

Expanded Profile

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



Lat/Lon: 25.9726/-80.2102

SW 62nd Ave & County Line Rd							
Miramar, FL 33023		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2025)		27,005		195,228		547,312	
Projected Population (2030)		26,012		181,496		511,313	
Census Population (2020)		25,368		192,058		534,423	
Census Population (2010)		23,729		176,721		492,462	
Projected Annual Growth (2025 to 2030)		-993	-0.7%	-13,732	-1.4%	-35,999	-1.3%
Historical Annual Growth (2020 to 2025)		1,637	1.3%	3,170	0.3%	12,889	0.5%
Historical Annual Growth (2010 to 2020)		1,640	1.4%	15,337	1.7%	41,961	1.7%
Estimated Population Density (2025)		8,600	psm	6,906	psm	6,971	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2025)		9,410		66,821		194,771	
Projected Households (2030)		8,963		61,735		181,353	
Census Households (2020)		8,842		65,502		187,930	
Census Households (2010)		8,211		59,917		173,361	
Estimated Households with Children (2025)		3,726	39.6%	25,534	38.2%	69,240	35.5%
Estimated Average Household Size (2025)		2.87		2.91		2.79	
Average Household Income							
Estimated Average Household Income (2025)		\$93,789		\$90,202		\$92,660	
Projected Average Household Income (2030)		\$94,388		\$89,493		\$91,703	
Estimated Average Family Income (2025)		\$116,764		\$104,714		\$105,564	
Median Household Income							
Estimated Median Household Income (2025)		\$77,320		\$70,283		\$70,872	
Projected Median Household Income (2030)		\$78,282		\$70,158		\$70,553	
Estimated Median Family Income (2025)		\$87,345		\$80,934		\$82,210	
Per Capita Income							
Estimated Per Capita Income (2025)		\$32,684		\$30,926		\$33,064	
Projected Per Capita Income (2030)		\$32,525		\$30,496		\$32,621	
Estimated Per Capita Income 5 Year Growth		-\$159	-0.5%	-\$429	-1.4%	-\$443	-1.3%
Estimated Average Household Net Worth (2025)		\$823,735		\$803,502		\$847,960	
Daytime Demos (2025)							
Total Businesses		1,852		14,408		47,180	
Total Employees		7,653		69,471		248,340	
Company Headquarter Businesses		30	1.6%	267	1.9%	882	1.9%
Company Headquarter Employees		503	6.6%	4,638	6.7%	19,755	8.0%
Employee Population per Business		4.1		4.8		5.3	
Residential Population per Business		14.6		13.6		11.6	

©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: 25.9726/-80.2102

SW 62nd Ave & County Line Rd

Miramar, FL 33023

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2025)	3,570	13.2%	38,703	19.8%	143,982	26.3%
Black or African American (2025)	15,934	59.0%	96,346	49.4%	210,642	38.5%
American Indian or Alaska Native (2025)	82	0.3%	864	0.4%	2,569	0.5%
Asian (2025)	543	2.0%	3,981	2.0%	13,291	2.4%
Hawaiian or Pacific Islander (2025)	9	-	73	-	212	-
Other Race (2025)	1,897	7.0%	16,110	8.3%	49,935	9.1%
Two or More Races (2025)	4,969	18.4%	39,150	20.1%	126,683	23.1%
Not Hispanic or Latino Population (2025)	18,266	67.6%	123,165	63.1%	316,795	57.9%
Hispanic or Latino Population (2025)	8,739	32.4%	72,063	36.9%	230,517	42.1%
Not Hispanic or Latino Population (2030)	14,307	55.0%	96,744	53.3%	262,965	51.4%
Hispanic or Latino Population (2030)	11,705	45.0%	84,752	46.7%	248,348	48.6%
Not Hispanic or Latino Population (2020)	18,792	74.1%	131,633	68.5%	332,212	62.2%
Hispanic or Latino Population (2020)	6,576	25.9%	60,425	31.5%	202,211	37.8%
Not Hispanic or Latino Population (2010)	18,931	79.8%	134,051	75.9%	344,276	69.9%
Hispanic or Latino Population (2010)	4,797	20.2%	42,670	24.1%	148,185	30.1%
Projected Hispanic Annual Growth (2025 to 2030)	2,966	6.8%	12,690	3.5%	17,831	1.5%
Historic Hispanic Annual Growth (2010 to 2025)	3,942	5.5%	29,393	4.6%	82,332	3.7%

