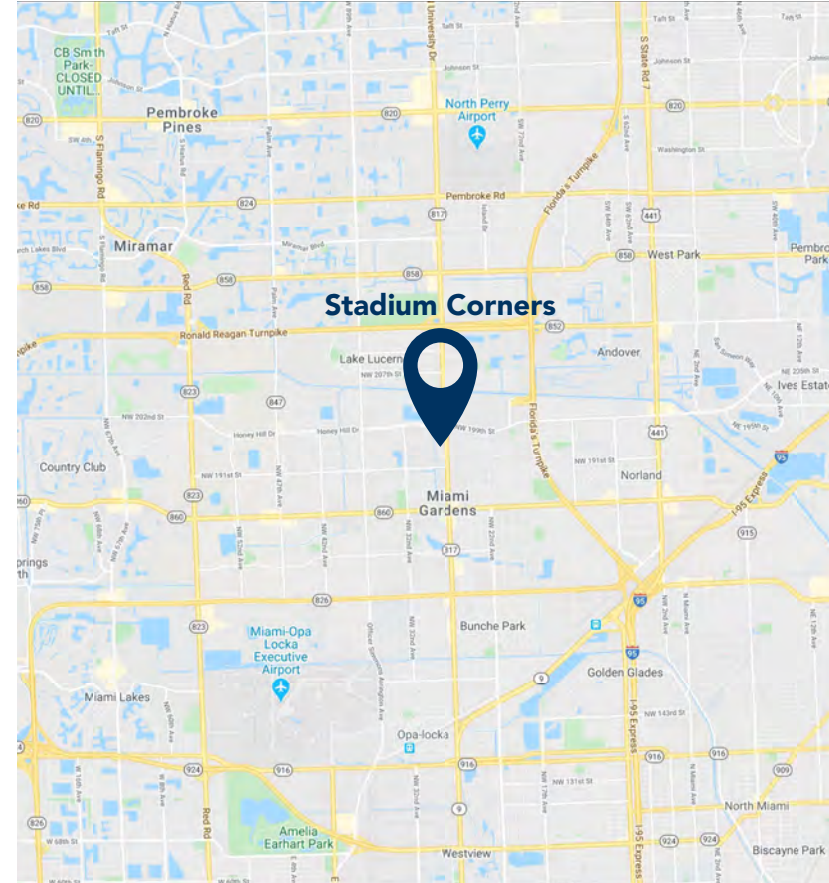


STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



PROPERTY HIGHLIGHTS

-  Available: 4,050 SF former apparel/shoe retail
-  GLA: 32,334 SF
-  Freshly painted
-  Right across from Walmart super center and Hard Rock Stadium
-  Always busy with tons of foot traffic

POPULATION

1 Mi	18,293
3 Mi	173,457
5 Mi	495,266

CARS PER DAY

NW 27th Ave:	50,505
NW 199th st:	31,475

AV. HH INCOME

1 Mi	\$76,523
3 Mi	\$85,136
5 Mi	\$89,192

EMPLOYEES

1 Mi	4,941
3 Mi	67,683
5 Mi	199,359



last updated: 11/07/24 P1



SHARY THUR



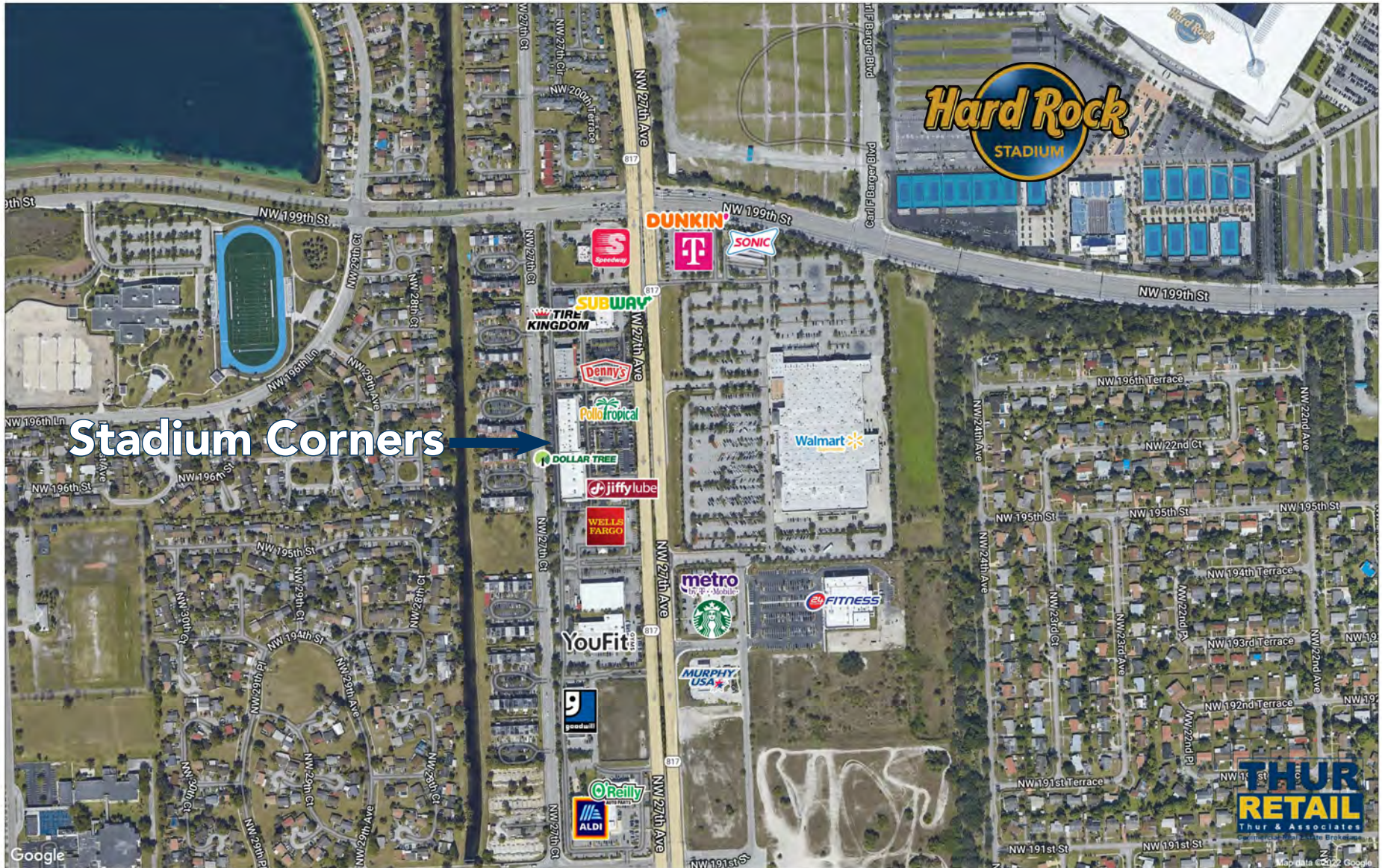
202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



