

## Expanded Profile

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



Lat/Lon: 25.8094/-80.3253

NW 36th St & NW 79th Ave						
Doral, FL 33166						
Population						
Estimated Population (2025)	20,336		114,654		475,139	
Projected Population (2030)	23,607		108,564		430,169	
Census Population (2020)	11,968		106,034		470,739	
Census Population (2010)	5,322		89,971		439,743	
Projected Annual Growth (2025 to 2030)	3,271	3.2%	-6,089	-1.1%	-44,969	-1.9%
Historical Annual Growth (2020 to 2025)	8,368	14.0%	8,619	1.6%	4,399	0.2%
Historical Annual Growth (2010 to 2020)	6,646	25.0%	16,063	3.6%	30,997	1.4%
Estimated Population Density (2025)	6,476	psm	4,056	psm	6,052	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2025)	7,450		42,133		163,725	
Projected Households (2030)	8,626		39,602		147,559	
Census Households (2020)	4,638		39,177		163,548	
Census Households (2010)	1,909		32,340		146,984	
Estimated Households with Children (2025)	2,629	35.3%	13,544	32.1%	54,345	33.2%
Estimated Average Household Size (2025)	2.66		2.69		2.86	
Average Household Income						
Estimated Average Household Income (2025)	\$110,329		\$97,991		\$93,150	
Projected Average Household Income (2030)	\$111,656		\$99,748		\$93,908	
Estimated Average Family Income (2025)	\$126,002		\$111,560		\$105,588	
Median Household Income						
Estimated Median Household Income (2025)	\$86,017		\$74,556		\$72,563	
Projected Median Household Income (2030)	\$87,100		\$75,791		\$72,838	
Estimated Median Family Income (2025)	\$101,198		\$87,040		\$83,674	
Per Capita Income						
Estimated Per Capita Income (2025)	\$40,418		\$36,054		\$32,210	
Projected Per Capita Income (2030)	\$40,798		\$36,432		\$32,336	
Estimated Per Capita Income 5 Year Growth	\$381	0.9%	\$378	1.0%	\$126	0.4%
Estimated Average Household Net Worth (2025)	\$660,768		\$757,031		\$806,864	
Daytime Demos (2025)						
Total Businesses	6,857		27,907		60,373	
Total Employees	45,246		194,475		372,948	
Company Headquarter Businesses	252	3.7%	1,010	3.6%	1,716	2.8%
Company Headquarter Employees	6,434	14.2%	26,976	13.9%	51,219	13.7%
Employee Population per Business	6.6		7.0		6.2	
Residential Population per Business	3.0		4.1		7.9	

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### NW 36th St & NW 79th Ave

Doral, FL 33166

1 mi radius

3 mi radius

5 mi radius

#### Race & Ethnicity

White (2025)	5,254	25.8%	32,732	28.5%	136,885	28.8%
Black or African American (2025)	1,971	9.7%	8,140	7.1%	28,277	6.0%
American Indian or Alaska Native (2025)	34	0.2%	246	0.2%	901	0.2%
Asian (2025)	696	3.4%	2,816	2.5%	7,271	1.5%
Hawaiian or Pacific Islander (2025)	2	-	20	-	64	-
Other Race (2025)	2,895	14.2%	15,179	13.2%	63,197	13.3%
Two or More Races (2025)	9,485	46.6%	55,521	48.4%	238,544	50.2%
Not Hispanic or Latino Population (2025)	5,025	24.7%	22,726	19.8%	76,588	16.1%
Hispanic or Latino Population (2025)	15,311	75.3%	91,928	80.2%	398,551	83.9%
Not Hispanic or Latino Population (2030)	8,230	34.9%	32,510	29.9%	111,265	25.9%
Hispanic or Latino Population (2030)	15,377	65.1%	76,054	70.1%	318,905	74.1%
Not Hispanic or Latino Population (2020)	1,920	16.0%	15,426	14.5%	48,880	10.4%
Hispanic or Latino Population (2020)	10,048	84.0%	90,608	85.5%	421,860	89.6%
Not Hispanic or Latino Population (2010)	1,067	20.1%	13,715	15.2%	44,427	10.1%
Hispanic or Latino Population (2010)	4,255	79.9%	76,256	84.8%	395,316	89.9%
Projected Hispanic Annual Growth (2025 to 2030)	67	-	-15,874	-3.5%	-79,646	-4.0%
Historic Hispanic Annual Growth (2010 to 2025)	11,056	17.3%	15,672	1.4%	3,235	-

