

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.6864/-80.3845

Kendall Drive & SW 117th Ave. Kendall, FL 33176							1 mi radius	3 mi radius	5 mi radius
Population									
Estimated Population (2026)							19,121	159,339	450,986
Projected Population (2031)							17,608	145,539	413,765
Census Population (2020)							19,214	165,106	464,405
Census Population (2010)							17,144	162,313	449,652
Projected Annual Growth (2026 to 2031)							-1,513 -1.6%	-13,800 -1.7%	-37,221 -1.7%
Historical Annual Growth (2020 to 2026)							-93 -	-5,767 -0.6%	-13,419 -0.5%
Historical Annual Growth (2010 to 2020)							2,070 1.2%	2,793 0.2%	14,753 0.3%
Estimated Population Density (2026)							6,090 psm	5,638 psm	5,744 psm
Trade Area Size							3.1 sq mi	28.3 sq mi	78.5 sq mi
Households									
Estimated Households (2026)							7,409	57,134	155,839
Projected Households (2031)							6,713	51,189	140,194
Census Households (2020)							7,456	59,425	159,688
Census Households (2010)							6,757	56,610	149,048
Estimated Households with Children (2026)							1,906 25.7%	17,961 31.4%	51,174 32.8%
Estimated Average Household Size (2026)							2.43	2.76	2.85
Average Household Income									
Estimated Average Household Income (2026)							\$119,241	\$127,680	\$129,288
Projected Average Household Income (2031)							\$119,210	\$128,149	\$129,942
Estimated Average Family Income (2026)							\$148,355	\$146,076	\$146,876
Median Household Income									
Estimated Median Household Income (2026)							\$90,859	\$96,083	\$97,290
Projected Median Household Income (2031)							\$90,714	\$96,213	\$97,537
Estimated Median Family Income (2026)							\$114,467	\$112,042	\$110,829
Per Capita Income									
Estimated Per Capita Income (2026)							\$47,075	\$45,933	\$44,799
Projected Per Capita Income (2031)							\$46,394	\$45,237	\$44,162
Estimated Per Capita Income 5 Year Growth							-\$681 -1.4%	-\$696 -1.5%	-\$637 -1.4%
Estimated Average Household Net Worth (2026)							\$1,145,012	\$1,245,338	\$1,202,635
Daytime Demos (2026)									
Total Businesses							1,698	13,947	40,798
Total Employees							13,920	71,287	207,417
Company Headquarter Businesses							37 2.2%	255 1.8%	758 1.9%
Company Headquarter Employees							578 4.2%	3,152 4.4%	13,376 6.4%
Employee Population per Business							8.2	5.1	5.1
Residential Population per Business							11.3	11.4	11.1

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Race & Ethnicity

White (2026)	6,213	32.5%	51,038	32.0%	138,641	30.7%
Black or African American (2026)	1,485	7.8%	10,749	6.7%	35,745	7.9%
American Indian or Alaska Native (2026)	23	0.1%	280	0.2%	945	0.2%
Asian (2026)	466	2.4%	3,552	2.2%	10,820	2.4%
Hawaiian or Pacific Islander (2026)	1	-	41	-	105	-
Other Race (2026)	2,057	10.8%	17,978	11.3%	52,403	11.6%
Two or More Races (2026)	8,876	46.4%	75,701	47.5%	212,327	47.1%
Not Hispanic or Latino Population (2026)	4,958	25.9%	36,078	22.6%	102,655	22.8%
Hispanic or Latino Population (2026)	14,163	74.1%	123,261	77.4%	348,331	77.2%
Not Hispanic or Latino Population (2031)	6,122	34.8%	45,374	31.2%	127,245	30.8%
Hispanic or Latino Population (2031)	11,486	65.2%	100,165	68.8%	286,519	69.2%
Not Hispanic or Latino Population (2020)	4,642	24.2%	34,454	20.9%	95,468	20.6%
Hispanic or Latino Population (2020)	14,572	75.8%	130,652	79.1%	368,937	79.4%
Not Hispanic or Latino Population (2010)	4,774	27.8%	39,418	24.3%	106,039	23.6%
Hispanic or Latino Population (2010)	12,370	72.2%	122,894	75.7%	343,614	76.4%
Projected Hispanic Annual Growth (2026 to 2031)	-2,677	-3.8%	-23,096	-3.7%	-61,812	-3.5%
Historic Hispanic Annual Growth (2010 to 2026)	1,793	0.9%	367	-	4,717	-

Age Distribution (2026)

