

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 25.937867 Longitude: -80.296178

| Shops at Palm Lakes Miami, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|---------------------|---------------------|---------------------|
| Population | Current Year Estimated Population | 30,140 | 175,255 | 500,678 |
| | Population Est 25Q1 | 30,098 | 174,270 | 497,454 |
| | Population Est 24Q4 | 30,049 | 174,003 | 496,223 |
| | Population Est 24Q3 | 29,956 | 172,948 | 493,328 |
| | Population Est 24Q2 | 29,842 | 171,711 | 489,144 |
| | Population Est 24Q1 | 29,814 | 171,372 | 486,043 |
| | Population Est 23Q4 | 29,694 | 170,387 | 482,035 |
| | Population Est 23Q3 | 29,600 | 169,460 | 478,416 |
| | Population Est 23Q2 | 29,588 | 169,097 | 476,378 |
| | Population Fcst | 29,231 | 175,457 | 510,510 |
| | 2010 Census Population | 28,268 | 162,847 | 439,016 |
| | 2000 Census Population | 29,183 | 135,592 | 377,398 |
| | 1990 Census Population | 18,634 | 104,069 | 280,477 |
| | Current Year Daytime Population | 23,265 | 143,644 | 432,238 |
| | Average Seasonal Population | 71 | 743 | 4,585 |
| | Historical Annual Growth, 1990 – 2000 | 4.59% | 2.68% | 3.01% |
| | Historical Annual Growth, 2000 – 2010 | -0.32% | 1.85% | 1.52% |
| | Estimated Annual Growth, 2010 – CY | 0.44% | 0.51% | 0.91% |
| | Projected Annual Growth, CY to Y5 | -0.61% | 0.02% | 0.39% |
| | Group Qtrs Est | 138 | 578 | 1,587 |
| Transient Est Average Last 4 Qtrs | 0 | 2,775 | 5,057 | |
| Households | Current Year Estimated Households | 10,067 | 57,115 | 167,310 |
| | Households Est 25Q1 | 10,051 | 56,789 | 166,221 |
| | Households Est 24Q4 | 10,034 | 56,686 | 165,805 |
| | Households Est 24Q3 | 10,004 | 56,325 | 164,819 |
| | Households Est 24Q2 | 9,965 | 55,916 | 163,401 |
| | Households Est 24Q1 | 9,956 | 55,776 | 162,332 |
| | Households Est 23Q4 | 9,915 | 55,444 | 160,970 |
| | Households Est 23Q3 | 9,877 | 55,125 | 159,769 |
| | Households Est 23Q2 | 9,869 | 55,002 | 159,099 |
| | Households Fcst | 9,766 | 57,277 | 170,615 |
| | 2010 Census Households | 9,239 | 50,783 | 141,183 |
| | 2000 Census Households | 9,632 | 42,375 | 121,017 |
| | 1990 Census Households | 6,450 | 33,324 | 90,625 |
| | Historical Annual Growth, 1990 – 2000 | 4.09% | 2.43% | 2.93% |
| | Historical Annual Growth, 2000 – 2010 | -0.42% | 1.83% | 1.55% |
| | Estimated Annual Growth, 2010 – CY | 0.59% | 0.81% | 1.18% |
| | Projected Annual Growth, CY to Y5 | -0.61% | 0.06% | 0.39% |
| | Population per Household | 2.98 | 3.06 | 2.98 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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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 | 1.4% | 2.0% | 1.8% |
| | HH Income \$250,000 to \$499,999 | 1.6% | 2.4% | 2.1% |