#### Age Distribution (2025)

Age Under 5	1,312	6.5%	6,130	5.3%	23,258	4.9%
Age 5 to 9 Years	1,274	6.3%	6,246	5.4%	23,852	5.0%
Age 10 to 14 Years	1,025	5.0%	5,814	5.1%	23,372	4.9%
Age 15 to 19 Years	991	4.9%	6,140	5.4%	28,216	5.9%
Age 20 to 24 Years	1,238	6.1%	6,406	5.6%	27,996	5.9%
Age 25 to 29 Years	1,806	8.9%	7,864	6.9%	27,691	5.8%
Age 30 to 34 Years	2,090	10.3%	8,727	7.6%	30,498	6.4%
Age 35 to 39 Years	2,267	11.1%	9,149	8.0%	31,892	6.7%
Age 40 to 44 Years	1,862	9.2%	8,525	7.4%	32,052	6.7%
Age 45 to 49 Years	1,510	7.4%	8,279	7.2%	34,304	7.2%
Age 50 to 54 Years	1,458	7.2%	8,801	7.7%	37,444	7.9%
Age 55 to 59 Years	1,123	5.5%	7,970	7.0%	35,046	7.4%
Age 60 to 64 Years	878	4.3%	6,793	5.9%	29,581	6.2%
Age 65 to 74 Years	984	4.8%	9,515	8.3%	44,340	9.3%
Age 75 to 84 Years	400	2.0%	5,857	5.1%	31,190	6.6%
Age 85 Years or Over	118	0.6%	2,438	2.1%	14,407	3.0%
Median Age	34.9		40.6		43.0	

#### Gender Age Distribution (2025)

Female Population	10,279	50.5%	59,019	51.5%	244,972	51.6%
Age 0 to 19 Years	2,286	22.2%	11,909	20.2%	47,387	19.3%
Age 20 to 64 Years	7,084	68.9%	36,593	62.0%	143,976	58.8%
Age 65 Years or Over	910	8.8%	10,517	17.8%	53,609	21.9%
Female Median Age	35.1		41.9		45.0	
Male Population	10,057	49.5%	55,635	48.5%	230,167	48.4%
Age 0 to 19 Years	2,317	23.0%	12,421	22.3%	51,312	22.3%
Age 20 to 64 Years	7,149	71.1%	35,921	64.6%	142,527	61.9%
Age 65 Years or Over	591	5.9%	7,293	13.1%	36,328	15.8%
Male Median Age	34.8		39.3		41.0	

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1 mi radius

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5 mi radius

#### Household Income Distribution (2025)

HH Income \$200,000 or More	894	12.0%	4,182	9.9%	14,479	8.8%
HH Income \$150,000 to \$199,999	840	11.3%	3,299	7.8%	12,482	7.6%
HH Income \$100,000 to \$149,999	1,454	19.5%	7,287	17.3%	25,810	15.8%
HH Income \$75,000 to \$99,999	868	11.7%	5,056	12.0%	21,098	12.9%
HH Income \$50,000 to \$74,999	1,214	16.3%	7,176	17.0%	27,824	17.0%
HH Income \$35,000 to \$49,999	476	6.4%	4,846	11.5%	18,351	11.2%
HH Income \$25,000 to \$34,999	499	6.7%	3,234	7.7%	13,852	8.5%
HH Income \$15,000 to \$24,999	491	6.6%	2,922	6.9%	13,119	8.0%
HH Income Under \$15,000	715	9.6%	4,131	9.8%	16,708	10.2%
HH Income \$35,000 or More	5,746	77.1%	31,846	75.6%	120,045	73.3%
HH Income \$75,000 or More	4,056	54.4%	19,824	47.1%	73,870	45.1%

#### Housing (2025)

Total Housing Units	8,144		45,554		176,378	
Housing Units Occupied	7,450	91.5%	42,133	92.5%	163,725	92.8%
Housing Units Owner-Occupied	1,595	21.4%	15,264	36.2%	73,388	44.8%
Housing Units, Renter-Occupied	5,855	78.6%	26,869	63.8%	90,338	55.2%
Housing Units, Vacant	694	9.3%	3,421	8.1%	12,653	7.7%

#### Marital Status (2025)

Never Married	5,110	30.6%	29,125	30.2%	125,018	30.9%
Currently Married	8,115	48.5%	42,839	44.4%	166,104	41.0%
Separated	1,535	9.2%	7,807	8.1%	33,910	8.4%
Widowed	326	1.9%	4,465	4.6%	24,543	6.1%
Divorced	1,640	9.8%	12,227	12.7%	55,080	13.6%

#### Household Type (2025)

Population Family	14,318	70.4%	91,925	80.2%	403,791	85.0%
Population Non-Family	5,480	26.9%	21,242	18.5%	63,947	13.5%
Population Group Quarters	538	2.6%	1,487	1.3%	7,401	1.6%
Family Households	4,378	58.8%	28,429	67.5%	122,040	74.5%
Non-Family Households	3,071	41.2%	13,704	32.5%	41,686	25.5%
Married Couple with Children	1,924	23.7%	8,928	20.8%	34,096	20.5%
Average Family Household Size	3.3		3.2		3.3	