Age Distribution (2025)

Age Under 5	1,684	6.2%	11,659	6.0%	31,967	5.8%
Age 5 to 9 Years	1,826	6.8%	12,309	6.3%	33,296	6.1%
Age 10 to 14 Years	1,830	6.8%	12,401	6.4%	32,906	6.0%
Age 15 to 19 Years	1,786	6.6%	12,513	6.4%	33,037	6.0%
Age 20 to 24 Years	1,804	6.7%	12,222	6.3%	32,053	5.9%
Age 25 to 29 Years	1,781	6.6%	13,087	6.7%	35,570	6.5%
Age 30 to 34 Years	2,074	7.7%	14,581	7.5%	39,867	7.3%
Age 35 to 39 Years	2,002	7.4%	14,089	7.2%	39,661	7.2%
Age 40 to 44 Years	1,874	6.9%	13,410	6.9%	37,245	6.8%
Age 45 to 49 Years	1,755	6.5%	12,476	6.4%	35,063	6.4%
Age 50 to 54 Years	1,758	6.5%	12,638	6.5%	36,269	6.6%
Age 55 to 59 Years	1,580	5.9%	12,483	6.4%	36,100	6.6%
Age 60 to 64 Years	1,634	6.1%	12,344	6.3%	35,851	6.6%
Age 65 to 74 Years	2,239	8.3%	17,653	9.0%	52,283	9.6%
Age 75 to 84 Years	1,057	3.9%	8,502	4.4%	26,436	4.8%
Age 85 Years or Over	321	1.2%	2,862	1.5%	9,708	1.8%
Median Age	36.7		37.7		38.9	

Gender Age Distribution (2025)

Female Population	14,378	53.2%	103,046	52.8%	285,190	52.1%
Age 0 to 19 Years	3,439	23.9%	24,017	23.3%	64,199	22.5%
Age 20 to 64 Years	8,779	61.1%	62,252	60.4%	170,580	59.8%
Age 65 Years or Over	2,160	15.0%	16,777	16.3%	50,412	17.7%
Female Median Age	39.2		39.3		40.4	
Male Population	12,627	46.8%	92,182	47.2%	262,122	47.9%
Age 0 to 19 Years	3,687	29.2%	24,864	27.0%	67,008	25.6%
Age 20 to 64 Years	7,483	59.3%	55,078	59.7%	157,099	59.9%
Age 65 Years or Over	1,457	11.5%	12,239	13.3%	38,015	14.5%
Male Median Age	33.9		35.9		37.4	

Expanded Profile

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



Lat/Lon: 25.9726/-80.2102

SW 62nd Ave & County Line Rd

Miramar, FL 33023

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2025)

HH Income \$200,000 or More	946	10.1%	4,962	7.4%	16,003	8.2%
HH Income \$150,000 to \$199,999	604	6.4%	4,218	6.3%	12,765	6.6%
HH Income \$100,000 to \$149,999	1,430	15.2%	10,523	15.7%	31,290	16.1%
HH Income \$75,000 to \$99,999	1,418	15.1%	9,742	14.6%	26,526	13.6%
HH Income \$50,000 to \$74,999	1,666	17.7%	13,024	19.5%	35,649	18.3%
HH Income \$35,000 to \$49,999	1,088	11.6%	8,633	12.9%	23,720	12.2%
HH Income \$25,000 to \$34,999	898	9.5%	4,815	7.2%	16,417	8.4%
HH Income \$15,000 to \$24,999	614	6.5%	4,472	6.7%	13,425	6.9%
HH Income Under \$15,000	746	7.9%	6,433	9.6%	18,976	9.7%
HH Income \$35,000 or More	7,152	76.0%	51,101	76.5%	145,953	74.9%
HH Income \$75,000 or More	4,398	46.7%	29,445	44.1%	86,584	44.5%