| | HH Income \$200,000 to \$249,999 | 3.8% | 5.6% | 5.0% |
| | HH Income \$175,000 to \$199,999 | 4.6% | 4.9% | 4.2% |
| | HH Income \$150,000 to \$174,999 | 6.4% | 6.3% | 5.7% |
| | HH Income \$100,000 to 149,999 | 17.2% | 19.4% | 18.7% |
| | HH Income \$75,000 to 99,999 | 16.6% | 15.4% | 14.2% |
| | HH Income \$50,000 to 74,999 | 17.9% | 17.2% | 17.0% |
| | HH Income \$35,000 to 49,999 | 11.4% | 10.4% | 10.3% |
| | HH Income \$25,000 to 34,999 | 6.5% | 6.1% | 6.9% |
| | HH Income \$15,000 to 24,999 | 5.9% | 4.7% | 5.8% |
| | HH Income \$0 to 14,999 | 6.7% | 5.6% | 8.2% |
| | Average Household Income | \$93,005 | \$105,149 | \$98,217 |
| | Median Household Income | \$77,488 | \$84,946 | \$77,762 |
| | Per Capita Income | \$31,172 | \$34,335 | \$32,882 |
| | Average Disposable Income | \$80,021 | \$87,466 | \$82,052 |
| | Median Disposable Income | \$68,807 | \$75,778 | \$68,932 |
| | Discretionary HH Income Over \$150,000 | 3.3% | 4.9% | 4.3% |
| | Discretionary HH Income \$125,000 to \$149,999 | 3.2% | 5.4% | 4.8% |
| | Discretionary HH Income \$100,000 to \$124,999 | 9.5% | 8.5% | 7.2% |
| | Discretionary HH Income \$75,000 to \$99,999 | 8.9% | 11.6% | 11.0% |
| | Discretionary HH Income \$50,000 to \$74,999 | 21.5% | 20.8% | 18.8% |
| | Discretionary HH Income \$25,000 to \$49,999 | 27.6% | 26.7% | 26.1% |
| | Discretionary HH Income Under \$25,000 | 25.9% | 22.0% | 27.8% |
| | Average Discretionary HH Income | \$54,966 | \$60,866 | \$56,057 |
| | Median Discretionary HH Income | \$46,555 | \$51,266 | \$45,544 |
| | Householder White – Count | 256 | 1,801 | 8,529 |
| | Median HH Income | \$69,442 | \$86,750 | \$69,338 |
| | Average HH Income | \$79,788 | \$99,421 | \$84,184 |
| | Householder Black or African-American – Count | 956 | 8,369 | 35,311 |
| | Median HH Income | \$61,510 | \$69,710 | \$72,482 |
| | Average HH Income | \$70,489 | \$84,120 | \$83,855 |
| | Householder Hispanic – Count | 8,388 | 43,589 | 112,082 |
| | Median HH Income | \$79,607 | \$86,473 | \$79,125 |
| | Average HH Income | \$88,324 | \$94,765 | \$88,469 |
| Householder Asian or Pacific Islander – Count | 43 | 633 | 2,133 | |
| Median HH Income | \$38,408 | \$84,940 | \$111,118 | |
| Average HH Income | \$54,913 | \$92,644 | \$113,358 | |
| Householder Other or Pacific Islander – Count | 424 | 2,723 | 9,253 | |
| Median HH Income | \$91,766 | \$91,253 | \$87,416 | |
| Average HH Income | \$99,417 | \$99,744 | \$94,846 | |

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| Shops at Palm Lakes Miami, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------------------|---------------------------|---------------------|---------------------|---------------------|
| Gender | Male Population | 14,178 | 83,079 | 235,109 |
| | Female Population | 15,963 | 92,176 | 265,569 |