#### Household Size (2025)

1 Person Households	1,803	24.2%	9,262	22.0%	28,946	17.7%
2 Person Households	2,448	32.9%	13,595	32.3%	51,298	31.3%
3 Person Households	1,365	18.3%	8,241	19.6%	34,606	21.1%
4 Person Households	1,025	13.8%	6,326	15.0%	26,660	16.3%
5 Person Households	486	6.5%	2,829	6.7%	12,829	7.8%
6 or More Person Households	323	4.3%	1,880	4.5%	9,386	5.7%

#### Household Vehicles (2025)

Households with 0 Vehicles Available	544	7.3%	3,585	8.5%	15,451	9.4%
Households with 1 Vehicles Available	3,384	45.4%	17,233	40.9%	59,842	36.6%
Households with 2 or More Vehicles Available	3,522	47.3%	21,315	50.6%	88,432	54.0%
Total Vehicles Available	10,883		65,919		273,158	
Average Vehicles Per Household	1.5		1.6		1.7	

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#### Labor Force (2025)

Estimated Labor Population Age 16 Years or Over	16,528		95,261		399,512	
Estimated Civilian Employed	11,372	68.8%	62,439	65.5%	250,250	62.6%
Estimated Civilian Unemployed	271	1.6%	1,201	1.3%	5,715	1.4%
Estimated in Armed Forces	49	0.3%	385	0.4%	627	0.2%
Estimated Not in Labor Force	4,836	29.3%	31,236	32.8%	142,920	35.8%
Unemployment Rate	1.6%		1.3%		1.4%	

#### Occupation (2025)

Occupation: Population Age 16 Years or Over	11,372		62,438		250,239	
Management, Business, Financial Operations	2,558	22.5%	11,877	19.0%	39,444	15.8%
Professional, Related Service	2,059	18.1%	11,030	17.7%	43,627	17.4%
Sales, Office	2,074	18.2%	11,524	18.5%	47,876	19.1%
Farming, Fishing, Forestry	2,422	21.3%	14,697	23.5%	57,528	23.0%
Construct, Extraction, Maintenance	10	-	165	0.3%	742	0.3%
Production, Transport Material Moving	631	5.6%	4,781	7.7%	24,638	9.8%
White Collar Workers	1,617	14.2%	8,364	13.4%	36,385	14.5%
Blue Collar Workers	7,039	61.9%	37,604	60.2%	140,599	56.2%
	4,333	38.1%	24,833	39.8%	109,640	43.8%

#### Consumer Expenditure (2025)

Total Household Expenditure	\$798.88 M		\$4.22 B		\$16.07 B	
Total Non-Retail Expenditure	\$423.46 M	53.0%	\$2.14 B	50.9%	\$7.98 B	49.7%
Total Retail Expenditure	\$375.42 M	47.0%	\$2.07 B	49.1%	\$8.09 B	50.3%
Alcoholic Beverages	\$4.93 M	0.6%	\$25.89 M	0.6%	\$98.53 M	0.6%
Apparel	\$14.93 M	1.9%	\$79.34 M	1.9%	\$304.11 M	1.9%
Contributions	\$25.49 M	3.2%	\$130.9 M	3.1%	\$490.33 M	3.1%
Education	\$18.22 M	2.3%	\$94.46 M	2.2%	\$356.12 M	2.2%
Entertainment	\$46.31 M	5.8%	\$246.09 M	5.8%	\$944 M	5.9%
Food Away From Home	\$35.47 M	4.4%	\$187.92 M	4.5%	\$718.85 M	4.5%
Grocery	\$53.67 M	6.7%	\$298.58 M	7.1%	\$1.18 B	7.3%
Health Care	\$46.17 M	5.8%	\$279.91 M	6.6%	\$1.12 B	7.0%
Household Furnishings and Equipment	\$21.41 M	2.7%	\$113.02 M	2.7%	\$431.2 M	2.7%
Household Operations	\$15.16 M	1.9%	\$81.03 M	1.9%	\$312.02 M	1.9%
Miscellaneous Expenses	\$13.77 M	1.7%	\$72.67 M	1.7%	\$277.36 M	1.7%
Personal Care	\$10.5 M	1.3%	\$57.74 M	1.4%	\$226.27 M	1.4%
Shelter	\$148.96 M	18.6%	\$765.46 M	18.2%	\$2.88 B	17.9%
Tax and Retirement	\$189.79 M	23.8%	\$930.06 M	22.1%	\$3.39 B	21.1%
Tobacco and Related	\$4.14 M	0.5%	\$24.75 M	0.6%	\$101.71 M	0.6%
Transportation	\$111.64 M	14.0%	\$614.86 M	14.6%	\$2.39 B	14.9%
Utilities	\$38.32 M	4.8%	\$214.11 M	5.1%	\$847.08 M	5.3%

