

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.6862/-80.3845

SW 88th Street & 117th Ave Kendall, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2025)	19,346		160,639		453,781		
Projected Population (2030)	17,292		142,477		403,785		
Census Population (2020)	19,219		165,139		464,342		
Census Population (2010)	17,138		162,332		449,546		
Projected Annual Growth (2025 to 2030)	-2,054	-2.1%	-18,162	-2.3%	-49,996	-2.2%	
Historical Annual Growth (2020 to 2025)	127	0.1%	-4,500	-0.5%	-10,561	-0.5%	
Historical Annual Growth (2010 to 2020)	2,081	2.4%	2,807	0.3%	14,796	0.7%	
Estimated Population Density (2025)	6,161	psm	5,684	psm	5,780	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2025)	7,384		57,210		155,909		
Projected Households (2030)	6,542		50,335		137,599		
Census Households (2020)	7,457		59,431		159,668		
Census Households (2010)	6,753		56,613		149,010		
Estimated Households with Children (2025)	1,910	25.9%	17,956	31.4%	51,164	32.8%	
Estimated Average Household Size (2025)	2.47		2.78		2.87		
Average Household Income							
Estimated Average Household Income (2025)	\$108,033		\$121,874		\$123,397		
Projected Average Household Income (2030)	\$106,614		\$120,779		\$122,705		
Estimated Average Family Income (2025)	\$136,331		\$139,186		\$139,244		
Median Household Income							
Estimated Median Household Income (2025)	\$84,311		\$92,637		\$92,914		
Projected Median Household Income (2030)	\$82,605		\$92,346		\$92,904		
Estimated Median Family Income (2025)	\$109,762		\$107,648		\$106,403		
Per Capita Income							
Estimated Per Capita Income (2025)	\$42,007		\$43,539		\$42,507		
Projected Per Capita Income (2030)	\$41,199		\$42,821		\$41,939		
Estimated Per Capita Income 5 Year Growth	-\$808	-1.9%	-\$718	-1.6%	-\$568	-1.3%	
Estimated Average Household Net Worth (2025)	\$1,147,572		\$1,280,949		\$1,267,368		
Daytime Demos (2025)							
Total Businesses	1,736		14,607		42,699		
Total Employees	11,854		69,490		200,682		
Company Headquarter Businesses	37	2.1%	261	1.8%	784	1.8%	
Company Headquarter Employees	579	4.9%	3,093	4.5%	13,308	6.6%	
Employee Population per Business	6.8		4.8		4.7		
Residential Population per Business	11.1		11.0		10.6		

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF5

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

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.6862/-80.3845

SW 88th Street & 117th Ave

Kendall, FL 33186

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2025)	6,309	32.6%	51,744	32.2%	140,307	30.9%
Black or African American (2025)	1,630	8.4%	11,735	7.3%	38,422	8.5%
American Indian or Alaska Native (2025)	23	0.1%	281	0.2%	944	0.2%
Asian (2025)	455	2.4%	3,450	2.1%	10,559	2.3%
Hawaiian or Pacific Islander (2025)	1	-	41	-	104	-
Other Race (2025)	2,057	10.6%	17,920	11.2%	52,146	11.5%
Two or More Races (2025)	8,871	45.9%	75,468	47.0%	211,298	46.6%
Not Hispanic or Latino Population (2025)	5,180	26.8%	37,762	23.5%	107,138	23.6%
Hispanic or Latino Population (2025)	14,166	73.2%	122,877	76.5%	346,643	76.4%
Not Hispanic or Latino Population (2030)	5,881	34.0%	43,640	30.6%	122,131	30.2%
Hispanic or Latino Population (2030)	11,411	66.0%	98,837	69.4%	281,654	69.8%
Not Hispanic or Latino Population (2020)	4,645	24.2%	34,497	20.9%	95,568	20.6%
Hispanic or Latino Population (2020)	14,574	75.8%	130,642	79.1%	368,774	79.4%
Not Hispanic or Latino Population (2010)	4,776	27.9%	39,463	24.3%	106,171	23.6%
Hispanic or Latino Population (2010)	12,363	72.1%	122,870	75.7%	343,375	76.4%
Projected Hispanic Annual Growth (2025 to 2030)	-2,755	-3.9%	-24,040	-3.9%	-64,989	-3.7%
Historic Hispanic Annual Growth (2010 to 2025)	1,803	1.0%	7	-	3,267	-