last updated: 11/07/24 P2



SHARY THUR



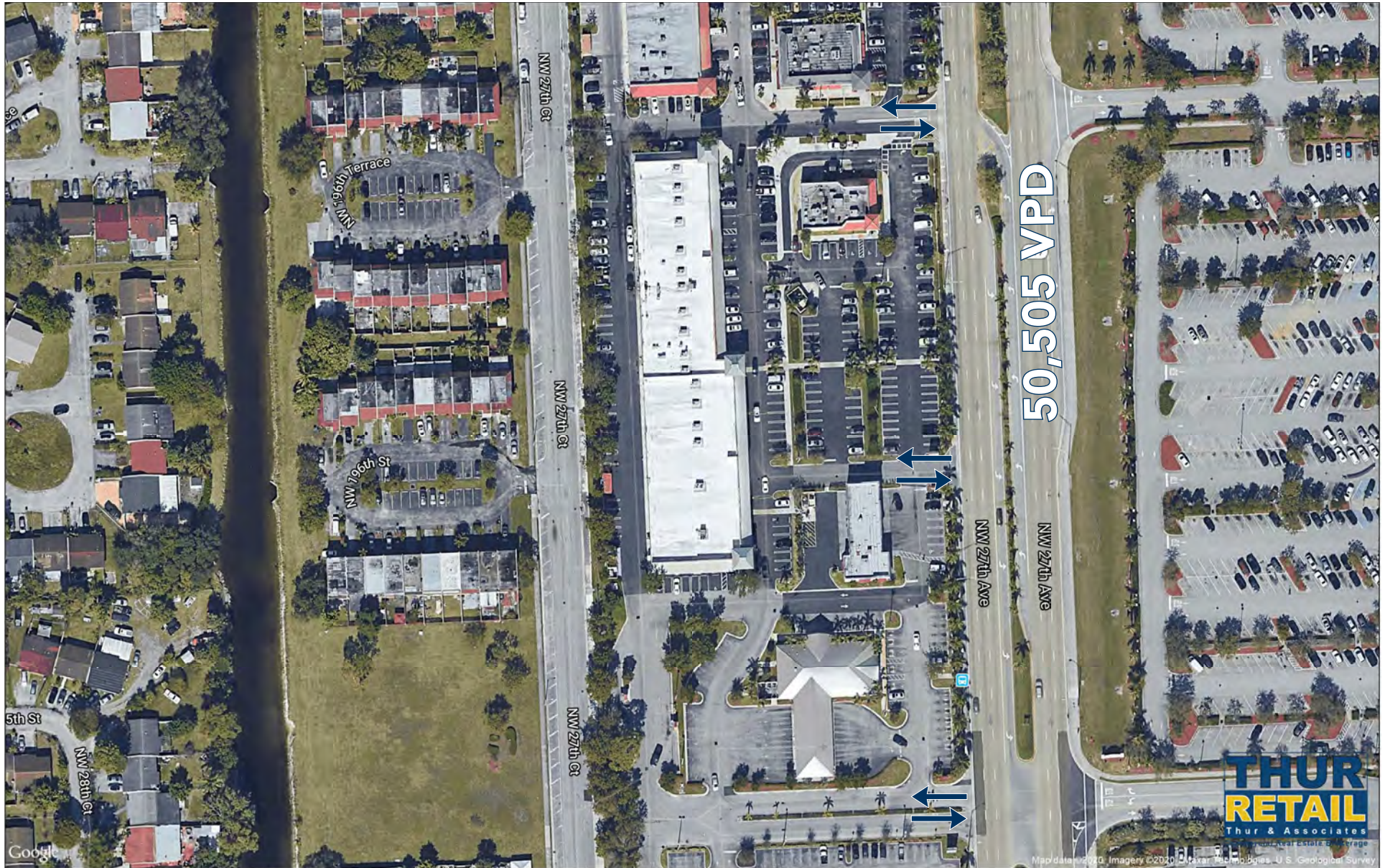
202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



last updated: 11/07/24 P3



SHARY THUR



202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



Suite	Tenant	Category/ Former use	SF
19650	Dollar Tree	Dollar Store	9,180
19652	Available	Shoes	4,050
19654A	Survival of the fittest	Apparel	1,954
19654B	Boost Mobile	Wireless	1,537
19656	N&T Nail Spa	Nail salon	1,180
19658	China Town II	Restaurant	1,150
19660	Physical Therapy Now	Physical Therapy	1,800
19662	Elite Vision Center	Optical	1,460
19664A	Golden Krust Bakery	Restaurant	1,482
19664B	Stadium Liquors	Liquor store	1,400
19666	Dapper Cut	Hair salon	1,460
19668	Classy Girl Beauty	Beauty supply store	2,044
19670	Classy Girl Beauty	Beauty supply store	1,168
19672	Classy Girl Beauty	Beauty supply store	1,277
19674	Impact Glamour	Eyelash Salon	1,192
		Total GLA	32,334

