

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 25.937867 Longitude: -80.296178

Shops at Palm Lakes Miami, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	103,894	451,238	1,748,379
	Population Est 25Q1	103,517	448,406	1,736,867
	Population Est 24Q4	103,379	447,165	1,725,719
	Population Est 24Q3	102,876	444,557	1,717,684
	Population Est 24Q2	102,329	440,753	1,707,546
	Population Est 24Q1	102,147	437,985	1,691,521
	Population Est 23Q4	101,695	434,588	1,676,843
	Population Est 23Q3	101,248	431,578	1,664,237
	Population Est 23Q2	101,144	429,882	1,659,610
	Population Fcst	102,198	459,203	1,781,951
	2010 Census Population	97,138	398,619	1,537,874
	2000 Census Population	85,302	341,956	1,398,937
	1990 Census Population	63,854	267,298	1,112,798
	Current Year Daytime Population	75,973	412,049	1,717,913
	Average Seasonal Population	323	2,508	129,076
	Historical Annual Growth, 1990 – 2000	2.94%	2.49%	2.31%
	Historical Annual Growth, 2000 – 2010	1.31%	1.55%	0.95%
	Estimated Annual Growth, 2010 – CY	0.46%	0.86%	0.89%
	Projected Annual Growth, CY to Y5	-0.33%	0.35%	0.38%
	Group Qtrs Est	342	1,322	14,452
Transient Est Average Last 4 Qtrs	748	4,297	67,576	
Households	Current Year Estimated Households	34,562	149,631	617,996
	Households Est 25Q1	34,435	148,676	613,289
	Households Est 24Q4	34,376	148,251	608,927
	Households Est 24Q3	34,208	147,363	606,100
	Households Est 24Q2	34,023	146,081	602,525
	Households Est 24Q1	33,953	145,129	596,247
	Households Est 23Q4	33,799	143,981	590,673
	Households Est 23Q3	33,637	142,998	585,911
	Households Est 23Q2	33,600	142,442	584,198
	Households Fcst	34,066	152,320	631,510
	2010 Census Households	30,829	127,204	528,770
	2000 Census Households	26,972	108,805	483,061
	1990 Census Households	20,812	85,750	399,895
	Historical Annual Growth, 1990 – 2000	2.63%	2.41%	1.91%
	Historical Annual Growth, 2000 – 2010	1.35%	1.57%	0.91%
	Estimated Annual Growth, 2010 – CY	0.79%	1.13%	1.08%
	Projected Annual Growth, CY to Y5	-0.29%	0.36%	0.43%
Population per Household	3.00	3.01	2.81	

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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	1.5%	1.8%	2.2%
	HH Income \$250,000 to \$499,999	1.8%	2.2%	2.7%
	HH Income \$200,000 to \$249,999	4.3%	5.1%	6.2%
	HH Income \$175,000 to \$199,999	4.4%	4.4%	4.2%
	HH Income \$150,000 to \$174,999	5.7%	5.7%	5.4%
	HH Income \$100,000 to 149,999	18.6%	18.8%	17.5%
	HH Income \$75,000 to 99,999	16.3%	14.4%	13.1%
	HH Income \$50,000 to 74,999	18.0%	16.9%	16.1%
	HH Income \$35,000 to 49,999	11.4%	10.4%	10.5%
	HH Income \$25,000 to 34,999	6.3%	6.9%	7.1%
	HH Income \$15,000 to 24,999	5.6%	5.8%	6.7%
	HH Income \$0 to 14,999	6.0%	7.7%	8.2%
	Average Household Income	\$96,200	\$99,191	\$105,950
	Median Household Income	\$78,994	\$78,793	\$77,442
	Per Capita Income	\$32,068	\$32,951	\$37,629
	Average Disposable Income	\$81,649	\$82,860	\$84,262
	Median Disposable Income	\$69,993	\$69,797	\$68,650
	Discretionary HH Income Over \$150,000	3.4%	4.4%	6.5%
	Discretionary HH Income \$125,000 to \$149,999	4.1%	4.9%	5.5%
	Discretionary HH Income \$100,000 to \$124,999	7.8%	7.4%	6.7%
	Discretionary HH Income \$75,000 to \$99,999	9.9%	11.0%	10.6%
	Discretionary HH Income \$50,000 to \$74,999	20.8%	19.4%	16.9%
	Discretionary HH Income \$25,000 to \$49,999	29.3%	26.1%	24.7%
	Discretionary HH Income Under \$25,000	24.8%	26.8%	29.2%
	Average Discretionary HH Income	\$55,181	\$56,844	\$58,318
	Median Discretionary HH Income	\$46,121	\$46,731	\$45,366
	Householder White – Count	910	7,105	87,577
	Median HH Income	\$79,651	\$71,818	\$98,350
	Average HH Income	\$89,855	\$86,846	\$104,519
	Householder Black or African-American – Count	4,056	31,859	124,845
	Median HH Income	\$61,551	\$71,850	\$64,099
	Average HH Income	\$78,650	\$82,604	\$77,384
	Householder Hispanic – Count	27,844	100,738	351,082
	Median HH Income	\$80,751	\$80,671	\$76,330
Average HH Income	\$89,000	\$89,909	\$87,585	
Householder Asian or Pacific Islander – Count	242	1,820	10,096	
Median HH Income	\$56,724	\$109,745	\$119,655	
Average HH Income	\$76,854	\$111,337	\$117,700	
Householder Other or Pacific Islander – Count	1,510	8,109	44,397	
Median HH Income	\$87,749	\$87,472	\$91,037	
Average HH Income	\$96,382	\$94,922	\$98,987	