Age Under 5	800	4.2%	7,335	4.6%	20,896	4.6%
Age 5 to 9 Years	851	4.4%	8,072	5.1%	22,435	5.0%
Age 10 to 14 Years	941	4.9%	8,293	5.2%	23,652	5.2%
Age 15 to 19 Years	1,023	5.4%	9,138	5.7%	27,901	6.2%
Age 20 to 24 Years	1,002	5.2%	8,872	5.6%	27,887	6.2%
Age 25 to 29 Years	1,166	6.1%	9,171	5.8%	26,344	5.8%
Age 30 to 34 Years	1,125	5.9%	9,781	6.1%	27,277	6.0%
Age 35 to 39 Years	1,214	6.3%	10,442	6.6%	28,898	6.4%
Age 40 to 44 Years	1,085	5.7%	9,861	6.2%	28,512	6.3%
Age 45 to 49 Years	1,121	5.9%	10,433	6.5%	30,524	6.8%
Age 50 to 54 Years	1,259	6.6%	11,555	7.3%	33,666	7.5%
Age 55 to 59 Years	1,317	6.9%	11,987	7.5%	33,828	7.5%
Age 60 to 64 Years	1,351	7.1%	11,245	7.1%	31,432	7.0%
Age 65 to 74 Years	2,179	11.4%	17,521	11.0%	46,729	10.4%
Age 75 to 84 Years	1,552	8.1%	10,961	6.9%	29,091	6.5%
Age 85 Years or Over	1,134	5.9%	4,673	2.9%	11,913	2.6%
Median Age	46.9		43.6		42.9	

Gender Age Distribution (2026)

Female Population	9,846	51.5%	84,168	52.8%	235,773	52.3%
Age 0 to 19 Years	1,718	17.4%	15,835	18.8%	45,451	19.3%
Age 20 to 64 Years	5,643	57.3%	48,797	58.0%	137,895	58.5%
Age 65 Years or Over	2,485	25.2%	19,536	23.2%	52,427	22.2%
Female Median Age	47.5		45.9		45.3	
Male Population	9,275	48.5%	75,171	47.2%	215,213	47.7%
Age 0 to 19 Years	1,898	20.5%	17,003	22.6%	49,433	23.0%
Age 20 to 64 Years	4,996	53.9%	44,550	59.3%	130,474	60.6%
Age 65 Years or Over	2,381	25.7%	13,618	18.1%	35,306	16.4%
Male Median Age	45.9		41.0		40.3	

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Household Income Distribution (2026)

HH Income \$200,000 or More	1,046	14.1%	8,561	15.0%	23,449	15.0%
HH Income \$150,000 to \$199,999	1,027	13.9%	7,125	12.5%	18,854	12.1%
HH Income \$100,000 to \$149,999	1,151	15.5%	10,271	18.0%	28,570	18.3%
HH Income \$75,000 to \$99,999	740	10.0%	6,845	12.0%	19,376	12.4%
HH Income \$50,000 to \$74,999	1,168	15.8%	8,681	15.2%	23,220	14.9%
HH Income \$35,000 to \$49,999	606	8.2%	5,469	9.6%	14,021	9.0%
HH Income \$25,000 to \$34,999	592	8.0%	3,552	6.2%	9,794	6.3%
HH Income \$15,000 to \$24,999	333	4.5%	2,472	4.3%	7,850	5.0%
HH Income Under \$15,000	746	10.1%	4,158	7.3%	10,705	6.9%
HH Income \$35,000 or More	5,738	77.5%	46,953	82.2%	127,489	81.8%
HH Income \$75,000 or More	3,964	53.5%	32,802	57.4%	90,249	57.9%

Housing (2026)

Total Housing Units	7,962		60,950		166,630	
Housing Units Occupied	7,409	93.1%	57,134	93.7%	155,839	93.5%
Housing Units Owner-Occupied	3,930	53.0%	37,707	66.0%	101,195	64.9%
Housing Units, Renter-Occupied	3,479	47.0%	19,427	34.0%	54,644	35.1%
Housing Units, Vacant	553	6.9%	3,816	6.3%	10,791	6.5%

Marital Status (2026)

Never Married	5,305	32.1%	43,314	31.9%	124,371	32.4%
Currently Married	6,386	38.6%	58,993	43.5%	167,780	43.7%
Separated	1,100	6.7%	8,021	5.9%	22,648	5.9%
Widowed	1,256	7.6%	8,513	6.3%	22,593	5.9%
Divorced	2,482	15.0%	16,799	12.4%	46,611	12.1%

Household Type (2026)

Population Family	13,921	72.8%	136,293	85.5%	389,708	86.4%
Population Non-Family	4,112	21.5%	21,319	13.4%	54,927	12.2%
Population Group Quarters	1,088	5.7%	1,727	1.1%	6,351	1.4%
Family Households	4,391	59.3%	41,768	73.1%	117,687	75.5%
Non-Family Households	3,018	40.7%	15,366	26.9%	38,152	24.5%
Married Couple with Children	1,305	20.4%	12,427	21.1%	34,841	20.8%
Average Family Household Size	3.2		3.3		3.3	