Housing (2025)

Total Housing Units	10,001		71,738		209,964	
Housing Units Occupied	9,410	94.1%	66,821	93.1%	194,771	92.8%
Housing Units Owner-Occupied	4,632	49.2%	39,232	58.7%	109,800	56.4%
Housing Units, Renter-Occupied	4,778	50.8%	27,589	41.3%	84,971	43.6%
Housing Units, Vacant	591	6.3%	4,916	7.4%	15,193	7.8%

Marital Status (2025)

Never Married	9,375	43.3%	64,627	40.7%	172,464	38.4%
Currently Married	7,410	34.2%	55,156	34.7%	163,597	36.4%
Separated	1,654	7.6%	11,725	7.4%	29,998	6.7%
Widowed	724	3.3%	7,812	4.9%	25,127	5.6%
Divorced	2,502	11.5%	19,539	12.3%	57,956	12.9%

Household Type (2025)

Population Family	22,864	84.7%	168,141	86.1%	462,406	84.5%
Population Non-Family	4,136	15.3%	26,087	13.4%	80,320	14.7%
Population Group Quarters	5	-	1,000	0.5%	4,587	0.8%
Family Households	6,556	69.7%	48,652	72.8%	138,660	71.2%
Non-Family Households	2,854	30.3%	18,170	27.2%	56,111	28.8%
Married Couple with Children	1,828	24.7%	13,509	24.5%	38,262	23.4%
Average Family Household Size	3.5		3.5		3.3	

Household Size (2025)

1 Person Households	2,123	22.6%	13,784	20.6%	42,866	22.0%
2 Person Households	2,439	25.9%	18,306	27.4%	56,883	29.2%
3 Person Households	1,778	18.9%	12,965	19.4%	37,396	19.2%
4 Person Households	1,650	17.5%	11,536	17.3%	31,305	16.1%
5 Person Households	807	8.6%	5,833	8.7%	15,263	7.8%
6 or More Person Households	613	6.5%	4,398	6.6%	11,059	5.7%

Household Vehicles (2025)

Households with 0 Vehicles Available	687	7.3%	4,511	6.8%	16,386	8.4%
Households with 1 Vehicles Available	4,012	42.6%	27,065	40.5%	78,995	40.6%
Households with 2 or More Vehicles Available	4,712	50.1%	35,245	52.7%	99,391	51.0%
Total Vehicles Available	16,083		115,809		324,876	
Average Vehicles Per Household	1.7		1.7		1.7	

Expanded Profile

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



Lat/Lon: 25.9726/-80.2102

SW 62nd Ave & County Line Rd

Miramar, FL 33023

1 mi radius

3 mi radius

5 mi radius

Labor Force (2025)

Estimated Labor Population Age 16 Years or Over	21,307		156,472		442,694	
Estimated Civilian Employed	14,805	69.5%	101,349	64.8%	280,720	63.4%
Estimated Civilian Unemployed	614	2.9%	4,531	2.9%	10,802	2.4%
Estimated in Armed Forces	23	0.1%	177	0.1%	397	-
Estimated Not in Labor Force	5,865	27.5%	50,415	32.2%	150,775	34.1%
Unemployment Rate	2.9%		2.9%		2.4%	

Occupation (2025)

