

Expanded Profile

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



Lat/Lon: 25.6862/-80.3845

SW 88th St. & SW 117th Ave. Kendall, FL 33186	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	18,458		154,803		439,357	
Projected Population (2029)	18,929		156,595		447,857	
Census Population (2020)	19,219		165,139		464,342	
Census Population (2010)	17,138		162,332		449,546	
Projected Annual Growth (2024 to 2029)	472	0.5%	1,792	0.2%	8,500	0.4%
Historical Annual Growth (2020 to 2024)	-762	-1.0%	-10,336	-1.6%	-24,985	-1.3%
Historical Annual Growth (2010 to 2020)	2,081	3.0%	2,807	0.4%	14,796	0.8%
Estimated Population Density (2024)	5,878 psm		5,478 psm		5,596 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2024)	7,141		55,236		151,020	
Projected Households (2029)	7,018		53,461		147,336	
Census Households (2020)	7,457		59,431		159,668	
Census Households (2010)	6,753		56,613		149,010	
Estimated Households with Children (2024)	1,423	19.9%	15,449	28.0%	44,929	29.8%
Estimated Average Household Size (2024)	2.43		2.77		2.87	
Average Household Income						
Estimated Average Household Income (2024)	\$113,681		\$127,075		\$131,658	
Projected Average Household Income (2029)	\$122,257		\$138,893		\$142,785	
Estimated Average Family Income (2024)	\$191,539		\$162,689		\$161,279	
Median Household Income						
Estimated Median Household Income (2024)	\$84,290		\$89,564		\$88,894	
Projected Median Household Income (2029)	\$84,293		\$90,599		\$90,372	
Estimated Median Family Income (2024)	\$118,896		\$106,338		\$103,233	
Per Capita Income						
Estimated Per Capita Income (2024)	\$44,649		\$45,459		\$45,350	
Projected Per Capita Income (2029)	\$45,980		\$47,533		\$47,067	
Estimated Per Capita Income 5 Year Growth	\$1,331	3.0%	\$2,073	4.6%	\$1,717	3.8%
Estimated Average Household Net Worth (2024)	\$1,063,272		\$1,121,552		\$1,082,130	
Daytime Demos (2024)						
Total Businesses	1,830		14,674		42,318	
Total Employees	12,410		69,929		200,238	
Company Headquarter Businesses	40	2.2%	270	1.8%	791	1.9%
Company Headquarter Employees	586	4.7%	2,995	4.3%	13,105	6.5%
Employee Population per Business	6.8		4.8		4.7	
Residential Population per Business	10.1		10.5		10.4	

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SW 88th St. & SW 117th Ave.

Kendall, FL 33186

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2024)	5,912	32.0%	48,960	31.6%	134,937	30.7%
Black or African American (2024)	2,521	13.7%	19,732	12.7%	59,759	13.6%
American Indian or Alaska Native (2024)	20	0.1%	253	0.2%	861	0.2%
Asian (2024)	271	1.5%	2,680	1.7%	7,140	1.6%
Hawaiian or Pacific Islander (2024)	1	-	38	-	99	-
Other Race (2024)	1,562	8.5%	13,332	8.6%	40,719	9.3%
Two or More Races (2024)	8,171	44.3%	69,809	45.1%	195,843	44.6%
Not Hispanic or Latino Population (2024)	5,738	31.1%	43,789	28.3%	121,472	27.6%
Hispanic or Latino Population (2024)	12,720	68.9%	111,014	71.7%	317,885	72.4%
Not Hispanic or Latino Population (2029)	7,164	37.8%	54,679	34.9%	153,166	34.2%
Hispanic or Latino Population (2029)	11,765	62.2%	101,917	65.1%	294,691	65.8%
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 (2024 to 2029)	-955	-1.5%	-9,098	-1.6%	-23,194	-1.5%
Historic Hispanic Annual Growth (2010 to 2024)	357	0.2%	-11,855	-0.7%	-25,490	-0.5%
Age Distribution (2024)						
Age Under 5	901	4.9%	7,774	5.0%	21,918	5.0%
Age 5 to 9 Years	988	5.4%	8,675	5.6%	23,785	5.4%
Age 10 to 14 Years	1,093	5.9%	9,007	5.8%	25,437	5.8%
Age 15 to 19 Years	1,069	5.8%	9,175	5.9%	27,904	6.4%
Age 20 to 24 Years	898	4.9%	8,156	5.3%	25,934	5.9%
Age 25 to 29 Years	1,046	5.7%	8,480	5.5%	24,419	5.6%
Age 30 to 34 Years	1,049	5.7%	9,435	6.1%	26,504	6.0%
Age 35 to 39 Years	1,086	5.9%	9,608	6.2%	26,835	6.1%
Age 40 to 44 Years	994	5.4%	9,356	6.0%	27,174	6.2%
Age 45 to 49 Years	1,079	5.8%	10,347	6.7%	30,376	6.9%
Age 50 to 54 Years	1,152	6.2%	10,842	7.0%	31,778	7.2%
Age 55 to 59 Years	1,263	6.8%	11,723	7.6%	33,293	7.6%
Age 60 to 64 Years	1,201	6.5%	10,205	6.6%	28,739	6.5%
Age 65 to 74 Years	2,035	11.0%	16,731	10.8%	44,892	10.2%
Age 75 to 84 Years	1,511	8.2%	10,834	7.0%	28,995	6.6%
Age 85 Years or Over	1,092	5.9%	4,455	2.9%	11,373	2.6%
Median Age	45.9		42.9		42.4	
Gender Age Distribution (2024)						
Female Population	9,432	51.1%	81,589	52.7%	229,584	52.3%
Age 0 to 19 Years	1,934	20.5%	16,749	20.5%	47,581	20.7%
Age 20 to 64 Years	5,169	54.8%	45,996	56.4%	131,064	57.1%
Age 65 Years or Over	2,330	24.7%	18,844	23.1%	50,939	22.2%
Female Median Age	46.3		45.2		44.8	
Male Population	9,025	48.9%	73,214	47.3%	209,773	47.7%
Age 0 to 19 Years	2,117	23.5%	17,882	24.4%	51,462	24.5%
Age 20 to 64 Years	4,600	51.0%	42,156	57.6%	123,989	59.1%
Age 65 Years or Over	2,308	25.6%	13,176	18.0%	34,321	16.4%
Male Median Age	45.0		40.3		39.7	