last updated: 11/07/24 P4



SHARY THUR



202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



Click or Scan
For virtual tour



SHARY THUR



202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



last updated: 11/07/24 P6



SHARY THUR



202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



last updated: 11/07/24 P7



SHARY THUR



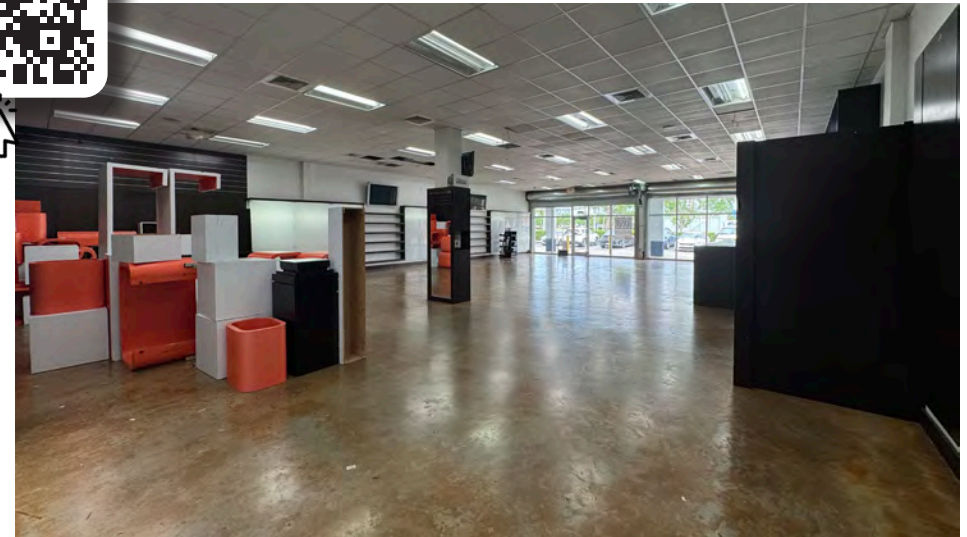
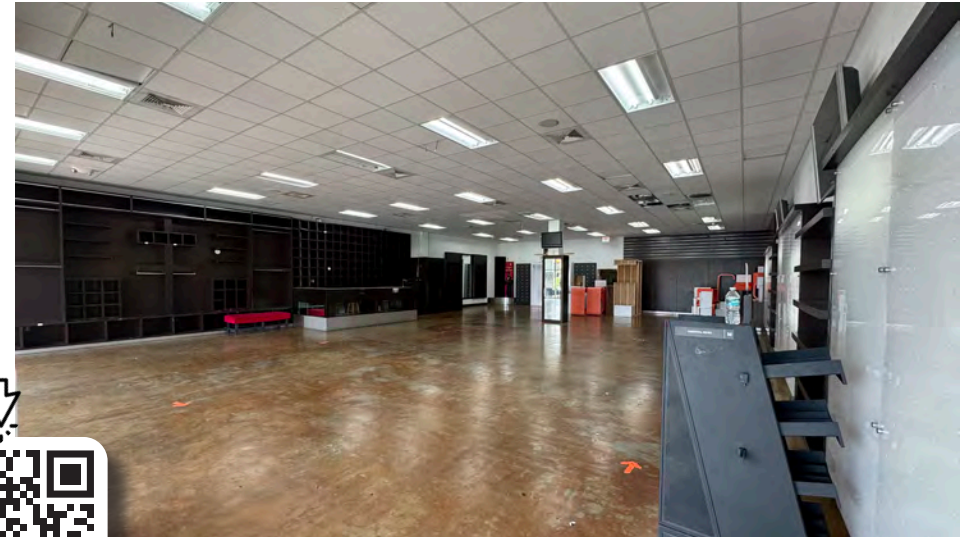
202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



SHARY THUR



202-359-3469

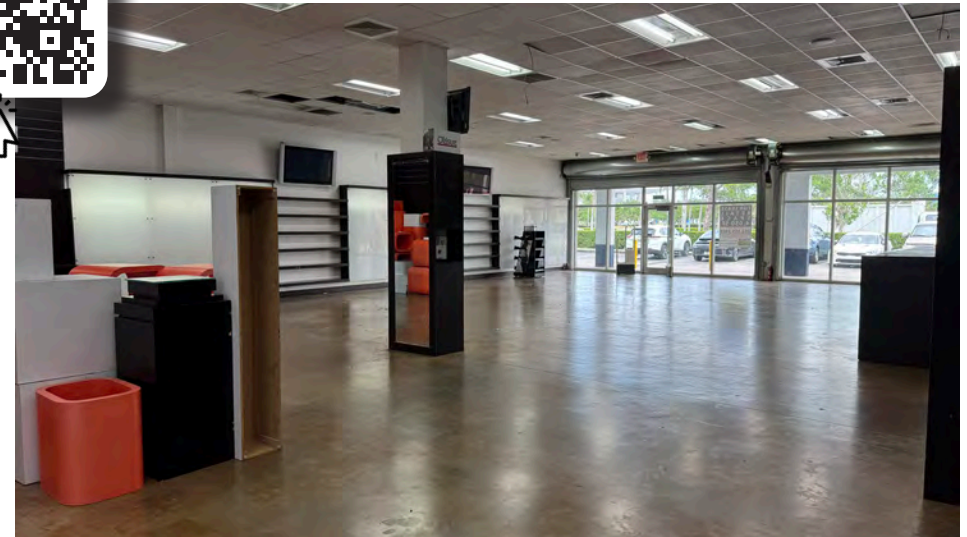
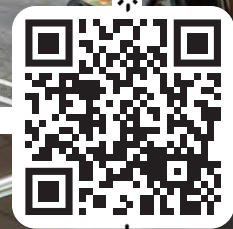