| Total Population by Age | Count of Pop 0 to 4 years | 1,798 | 9,944 | 28,231 |
| | Count of Pop 0 to 7 years | 2,318 | 13,225 | 37,808 |
| | Count of Pop 5 - 13 | 2,702 | 16,246 | 46,643 |
| | Count of Pop 14 - 18 | 1,351 | 8,523 | 23,689 |
| | Count of Pop 19 - 22 | 1,410 | 8,902 | 24,712 |
| | Count of Pop 22 - 25 | 1,077 | 6,770 | 18,845 |
| | Count of Pop 25 - 29 | 1,944 | 10,736 | 30,857 |
| | Count of Pop 30 - 34 | 2,101 | 11,572 | 31,994 |
| | Count of Pop 35 - 39 | 2,196 | 12,099 | 34,160 |
| | Count of Pop 40 - 44 | 2,004 | 11,289 | 32,239 |
| | Count of Pop 45 - 59 | 6,221 | 36,442 | 100,925 |
| | Count of Pop 60 - 74 | 5,008 | 29,287 | 84,933 |
| | Count of Pop 75 - 84 | 1,689 | 9,860 | 30,844 |
| | Count of Pop 85+ | 639 | 3,586 | 12,605 |
| | % of Pop 0 to 4 years | 6.0% | 5.7% | 5.6% |
| | % of Pop 0 to 7 years | 7.7% | 7.5% | 7.6% |
| | % of Pop 5 - 13 | 9.0% | 9.3% | 9.3% |
| | % of Pop 14 - 18 | 4.5% | 4.9% | 4.7% |
| | % of Pop 19 - 22 | 4.7% | 5.1% | 4.9% |
| | % of Pop 22 - 25 | 3.6% | 3.9% | 3.8% |
| | % of Pop 25 - 29 | 6.5% | 6.1% | 6.2% |
| | % of Pop 30 - 34 | 7.0% | 6.6% | 6.4% |
| | % of Pop 35 - 39 | 7.3% | 6.9% | 6.8% |
| | % of Pop 40 - 44 | 6.6% | 6.4% | 6.4% |
| | % of Pop 45 - 59 | 20.6% | 20.8% | 20.2% |
| | % of Pop 60 - 74 | 16.6% | 16.7% | 17.0% |
| | % of Pop 75 - 84 | 5.6% | 5.6% | 6.2% |
| % of Pop 85+ | 2.1% | 2.0% | 2.5% | |
| Median Age | 41.2 | 41.3 | 41.7 | |
| Average Age | 41.3 | 41.2 | 41.8 | |
| Male Population by Age | % of Pop 0 to 4 years | 6.5% | 6.1% | 6.2% |
| | % of Pop 5 - 13 | 9.7% | 9.9% | 10.1% |
| | % of Pop 14 - 18 | 4.9% | 5.3% | 5.1% |
| | % of Pop 19 - 22 | 5.1% | 5.5% | 5.4% |
| | % of Pop 22 - 25 | 3.9% | 4.2% | 4.1% |
| | % of Pop 25 - 29 | 6.6% | 6.4% | 6.6% |
| | % of Pop 30 - 34 | 7.1% | 6.8% | 6.6% |
| | % of Pop 35 - 39 | 7.6% | 7.1% | 6.9% |
| | % of Pop 40 - 44 | 6.7% | 6.4% | 6.4% |
| | % of Pop 45 - 59 | 20.3% | 20.5% | 19.8% |
| | % of Pop 75 - 84 | 4.7% | 4.7% | 5.1% |
| | % of Pop 60 - 74 | 15.3% | 15.6% | 15.7% |
| | % of Pop 85+ | 1.6% | 1.6% | 1.8% |
| | Median Age | 39.0 | 39.1 | 39.3 |
| Average Age | 39.6 | 39.6 | 39.9 | |

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| Shops at Palm Lakes Miami, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------|---|---------------------|---------------------|---------------------|
| | % of Pop 0 to 4 years | 5.5% | 5.3% | 5.2% |
| | % of Pop 5 - 13 | 8.3% | 8.7% | 8.6% |
| | % of Pop 14 - 18 | 4.1% | 4.5% | 4.4% |
| | % of Pop 19 - 22 | 4.3% | 4.7% | 4.6% |
| | % of Pop 22 - 25 | 3.3% | 3.6% | 3.5% |
| | % of Pop 25 - 29 | 6.3% | 5.8% | 5.7% |
| | % of Pop 30 - 34 | 6.8% | 6.4% | 6.2% |
| | % of Pop 35 - 39 | 7.0% | 6.8% | 6.7% |
| | % of Pop 40 - 44 | 6.6% | 6.4% | 6.5% |