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Gender	Male Population	49,197	212,655	834,385
	Female Population	54,696	238,583	913,994
Total Population by Age	Count of Pop 0 to 4 years	6,029	25,428	95,402
	Count of Pop 0 to 7 years	7,991	34,052	129,532
	Count of Pop 5 - 13	9,550	42,090	162,349
	Count of Pop 14 - 18	4,839	21,428	83,555
	Count of Pop 19 - 22	5,093	22,303	85,810
	Count of Pop 22 - 25	3,914	16,954	64,400
	Count of Pop 25 - 29	6,388	27,708	103,994
	Count of Pop 30 - 34	7,218	28,873	108,135
	Count of Pop 35 - 39	7,516	30,875	116,542
	Count of Pop 40 - 44	6,758	29,125	114,064
	Count of Pop 45 - 59	21,480	91,420	353,762
	Count of Pop 60 - 74	17,178	76,203	308,143
	Count of Pop 75 - 84	5,812	27,536	108,895
	Count of Pop 85+	2,118	11,294	43,327
	% of Pop 0 to 4 years	5.8%	5.6%	5.5%
	% of Pop 0 to 7 years	7.7%	7.5%	7.4%
	% of Pop 5 - 13	9.2%	9.3%	9.3%
	% of Pop 14 - 18	4.7%	4.7%	4.8%
	% of Pop 19 - 22	4.9%	4.9%	4.9%
	% of Pop 22 - 25	3.8%	3.8%	3.7%
	% of Pop 25 - 29	6.1%	6.1%	5.9%
	% of Pop 30 - 34	6.9%	6.4%	6.2%
	% of Pop 35 - 39	7.2%	6.8%	6.7%
	% of Pop 40 - 44	6.5%	6.5%	6.5%
	% of Pop 45 - 59	20.7%	20.3%	20.2%
	% of Pop 60 - 74	16.5%	16.9%	17.6%
	% of Pop 75 - 84	5.6%	6.1%	6.2%
	% of Pop 85+	2.0%	2.5%	2.5%
Median Age	41.0	41.7	42.4	
Average Age	41.2	41.7	42.1	
Male Population by Age	% of Pop 0 to 4 years	6.3%	6.1%	5.9%
	% of Pop 5 - 13	9.8%	10.1%	9.9%
	% of Pop 14 - 18	5.1%	5.1%	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	6.4%	6.6%	6.3%
	% of Pop 30 - 34	7.2%	6.6%	6.3%
	% of Pop 35 - 39	7.5%	6.9%	6.7%
	% of Pop 40 - 44	6.5%	6.4%	6.5%
	% of Pop 45 - 59	20.4%	20.0%	20.1%
	% of Pop 75 - 84	4.6%	5.1%	5.4%
	% of Pop 60 - 74	15.2%	15.7%	16.8%
	% of Pop 85+	1.5%	1.9%	1.8%
	Median Age	38.9	39.3	40.5
Average Age	39.5	39.9	40.6	

