$81,744	\$85,513	\$92,976
	Median Household Income	\$67,053	\$68,232	\$66,928
	Per Capita Income	\$26,940	\$28,554	\$33,161
	Average Disposable Income	\$70,953	\$72,497	\$74,664
	Median Disposable Income	\$60,072	\$61,035	\$59,884
	Discretionary HH Income Over \$150,000	0.7%	1.1%	2.8%
	Discretionary HH Income \$125,000 to \$149,999	3.2%	3.6%	4.6%
	Discretionary HH Income \$100,000 to \$124,999	3.6%	4.7%	5.3%
	Discretionary HH Income \$75,000 to \$99,999	9.1%	9.6%	9.0%
	Discretionary HH Income \$50,000 to \$74,999	19.6%	18.8%	16.7%
	Discretionary HH Income \$25,000 to \$49,999	31.2%	29.4%	27.0%
	Discretionary HH Income Under \$25,000	32.6%	32.7%	34.6%
	Average Discretionary HH Income	\$45,313	\$46,882	\$48,985
	Median Discretionary HH Income	\$38,285	\$38,824	\$37,915
	Householder White – Count	869	8,220	95,032
	Median HH Income	\$72,578	\$62,327	\$85,669
	Average HH Income	\$82,148	\$76,687	\$95,266
	Householder Black or African-American – Count	5,032	36,710	127,266
	Median HH Income	\$57,341	\$63,506	\$56,572
	Average HH Income	\$73,038	\$73,883	\$68,709
	Householder Hispanic – Count	28,221	96,320	336,237
	Median HH Income	\$68,235	\$69,558	\$65,578
	Average HH Income	\$77,460	\$79,578	\$77,889
	Householder Asian or Pacific Islander – Count	305	2,061	10,505
	Median HH Income	\$83,410	\$99,513	\$100,096
	Average HH Income	\$89,989	\$105,438	\$107,063
	Householder Other or Pacific Islander – Count	1,454	7,667	39,301
	Median HH Income	\$75,809	\$77,583	\$81,425
	Average HH Income	\$84,886	\$84,882	\$90,605

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Gender	Male Population	51,727	213,185	819,417
	Female Population	57,431	239,977	896,423
Total Population by Age	Count of Pop 0 to 4 years	6,166	25,032	92,106
	Count of Pop 0 to 7 years	8,223	33,696	125,784
	Count of Pop 5 - 13	10,317	43,245	163,111
	Count of Pop 14 - 18	5,203	21,723	82,339
	Count of Pop 19 - 22	5,438	22,450	84,062
	Count of Pop 22 - 25	4,157	17,028	63,030
	Count of Pop 25 - 29	6,889	28,131	102,876
	Count of Pop 30 - 34	7,627	29,456	108,342
	Count of Pop 35 - 39	7,707	30,639	114,551
	Count of Pop 40 - 44	7,067	29,090	112,083
	Count of Pop 45 - 59	22,845	92,778	351,981
	Count of Pop 60 - 74	17,559	75,086	296,074
	Count of Pop 75 - 84	6,028	27,304	103,734
	Count of Pop 85+	2,158	11,200	41,550
	% of Pop 0 to 4 years	5.6%	5.5%	5.4%
	% of Pop 0 to 7 years	7.5%	7.4%	7.3%
	% of Pop 5 - 13	9.5%	9.5%	9.5%
	% of Pop 14 - 18	4.8%	4.8%	4.8%
	% of Pop 19 - 22	5.0%	5.0%	4.9%
	% of Pop 22 - 25	3.8%	3.8%	3.7%
	% of Pop 25 - 29	6.3%	6.2%	6.0%
	% of Pop 30 - 34	7.0%	6.5%	6.3%
	% of Pop 35 - 39	7.1%	6.8%	6.7%
	% of Pop 40 - 44	6.5%	6.4%	6.5%
	% of Pop 45 - 59	20.9%	20.5%	20.5%
	% of Pop 60 - 74	16.1%	16.6%	17.3%
	% of Pop 75 - 84	5.5%	6.0%	6.0%
	% of Pop 85+	2.0%	2.5%	2.4%
	Median Age	40.8	41.5	42.1
	Average Age	41.0	41.6	41.9
Male Population by Age	% of Pop 0 to 4 years	6.1%	6.0%	5.8%
	% of Pop 5 - 13	10.1%	10.4%	10.1%
	% of Pop 14 - 18	5.2%	5.2%	5.1%
	% of Pop 19 - 22	5.4%	5.4%	5.2%
	% of Pop 22 - 25	4.1%	4.1%	3.9%
	% of Pop 25 - 29	6.6%	6.6%	6.3%
	% of Pop 30 - 34	7.2%	6.7%	6.4%
	% of Pop 35 - 39	7.2%	6.8%	6.7%
	% of Pop 40 - 44	6.4%	6.4%	6.5%
	% of Pop 45 - 59	20.7%	20.2%	20.4%
	% of Pop 75 - 84	4.6%	5.0%	5.3%
	% of Pop 60 - 74	14.8%	15.4%	16.5%
	% of Pop 85+	1.5%	1.8%	1.8%
	Median Age	38.6	39.2	40.3
	Average Age	39.3	39.8	40.5