Age Distribution (2025)

Age Under 5	822	4.2%	7,403	4.6%	21,072	4.6%
Age 5 to 9 Years	858	4.4%	8,145	5.1%	22,585	5.0%
Age 10 to 14 Years	952	4.9%	8,410	5.2%	23,986	5.3%
Age 15 to 19 Years	1,026	5.3%	9,089	5.7%	27,706	6.1%
Age 20 to 24 Years	975	5.0%	8,608	5.4%	27,060	6.0%
Age 25 to 29 Years	1,140	5.9%	8,910	5.5%	25,534	5.6%
Age 30 to 34 Years	1,135	5.9%	9,766	6.1%	27,221	6.0%
Age 35 to 39 Years	1,204	6.2%	10,298	6.4%	28,450	6.3%
Age 40 to 44 Years	1,082	5.6%	9,848	6.1%	28,373	6.3%
Age 45 to 49 Years	1,160	6.0%	10,807	6.7%	31,499	6.9%
Age 50 to 54 Years	1,284	6.6%	11,767	7.3%	34,225	7.5%
Age 55 to 59 Years	1,393	7.2%	12,625	7.9%	35,610	7.8%
Age 60 to 64 Years	1,365	7.1%	11,324	7.0%	31,573	7.0%
Age 65 to 74 Years	2,221	11.5%	17,803	11.1%	47,385	10.4%
Age 75 to 84 Years	1,586	8.2%	11,145	6.9%	29,542	6.5%
Age 85 Years or Over	1,142	5.9%	4,691	2.9%	11,962	2.6%
Median Age	47.3		44.1		43.4	

Gender Age Distribution (2025)

Female Population	9,970	51.5%	84,841	52.8%	237,383	52.3%
Age 0 to 19 Years	1,737	17.4%	15,928	18.8%	45,710	19.3%
Age 20 to 64 Years	5,694	57.1%	49,096	57.9%	138,566	58.4%
Age 65 Years or Over	2,538	25.5%	19,817	23.4%	53,108	22.4%
Female Median Age	47.9		46.4		45.8	
Male Population	9,376	48.5%	75,798	47.2%	216,397	47.7%
Age 0 to 19 Years	1,921	20.5%	17,119	22.6%	49,639	22.9%
Age 20 to 64 Years	5,045	53.8%	44,858	59.2%	130,978	60.5%
Age 65 Years or Over	2,411	25.7%	13,822	18.2%	35,781	16.5%
Male Median Age	46.1		41.5		40.8	

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.6862/-80.3845

SW 88th Street & 117th Ave

Kendall, FL 33186

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2025)

HH Income \$200,000 or More	896	12.1%	7,925	13.9%	21,897	14.0%
HH Income \$150,000 to \$199,999	928	12.6%	6,514	11.4%	17,009	10.9%
HH Income \$100,000 to \$149,999	1,060	14.4%	9,908	17.3%	28,701	18.4%
HH Income \$75,000 to \$99,999	955	12.9%	6,856	12.0%	18,610	11.9%
HH Income \$50,000 to \$74,999	1,020	13.8%	9,352	16.3%	25,160	16.1%
HH Income \$35,000 to \$49,999	535	7.2%	5,391	9.4%	14,219	9.1%
HH Income \$25,000 to \$34,999	589	8.0%	3,652	6.4%	10,225	6.6%
HH Income \$15,000 to \$24,999	433	5.9%	2,592	4.5%	8,050	5.2%
HH Income Under \$15,000	967	13.1%	5,021	8.8%	12,036	7.7%
HH Income \$35,000 or More	5,395	73.1%	45,945	80.3%	125,597	80.6%
HH Income \$75,000 or More	3,839	52.0%	31,203	54.5%	86,218	55.3%

