

# 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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	28,556	168,472	475,453
	Population Est 23Q1	28,609	169,580	475,169
	Population Est 22Q4	28,625	169,497	474,453
	Population Est 22Q3	28,724	169,493	473,687
	Population Est 22Q2	28,722	169,208	472,167
	Population Est 22Q1	28,639	168,920	471,487
	Population Est 21Q4	29,082	169,280	471,525
	Population Est 21Q3	29,073	169,410	471,654
	Population Est 21Q2	29,055	169,091	470,146
	Population Fcst	28,381	169,862	486,144
	2010 Census Population	27,149	162,973	436,738
	2000 Census Population	28,495	135,710	375,706
	1990 Census Population	18,860	104,511	278,992
	Current Year Daytime Population	19,360	135,901	401,815
	Average Seasonal Population	48	564	3,795
	Historical Annual Growth, 1990 – 2000	4.21%	2.65%	3.02%
	Historical Annual Growth, 2000 – 2010	-0.48%	1.85%	1.52%
	Estimated Annual Growth, 2010 – CY	0.36%	0.23%	0.60%
	Projected Annual Growth, CY to Y5	-0.12%	0.16%	0.45%
	Group Qtrs Est	138	584	1,730
	Transient Est Average Last 4 Qtrs	0	2,658	4,445
Households	Current Year Estimated Households	9,255	54,807	159,136
	Households Est 23Q1	9,270	55,123	158,939
	Households Est 22Q4	9,277	55,104	158,704
	Households Est 22Q3	9,306	55,092	158,431
	Households Est 22Q2	9,304	55,001	157,919
	Households Est 22Q1	9,271	54,897	157,685
	Households Est 21Q4	9,429	55,032	157,725
	Households Est 21Q3	9,426	55,079	157,771
	Households Est 21Q2	9,422	54,985	157,295
	Households Fcst	9,197	55,308	162,708
	2010 Census Households	8,554	50,822	140,852
	2000 Census Households	9,053	42,408	120,988
	1990 Census Households	6,254	33,471	90,288
	Historical Annual Growth, 1990 – 2000	3.77%	2.39%	2.97%
	Historical Annual Growth, 2000 – 2010	-0.57%	1.83%	1.53%
	Estimated Annual Growth, 2010 – CY	0.55%	0.53%	0.86%
	Projected Annual Growth, CY to Y5	-0.13%	0.18%	0.44%
	Population per Household	3.07	3.06	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	0.8%	1.3%	1.1%
	HH Income \$250,000 to \$499,999	1.0%	1.5%	1.4%
	HH Income \$200,000 to \$249,999	2.4%	3.5%	3.2%
	HH Income \$175,000 to \$199,999	2.7%	3.3%	3.1%
	HH Income \$150,000 to \$174,999	4.6%	5.3%	4.8%
	HH Income \$100,000 to 149,999	19.1%	17.9%	17.0%
	HH Income \$75,000 to 99,999	14.9%	15.7%	14.8%
	HH Income \$50,000 to 74,999	18.5%	18.4%	18.4%
	HH Income \$35,000 to 49,999	13.1%	11.6%	11.4%
	HH Income \$25,000 to 34,999	8.9%	8.7%	8.3%
	HH Income \$15,000 to 24,999	6.4%	5.9%	6.7%
	HH Income \$0 to 14,999	7.6%	6.8%	9.9%
	Average Household Income	\$81,045	\$89,815	\$85,048
	Median Household Income	\$68,851	\$72,784	\$67,832
	Per Capita Income	\$26,380	\$29,290	\$28,536
	Average Disposable Income	\$71,117	\$76,170	\$72,091
	Median Disposable Income	\$61,574	\$64,744	\$60,684
	Discretionary HH Income Over \$150,000	0.0%	1.5%	1.2%
	Discretionary HH Income \$125,000 to \$149,999	2.9%	3.9%	3.5%
	Discretionary HH Income \$100,000 to \$124,999	3.4%	5.1%	4.7%
	Discretionary HH Income \$75,000 to \$99,999	10.4%	10.4%	9.8%
	Discretionary HH Income \$50,000 to \$74,999	20.5%	20.5%	18.7%