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Household Income Distribution (2024)						
HH Income \$200,000 or More	893	12.5%	6,906	12.5%	19,478	12.9%
HH Income \$150,000 to \$199,999	888	12.4%	6,529	11.8%	16,142	10.7%
HH Income \$100,000 to \$149,999	864	12.1%	9,036	16.4%	26,020	17.2%
HH Income \$75,000 to \$99,999	1,068	14.9%	7,076	12.8%	19,531	12.9%
HH Income \$50,000 to \$74,999	682	9.6%	8,466	15.3%	22,625	15.0%
HH Income \$35,000 to \$49,999	604	8.5%	5,034	9.1%	14,218	9.4%
HH Income \$25,000 to \$34,999	586	8.2%	3,838	6.9%	10,760	7.1%
HH Income \$15,000 to \$24,999	634	8.9%	2,933	5.3%	9,334	6.2%
HH Income Under \$15,000	924	12.9%	5,417	9.8%	12,913	8.6%
HH Income \$35,000 or More	4,998	70.0%	43,048	77.9%	118,014	78.1%
HH Income \$75,000 or More	3,712	52.0%	29,547	53.5%	81,170	53.7%
Housing (2024)						
Total Housing Units	7,947		60,924		166,759	
Housing Units Occupied	7,141	89.9%	55,236	90.7%	151,020	90.6%
Housing Units Owner-Occupied	3,805	53.3%	36,686	66.4%	98,422	65.2%
Housing Units, Renter-Occupied	3,336	46.7%	18,551	33.6%	52,599	34.8%
Housing Units, Vacant	805	11.3%	5,688	10.3%	15,739	10.4%
Marital Status (2024)						
Never Married	4,571	29.5%	38,953	30.1%	117,149	31.8%
Currently Married	6,486	41.9%	60,512	46.8%	165,641	45.0%
Separated	1,143	7.4%	7,715	6.0%	20,659	5.6%
Widowed	1,607	10.4%	7,872	6.1%	21,509	5.8%
Divorced	1,669	10.8%	14,294	11.1%	43,259	11.7%
Household Type (2024)						
Population Family	11,532	62.5%	124,371	80.3%	364,140	82.9%
Population Non-Family	5,817	31.5%	28,674	18.5%	68,849	15.7%
Population Group Quarters	1,109	6.0%	1,758	1.1%	6,368	1.4%
Family Households	3,269	45.8%	36,053	65.3%	105,055	69.6%
Non-Family Households	3,872	54.2%	19,183	34.7%	45,965	30.4%
Married Couple with Children	1,006	15.5%	10,766	17.8%	30,695	18.5%
Average Family Household Size	3.5		3.4		3.5	
Household Size (2024)						
1 Person Households	3,515	49.2%	16,583	30.0%	39,504	26.2%
2 Person Households	2,052	28.7%	20,563	37.2%	56,674	37.5%
3 Person Households	709	9.9%	8,155	14.8%	24,918	16.5%
4 Person Households	523	7.3%	6,019	10.9%	17,826	11.8%
5 Person Households	227	3.2%	2,536	4.6%	7,601	5.0%
6 or More Person Households	116	1.6%	1,382	2.5%	4,497	3.0%
Household Vehicles (2024)						
Households with 0 Vehicles Available	483	6.8%	2,292	4.1%	7,541	5.0%
Households with 1 Vehicles Available	3,021	42.3%	17,708	32.1%	47,306	31.3%
Households with 2 or More Vehicles Available	3,637	50.9%	35,236	63.8%	96,173	63.7%
Total Vehicles Available	11,659		104,278		287,337	
Average Vehicles Per Household	1.6		1.9		1.9	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2024)							
Estimated Labor Population Age 16 Years or Over	15,239		127,428		362,730		