Housing (2025)

Total Housing Units	7,888		60,754		165,840	
Housing Units Occupied	7,384	93.6%	57,210	94.2%	155,909	94.0%
Housing Units Owner-Occupied	3,948	53.5%	37,909	66.3%	101,722	65.2%
Housing Units, Renter-Occupied	3,436	46.5%	19,301	33.7%	54,187	34.8%
Housing Units, Vacant	504	6.8%	3,544	6.2%	9,931	6.4%

Marital Status (2025)

Never Married	4,982	29.8%	41,311	30.2%	122,829	31.8%
Currently Married	6,979	41.8%	63,560	46.5%	172,992	44.8%
Separated	1,231	7.4%	8,223	6.0%	21,811	5.6%
Widowed	1,723	10.3%	8,360	6.1%	22,651	5.9%
Divorced	1,800	10.8%	15,227	11.1%	45,854	11.9%

Household Type (2025)

Population Family	14,232	73.6%	137,945	85.9%	394,098	86.8%
Population Non-Family	4,026	20.8%	20,967	13.1%	53,362	11.8%
Population Group Quarters	1,088	5.6%	1,726	1.1%	6,321	1.4%
Family Households	4,452	60.3%	42,203	73.8%	118,900	76.3%
Non-Family Households	2,933	39.7%	15,007	26.2%	37,009	23.7%
Married Couple with Children	1,308	18.7%	12,401	19.5%	34,769	20.1%
Average Family Household Size	3.2		3.3		3.3	

Household Size (2025)

1 Person Households	2,355	31.9%	11,584	20.2%	27,538	17.7%
2 Person Households	2,017	27.3%	17,268	30.2%	47,024	30.2%
3 Person Households	1,236	16.7%	11,741	20.5%	33,362	21.4%
4 Person Households	1,060	14.4%	9,233	16.1%	25,897	16.6%
5 Person Households	441	6.0%	4,294	7.5%	12,663	8.1%
6 or More Person Households	274	3.7%	3,090	5.4%	9,425	6.0%

Household Vehicles (2025)

Households with 0 Vehicles Available	691	9.4%	3,045	5.3%	8,509	5.5%
Households with 1 Vehicles Available	3,020	40.9%	19,112	33.4%	50,020	32.1%
Households with 2 or More Vehicles Available	3,673	49.7%	35,054	61.3%	97,380	62.5%
Total Vehicles Available	11,924		105,112		292,518	
Average Vehicles Per Household	1.6		1.8		1.9	

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.6862/-80.3845

SW 88th Street & 117th Ave

Kendall, FL 33186

1 mi radius

3 mi radius

5 mi radius

Labor Force (2025)

Estimated Labor Population Age 16 Years or Over	16,503		134,853		380,846	
Estimated Civilian Employed	9,180	55.6%	85,094	63.1%	240,104	63.0%
Estimated Civilian Unemployed	154	0.9%	1,496	1.1%	4,497	1.2%
Estimated in Armed Forces	6	-	161	0.1%	391	0.1%
Estimated Not in Labor Force	7,163	43.4%	48,102	35.7%	135,853	35.7%
Unemployment Rate	0.9%		1.1%		1.2%	

Occupation (2025)