	Discretionary HH Income \$25,000 to \$49,999	30.8%	29.7%	29.1%
	Discretionary HH Income Under \$25,000	31.9%	29.0%	33.0%
	Average Discretionary HH Income	\$45,070	\$49,806	\$46,647
	Median Discretionary HH Income	\$38,627	\$42,109	\$38,461
	Householder White – Count	234	1,661	9,059
	Median HH Income	\$75,538	\$81,263	\$59,983
	Average HH Income	\$83,818	\$95,812	\$75,397
	Householder Black or African-American – Count	978	8,948	37,379
	Median HH Income	\$60,565	\$61,685	\$64,385
	Average HH Income	\$71,710	\$74,955	\$74,825
	Householder Hispanic – Count	7,561	41,049	102,344
	Median HH Income	\$69,249	\$74,085	\$68,850
	Average HH Income	\$78,319	\$83,236	\$78,722
	Householder Asian or Pacific Islander – Count	92	694	2,291
	Median HH Income	\$118,484	\$97,241	\$96,797
	Average HH Income	\$105,118	\$98,365	\$104,330
	Householder Other or Pacific Islander – Count	390	2,456	8,063
	Median HH Income	\$70,967	\$79,332	\$77,502
	Average HH Income	\$78,652	\$88,495	\$85,025

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Gender	Male Population	13,450	79,835	223,033
	Female Population	15,106	88,637	252,420
Total Population by Age	Count of Pop 0 to 4 years	1,612	9,370	26,251
	Count of Pop 0 to 7 years	2,087	12,548	35,359
	Count of Pop 5 - 13	2,585	16,115	45,356
	Count of Pop 14 - 18	1,310	8,318	22,789
	Count of Pop 19 - 22	1,369	8,602	23,601
	Count of Pop 22 - 25	1,048	6,503	17,943
	Count of Pop 25 - 29	1,849	10,531	29,553
	Count of Pop 30 - 34	1,957	11,282	30,819
	Count of Pop 35 - 39	1,998	11,547	32,152
	Count of Pop 40 - 44	1,856	10,937	30,518
	Count of Pop 45 - 59	5,985	35,565	97,181
	Count of Pop 60 - 74	4,750	27,229	78,896
	Count of Pop 75 - 84	1,615	9,170	28,690
	Count of Pop 85+	624	3,303	11,704
	% of Pop 0 to 4 years	5.6%	5.6%	5.5%
	% of Pop 0 to 7 years	7.3%	7.4%	7.4%
	% of Pop 5 - 13	9.1%	9.6%	9.5%
	% of Pop 14 - 18	4.6%	4.9%	4.8%
	% of Pop 19 - 22	4.8%	5.1%	5.0%
	% of Pop 22 - 25	3.7%	3.9%	3.8%
	% of Pop 25 - 29	6.5%	6.3%	6.2%
	% of Pop 30 - 34	6.9%	6.7%	6.5%
	% of Pop 35 - 39	7.0%	6.9%	6.8%
	% of Pop 40 - 44	6.5%	6.5%	6.4%
	% of Pop 45 - 59	21.0%	21.1%	20.4%
	% of Pop 60 - 74	16.6%	16.2%	16.6%
	% of Pop 75 - 84	5.7%	5.4%	6.0%
	% of Pop 85+	2.2%	2.0%	2.5%
	Median Age	41.5	40.9	41.5
	Average Age	41.5	40.9	41.6
Male Population by Age	% of Pop 0 to 4 years	6.2%	6.0%	6.0%
	% of Pop 5 - 13	9.7%	10.2%	10.4%
	% of Pop 14 - 18	5.0%	5.3%	5.2%
	% of Pop 19 - 22	5.2%	5.5%	5.4%
	% of Pop 22 - 25	4.0%	4.2%	4.1%
	% of Pop 25 - 29	6.7%	6.5%	6.6%
	% of Pop 30 - 34	7.1%	6.9%	6.7%
	% of Pop 35 - 39	7.3%	7.0%	6.8%
	% of Pop 40 - 44	6.5%	6.5%	6.4%
	% of Pop 45 - 59	20.7%	20.8%	20.1%
	% of Pop 75 - 84	4.8%	4.6%	5.0%
	% of Pop 60 - 74	15.3%	15.0%	15.3%
	% of Pop 85+	1.6%	1.5%	1.8%
	Median Age	39.3	38.8	39.1
	Average Age	39.8	39.3	39.7

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	% of Pop 0 to 4 years	5.2%	5.2%	5.1%
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	% of Pop 40 - 44	6.5%	6.5%	6.4%
	% of Pop 45 - 59	21.2%	21.4%	20.7%
	% of Pop 60 - 74	17.8%	17.2%	17.7%