sthur@thurassociates.com

last updated: 11/07/24 P8

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



last updated: 11/07/24 P9



SHARY THUR



202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056



LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

FL OFFICE
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

last updated: 11/07/24 P10



SHARY THUR



202-359-3469



sthur@thurassociates.com

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius	3 mi radius	5 mi radius
Miami Gardens, FL 33056			
Population			
Estimated Population (2024)	18,293	173,457	495,266
Projected Population (2029)	20,064	183,579	518,880
Census Population (2020)	19,305	180,034	511,407
Census Population (2010)	18,626	172,093	472,673
Projected Annual Growth (2024-2029)	1,771 1.9%	10,122 1.2%	23,614 1.0%
Historical Annual Growth (2020-2024)	-1,012 -	-6,577 -0.9%	-16,141 -0.8%
Historical Annual Growth (2010-2020)	679 0.4%	7,941 0.5%	38,733 0.8%
Estimated Population Density (2024)	5,826 <i>psm</i>	6,136 <i>psm</i>	6,308 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2024)	5,772	53,608	166,126
Projected Households (2029)	6,111	54,486	166,816
Census Households (2020)	5,942	55,370	170,770
Census Households (2010)	5,642	51,857	154,592
Projected Annual Growth (2024-2029)	339 1.2%	878 0.3%	691 -
Historical Annual Change (2010-2024)	130 0.2%	1,752 0.2%	11,534 0.5%
Average Household Income			
Estimated Average Household Income (2024)	\$76,523	\$85,136	\$89,192
Projected Average Household Income (2029)	\$77,225	\$88,549	\$92,872
Census Average Household Income (2010)	\$48,225	\$48,378	\$50,296
Census Average Household Income (2000)	\$44,542	\$46,177	\$46,300
Projected Annual Change (2024-2029)	\$702 0.2%	\$3,413 0.8%	\$3,681 0.8%
Historical Annual Change (2000-2024)	\$31,981 3.0%	\$38,959 3.5%	\$42,892 3.9%
Median Household Income			
Estimated Median Household Income (2024)	\$59,010	\$65,913	\$67,025
Projected Median Household Income (2029)	\$58,682	\$66,776	\$68,229
Census Median Household Income (2010)	\$43,235	\$43,060	\$44,341
Census Median Household Income (2000)	\$38,800	\$39,447	\$38,612
Projected Annual Change (2024-2029)	-\$328 -0.1%	\$863 0.3%	\$1,204 0.4%
Historical Annual Change (2000-2024)	\$20,209 2.2%	\$26,466 2.8%	\$28,413 3.1%
Per Capita Income			
Estimated Per Capita Income (2024)	\$24,177	\$26,365	\$29,970
Projected Per Capita Income (2029)	\$23,551	\$26,332	\$29,908
Census Per Capita Income (2010)	\$14,614	\$14,580	\$16,450
Census Per Capita Income (2000)	\$12,725	\$13,659	\$15,142
Projected Annual Change (2024-2029)	-\$626 -0.5%	-\$33 -	-\$62 -
Historical Annual Change (2000-2024)	\$11,452 3.7%	\$12,706 3.9%	\$14,828 4.1%
Estimated Average Household Net Worth (2024)	\$634,135	\$725,532	\$684,367

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Total Annual Consumer Expenditure (2024)							
Total Household Expenditure		\$374.16 M		\$3.54 B		\$11.12 B	
Total Non-Retail Expenditure		\$196.87 M		\$1.86 B		\$5.86 B	
Total Retail Expenditure		\$177.29 M		\$1.68 B		\$5.26 B	
Apparel		\$13.02 M		\$124.4 M		\$391.83 M	
Contributions		\$11.77 M		\$112.64 M		\$354.47 M	
Education		\$10.33 M		\$101.53 M		\$324.02 M	
Entertainment		\$20.84 M		\$199.09 M		\$624.74 M	
Food and Beverages		\$55.67 M		\$525.24 M		\$1.65 B	
Furnishings and Equipment		\$13.01 M		\$123.85 M		\$388.56 M	
Gifts		\$8.92 M		\$84.01 M		\$267.03 M	
Health Care		\$32.51 M		\$302.92 M		\$943.56 M	
Household Operations		\$14.51 M		\$137.88 M		\$432.84 M	
Miscellaneous Expenses		\$7.03 M		\$66.77 M		\$209.54 M	
Personal Care		\$5.03 M		\$47.53 M		\$149.35 M	
Personal Insurance		\$2.55 M		\$24.51 M		\$76.74 M	
Reading		\$812.6 K		\$7.67 M		\$24.06 M	
Shelter		\$78.64 M		\$746.19 M		\$2.35 B	
Tobacco		\$2.46 M		\$22.38 M		\$69.89 M	
Transportation		\$68.5 M		\$649.44 M		\$2.03 B	
Utilities		\$28.57 M		\$266.17 M		\$830.48 M	
Monthly Household Consumer Expenditure (2024)							
Total Household Expenditure		\$5,402		\$5,506		\$5,579	
Total Non-Retail Expenditure		\$2,842	52.6%	\$2,899	52.6%	\$2,942	52.7%
Total Retail Expenditures		\$2,560	47.4%	\$2,607	47.4%	\$2,637	47.3%
Apparel		\$188	3.5%	\$193	3.5%	\$197	3.5%
Contributions		\$170	3.1%	\$175	3.2%	\$178	3.2%
Education		\$149	2.8%	\$158	2.9%	\$163	2.9%
Entertainment		\$301	5.6%	\$309	5.6%	\$313	5.6%
Food and Beverages		\$804	14.9%	\$816	14.8%	\$827	14.8%
Furnishings and Equipment		\$188	3.5%	\$193	3.5%	\$195	3.5%
Gifts		\$129	2.4%	\$131	2.4%	\$134	2.4%
Health Care		\$469	8.7%	\$471	8.6%	\$473	8.5%
Household Operations		\$209	3.9%	\$214	3.9%	\$217	3.9%
Miscellaneous Expenses		\$101	1.9%	\$104	1.9%	\$105	1.9%
Personal Care		\$73	1.3%	\$74	1.3%	\$75	1.3%
Personal Insurance		\$37	0.7%	\$38	0.7%	\$38	0.7%
Reading		\$12	0.2%	\$12	0.2%	\$12	0.2%
Shelter		\$1,135	21.0%	\$1,160	21.1%	\$1,180	21.2%
Tobacco		\$35	0.7%	\$35	0.6%	\$35	0.6%
Transportation		\$989	18.3%	\$1,010	18.3%	\$1,020	18.3%
Utilities		\$413	7.6%	\$414	7.5%	\$417	7.5%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056						
Race and Ethnicity						
Total Population (2024)	18,293		173,457		495,266	
White (2024)	1,648	9.0%	23,292	13.4%	97,332	19.7%
Black or African American (2024)	11,364	62.1%	92,893	53.6%	209,946	42.4%
American Indian or Alaska Native (2024)	40	0.2%	415	0.2%	1,787	0.4%
Asian (2024)	100	0.5%	2,091	1.2%	11,421	2.3%
Hawaiian or Pacific Islander (2024)	2	-	41	-	158	-
Other Race (2024)	1,575	8.6%	16,366	9.4%	53,078	10.7%
Two or More Races (2024)	3,565	19.5%	38,360	22.1%	121,543	24.5%
Population < 18 (2024)	4,477 24.5%		39,798 22.9%		109,475 22.1%	
White Not Hispanic	218	4.9%	2,558	6.4%	11,405	10.4%
Black or African American	3,089	69.0%	24,211	60.8%	53,884	49.2%
Asian	31	0.7%	441	1.1%	2,252	2.1%
Other Race Not Hispanic	31	0.7%	427	1.1%	1,626	1.5%
Hispanic	1,107	24.7%	12,161	30.6%	40,309	36.8%
Not Hispanic or Latino Population (2024)	11,838 64.7%		102,628 59.2%		267,349 54.0%	
Not Hispanic White	776	6.6%	10,607	10.3%	51,628	19.3%
Not Hispanic Black or African American	10,844	91.6%	88,570	86.3%	199,727	74.7%
Not Hispanic American Indian or Alaska Native	4	-	52	-	180	-
Not Hispanic Asian	81	0.7%	1,932	1.9%	10,883	4.1%
Not Hispanic Hawaiian or Pacific Islander	-	-	5	-	37	-
Not Hispanic Other Race	30	0.3%	420	0.4%	1,356	0.5%
Not Hispanic Two or More Races	103	0.9%	1,041	1.0%	3,540	1.3%
Hispanic or Latino Population (2024)	6,455 35.3%		70,830 40.8%		227,916 46.0%	
Hispanic White	871	13.5%	12,685	17.9%	45,705	20.1%
Hispanic Black or African American	520	8.1%	4,324	6.1%	10,219	4.5%
Hispanic American Indian or Alaska Native	36	0.6%	363	0.5%	1,607	0.7%
Hispanic Asian	19	0.3%	159	0.2%	538	0.2%
Hispanic Hawaiian or Pacific Islander	2	-	35	-	121	-
Hispanic Other Race	1,545	23.9%	15,946	22.5%	51,722	22.7%
Hispanic Two or More Races	3,462	53.6%	37,318	52.7%	118,003	51.8%
Not Hispanic or Latino Population (2020)	14,798 76.7%		116,637 64.8%		286,626 56.0%	
Hispanic or Latino Population (2020)	4,508 23.3%		63,397 35.2%		224,780 44.0%	
Not Hispanic or Latino Population (2010)	16,221 87.1%		124,527 72.4%		298,228 63.1%	
Hispanic or Latino Population (2010)	2,406 12.9%		47,567 27.6%		174,446 36.9%	
Not Hispanic or Latino Population (2029)	7,745 38.6%		84,249 45.9%		250,394 48.3%	
Hispanic or Latino Population (2029)	12,320 61.4%		99,330 54.1%		268,486 51.7%	
Projected Annual Growth (2024-2029)	5,865 18.2%		28,501 8.0%		40,570 3.6%	
Historical Annual Growth (2010-2020)	2,102 8.7%		15,830 3.3%		50,335 2.9%	