Occupation: Population Age 16 Years or Over	9,180		85,089		240,096	
Management, Business, Financial Operations	1,942	21.2%	15,895	18.7%	44,525	18.5%
Professional, Related Service	2,216	24.1%	21,447	25.2%	58,355	24.3%
Sales, Office	1,026	11.2%	13,621	16.0%	39,913	16.6%
Farming, Fishing, Forestry	2,473	26.9%	19,933	23.4%	55,259	23.0%
Construct, Extraction, Maintenance	23	0.3%	219	0.3%	809	0.3%
Production, Transport Material Moving	771	8.4%	6,638	7.8%	18,125	7.5%
White Collar Workers	729	7.9%	7,336	8.6%	23,110	9.6%
Blue Collar Workers	6,631	72.2%	57,276	67.3%	158,139	65.9%
	2,549	27.8%	27,814	32.7%	81,958	34.1%

Consumer Expenditure (2025)

Total Household Expenditure	\$761.12 M		\$6.31 B		\$17.4 B	
Total Non-Retail Expenditure	\$381.92 M	50.2%	\$3.13 B	49.6%	\$8.63 B	49.6%
Total Retail Expenditure	\$379.21 M	49.8%	\$3.18 B	50.4%	\$8.76 B	50.4%
Alcoholic Beverages	\$4.69 M	0.6%	\$39.12 M	0.6%	\$107.79 M	0.6%
Apparel	\$14.18 M	1.9%	\$118.39 M	1.9%	\$326.76 M	1.9%
Contributions	\$24.41 M	3.2%	\$203.01 M	3.2%	\$557.54 M	3.2%
Education	\$17.41 M	2.3%	\$144.93 M	2.3%	\$398.59 M	2.3%
Entertainment	\$43.95 M	5.8%	\$366.48 M	5.8%	\$1.01 B	5.8%
Food Away From Home	\$33.71 M	4.4%	\$281.36 M	4.5%	\$776.21 M	4.5%
Grocery	\$50.33 M	6.6%	\$422.77 M	6.7%	\$1.18 B	6.8%
Health Care	\$50.78 M	6.7%	\$398.03 M	6.3%	\$1.09 B	6.2%
Household Furnishings and Equipment	\$20.37 M	2.7%	\$169.92 M	2.7%	\$468.49 M	2.7%
Household Operations	\$14.38 M	1.9%	\$120.16 M	1.9%	\$332.02 M	1.9%
Miscellaneous Expenses	\$13.09 M	1.7%	\$108.94 M	1.7%	\$300.21 M	1.7%
Personal Care	\$9.88 M	1.3%	\$82.88 M	1.3%	\$229.97 M	1.3%
Shelter	\$126.66 M	16.6%	\$1.02 B	16.1%	\$2.83 B	16.2%
Tax and Retirement	\$183.82 M	24.2%	\$1.53 B	24.2%	\$4.18 B	24.0%
Tobacco and Related	\$3.81 M	0.5%	\$32.16 M	0.5%	\$90.45 M	0.5%
Transportation	\$113.76 M	14.9%	\$977.55 M	15.5%	\$2.69 B	15.5%
Utilities	\$35.89 M	4.7%	\$301.67 M	4.8%	\$839.02 M	4.8%

Educational Attainment (2025)

Adult Population Age 25 Years or Over	14,713		118,984		331,371	
Elementary (Grade Level 0 to 8)	665	4.5%	5,693	4.8%	16,956	5.1%
Some High School (Grade Level 9 to 11)	802	5.4%	8,153	6.9%	26,606	8.0%
High School Graduate	3,448	23.4%	28,151	23.7%	80,878	24.4%
Some College	2,719	18.5%	17,795	15.0%	46,170	13.9%
Associate Degree Only	1,780	12.1%	14,332	12.0%	36,445	11.0%
Bachelor Degree Only	3,094	21.0%	28,070	23.6%	76,918	23.2%
Graduate Degree	2,205	15.0%	16,789	14.1%	47,398	14.3%

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.6862/-80.3845

SW 88th Street & 117th Ave

Kendall, FL 33186

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2025)