	% of Pop 75 - 84	6.5%	6.2%	6.9%
	% of Pop 85+	2.7%	2.4%	3.0%
	Median Age	43.6	42.9	43.7
	Average Age	43.0	42.4	43.2
Race	Count of White	8,428	52,055	136,630
	Count of Black or African-American	3,451	32,951	129,247
	Count of Asian or Pacific Islander	459	3,001	9,441
	Count of Other races	16,218	80,465	200,135
	White	29.5%	30.9%	28.7%
	Black or African American	12.1%	19.6%	27.2%
	Asian	1.6%	1.8%	2.0%
	Other Races	56.8%	47.8%	42.1%
Language Spoken	Speak English at Home	16.5%	25.0%	32.3%
	Speak Spanish at Home	77.8%	69.8%	60.7%
	Speak French or French Creole at Home	2.2%	2.3%	4.1%
	Speak German at Home	0.1%	0.1%	0.1%
	Speak Other Indo-European Languages at Home	0.2%	0.6%	0.7%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.1%	0.1%
	Speak Chinese at Home	0.8%	0.5%	0.3%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.1%	0.1%
	Speak Other Asian Languages at Home	0.1%	0.2%	0.3%
	Speak Tagalog and Other Pacific Languages at Home	0.6%	0.3%	0.3%
	Speak Other Language at Home	1.5%	0.9%	1.0%
Hispanic	Hispanic Population	23,101	122,649	303,839
	Hispanic Population Percent	80.9%	72.8%	63.9%
	Mexican	1.5%	1.9%	1.6%
	Puerto Rican	4.1%	5.9%	6.4%
	Cuban	47.4%	53.8%	56.7%
	Dominican	10.5%	6.3%	5.6%
	Central American	8.1%	7.7%	7.9%
	South American	23.7%	19.3%	17.2%
	Other Hispanic	4.7%	5.1%	4.6%
	2000 Hispanic Population Percent	62%	52%	51%
	1990 Hispanic Population Percent	54%	40%	43%

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Shops at Palm Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	0.7%	1.3%	2.3%
	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)	1.5%	1.7%	1.9%
	Chinese	0.6%	0.4%	0.4%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.2%	0.6%	0.6%
	South East Asian (ie. Vietnamese)	0.6%	0.5%	0.5%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	0.7%	0.9%	1.6%
	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	13.6%	19.9%	25.3%
	Unclassified Ancestry	2.5%	3.4%	4.9%
Education (Age 25+)	Adult Population (25 Years or Older)	20,633	119,563	339,513
	Elementary (0 to 8)	10.4%	8.4%	7.6%
	Some High School (9 to 11)	8.7%	7.3%	7.6%
	High School Graduate (12)	27.2%	30.9%	32.8%
	Some College (13 to 16)	12.9%	15.3%	15.6%
	Associates Degree Only	12.4%	11.7%	10.9%
	Bachelors Degree Only	19.8%	17.6%	16.5%
	Graduate Degree	8.5%	8.8%	8.9%
	% College (4+)	28.4%	26.4%	25.4%
Household Type	Total Households – count	9,255	54,807	159,136
	One Person HHs – count	1,448	9,035	29,444
	Family HHs – count	7,174	42,077	119,115
	Married Couple – count	4,214	25,236	70,971
	w/own children – count	1,806	9,860	25,711
	w/out own children – count	2,407	15,376	45,260
	Male Householder – count	1,085	4,742	12,741
	Female Householder – count	1,875	12,099	35,403
	Non-Family Households – count	633	3,695	10,577
	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%	21.4%
	4 Person Household	19.9%	19.1%	17.9%
	5 Person Household	9.3%	9.4%	8.9%
	6 Person Household	4.3%	4.2%	4.0%
	7+ Person Household	2.8%	2.8%	2.7%
	% Households With Children	34.2%	31.1%	28.9%