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	% of Pop 0 to 4 years	5.4%	5.2%	5.1%
	% of Pop 5 - 13	8.7%	8.6%	8.7%
	% of Pop 14 - 18	4.3%	4.4%	4.5%
	% of Pop 19 - 22	4.5%	4.6%	4.6%
	% of Pop 22 - 25	3.5%	3.5%	3.5%
	% of Pop 25 - 29	5.9%	5.7%	5.6%
	% of Pop 30 - 34	6.7%	6.2%	6.0%
	% of Pop 35 - 39	7.0%	6.8%	6.6%
	% of Pop 40 - 44	6.5%	6.5%	6.6%
	% of Pop 45 - 59	20.9%	20.5%	20.4%
	% of Pop 60 - 74	17.7%	17.9%	18.4%
	% of Pop 75 - 84	6.5%	7.0%	7.0%
	% of Pop 85+	2.5%	3.1%	3.1%
	Median Age	43.1	43.9	44.1
Average Age	42.7	43.3	43.4	
Race	Count of White	27,449	109,192	534,907
	Count of Black or African-American	14,983	118,591	447,524
	Count of Asian or Pacific Islander	1,402	8,433	40,955
	Count of Other races	60,060	215,023	724,993
	White	26.4%	24.2%	30.6%
	Black or African American	14.4%	26.3%	25.6%
	Asian	1.3%	1.9%	2.3%
	Other Races	57.8%	47.7%	41.5%
Language Spoken	Speak English at Home	20.9%	31.0%	33.8%
	Speak Spanish at Home	75.1%	62.9%	53.1%
	Speak French or French Creole at Home	1.4%	3.4%	7.9%
	Speak German at Home	0.0%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	0.4%	0.7%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.1%	0.9%
	Speak Chinese at Home	0.6%	0.4%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.0%	0.1%	0.1%
	Speak Other Asian Languages at Home	0.1%	0.3%	0.3%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.2%	0.3%
	Speak Other Language at Home	1.1%	0.9%	1.1%
Hispanic	Hispanic Population	82,007	294,055	972,951
	Hispanic Population Percent	78.9%	65.2%	55.6%
	Mexican	1.4%	1.4%	2.1%
	Puerto Rican	5.4%	5.7%	7.1%
	Cuban	52.3%	58.0%	44.7%
	Dominican	6.1%	4.7%	5.2%
	Central American	9.4%	8.4%	11.6%
	South American	20.5%	17.5%	24.5%
	Other Hispanic	4.9%	4.2%	4.7%
	2000 Hispanic Population Percent	57%	51%	42%
	1990 Hispanic Population Percent	45%	44%	34%

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Ancestry	American (percent of total population)	0.3%	0.5%	1.4%
	American	0.2%	0.5%	1.2%
	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)	1.1%	1.4%	1.7%
	Chinese	0.4%	0.4%	0.5%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.0%	0.0%	0.1%
	South Central Asian (ie. Indian)	0.4%	0.7%	0.8%
	South East Asian (ie. Vietnamese)	0.2%	0.1%	0.1%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	0.4%	0.6%	4.0%
	British	0.0%	0.1%	0.4%
	Dutch	0.0%	0.0%	0.0%
	French	0.0%	0.0%	0.2%
	German	0.1%	0.1%	0.6%
	Italian	0.1%	0.1%	0.8%
	Polish	0.0%	0.0%	0.3%
	Scandinavian	0.0%	0.0%	0.1%
	Scotch/Irish	0.1%	0.1%	0.6%
Other European (ie. Greek/Russian)	0.0%	0.1%	1.1%	
Middle Eastern	0.1%	0.1%	0.3%	
Other Ancestry	5.0%	5.4%	8.7%	
Unclassified Ancestry	0.9%	1.3%	2.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	74,469	323,034	1,256,863
	Elementary (0 to 8)	9.0%	7.9%	7.5%
	Some High School (9 to 11)	7.5%	7.3%	7.8%
	High School Graduate (12)	30.9%	32.3%	29.5%
	Some College (13 to 16)	13.9%	14.8%	15.2%
	Associates Degree Only	12.4%	11.1%	9.7%
	Bachelors Degree Only	18.7%	17.7%	19.1%
	Graduate Degree	7.7%	9.0%	11.2%
	% College (4+)	26.4%	26.7%	30.3%
Household Type	Total Households – count	34,562	149,631	617,996
	One Person HHs – count	6,058	26,810	140,305
	Family HHs – count	25,964	112,577	440,385
	Married Couple – count	15,261	66,789	270,445
	w/own children – count	5,831	24,196	101,910
	w/out own children – count	9,431	42,593	168,535
	Male Householder – count	3,071	12,323	49,577
	Female Householder – count	7,632	33,464	120,364
	Non-Family Households – count	2,539	10,245	37,306
	1 Person Household	17.5%	17.9%	22.7%
	2 Person Household	26.6%	26.7%	28.1%
	3 Person Household	22.2%	21.4%	19.5%
	4 Person Household	18.3%	18.1%	16.1%
	5 Person Household	8.8%	9.0%	7.7%
6 Person Household	3.9%	4.1%	3.5%	
7+ Person Household	2.7%	2.8%	2.4%	
% Households With Children	29.9%	28.8%	28.3%	