| | % of Pop 45 - 59 | 21.0% | 21.1% | 20.4% |
| | % of Pop 60 - 74 | 17.8% | 17.7% | 18.1% |
| | % of Pop 75 - 84 | 6.4% | 6.5% | 7.1% |
| | % of Pop 85+ | 2.6% | 2.5% | 3.1% |
| | Median Age | 43.3 | 43.3 | 44.0 |
| Average Age | 42.9 | 42.7 | 43.4 | |
| Race | Count of White | 7,654 | 45,653 | 121,948 |
| | Count of Black or African-American | 3,270 | 32,542 | 130,203 |
| | Count of Asian or Pacific Islander | 386 | 2,961 | 9,800 |
| | Count of Other races | 18,829 | 94,099 | 238,727 |
| | White | 25.4% | 26.0% | 24.4% |
| | Black or African American | 10.9% | 18.6% | 26.0% |
| | Asian | 1.3% | 1.7% | 2.0% |
| | Other Races | 62.5% | 53.7% | 47.7% |
| Language Spoken | Speak English at Home | 15.5% | 24.2% | 30.8% |
| | Speak Spanish at Home | 79.7% | 71.0% | 62.6% |
| | Speak French or French Creole at Home | 2.3% | 1.9% | 3.8% |
| | Speak German at Home | 0.0% | 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 | 0.7% | 0.5% | 0.4% |
| | Speak Korean at Home | 0.0% | 0.0% | 0.0% |
| | 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 | 0.2% | 0.2% | 0.2% |
| | Speak Other Language at Home | 1.2% | 1.1% | 0.9% |
| Hispanic | Hispanic Population | 24,712 | 128,959 | 325,838 |
| | Hispanic Population Percent | 82.0% | 73.6% | 65.1% |
| | Mexican | 1.4% | 1.7% | 1.3% |
| | Puerto Rican | 4.5% | 5.6% | 5.8% |
| | Cuban | 48.9% | 54.8% | 57.0% |
| | Dominican | 9.2% | 5.7% | 4.9% |
| | Central American | 8.5% | 8.9% | 8.7% |
| | South American | 22.0% | 18.5% | 18.0% |
| | Other Hispanic | 5.4% | 4.8% | 4.4% |
| | 2000 Hispanic Population Percent | 61% | 53% | 52% |
| | 1990 Hispanic Population Percent | 53% | 41% | 44% |

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|------------------------------------|--|---------------------|---------------------|---------------------|
| Ancestry | American (percent of total population) | 0.3% | 0.4% | 0.6% |
| | American | 0.2% | 0.3% | 0.5% |
| | 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) | 1.1% | 1.2% | 1.4% |
| | Chinese | 0.6% | 0.4% | 0.4% |
| | Japanese | 0.0% | 0.0% | 0.1% |
| | Korean | 0.0% | 0.0% | 0.0% |
| | South Central Asian (ie. Indian) | 0.2% | 0.6% | 0.7% |
| | South East Asian (ie. Vietnamese) | 0.2% | 0.1% | 0.1% |
| | Other Asian | 0.0% | 0.0% | 0.1% |
| | European (percent of total population) | 0.3% | 0.5% | 0.6% |
| | British | 0.0% | 0.1% | 0.1% |
| | Dutch | 0.0% | 0.0% | 0.0% |
| | French | 0.0% | 0.0% | 0.0% |
| | German | 0.1% | 0.1% | 0.1% |
| | Italian | 0.1% | 0.1% | 0.1% |
| | Polish | 0.0% | 0.0% | 0.0% |
| | Scandinavian | 0.0% | 0.0% | 0.0% |
| | Scotch/Irish | 0.0% | 0.1% | 0.1% |
| Other European (ie. Greek/Russian) | 0.1% | 0.1% | 0.1% | |
| Middle Eastern | 0.0% | 0.1% | 0.1% | |