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Total Age Distribution (2024)							
Total Population		18,293		173,457		495,266	
Age Under 5 Years		1,146	6.3%	10,341	6.0%	29,153	5.9%
Age 5 to 9 Years		1,231	6.7%	10,937	6.3%	30,444	6.1%
Age 10 to 14 Years		1,296	7.1%	11,408	6.6%	30,727	6.2%
Age 15 to 19 Years		1,343	7.3%	12,016	6.9%	32,224	6.5%
Age 20 to 24 Years		1,172	6.4%	11,246	6.5%	31,264	6.3%
Age 25 to 29 Years		1,232	6.7%	11,591	6.7%	34,081	6.9%
Age 30 to 34 Years		1,362	7.4%	12,708	7.3%	37,806	7.6%
Age 35 to 39 Years		1,311	7.2%	12,033	6.9%	36,007	7.3%
Age 40 to 44 Years		1,223	6.7%	11,449	6.6%	34,120	6.9%
Age 45 to 49 Years		1,083	5.9%	11,290	6.5%	32,885	6.6%
Age 50 to 54 Years		1,128	6.2%	11,199	6.5%	32,373	6.5%
Age 55 to 59 Years		1,052	5.8%	11,121	6.4%	31,784	6.4%
Age 60 to 64 Years		1,063	5.8%	10,440	6.0%	29,840	6.0%
Age 65 to 69 Years		925	5.1%	8,841	5.1%	24,790	5.0%
Age 70 to 74 Years		739	4.0%	6,751	3.9%	18,767	3.8%
Age 75 to 79 Years		515	2.8%	4,711	2.7%	13,369	2.7%
Age 80 to 84 Years		279	1.5%	3,024	1.7%	8,583	1.7%
Age 85 Years or Over		194	1.1%	2,350	1.4%	7,050	1.4%
Median Age		35.7		37.2		37.6	
Age 19 Years or Less		5,016	27.4%	44,702	25.8%	122,548	24.7%
Age 20 to 64 Years		10,626	58.1%	103,079	59.4%	300,159	60.6%
Age 65 Years or Over		2,651	14.5%	25,676	14.8%	72,559	14.7%
Female Age Distribution (2024)							
Female Population		9,736	53.2%	91,805	52.9%	261,083	52.7%
Age Under 5 Years		537	5.5%	5,038	5.5%	14,323	5.5%
Age 5 to 9 Years		597	6.1%	5,300	5.8%	14,956	5.7%
Age 10 to 14 Years		650	6.7%	5,627	6.1%	15,036	5.8%
Age 15 to 19 Years		659	6.8%	5,841	6.4%	15,877	6.1%
Age 20 to 24 Years		580	6.0%	5,632	6.1%	15,815	6.1%
Age 25 to 29 Years		650	6.7%	5,878	6.4%	17,415	6.7%
Age 30 to 34 Years		708	7.3%	6,534	7.1%	19,311	7.4%
Age 35 to 39 Years		695	7.1%	6,299	6.9%	18,604	7.1%
Age 40 to 44 Years		673	6.9%	6,187	6.7%	18,035	6.9%
Age 45 to 49 Years		606	6.2%	6,161	6.7%	17,689	6.8%
Age 50 to 54 Years		624	6.4%	6,040	6.6%	17,476	6.7%
Age 55 to 59 Years		589	6.0%	6,134	6.7%	17,261	6.6%
Age 60 to 64 Years		609	6.3%	5,892	6.4%	16,676	6.4%
Age 65 to 69 Years		564	5.8%	5,122	5.6%	14,088	5.4%
Age 70 to 74 Years		412	4.2%	3,954	4.3%	10,967	4.2%
Age 75 to 79 Years		305	3.1%	2,851	3.1%	8,012	3.1%
Age 80 to 84 Years		163	1.7%	1,839	2.0%	5,221	2.0%
Age 85 Years or Over		116	1.2%	1,479	1.6%	4,319	1.7%
Female Median Age		37.9		39.4		39.4	
Age 19 Years or Less		2,442	25.1%	21,806	23.8%	60,192	23.1%
Age 20 to 64 Years		5,733	58.9%	54,755	59.6%	158,283	60.6%
Age 65 Years or Over		1,561	16.0%	15,244	16.6%	42,608	16.3%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Male Age Distribution (2024)							
Male Population		8,558	46.8%	81,652	47.1%	234,183	47.3%
Age Under 5 Years		609	7.1%	5,304	6.5%	14,829	6.3%
Age 5 to 9 Years		634	7.4%	5,637	6.9%	15,488	6.6%
Age 10 to 14 Years		645	7.5%	5,781	7.1%	15,691	6.7%
Age 15 to 19 Years		684	8.0%	6,174	7.6%	16,347	7.0%
Age 20 to 24 Years		592	6.9%	5,614	6.9%	15,449	6.6%
Age 25 to 29 Years		582	6.8%	5,714	7.0%	16,665	7.1%
Age 30 to 34 Years		654	7.6%	6,175	7.6%	18,495	7.9%
Age 35 to 39 Years		616	7.2%	5,734	7.0%	17,403	7.4%
Age 40 to 44 Years		550	6.4%	5,263	6.4%	16,085	6.9%
Age 45 to 49 Years		477	5.6%	5,129	6.3%	15,196	6.5%
Age 50 to 54 Years		504	5.9%	5,160	6.3%	14,897	6.4%
Age 55 to 59 Years		464	5.4%	4,987	6.1%	14,523	6.2%
Age 60 to 64 Years		454	5.3%	4,548	5.6%	13,164	5.6%
Age 65 to 69 Years		361	4.2%	3,719	4.6%	10,702	4.6%
Age 70 to 74 Years		327	3.8%	2,798	3.4%	7,799	3.3%
Age 75 to 79 Years		209	2.4%	1,860	2.3%	5,357	2.3%
Age 80 to 84 Years		116	1.4%	1,185	1.5%	3,362	1.4%
Age 85 Years or Over		78	0.9%	871	1.1%	2,731	1.2%
Male Median Age		33.2		34.8		35.7	
Age 19 Years or Less		2,573	30.1%	22,896	28.0%	62,355	26.6%
Age 20 to 64 Years		4,893	57.2%	48,324	59.2%	141,877	60.6%
Age 65 Years or Over		1,091	12.7%	10,432	12.8%	29,951	12.8%
Males per 100 Females (2024)							
Overall Comparison		88		89		90	