1 Detached Unit	2,520	37.3%	27,368	48.3%	80,762	54.2%
1 Attached Unit	1,202	17.8%	10,433	18.4%	22,888	15.4%
2 to 4 Units	357	5.3%	2,067	3.7%	5,803	3.9%
5 to 9 Units	567	8.4%	2,995	5.3%	7,228	4.9%
10 to 19 Units	587	8.7%	3,492	6.2%	8,257	5.5%
20 to 49 Units	1,094	16.2%	4,050	7.2%	10,482	7.0%
50 or More Units	1,027	15.2%	6,357	11.2%	18,849	12.6%
Mobile Home or Trailer	28	0.4%	423	0.7%	1,557	1.0%
Other Structure	2	-	25	-	83	-

Homes Built By Year (2025)

Homes Built 2010 or later	366	5.4%	2,647	4.7%	10,439	7.0%
Homes Built 2000 to 2009	530	7.9%	3,359	5.9%	13,998	9.4%
Homes Built 1990 to 1999	963	14.3%	7,604	13.4%	25,396	17.0%
Homes Built 1980 to 1989	3,011	44.6%	15,248	26.9%	38,068	25.5%
Homes Built 1970 to 1979	1,502	22.2%	17,902	31.6%	36,002	24.2%
Homes Built 1960 to 1969	676	10.0%	5,640	10.0%	16,494	11.1%
Homes Built 1950 to 1959	179	2.6%	3,650	6.4%	12,656	8.5%
Homes Built Before 1949	157	2.3%	1,160	2.0%	2,857	1.9%

Home Values (2025)

Home Values \$1,000,000 or More	333	8.4%	3,051	8.0%	9,080	8.9%
Home Values \$500,000 to \$999,999	1,596	40.4%	14,865	39.2%	40,447	39.8%
Home Values \$400,000 to \$499,999	734	18.6%	7,914	20.9%	22,475	22.1%
Home Values \$300,000 to \$399,999	506	12.8%	5,531	14.6%	13,967	13.7%
Home Values \$200,000 to \$299,999	403	10.2%	3,544	9.3%	8,467	8.3%
Home Values \$150,000 to \$199,999	164	4.1%	864	2.3%	1,997	2.0%
Home Values \$100,000 to \$149,999	97	2.5%	421	1.1%	898	0.9%
Home Values \$70,000 to \$99,999	9	0.2%	115	0.3%	334	0.3%
Home Values \$50,000 to \$69,999	24	0.6%	402	1.1%	877	0.9%
Home Values \$25,000 to \$49,999	47	1.2%	402	1.1%	1,158	1.1%
Home Values Under \$25,000	36	0.9%	800	2.1%	2,023	2.0%
Owner-Occupied Median Home Value	\$519,452		\$514,321		\$527,459	
Renter-Occupied Median Rent	\$1,805		\$1,822		\$1,828	

Transportation To Work (2025)

Drive to Work Alone	6,827	74.4%	62,669	73.7%	174,923	72.9%
Drive to Work in Carpool	950	10.4%	7,775	9.1%	22,388	9.3%
Travel to Work by Public Transportation	245	2.7%	2,413	2.8%	6,872	2.9%
Drive to Work on Motorcycle	9	0.1%	113	0.1%	320	0.1%
Walk or Bicycle to Work	93	1.0%	1,121	1.3%	3,430	1.4%
Other Means	103	1.1%	772	0.9%	2,314	1.0%
Work at Home	951	10.4%	10,227	12.0%	29,850	12.4%

Travel Time (2025)

Travel to Work in 14 Minutes or Less	974	10.6%	8,852	10.4%	24,874	10.4%
Travel to Work in 15 to 29 Minutes	3,611	39.3%	29,772	35.0%	72,754	30.3%
Travel to Work in 30 to 59 Minutes	2,970	32.3%	27,603	32.4%	84,955	35.4%
Travel to Work in 60 Minutes or More	673	7.3%	8,636	10.1%	27,663	11.5%
Average Minutes Travel to Work	25.9		27.4		29.5	