Estimated Civilian Employed	8,469	55.6%	82,200	64.5%	233,819	64.5%	
Estimated Civilian Unemployed	77	0.5%	808	0.6%	2,542	0.7%	
Estimated in Armed Forces	4	-	98	-	267	-	
Estimated Not in Labor Force	6,689	43.9%	44,322	34.8%	126,102	34.8%	
Unemployment Rate	0.5%		0.6%		0.7%		
Occupation (2024)							
Occupation: Population Age 16 Years or Over	8,469		82,195		233,810		
Management, Business, Financial Operations	1,942	22.9%	14,952	18.2%	42,580	18.2%	
Professional, Related Service	1,989	23.5%	20,851	25.4%	57,215	24.5%	
Sales, Office	834	9.9%	13,260	16.1%	37,616	16.1%	
Farming, Fishing, Forestry	2,269	26.8%	19,668	23.9%	55,483	23.7%	
Construct, Extraction, Maintenance	13	0.2%	239	0.3%	963	0.4%	
Production, Transport Material Moving	757	8.9%	6,481	7.9%	17,769	7.6%	
White Collar Workers	664	7.8%	6,744	8.2%	22,184	9.5%	
Blue Collar Workers	6,200	73.2%	55,471	67.5%	155,278	66.4%	
	2,269	26.8%	26,724	32.5%	78,532	33.6%	
Consumer Expenditure (2024)							
Total Household Expenditure	\$549.1 M		\$4.62 B		\$12.97 B		
Total Non-Retail Expenditure	\$292.76 M	53.3%	\$2.45 B	53.0%	\$6.87 B	53.0%	
Total Retail Expenditure	\$256.33 M	46.7%	\$2.17 B	47.0%	\$6.09 B	47.0%	
Apparel	\$19.61 M	3.6%	\$164.36 M	3.6%	\$461.68 M	3.6%	
Contributions	\$18.98 M	3.5%	\$158.5 M	3.4%	\$444.5 M	3.4%	
Education	\$18.38 M	3.3%	\$150.88 M	3.3%	\$422.78 M	3.3%	
Entertainment	\$31.53 M	5.7%	\$265.97 M	5.8%	\$745.98 M	5.8%	
Food and Beverages	\$79.8 M	14.5%	\$671.79 M	14.5%	\$1.89 B	14.6%	
Furnishings and Equipment	\$19.45 M	3.5%	\$164.7 M	3.6%	\$461.99 M	3.6%	
Gifts	\$14.09 M	2.6%	\$119.31 M	2.6%	\$336.65 M	2.6%	
Health Care	\$45.28 M	8.2%	\$383.5 M	8.3%	\$1.08 B	8.3%	
Household Operations	\$22.01 M	4.0%	\$184.42 M	4.0%	\$517.23 M	4.0%	
Miscellaneous Expenses	\$10.49 M	1.9%	\$88.03 M	1.9%	\$246.81 M	1.9%	
Personal Care	\$7.37 M	1.3%	\$61.96 M	1.3%	\$173.93 M	1.3%	
Personal Insurance	\$4.02 M	0.7%	\$34.13 M	0.7%	\$95.78 M	0.7%	
Reading	\$1.22 M	0.2%	\$10.22 M	0.2%	\$28.62 M	0.2%	
Shelter	\$116.91 M	21.3%	\$972.63 M	21.1%	\$2.73 B	21.0%	
Tobacco	\$3.09 M	0.6%	\$25.61 M	0.6%	\$71.97 M	0.6%	
Transportation	\$97.83 M	17.8%	\$834.07 M	18.1%	\$2.34 B	18.1%	
Utilities	\$39.04 M	7.1%	\$328.51 M	7.1%	\$922.5 M	7.1%	
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	13,509		112,016		314,379		
Elementary (Grade Level 0 to 8)	556	4.1%	5,584	5.0%	16,696	5.3%	
Some High School (Grade Level 9 to 11)	1,069	7.9%	8,252	7.4%	25,493	8.1%	
High School Graduate	3,219	23.8%	27,523	24.6%	79,073	25.2%	
Some College	2,330	17.3%	16,680	14.9%	41,963	13.3%	
Associate Degree Only	1,386	10.3%	13,061	11.7%	34,277	10.9%	
Bachelor Degree Only	2,964	21.9%	26,543	23.7%	74,920	23.8%	
Graduate Degree	1,984	14.7%	14,374	12.8%	41,956	13.3%	