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	% of Pop 0 to 4 years	5.2%	5.1%	5.0%
	% of Pop 5 - 13	8.9%	8.8%	8.9%
	% of Pop 14 - 18	4.4%	4.4%	4.5%
	% of Pop 19 - 22	4.6%	4.6%	4.6%
	% of Pop 22 - 25	3.5%	3.5%	3.5%
	% of Pop 25 - 29	6.1%	5.8%	5.7%
	% of Pop 30 - 34	6.8%	6.3%	6.2%
	% of Pop 35 - 39	6.9%	6.7%	6.6%
	% of Pop 40 - 44	6.5%	6.4%	6.6%
	% of Pop 45 - 59	21.2%	20.7%	20.6%
	% of Pop 60 - 74	17.2%	17.6%	18.0%
	% of Pop 75 - 84	6.3%	6.9%	6.8%
	% of Pop 85+	2.4%	3.0%	3.0%
	Median Age	42.8	43.7	43.8
	Average Age	42.4	43.2	43.2
Race	Count of White	34,049	128,486	601,291
	Count of Black or African-American	17,999	127,686	437,442
	Count of Asian or Pacific Islander	1,542	8,504	41,778
	Count of Other races	55,569	188,486	635,327
	White	31.2%	28.4%	35.0%
	Black or African American	16.5%	28.2%	25.5%
	Asian	1.4%	1.9%	2.4%
	Other Races	50.9%	41.6%	37.0%
Language Spoken	Speak English at Home	22.0%	32.6%	34.6%
	Speak Spanish at Home	73.4%	60.2%	52.4%
	Speak French or French Creole at Home	1.9%	4.4%	7.9%
	Speak German at Home	0.0%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	0.4%	0.7%	1.6%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.1%	0.9%
	Speak Chinese at Home	0.6%	0.3%	0.4%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.2%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.1%	0.3%	0.3%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.2%	0.3%
	Speak Other Language at Home	1.1%	1.0%	1.1%
Hispanic	Hispanic Population	84,455	286,455	945,851
	Hispanic Population Percent	77.4%	63.2%	55.1%
	Mexican	1.7%	1.6%	2.3%
	Puerto Rican	5.7%	6.3%	7.7%
	Cuban	52.0%	57.6%	45.1%
	Dominican	6.9%	5.5%	5.5%
	Central American	8.4%	7.5%	11.2%
	South American	20.7%	16.9%	22.8%
	Other Hispanic	4.6%	4.4%	5.4%
	2000 Hispanic Population Percent	55%	50%	41%
	1990 Hispanic Population Percent	43%	42%	34%

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Ancestry	American (percent of total population)	0.9%	2.3%	3.0%
	American	0.9%	2.2%	2.9%
	Native American (ie. Indian/Eskimo)	0.0%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.3%	1.8%	2.3%
	Chinese	0.4%	0.4%	0.5%
	Japanese	0.1%	0.2%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.3%	0.6%	0.8%
	South East Asian (ie. Vietnamese)	0.4%	0.5%	0.6%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	0.7%	1.5%	5.8%
	British	0.1%	0.2%	0.6%
	Dutch	0.0%	0.0%	0.1%
	French	0.0%	0.1%	0.2%
	German	0.1%	0.2%	0.9%
	Italian	0.2%	0.3%	1.1%
	Polish	0.0%	0.1%	0.4%
	Scandinavian	0.0%	0.0%	0.1%
	Scotch/Irish	0.1%	0.2%	0.9%
	Other European (ie. Greek/Russian)	0.1%	0.3%	1.5%
	Middle Eastern	0.1%	0.2%	0.4%
	Other Ancestry	16.8%	26.1%	27.6%
	Unclassified Ancestry	2.7%	5.0%	5.7%
Education (Age 25+)	Adult Population (25 Years or Older)	77,879	323,683	1,231,190
	Elementary (0 to 8)	9.6%	8.0%	7.9%
	Some High School (9 to 11)	8.5%	7.7%	8.1%
	High School Graduate (12)	31.5%	33.2%	29.1%
	Some College (13 to 16)	14.6%	15.4%	15.7%
	Associates Degree Only	11.8%	10.9%	9.8%
	Bachelors Degree Only	16.8%	16.2%	18.4%
	Graduate Degree	7.3%	8.6%	11.0%
	% College (4+)	24.1%	24.8%	29.4%
Household Type	Total Households – count	35,881	150,979	608,342
	One Person HHs – count	6,147	27,785	140,013
	Family HHs – count	27,131	113,166	431,231
	Married Couple – count	16,058	66,626	263,694
	w/own children – count	6,540	24,231	100,610
	w/out own children – count	9,518	42,394	163,084
	Male Householder – count	3,104	12,288	47,779
	Female Householder – count	7,969	34,252	119,758
	Non-Family Households – count	2,604	10,028	37,097
	1 Person Household	17.1%	18.4%	23.0%
	2 Person Household	26.2%	26.7%	28.2%
	3 Person Household	22.2%	21.2%	19.4%
	4 Person Household	18.4%	17.9%	15.9%
	5 Person Household	9.1%	9.0%	7.7%
	6 Person Household	4.1%	4.1%	3.4%
	7+ Person Household	2.8%	2.8%	2.4%
	% Households With Children	31.5%	29.1%	28.3%