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Housing	Total Housing Units	35,833	155,867	681,864
	Owner Occupied Percent	50.5%	56.6%	49.9%
	Renter Occupied Percent	45.9%	39.4%	40.8%
	Vacant Housing Percent	3.5%	4.0%	9.4%
	Total Housing Units (Census 2000)	28,504	115,560	533,657
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	6.5%	8.0%	10.5%
	Property Value \$750,000 to \$999,999	9.3%	12.3%	13.1%
	Property Value \$500,000 to \$749,999	35.7%	34.4%	29.2%
	Property Value \$400,000 to \$499,999	17.2%	15.9%	14.4%
	Property Value \$300,000, to \$399,999	10.7%	11.4%	12.1%
	Property Value \$200,000 to \$299,999	8.4%	8.7%	8.9%
	Property Value \$150,000 to \$199,999	3.1%	2.2%	3.1%
	Property Value \$100,000 to \$149,999	2.0%	1.3%	1.9%
	Property Value \$60,000 to \$99,999	2.6%	1.2%	1.1%
	Property Value \$40,000 to \$59,999	1.1%	0.5%	0.7%
	Property Value \$0 to \$39,999	2.2%	1.9%	1.6%
	Median Home Value	\$518,833	\$549,551	\$552,612
Wealth per Household	\$0 and under - percent	18.7%	18.2%	18.2%
	\$1 to \$4999 - percent	9.6%	9.3%	9.3%
	\$5k to \$9999 - percent	5.0%	4.8%	4.8%
	\$10k to \$24999 - percent	6.7%	6.5%	6.5%
	\$25k to \$49999 - percent	7.0%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.3%	10.2%
	\$100k to \$249999 - percent	17.4%	17.7%	17.6%
	\$250k to \$499999 - percent	12.3%	12.6%	12.6%
	\$500k+ - percent	13.1%	13.6%	13.8%
	Median HH Wealth	\$65,052	\$70,246	\$70,566
	Avg HH Wealth	\$219,959	\$225,808	\$227,851
Economic Viability	Economic Viability Local	289	286	291
	Economic Viability Indexed	104	103	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	53,933	237,029	902,144
	Managerial/Executive	16.1%	15.6%	15.9%
	Professional Specialty	17.1%	18.5%	18.8%
	Healthcare Support	3.1%	3.7%	3.6%
	Sales	9.2%	10.3%	11.0%
	Office & Administrative Support	13.2%	12.9%	11.8%
	Protective Service	2.2%	2.9%	3.0%
	Food Preparation	4.0%	4.0%	5.3%
	Building Maintenance & Cleaning	4.9%	4.3%	5.2%
	Personal Care	3.0%	3.2%	2.8%
	Farming, Fishing, & Forestry	0.1%	0.2%	0.2%
	Construction	11.2%	9.8%	9.4%
	Production & Transportation	15.7%	14.7%	13.0%
	Percent White Collar Workers	58.8%	60.9%	61.0%
	Percent Blue Collar Workers	41.2%	39.1%	39.0%

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	Agriculture/Mining/Construction	9.6%	8.8%	8.5%
	Manufacturing	7.6%	6.3%	5.2%
	Transportation	10.3%	10.0%	9.4%
	Information	1.3%	1.7%	1.7%
	Wholesale/Retail	14.4%	14.8%	15.0%
	Finance, Insurance, Real Estate	7.6%	6.9%	7.0%
	Professional Services	6.2%	5.9%	6.5%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	5.1%	5.5%	6.1%
	Educational Services	20.5%	21.8%	21.0%
	Entertainment Services	8.0%	8.3%	10.0%
	Other Professional Services	6.8%	5.9%	5.7%
	Public Administration	2.7%	4.1%	3.9%
Vehicles per HH	No Vehicles	5.3%	6.3%	8.6%
	1 Vehicle	31.2%	32.3%	38.1%
	2 Vehicles	41.1%	40.1%	36.0%
	3 or more vehicles	22.4%	21.4%	17.4%
	Average Number of Vehicles	1.88	1.85	1.69
Change	Births (last 12 months)	1,082	4,626	17,401
	Deaths (last 12 months)	759	3,598	14,016
	Migration (last 12 months)	1,269	9,594	37,879
Work place	Workplace Establishments	2,488	14,702	71,741
	Workplace Employees (FTE)	20,390	143,706	652,073