Occupation: Population Age 16 Years or Over	14,804		101,347		280,712	
Management, Business, Financial Operations	2,007	13.6%	14,070	13.9%	43,425	15.5%
Professional, Related	2,841	19.2%	18,554	18.3%	51,592	18.4%
Service	3,194	21.6%	23,192	22.9%	62,652	22.3%
Sales, Office	3,695	25.0%	23,125	22.8%	61,807	22.0%
Farming, Fishing, Forestry	42	0.3%	182	0.2%	422	0.2%
Construct, Extraction, Maintenance	1,194	8.1%	8,523	8.4%	24,671	8.8%
Production, Transport Material Moving	1,831	12.4%	13,701	13.5%	36,143	12.9%
White Collar Workers	8,543	57.7%	55,749	55.0%	156,824	55.9%
Blue Collar Workers	6,261	42.3%	45,598	45.0%	123,888	44.1%

Consumer Expenditure (2025)

Total Household Expenditure	\$941.78 M		\$6.4 B		\$18.68 B	
Total Non-Retail Expenditure	\$465.81 M	49.5%	\$3.08 B	48.2%	\$9.08 B	48.6%
Total Retail Expenditure	\$475.97 M	50.5%	\$3.32 B	51.8%	\$9.6 B	51.4%
Alcoholic Beverages	\$5.82 M	0.6%	\$39.55 M	0.6%	\$115.38 M	0.6%
Apparel	\$17.94 M	1.9%	\$122.67 M	1.9%	\$356.33 M	1.9%
Contributions	\$29.02 M	3.1%	\$194.55 M	3.0%	\$573.29 M	3.1%
Education	\$21.05 M	2.2%	\$141.98 M	2.2%	\$416.64 M	2.2%
Entertainment	\$55.63 M	5.9%	\$381.02 M	6.0%	\$1.11 B	5.9%
Food Away From Home	\$42.41 M	4.5%	\$289.6 M	4.5%	\$842.22 M	4.5%
Grocery	\$69.2 M	7.3%	\$484.98 M	7.6%	\$1.38 B	7.4%
Health Care	\$62.25 M	6.6%	\$445.77 M	7.0%	\$1.3 B	7.0%
Household Furnishings and Equipment	\$25.45 M	2.7%	\$173.42 M	2.7%	\$505.13 M	2.7%
Household Operations	\$18.39 M	2.0%	\$126.04 M	2.0%	\$365.37 M	2.0%
Miscellaneous Expenses	\$16.35 M	1.7%	\$111.7 M	1.7%	\$325.3 M	1.7%
Personal Care	\$13.3 M	1.4%	\$92.7 M	1.4%	\$265.69 M	1.4%
Shelter	\$165.95 M	17.6%	\$1.12 B	17.4%	\$3.25 B	17.4%
Tax and Retirement	\$201.58 M	21.4%	\$1.3 B	20.3%	\$3.92 B	21.0%
Tobacco and Related	\$5.97 M	0.6%	\$43.02 M	0.7%	\$120.16 M	0.6%
Transportation	\$141.74 M	15.1%	\$987.72 M	15.4%	\$2.84 B	15.2%
Utilities	\$49.73 M	5.3%	\$349.3 M	5.5%	\$995.7 M	5.3%

Educational Attainment (2025)

Adult Population Age 25 Years or Over	18,074		134,124		384,053	
Elementary (Grade Level 0 to 8)	934	5.2%	8,350	6.2%	24,818	6.5%
Some High School (Grade Level 9 to 11)	1,231	6.8%	9,594	7.2%	25,137	6.5%
High School Graduate	5,575	30.8%	43,265	32.3%	120,387	31.3%
Some College	3,844	21.3%	25,082	18.7%	67,911	17.7%
Associate Degree Only	1,660	9.2%	13,927	10.4%	38,562	10.0%
Bachelor Degree Only	3,018	16.7%	21,554	16.1%	67,780	17.6%
Graduate Degree	1,812	10.0%	12,352	9.2%	39,458	10.3%

Expanded Profile

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



Lat/Lon: 25.9726/-80.2102

SW 62nd Ave & County Line Rd

Miramar, FL 33023

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2025)