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Units In Structure (2024)							
1 Detached Unit	2,423	35.9%	26,496	46.8%	78,356	52.6%	
1 Attached Unit	1,088	16.1%	9,917	17.5%	22,510	15.1%	
2 to 4 Units	337	5.0%	2,231	3.9%	5,808	3.9%	
5 to 9 Units	713	10.6%	3,320	5.9%	7,952	5.3%	
10 to 19 Units	847	12.5%	4,169	7.4%	9,833	6.6%	
20 to 49 Units	932	13.8%	3,558	6.3%	9,071	6.1%	
50 or More Units	790	11.7%	5,342	9.4%	16,410	11.0%	
Mobile Home or Trailer	12	0.2%	204	0.4%	1,057	0.7%	
Other Structure	-	-	-	-	23	-	
Homes Built By Year (2024)							
Homes Built 2010 or later	347	5.1%	2,336	4.1%	9,494	6.4%	
Homes Built 2000 to 2009	399	5.9%	2,831	5.0%	12,591	8.4%	
Homes Built 1990 to 1999	1,000	14.8%	7,261	12.8%	24,310	16.3%	
Homes Built 1980 to 1989	2,847	42.2%	15,081	26.6%	38,459	25.8%	
Homes Built 1970 to 1979	1,447	21.4%	17,437	30.8%	34,047	22.8%	
Homes Built 1960 to 1969	801	11.9%	5,494	9.7%	15,908	10.7%	
Homes Built 1950 to 1959	178	2.6%	3,645	6.4%	12,853	8.6%	
Homes Built Before 1949	122	1.8%	1,151	2.0%	3,358	2.3%	
Home Values (2024)							
Home Values \$1,000,000 or More	227	6.0%	2,298	6.3%	7,298	7.4%	
Home Values \$500,000 to \$999,999	1,422	37.4%	12,363	33.7%	33,492	34.0%	
Home Values \$400,000 to \$499,999	697	18.3%	7,700	21.0%	21,744	22.1%	
Home Values \$300,000 to \$399,999	628	16.5%	7,143	19.5%	18,437	18.7%	
Home Values \$200,000 to \$299,999	395	10.4%	4,132	11.3%	9,864	10.0%	
Home Values \$150,000 to \$199,999	265	7.0%	1,225	3.3%	3,159	3.2%	
Home Values \$100,000 to \$149,999	76	2.0%	465	1.3%	1,088	1.1%	
Home Values \$70,000 to \$99,999	38	1.0%	265	0.7%	578	0.6%	
Home Values \$50,000 to \$69,999	11	0.3%	152	0.4%	281	0.3%	
Home Values \$25,000 to \$49,999	22	0.6%	310	0.8%	848	0.9%	
Home Values Under \$25,000	24	0.6%	633	1.7%	1,632	1.7%	
Owner-Occupied Median Home Value	\$476,496		\$467,846		\$485,598		
Renter-Occupied Median Rent	\$1,652		\$1,648		\$1,652		
Transportation To Work (2024)							
Drive to Work Alone	6,083	71.8%	60,164	73.2%	169,469	72.5%	
Drive to Work in Carpool	874	10.3%	7,041	8.6%	19,485	8.3%	
Travel to Work by Public Transportation	182	2.1%	1,856	2.3%	5,553	2.4%	
Drive to Work on Motorcycle	6	-	70	-	220	-	
Walk or Bicycle to Work	123	1.5%	936	1.1%	3,222	1.4%	
Other Means	120	1.4%	910	1.1%	3,037	1.3%	
Work at Home	1,080	12.8%	11,218	13.6%	32,824	14.0%	
Travel Time (2024)							
Travel to Work in 14 Minutes or Less	839	9.9%	7,846	9.5%	21,940	9.4%	
Travel to Work in 15 to 29 Minutes	3,011	35.5%	28,702	34.9%	70,411	30.1%	
Travel to Work in 30 to 59 Minutes	2,992	35.3%	26,886	32.7%	84,078	36.0%	
Travel to Work in 60 Minutes or More	548	6.5%	7,542	9.2%	24,557	10.5%	
Average Minutes Travel to Work	26.0		27.5		29.8		

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