Household Size (2026)

1 Person Households	2,443	33.0%	11,985	21.0%	28,580	18.3%
2 Person Households	2,065	27.9%	17,722	31.0%	48,570	31.2%
3 Person Households	1,191	16.1%	11,349	19.9%	32,332	20.7%
4 Person Households	1,025	13.8%	8,941	15.6%	25,027	16.1%
5 Person Households	424	5.7%	4,164	7.3%	12,232	7.8%
6 or More Person Households	261	3.5%	2,974	5.2%	9,098	5.8%

Household Vehicles (2026)

Households with 0 Vehicles Available	624	8.4%	3,181	5.6%	8,733	5.6%
Households with 1 Vehicles Available	3,040	41.0%	18,342	32.1%	48,567	31.2%
Households with 2 or More Vehicles Available	3,745	50.5%	35,611	62.3%	98,539	63.2%
Total Vehicles Available	11,975		105,079		293,640	
Average Vehicles Per Household	1.6		1.8		1.9	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	16,317		133,792		378,672	
Estimated Civilian Employed	9,166	56.2%	84,659	63.3%	242,643	64.1%
Estimated Civilian Unemployed	182	1.1%	1,539	1.2%	4,780	1.3%
Estimated in Armed Forces	-	-	52	-	121	-
Estimated Not in Labor Force	6,968	42.7%	47,542	35.5%	131,128	34.6%
Unemployment Rate	1.1%		1.2%		1.3%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	9,166		84,656		242,637	
Management, Business, Financial Operations	2,019	22.0%	16,494	19.5%	45,771	18.9%
Professional, Related Service	2,199	24.0%	20,682	24.4%	58,779	24.2%
Sales, Office	1,126	12.3%	13,469	15.9%	40,300	16.6%
Farming, Fishing, Forestry	2,454	26.8%	20,227	23.9%	56,292	23.2%
Construct, Extraction, Maintenance	32	0.4%	248	0.3%	993	0.4%
Production, Transport Material Moving	587	6.4%	6,141	7.3%	17,741	7.3%
White Collar Workers	748	8.2%	7,395	8.7%	22,760	9.4%
Blue Collar Workers	6,673	72.8%	57,403	67.8%	160,843	66.3%
	2,494	27.2%	27,253	32.2%	81,794	33.7%

Consumer Expenditure (2026)

Total Household Expenditure	\$719.36 M		\$5.87 B		\$16.09 B	
Total Non-Retail Expenditure	\$355.58 M	49.4%	\$2.85 B	48.5%	\$7.82 B	48.6%
Total Retail Expenditure	\$363.78 M	50.6%	\$3.02 B	51.5%	\$8.27 B	51.4%
Alcoholic Beverages	\$5.06 M	0.7%	\$41.34 M	0.7%	\$113.17 M	0.7%
Apparel	\$15.77 M	2.2%	\$129.84 M	2.2%	\$356.51 M	2.2%
Contributions	\$18.01 M	2.5%	\$145.98 M	2.5%	\$398.08 M	2.5%
Education	\$12.34 M	1.7%	\$100.35 M	1.7%	\$274.07 M	1.7%
Entertainment	\$35.65 M	5.0%	\$293.08 M	5.0%	\$804.68 M	5.0%
Food Away From Home	\$34.81 M	4.8%	\$285.34 M	4.9%	\$782.12 M	4.9%
Grocery	\$49.56 M	6.9%	\$414.9 M	7.1%	\$1.15 B	7.1%
Health Care	\$50.51 M	7.0%	\$391.47 M	6.7%	\$1.06 B	6.6%
Household Furnishings and Equipment	\$18.76 M	2.6%	\$153.76 M	2.6%	\$421.41 M	2.6%
Household Operations	\$14.3 M	2.0%	\$117.87 M	2.0%	\$323.86 M	2.0%
Miscellaneous Expenses	\$10.94 M	1.5%	\$89.39 M	1.5%	\$244.88 M	1.5%
Personal Care	\$7.98 M	1.1%	\$66.51 M	1.1%	\$183.61 M	1.1%
Shelter	\$129.87 M	18.1%	\$1.06 B	18.0%	\$2.91 B	18.1%
Tax and Retirement	\$174.78 M	24.3%	\$1.4 B	23.9%	\$3.81 B	23.7%
Tobacco and Related	\$2.78 M	0.4%	\$23.86 M	0.4%	\$66.86 M	0.4%
Transportation	\$100.89 M	14.0%	\$847.63 M	14.4%	\$2.32 B	14.4%
Utilities	\$37.34 M	5.2%	\$313.21 M	5.3%	\$867.14 M	5.4%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	14,503		117,629		328,215	
Elementary (Grade Level 0 to 8)	523	3.6%	5,396	4.6%	16,386	5.0%
Some High School (Grade Level 9 to 11)	679	4.7%	8,001	6.8%	25,287	7.7%
High School Graduate	3,668	25.3%	28,545	24.3%	81,172	24.7%
Some College	2,439	16.8%	16,595	14.1%	42,547	13.0%
Associate Degree Only	1,537	10.6%	13,830	11.8%	35,424	10.8%
Bachelor Degree Only	3,325	22.9%	29,185	24.8%	81,280	24.8%
Graduate Degree	2,331	16.1%	16,078	13.7%	46,119	14.1%