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Shops at Palm Lakes Miami, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	37,085	157,527	673,386
	Owner Occupied Percent	52.6%	56.5%	49.6%
	Renter Occupied Percent	44.2%	39.4%	40.7%
	Vacant Housing Percent	3.2%	4.2%	9.7%
	Total Housing Units (Census 2000)	30,525	123,399	559,899
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	4.2%	6.2%	10.2%
	Property Value \$750,000 to \$999,999	6.2%	8.8%	10.2%
	Property Value \$500,000 to \$749,999	36.5%	36.0%	30.2%
	Property Value \$400,000 to \$499,999	20.0%	16.6%	14.5%
	Property Value \$300,000, to \$399,999	12.2%	13.2%	13.2%
	Property Value \$200,000 to \$299,999	8.6%	9.8%	9.7%
	Property Value \$150,000 to \$199,999	2.7%	2.7%	3.4%
	Property Value \$100,000 to \$149,999	3.3%	1.8%	2.2%
	Property Value \$60,000 to \$99,999	2.3%	1.1%	1.1%
	Property Value \$40,000 to \$59,999	1.5%	0.6%	0.7%
	Property Value \$0 to \$39,999	2.1%	1.6%	1.5%
	Median Home Value	\$485,657	\$512,266	\$517,144
Wealth per Household	\$0 and under - percent	18.7%	18.4%	18.4%
	\$1 to \$4999 - percent	9.8%	9.5%	9.5%
	\$5k to \$9999 - percent	5.0%	4.9%	4.9%
	\$10k to \$24999 - percent	6.7%	6.6%	6.6%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.3%	10.2%
	\$100k to \$249999 - percent	17.4%	17.7%	17.5%
	\$250k to \$499999 - percent	12.2%	12.4%	12.5%
	\$500k+ - percent	13.0%	13.3%	13.6%
	Median HH Wealth	\$63,859	\$68,025	\$68,436
	Avg HH Wealth	\$217,982	\$222,850	\$225,313
Economic Viability	Economic Viability Local	290	284	287
	Economic Viability Indexed	107	105	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	56,869	238,871	891,601
	Managerial/Executive	15.8%	14.9%	15.3%
	Professional Specialty	16.7%	18.3%	18.6%
	Healthcare Support	3.2%	3.7%	3.5%
	Sales	9.7%	10.5%	11.4%
	Office & Administrative Support	13.2%	13.4%	12.2%
	Protective Service	2.7%	3.1%	3.1%
	Food Preparation	3.4%	3.8%	5.4%
	Building Maintenance & Cleaning	4.9%	4.1%	5.0%
	Personal Care	2.8%	3.0%	2.8%
	Farming, Fishing, & Forestry	0.2%	0.1%	0.2%
	Construction	12.2%	10.3%	9.6%
	Production & Transportation	15.2%	14.8%	12.9%
	Percent White Collar Workers	58.7%	60.7%	61.0%
	Percent Blue Collar Workers	41.3%	39.3%	39.0%

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	Agriculture/Mining/Construction	10.6%	8.9%	8.7%
	Manufacturing	6.9%	6.2%	5.2%
	Transportation	9.5%	9.9%	9.2%
	Information	1.9%	1.8%	1.8%
	Wholesale/Retail	15.0%	15.0%	15.2%
	Finance, Insurance, Real Estate	7.1%	6.5%	6.8%
	Professional Services	5.7%	5.6%	6.5%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	6.1%	5.9%	6.1%
	Educational Services	20.8%	21.8%	20.5%
	Entertainment Services	7.0%	8.2%	10.2%
	Other Professional Services	6.5%	5.6%	5.6%
	Public Administration	2.8%	4.3%	4.1%
Vehicles per HH	No Vehicles	5.9%	6.7%	8.8%
	1 Vehicle	30.8%	32.7%	38.1%
	2 Vehicles	41.0%	39.7%	35.9%
	3 or more vehicles	22.3%	20.8%	17.3%
	Average Number of Vehicles	1.88	1.83	1.68
Change	Births (last 12 months)	1,221	4,948	18,104
	Deaths (last 12 months)	771	3,528	13,357
	Migration (last 12 months)	-1,078	1,118	6,937
Work place	Workplace Establishments	2,631	15,040	73,581
	Workplace Employees (FTE)	21,439	145,547	676,651