1 Detached Unit	3,995	48.7%	32,385	54.0%	89,235	51.5%
1 Attached Unit	706	8.6%	4,617	7.7%	13,613	7.9%
2 to 4 Units	978	11.9%	4,087	6.8%	11,745	6.8%
5 to 9 Units	1,147	14.0%	4,228	7.1%	9,820	5.7%
10 to 19 Units	442	5.4%	3,314	5.5%	11,218	6.5%
20 to 49 Units	706	8.6%	6,066	10.1%	19,143	11.0%
50 or More Units	1,334	16.2%	10,188	17.0%	35,749	20.6%
Mobile Home or Trailer	80	1.0%	1,839	3.1%	3,973	2.3%
Other Structure	21	0.3%	99	0.2%	276	0.2%

Homes Built By Year (2025)

Homes Built 2010 or later	1,190	14.5%	5,942	9.9%	15,053	8.7%
Homes Built 2000 to 2009	1,188	14.5%	5,732	9.6%	18,095	10.4%
Homes Built 1990 to 1999	1,026	12.5%	5,077	8.5%	15,441	8.9%
Homes Built 1980 to 1989	1,295	15.8%	9,027	15.1%	25,427	14.7%
Homes Built 1970 to 1979	1,677	20.4%	13,506	22.5%	42,199	24.3%
Homes Built 1960 to 1969	1,851	22.5%	13,993	23.4%	36,530	21.1%
Homes Built 1950 to 1959	1,059	12.9%	11,955	20.0%	35,644	20.6%
Homes Built Before 1949	124	1.5%	1,589	2.7%	6,383	3.7%

Home Values (2025)

Home Values \$1,000,000 or More	210	4.5%	1,879	4.8%	6,000	5.5%
Home Values \$500,000 to \$999,999	998	21.5%	8,347	21.3%	26,279	23.9%
Home Values \$400,000 to \$499,999	1,018	22.0%	7,252	18.5%	21,106	19.2%
Home Values \$300,000 to \$399,999	1,124	24.3%	8,900	22.7%	22,466	20.5%
Home Values \$200,000 to \$299,999	665	14.4%	6,047	15.4%	16,198	14.8%
Home Values \$150,000 to \$199,999	202	4.4%	2,038	5.2%	5,471	5.0%
Home Values \$100,000 to \$149,999	141	3.0%	1,783	4.5%	5,066	4.6%
Home Values \$70,000 to \$99,999	41	0.9%	635	1.6%	1,635	1.5%
Home Values \$50,000 to \$69,999	102	2.2%	444	1.1%	1,322	1.2%
Home Values \$25,000 to \$49,999	36	0.8%	815	2.1%	1,742	1.6%
Home Values Under \$25,000	97	2.1%	1,091	2.8%	2,514	2.3%
Owner-Occupied Median Home Value	\$388,798		\$371,672		\$394,354	
Renter-Occupied Median Rent	\$1,624		\$1,713		\$1,712	

Transportation To Work (2025)

Drive to Work Alone	10,658	72.0%	74,077	73.1%	200,326	71.4%
Drive to Work in Carpool	1,412	9.5%	10,066	9.9%	29,088	10.4%
Travel to Work by Public Transportation	997	6.7%	5,112	5.0%	12,636	4.5%
Drive to Work on Motorcycle	16	0.1%	116	0.1%	579	0.2%
Walk or Bicycle to Work	183	1.2%	1,359	1.3%	4,483	1.6%
Other Means	176	1.2%	1,869	1.8%	4,461	1.6%
Work at Home	1,362	9.2%	8,748	8.6%	29,137	10.4%

Travel Time (2025)

Travel to Work in 14 Minutes or Less	1,704	11.5%	11,893	11.7%	38,243	13.6%
Travel to Work in 15 to 29 Minutes	3,836	25.9%	29,081	28.7%	82,622	29.4%
Travel to Work in 30 to 59 Minutes	6,087	41.1%	40,103	39.6%	101,481	36.2%
Travel to Work in 60 Minutes or More	1,815	12.3%	11,522	11.4%	29,229	10.4%
Average Minutes Travel to Work	31.2		29.8		28.5	