Age Under 5 Years		114	53.2%	105	51.3%	104	50.9%
Age 5 to 9 Years		106	51.5%	106	51.5%	104	50.9%
Age 10 to 14 Years		99	49.8%	103	50.7%	104	51.1%
Age 15 to 19 Years		104	50.9%	106	51.4%	103	50.7%
Age 20 to 24 Years		102	50.5%	100	49.9%	98	49.4%
Age 25 to 29 Years		90	47.3%	97	49.3%	96	48.9%
Age 30 to 34 Years		92	48.0%	95	48.6%	96	48.9%
Age 35 to 39 Years		89	47.0%	91	47.6%	94	48.3%
Age 40 to 44 Years		82	45.0%	85	46.0%	89	47.1%
Age 45 to 49 Years		79	44.1%	83	45.4%	86	46.2%
Age 50 to 54 Years		81	44.7%	85	46.1%	85	46.0%
Age 55 to 59 Years		79	44.1%	81	44.8%	84	45.7%
Age 60 to 64 Years		74	42.7%	77	43.6%	79	44.1%
Age 65 to 69 Years		64	39.0%	73	42.1%	76	43.2%
Age 70 to 74 Years		79	44.2%	71	41.4%	71	41.6%
Age 75 to 79 Years		69	40.7%	65	39.5%	67	40.1%
Age 80 to 84 Years		71	41.5%	64	39.2%	64	39.2%
Age 85 Years or Over		67	40.3%	59	37.1%	63	38.7%
Age 19 Years or Less		105	51.3%	105	51.2%	104	50.9%
Age 20 to 39 Years		93	48.1%	95	48.8%	96	48.9%
Age 40 to 64 Years		79	44.1%	82	45.2%	85	45.9%
Age 65 Years or Over		70	41.1%	68	40.6%	70	41.3%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Household Type (2024)							
Total Households		5,772		53,608		166,126	
Households with Children		2,572	44.6%	20,694	38.6%	58,674	35.3%
Average Household Size		3.2		3.2		3.0	
Household Density per Square Mile		1,838		1,896		2,116	
Population Family		17,185	93.9%	151,009	87.1%	418,314	84.5%
Population Non-Family		1,054	5.8%	21,421	12.3%	73,931	14.9%
Population Group Quarters		54	0.3%	1,027	0.6%	3,020	0.6%
Family Households		5,045	87.4%	40,321	75.2%	116,000	69.8%
Married Couple Households		2,221	44.0%	19,920	49.4%	62,211	53.6%
Other Family Households with Children		2,824	56.0%	20,400	50.6%	53,790	46.4%
Family Households with Children		2,570	50.9%	20,672	51.3%	58,603	50.5%
Married Couple with Children		1,007	39.2%	10,102	48.9%	31,301	53.4%
Other Family Households with Children		1,562	60.8%	10,570	51.1%	27,301	46.6%
Family Households No Children		2,475	49.1%	19,648	48.7%	57,398	49.5%
Married Couple No Children		1,214	49.0%	9,818	50.0%	30,909	53.9%
Other Family Households No Children		1,261	51.0%	9,830	50.0%	26,488	46.1%
Non-Family Households		727	12.6%	13,288	24.8%	50,126	30.2%
Non-Family Households with Children		2	0.3%	22	0.2%	71	0.1%
Non-Family Households No Children		725	99.7%	13,266	99.8%	50,055	99.9%
Average Family Household Size		3.4		3.7		3.6	
Average Family Income		\$80,932		\$95,565		\$101,339	
Median Family Income		\$65,442		\$71,948		\$75,366	
Average Non-Family Household Size		1.4		1.6		1.5	
Marital Status (2024)							
Population Age 15 Years or Over		14,620		140,771		404,942	
Never Married		6,496	44.4%	60,331	42.9%	162,484	40.1%
Currently Married		4,507	30.8%	46,835	33.3%	143,353	35.4%
Previously Married		3,617	24.7%	33,605	23.9%	99,105	24.5%
Separated		1,016	28.1%	9,390	27.9%	28,636	28.9%
Widowed		903	25.0%	7,854	23.4%	20,440	20.6%
Divorced		1,699	47.0%	16,362	48.7%	50,029	50.5%
Educational Attainment (2024)							
Adult Population Age 25 Years or Over		12,105		117,509		341,454	
Elementary (Grade Level 0 to 8)		920	7.6%	10,692	9.1%	26,472	7.8%
Some High School (Grade Level 9 to 11)		795	6.6%	9,471	8.1%	24,696	7.2%
High School Graduate		4,737	39.1%	42,745	36.4%	115,378	33.8%
Some College		2,022	16.7%	19,275	16.4%	54,320	15.9%
Associate Degree Only		1,323	10.9%	11,621	9.9%	36,019	10.5%
Bachelor Degree Only		1,492	12.3%	15,790	13.4%	55,284	16.2%
Graduate Degree		815	6.7%	7,916	6.7%	29,285	8.6%
Any College (Some College or Higher)		5,653	46.7%	54,602	46.5%	174,907	51.2%
College Degree + (Bachelor Degree or Higher)		2,307	19.1%	23,706	20.2%	84,569	24.8%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Housing							
Total Housing Units (2024)		6,393		58,920		183,666	
Total Housing Units (2020)		6,092		57,323		180,688	
Historical Annual Growth (2020-2024)		300	-	1,597	-	2,978	-
Housing Units Occupied (2024)		5,772	90.3%	53,608	91.0%	166,126	90.4%