| Other Ancestry | 5.2% | 5.5% | 5.4% | |
| Unclassified Ancestry | 1.1% | 1.0% | 1.4% | |
| Education (Age 25+) | Adult Population (25 Years or Older) | 21,803 | 124,871 | 358,558 |
| | Elementary (0 to 8) | 9.4% | 7.8% | 7.4% |
| | Some High School (9 to 11) | 7.3% | 6.6% | 7.3% |
| | High School Graduate (12) | 27.1% | 30.7% | 32.3% |
| | Some College (13 to 16) | 11.4% | 14.9% | 14.7% |
| | Associates Degree Only | 13.3% | 11.9% | 11.1% |
| | Bachelors Degree Only | 21.4% | 18.7% | 18.0% |
| | Graduate Degree | 10.1% | 9.4% | 9.1% |
| | % College (4+) | 31.5% | 28.0% | 27.1% |
| Household Type | Total Households – count | 10,067 | 57,115 | 167,310 |
| | One Person HHs – count | 1,692 | 9,452 | 30,557 |
| | Family HHs – count | 7,614 | 43,907 | 125,342 |
| | Married Couple – count | 4,410 | 26,603 | 74,638 |
| | w/own children – count | 1,762 | 9,958 | 26,680 |
| | w/out own children – count | 2,647 | 16,645 | 47,958 |
| | Male Householder – count | 1,030 | 4,890 | 13,853 |
| | Female Householder – count | 2,174 | 12,414 | 36,852 |
| | Non-Family Households – count | 761 | 3,756 | 11,410 |
| | 1 Person Household | 16.8% | 16.5% | 18.3% |
| | 2 Person Household | 26.4% | 26.2% | 26.6% |
| | 3 Person Household | 22.5% | 21.8% | 21.5% |
| | 4 Person Household | 19.1% | 19.1% | 18.0% |
| | 5 Person Household | 8.7% | 9.4% | 8.9% |
| | 6 Person Household | 3.9% | 4.2% | 4.0% |
| 7+ Person Household | 2.7% | 2.8% | 2.7% | |
| % Households With Children | 31.4% | 30.3% | 28.5% | |

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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 | 10,311 | 59,216 | 174,603 |
| | Owner Occupied Percent | 46.8% | 57.6% | 56.2% |
| | Renter Occupied Percent | 50.9% | 38.9% | 39.6% |
| | Vacant Housing Percent | 2.4% | 3.5% | 4.2% |
| | Total Housing Units (Census 2000) | 9,999 | 44,856 | 128,851 |
| Home Value (Owner Occupied) | Property Value \$1,000,000 or more | 5.3% | 8.8% | 7.6% |
| | Property Value \$750,000 to \$999,999 | 9.8% | 12.6% | 11.8% |
| | Property Value \$500,000 to \$749,999 | 40.6% | 35.0% | 32.8% |
| | Property Value \$400,000 to \$499,999 | 21.4% | 15.9% | 16.1% |
| | Property Value \$300,000, to \$399,999 | 9.7% | 9.6% | 12.3% |
| | Property Value \$200,000 to \$299,999 | 7.3% | 6.7% | 9.9% |
| | Property Value \$150,000 to \$199,999 | 1.6% | 2.0% | 2.5% |
| | Property Value \$100,000 to \$149,999 | 0.2% | 1.3% | 1.5% |
| | Property Value \$60,000 to \$99,999 | 0.9% | 2.1% | 1.2% |
| | Property Value \$40,000 to \$59,999 | 0.8% | 0.7% | 0.6% |
| | Property Value \$0 to \$39,999 | 1.4% | 1.9% | 1.8% |
| | Median Home Value | \$540,536 | \$569,210 | \$531,707 |
| Wealth per Household | \$0 and under - percent | 18.8% | 18.1% | 18.2% |