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Units In Structure (2026)

1 Detached Unit	2,695	36.4%	26,881	47.0%	76,442	49.1%
1 Attached Unit	1,095	14.8%	10,093	17.7%	23,442	15.0%
2 to 4 Units	302	4.1%	1,950	3.4%	5,649	3.6%
5 to 9 Units	498	6.7%	2,456	4.3%	6,409	4.1%
10 to 19 Units	639	8.6%	3,548	6.2%	9,175	5.9%
20 to 49 Units	1,029	13.9%	4,112	7.2%	10,819	6.9%
50 or More Units	1,114	15.0%	7,639	13.4%	22,356	14.3%
Mobile Home or Trailer	37	0.5%	456	0.8%	1,541	1.0%
Other Structure	-	-	-	-	6	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	159	2.1%	1,087	1.9%	3,481	2.2%
Homes Built 2010 to 2019	149	2.0%	1,143	2.0%	5,961	3.8%
Homes Built 2000 to 2009	583	7.9%	3,298	5.8%	13,804	8.9%
Homes Built 1990 to 1999	1,106	14.9%	6,212	10.9%	22,907	14.7%
Homes Built 1980 to 1989	3,016	40.7%	17,037	29.8%	41,254	26.5%
Homes Built 1970 to 1979	1,618	21.8%	18,603	32.6%	37,103	23.8%
Homes Built 1960 to 1969	493	6.7%	5,131	9.0%	15,778	10.1%
Homes Built Before 1959	285	3.8%	4,622	8.1%	15,551	10.0%

Home Values (2026)

Home Values \$1,000,000 or More	378	9.6%	3,407	9.0%	10,190	10.1%
Home Values \$500,000 to \$999,999	1,933	49.2%	17,199	45.6%	47,855	47.3%
Home Values \$400,000 to \$499,999	631	16.1%	6,696	17.8%	17,675	17.5%
Home Values \$300,000 to \$399,999	366	9.3%	4,870	12.9%	12,476	12.3%
Home Values \$200,000 to \$299,999	343	8.7%	2,946	7.8%	6,946	6.9%
Home Values \$150,000 to \$199,999	113	2.9%	604	1.6%	1,405	1.4%
Home Values \$100,000 to \$149,999	68	1.7%	288	0.8%	638	0.6%
Home Values \$70,000 to \$99,999	4	-	80	0.2%	327	0.3%
Home Values \$50,000 to \$69,999	37	1.0%	313	0.8%	757	0.7%
Home Values \$25,000 to \$49,999	18	0.5%	254	0.7%	655	0.6%
Home Values Under \$25,000	38	1.0%	1,050	2.8%	2,270	2.2%
Owner-Occupied Median Home Value	\$586,283		\$560,400		\$576,220	
Renter-Occupied Median Rent	\$2,013		\$2,005		\$2,002	

Transportation To Work (2026)

Drive to Work Alone	6,679	72.9%	60,235	71.2%	171,358	70.6%
Drive to Work in Carpool	959	10.5%	8,336	9.8%	24,422	10.1%
Travel to Work by Public Transportation	349	3.8%	3,112	3.7%	8,856	3.6%
Drive to Work on Motorcycle	25	0.3%	223	0.3%	684	0.3%
Walk or Bicycle to Work	174	1.9%	1,615	1.9%	4,670	1.9%
Other Means	131	1.4%	1,013	1.2%	2,695	1.1%
Work at Home	850	9.3%	10,122	12.0%	29,952	12.3%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	1,198	13.1%	8,612	10.2%	23,976	9.9%
Travel to Work in 15 to 29 Minutes	3,018	32.9%	25,153	29.7%	65,846	27.1%
Travel to Work in 30 to 59 Minutes	3,101	33.8%	30,194	35.7%	91,123	37.6%
Travel to Work in 60 Minutes or More	1,000	10.9%	10,575	12.5%	31,739	13.1%
Average Minutes Travel to Work	27.9		29.9		31.0	