Housing Units Owner-Occupied		3,516	60.9%	34,101	63.6%	91,329	55.0%
Housing Units Renter-Occupied		2,256	39.1%	19,507	36.4%	74,797	45.0%
Housing Units Vacant (2024)		621	9.7%	5,312	9.0%	17,540	9.6%
Household Size (2024)							
Total Households		5,772		53,608		166,126	
1 Person Households		667	11.6%	11,652	21.7%	43,070	25.9%
2 Person Households		2,933	50.8%	19,352	36.1%	56,393	33.9%
3 Person Households		1,173	20.3%	10,702	20.0%	30,609	18.4%
4 Person Households		496	8.6%	6,028	11.2%	19,486	11.7%
5 Person Households		269	4.7%	3,269	6.1%	9,544	5.7%
6 Person Households		145	2.5%	1,625	3.0%	4,483	2.7%
7 or More Person Households		88	1.5%	981	1.8%	2,542	1.5%
Household Income Distribution (2024)							
HH Income \$200,000 or More		245	4.2%	2,532	4.7%	8,842	5.3%
HH Income \$150,000 to \$199,999		159	2.8%	3,343	6.2%	10,446	6.3%
HH Income \$125,000 to \$149,999		293	5.1%	2,568	4.8%	9,644	5.8%
HH Income \$100,000 to \$124,999		422	7.3%	5,005	9.3%	15,256	9.2%
HH Income \$75,000 to \$99,999		927	16.1%	9,046	16.9%	27,465	16.5%
HH Income \$50,000 to \$74,999		1,136	19.7%	10,313	19.2%	31,167	18.8%
HH Income \$35,000 to \$49,999		722	12.5%	7,290	13.6%	20,400	12.3%
HH Income \$25,000 to \$34,999		690	11.9%	4,614	8.6%	14,598	8.8%
HH Income \$15,000 to \$24,999		568	9.8%	4,131	7.7%	11,989	7.2%
HH Income \$10,000 to \$14,999		233	4.0%	1,850	3.5%	6,028	3.6%
HH Income Under \$10,000		377	6.5%	2,916	5.4%	10,291	6.2%
Household Vehicles (2024)							
Households 0 Vehicles Available		663	11.5%	4,107	7.7%	12,862	7.7%
Households 1 Vehicle Available		2,292	39.7%	18,166	33.9%	61,280	36.9%
Households 2 Vehicles Available		1,659	28.7%	19,132	35.7%	61,176	36.8%
Households 3 or More Vehicles Available		1,158	20.1%	12,204	22.8%	30,808	18.5%
Total Vehicles Available		9,349		98,130		287,879	
Average Vehicles per Household		1.6		1.8		1.7	
Owner-Occupied Household Vehicles		6,575	70.3%	70,415	71.8%	182,647	63.4%
Average Vehicles per Owner-Occupied Household		1.9		2.1		2.0	
Renter-Occupied Household Vehicles		2,774	29.7%	27,715	28.2%	105,232	36.6%
Average Vehicles per Renter-Occupied Household		1.2		1.4		1.4	
Travel Time (2024)							
Worker Base Age 16 years or Over		8,940		89,083		264,549	
Travel to Work in 14 Minutes or Less		815	9.1%	9,272	10.4%	28,670	10.8%
Travel to Work in 15 to 29 Minutes		2,324	26.0%	28,525	32.0%	84,822	32.1%
Travel to Work in 30 to 59 Minutes		3,902	43.6%	34,987	39.3%	99,553	37.6%
Travel to Work in 60 Minutes or More		662	7.4%	7,221	8.1%	24,096	9.1%
Work at Home		1,236	13.8%	9,079	10.2%	27,408	10.4%
Average Minutes Travel to Work		32.8		28.9		28.8	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056						
Transportation To Work (2024)						
Worker Base Age 16 years or Over	8,940		89,083		264,549	
Drive to Work Alone	6,231	69.7%	66,885	75.1%	197,139	74.5%
Drive to Work in Carpool	727	8.1%	7,299	8.2%	22,896	8.7%
Travel to Work by Public Transportation	397	4.4%	3,454	3.9%	9,059	3.4%
Drive to Work on Motorcycle	7	-	54	-	212	-
Bicycle to Work	19	0.2%	135	0.2%	678	0.3%
Walk to Work	55	0.6%	824	0.9%	2,917	1.1%
Other Means	268	3.0%	1,353	1.5%	4,240	1.6%
Work at Home	1,236	13.8%	9,079	10.2%	27,408	10.4%
Daytime Demographics (2024)						
Total Businesses	930		11,615		36,293	
Total Employees	4,941		67,683		199,359	
Company Headquarter Businesses	15	1.6%	206	1.8%	695	1.9%
Company Headquarter Employees	696	14.1%	7,539	11.1%	22,810	11.4%
Employee Population per Business	5.3 to 1		5.8 to 1		5.5 to 1	
Residential Population per Business	19.7 to 1		14.9 to 1		13.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	10,905		118,754		335,845	
Labor Force						
Labor Population Age 16 Years or Over (2024)	14,369		138,451		398,664	
Labor Force Total Males (2024)	6,553	45.6%	63,740	46.0%	184,966	46.4%
Male Civilian Employed	3,858	58.9%	42,260	66.3%	128,340	69.4%
Male Civilian Unemployed	139	2.1%	1,091	1.7%	3,190	1.7%
Males in Armed Forces	-	-	-	-	212	0.1%