| | \$1 to \$4999 - percent | 9.6% | 9.1% | 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 | 6.9% | 6.9% | 6.9% |
| | \$50k to \$99999 - percent | 10.1% | 10.3% | 10.3% |
| | \$100k to \$249999 - percent | 17.2% | 17.8% | 17.7% |
| | \$250k to \$499999 - percent | 12.3% | 12.7% | 12.6% |
| | \$500k+ - percent | 13.3% | 13.8% | 13.6% |
| | Median HH Wealth | \$64,495 | \$72,195 | \$70,408 |
| | Avg HH Wealth | \$220,965 | \$228,836 | \$226,051 |
| Economic Viability | Economic Viability Local | 291 | 287 | 286 |
| | Economic Viability Indexed | 105 | 104 | 103 |
| Occupation (Employed Civilians Age 16+) | Employed Civilian Pop 16+ by Occupation | 15,822 | 92,170 | 261,457 |
| | Managerial/Executive | 15.9% | 17.3% | 15.9% |
| | Professional Specialty | 19.7% | 18.1% | 18.7% |
| | Healthcare Support | 2.6% | 3.2% | 3.8% |
| | Sales | 9.0% | 9.6% | 10.1% |
| | Office & Administrative Support | 13.0% | 13.3% | 13.0% |
| | Protective Service | 1.9% | 2.7% | 3.0% |
| | Food Preparation | 4.6% | 3.6% | 4.0% |
| | Building Maintenance & Cleaning | 5.7% | 4.6% | 4.2% |
| | Personal Care | 2.6% | 2.9% | 3.1% |
| | Farming, Fishing, & Forestry | 0.1% | 0.2% | 0.2% |
| | Construction | 10.8% | 10.4% | 10.0% |
| | Production & Transportation | 14.1% | 14.2% | 14.2% |
| | Percent White Collar Workers | 60.1% | 61.5% | 61.4% |
| | Percent Blue Collar Workers | 39.9% | 38.5% | 38.6% |

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| Shops at Palm Lakes Miami, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------|---------------------------------|---------------------|---------------------|---------------------|
| | Agriculture/Mining/Construction | 9.0% | 9.3% | 9.0% |
| | Manufacturing | 7.5% | 7.0% | 6.1% |
| | Transportation | 10.1% | 10.0% | 9.9% |
| | Information | 1.7% | 1.8% | 1.7% |
| | Wholesale/Retail | 13.9% | 13.8% | 14.8% |
| | Finance, Insurance, Real Estate | 8.1% | 7.8% | 6.7% |
| | Professional Services | 6.6% | 6.4% | 5.8% |
| | Management Services | 0.0% | 0.0% | 0.0% |
| | Administrative/Waste Services | 4.6% | 5.4% | 5.4% |
| | Educational Services | 20.5% | 20.9% | 22.2% |
| | Entertainment Services | 7.7% | 7.4% | 8.3% |
| | Other Professional Services | 8.3% | 6.1% | 5.9% |
| | Public Administration | 2.0% | 4.0% | 4.2% |
| Vehicles per HH | No Vehicles | 6.0% | 4.9% | 6.5% |
| | 1 Vehicle | 33.7% | 29.6% | 32.9% |
| | 2 Vehicles | 40.4% | 41.1% | 39.5% |
| | 3 or more vehicles | 19.9% | 24.4% | 21.1% |
| | Average Number of Vehicles | 1.80 | 1.93 | 1.83 |
| Change | Births (last 12 months) | 317 | 1,825 | 5,141 |
| | Deaths (last 12 months) | 220 | 1,291 | 4,002 |
| | Migration (last 12 months) | 206 | 3,050 | 10,523 |
| Work place | Workplace Establishments | 819 | 4,750 | 14,553 |
| | Workplace Employees (FTE) | 5,674 | 42,610 | 144,145 |