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Shops at Palm Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	9,454	56,808	166,174
	Owner Occupied Percent	52.5%	57.5%	56.5%
	Renter Occupied Percent	45.4%	38.9%	39.3%
	Vacant Housing Percent	2.1%	3.5%	4.2%
	Total Housing Units (Census 2000)	9,352	44,909	128,949
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.9%	6.4%	6.1%
	Property Value \$750,000 to \$999,999	6.5%	9.2%	8.6%
	Property Value \$500,000 to \$749,999	43.7%	36.8%	34.7%
	Property Value \$400,000 to \$499,999	24.0%	17.4%	16.6%
	Property Value \$300,000, to \$399,999	10.1%	11.5%	13.6%
	Property Value \$200,000 to \$299,999	8.0%	7.2%	10.9%
	Property Value \$150,000 to \$199,999	1.8%	2.1%	3.0%
	Property Value \$100,000 to \$149,999	0.4%	2.4%	1.8%
	Property Value \$60,000 to \$99,999	0.9%	1.7%	1.1%
	Property Value \$40,000 to \$59,999	0.5%	1.0%	0.6%
	Property Value \$0 to \$39,999	1.4%	1.7%	1.6%
	Median Home Value	\$517,430	\$525,514	\$501,318
Wealth per Household	\$0 and under - percent	18.6%	18.2%	18.4%
	\$1 to \$4999 - percent	9.6%	9.3%	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%	10.3%
	\$100k to \$249999 - percent	17.4%	17.7%	17.7%
	\$250k to \$499999 - percent	12.3%	12.6%	12.5%
	\$500k+ - percent	13.2%	13.6%	13.4%
	Median HH Wealth	\$65,416	\$69,953	\$68,611
	Avg HH Wealth	\$220,972	\$225,767	\$223,711
Economic Viability	Economic Viability Local	289	287	284
	Economic Viability Indexed	107	106	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	15,007	89,125	249,554
	Managerial/Executive	16.3%	17.0%	15.0%
	Professional Specialty	18.9%	18.0%	18.7%
	Healthcare Support	2.3%	3.2%	3.7%
	Sales	9.7%	10.2%	10.5%
	Office & Administrative Support	13.2%	13.3%	13.3%
	Protective Service	2.8%	2.9%	3.2%
	Food Preparation	3.8%	3.3%	3.7%
	Building Maintenance & Cleaning	4.6%	4.2%	3.9%
	Personal Care	2.6%	2.7%	2.9%
	Farming, Fishing, & Forestry	0.2%	0.2%	0.1%
	Construction	12.2%	11.0%	10.6%
	Production & Transportation	13.3%	14.0%	14.4%
	Percent White Collar Workers	60.4%	61.8%	61.1%
	Percent Blue Collar Workers	39.6%	38.2%	38.9%

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	Agriculture/Mining/Construction	9.6%	9.7%	9.2%
	Manufacturing	7.2%	6.5%	6.2%
	Transportation	10.3%	9.6%	9.7%
	Information	2.3%	2.1%	1.9%
	Wholesale/Retail	13.9%	14.6%	15.2%
	Finance, Insurance, Real Estate	7.6%	7.3%	6.4%
	Professional Services	6.2%	6.3%	5.7%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	5.4%	5.9%	5.6%
	Educational Services	21.1%	21.2%	22.0%
	Entertainment Services	7.2%	7.0%	8.1%
	Other Professional Services	6.8%	5.9%	5.6%
	Public Administration	2.4%	3.8%	4.3%
Vehicles per HH	No Vehicles	5.2%	5.0%	6.8%
	1 Vehicle	32.7%	29.8%	32.9%
	2 Vehicles	40.8%	41.7%	39.4%
	3 or more vehicles	21.2%	23.5%	20.8%
	Average Number of Vehicles	1.84	1.92	1.82
Change	Births (last 12 months)	320	1,875	5,189
	Deaths (last 12 months)	207	1,187	3,694
	Migration (last 12 months)	-272	-1,384	1,917
Work place	Workplace Establishments	680	4,717	13,937
	Workplace Employees (FTE)	4,398	41,828	137,194