Males Not in Labor Force	2,556	39.0%	20,390	32.0%	53,224	28.8%
Labor Force Total Females (2024)	7,816	54.4%	74,711	54.0%	213,698	53.6%
Female Civilian Employed	4,548	58.2%	45,121	60.4%	133,475	62.5%
Female Civilian Unemployed	102	1.3%	1,054	1.4%	2,753	1.3%
Females in Armed Forces	-	-	-	-	151	-
Females Not in Labor Force	3,166	40.5%	28,536	38.2%	77,319	36.2%
Unemployment Rate	241	1.7%	2,145	1.5%	5,943	1.5%
Occupation (2024)						
Occupation Population Age 16 Years or Over	8,940		89,083		264,549	
Occupation Total Males	4,087	45.7%	43,030	48.3%	129,648	49.0%
Occupation Total Females	4,853	54.3%	46,053	51.7%	134,900	51.0%
Management, Business, Financial Operations	1,027	11.5%	10,571	11.9%	38,304	14.5%
Professional, Related	1,399	15.7%	15,873	17.8%	51,026	19.3%
Service	2,260	25.3%	19,089	21.4%	54,182	20.5%
Sales, Office	1,834	20.5%	20,303	22.8%	60,591	22.9%
Farming, Fishing, Forestry	13	0.1%	242	0.3%	746	0.3%
Construction, Extraction, Maintenance	920	10.3%	8,645	9.7%	24,272	9.2%
Production, Transport, Material Moving	1,486	16.6%	14,359	16.1%	35,427	13.4%
White Collar Workers	4,260	47.7%	46,748	52.5%	149,921	56.7%
Blue Collar Workers	4,680	52.3%	42,336	47.5%	114,628	43.3%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Units In Structure (2024)							
Total Units		5,772		53,608		166,126	
1 Detached Unit		3,500	60.6%	33,168	61.9%	77,423	46.6%
1 Attached Unit		582	10.1%	4,461	8.3%	14,983	9.0%
2 Units		82	1.4%	1,001	1.9%	3,333	2.0%
3 to 4 Units		134	2.3%	1,451	2.7%	6,951	4.2%
5 to 9 Units		115	2.0%	2,019	3.8%	10,261	6.2%
10 to 19 Units		389	6.7%	2,203	4.1%	12,625	7.6%
20 to 49 Units		394	6.8%	3,309	6.2%	16,832	10.1%
50 or More Units		564	9.8%	4,537	8.5%	20,722	12.5%
Mobile Home or Trailer		10	0.2%	1,412	2.6%	2,875	1.7%
Other Structure		1	-	48	-	121	-
Homes Built By Year (2024)							
Homes Built 2020 or later		162	2.5%	830	1.4%	2,580	1.4%
Homes Built 2010 to 2019		264	4.1%	2,864	4.9%	12,227	6.7%
Homes Built 2000 to 2009		372	5.8%	4,265	7.2%	16,514	9.0%
Homes Built 1990 to 1999		691	10.8%	4,256	7.2%	17,106	9.3%
Homes Built 1980 to 1989		835	13.1%	7,355	12.5%	27,654	15.1%
Homes Built 1970 to 1979		1,271	19.9%	10,898	18.5%	29,583	16.1%
Homes Built 1960 to 1969		1,172	18.3%	10,285	17.5%	26,605	14.5%
Homes Built 1950 to 1959		832	13.0%	10,798	18.3%	28,457	15.5%
Homes Built 1940 to 1949		126	2.0%	1,729	2.9%	4,316	2.4%
Homes Built Before 1939		47	0.7%	329	0.6%	1,083	0.6%
Median Age of Homes		46.9 yrs		48.9 yrs		45.7 yrs	
Home Values (2024)							
Owner Specified Housing Units		3,516		34,101		91,329	
Home Values \$1,000,000 or More		193	5.5%	1,642	4.8%	4,116	4.5%
Home Values \$750,000 to \$999,999		107	3.0%	1,076	3.2%	3,460	3.8%
Home Values \$500,000 to \$749,999		463	13.2%	3,881	11.4%	12,350	13.5%
Home Values \$400,000 to \$499,999		550	15.6%	5,386	15.8%	15,107	16.5%
Home Values \$300,000 to \$399,999		1,036	29.5%	10,726	31.5%	25,383	27.8%
Home Values \$250,000 to \$299,999		383	10.9%	3,460	10.1%	8,687	9.5%
Home Values \$200,000 to \$249,999		374	10.6%	2,769	8.1%	6,747	7.4%
Home Values \$175,000 to \$199,999		124	3.5%	1,054	3.1%	2,624	2.9%
Home Values \$150,000 to \$174,999		136	3.9%	1,021	3.0%	3,202	3.5%
Home Values \$125,000 to \$149,999		18	0.5%	310	0.9%	1,607	1.8%
Home Values \$100,000 to \$124,999		24	0.7%	497	1.5%	2,022	2.2%
Home Values \$90,000 to \$99,999		5	0.1%	148	0.4%	570	0.6%
Home Values \$80,000 to \$89,999		24	0.7%	266	0.8%	716	0.8%
Home Values \$70,000 to \$79,999		7	0.2%	328	1.0%	836	0.9%
Home Values \$60,000 to \$69,999		6	0.2%	76	0.2%	210	0.2%
Home Values \$50,000 to \$59,999		4	0.1%	280	0.8%	528	0.6%
Home Values \$35,000 to \$49,999		15	0.4%	392	1.2%	903	1.0%
Home Values \$25,000 to \$34,999		9	0.2%	141	0.4%	518	0.6%
Home Values \$10,000 to \$24,999		7	0.2%	114	0.3%	365	0.4%
Home Values Under \$10,000		31	0.9%	533	1.6%	1,377	1.5%
Owner-Occupied Median Home Value		\$363,094		\$347,307		\$355,782	
Renter-Occupied Median Rent		\$1,503		\$1,496		\$1,528	