#### Educational Attainment (2025)

Adult Population Age 25 Years or Over	14,496		83,918		348,444	
Elementary (Grade Level 0 to 8)	719	5.0%	5,699	6.8%	31,609	9.1%
Some High School (Grade Level 9 to 11)	1,651	11.4%	10,755	12.8%	40,321	11.6%
High School Graduate	1,644	11.3%	17,564	20.9%	92,174	26.5%
Some College	1,398	9.6%	9,359	11.2%	39,991	11.5%
Associate Degree Only	1,543	10.6%	7,946	9.5%	32,112	9.2%
Bachelor Degree Only	4,225	29.1%	19,927	23.7%	71,285	20.5%
Graduate Degree	3,316	22.9%	12,668	15.1%	40,951	11.8%

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#### Units In Structure (2025)

1 Detached Unit	713	37.4%	9,649	29.8%	56,813	38.7%
1 Attached Unit	468	24.5%	4,577	14.2%	20,077	13.7%
2 to 4 Units	409	21.4%	2,729	8.4%	10,795	7.3%
5 to 9 Units	518	27.1%	2,073	6.4%	8,437	5.7%
10 to 19 Units	262	13.7%	2,838	8.8%	10,074	6.9%
20 to 49 Units	1,023	53.6%	5,631	17.4%	17,436	11.9%
50 or More Units	3,933	206.0%	13,741	42.5%	36,654	24.9%
Mobile Home or Trailer	125	6.5%	890	2.8%	3,362	2.3%
Other Structure	-	-	5	-	78	-

#### Homes Built By Year (2025)

Homes Built 2010 or later	3,490	182.8%	8,087	25.0%	20,034	13.6%
Homes Built 2000 to 2009	560	29.4%	3,651	11.3%	17,017	11.6%
Homes Built 1990 to 1999	461	24.1%	5,439	16.8%	15,886	10.8%
Homes Built 1980 to 1989	1,526	79.9%	8,057	24.9%	25,518	17.4%
Homes Built 1970 to 1979	1,062	55.7%	7,586	23.5%	29,967	20.4%
Homes Built 1960 to 1969	128	6.7%	3,862	11.9%	19,045	13.0%
Homes Built 1950 to 1959	134	7.0%	3,810	11.8%	23,973	16.3%
Homes Built Before 1949	89	4.7%	1,643	5.1%	12,285	8.4%

#### Home Values (2025)

Home Values \$1,000,000 or More	166	10.4%	934	6.1%	4,644	6.3%
Home Values \$500,000 to \$999,999	796	49.9%	5,997	39.3%	26,157	35.6%
Home Values \$400,000 to \$499,999	179	11.2%	2,899	19.0%	15,416	21.0%
Home Values \$300,000 to \$399,999	89	5.6%	1,892	12.4%	10,947	14.9%
Home Values \$200,000 to \$299,999	174	10.9%	1,910	12.5%	8,242	11.2%
Home Values \$150,000 to \$199,999	64	4.0%	556	3.6%	2,442	3.3%
Home Values \$100,000 to \$149,999	45	2.8%	261	1.7%	1,154	1.6%
Home Values \$70,000 to \$99,999	12	0.7%	60	0.4%	447	0.6%
Home Values \$50,000 to \$69,999	15	0.9%	102	0.7%	1,039	1.4%
Home Values \$25,000 to \$49,999	17	1.1%	358	2.3%	1,476	2.0%
Home Values Under \$25,000	39	2.4%	295	1.9%	1,423	1.9%
Owner-Occupied Median Home Value	\$590,829		\$477,755		\$463,015	
Renter-Occupied Median Rent	\$1,952		\$1,822		\$1,754	

#### Transportation To Work (2025)

Drive to Work Alone	6,827	60.0%	42,086	67.4%	171,092	68.4%
Drive to Work in Carpool	1,589	14.0%	6,608	10.6%	27,067	10.8%
Travel to Work by Public Transportation	284	2.5%	1,667	2.7%	7,505	3.0%
Drive to Work on Motorcycle	10	-	154	0.2%	569	0.2%
Walk or Bicycle to Work	381	3.3%	1,158	1.9%	4,641	1.9%
Other Means	175	1.5%	921	1.5%	3,383	1.4%
Work at Home	2,106	18.5%	9,843	15.8%	35,983	14.4%

#### Travel Time (2025)

Travel to Work in 14 Minutes or Less	2,785	24.5%	11,117	17.8%	36,342	14.5%
Travel to Work in 15 to 29 Minutes	2,893	25.4%	18,415	29.5%	80,176	32.0%
Travel to Work in 30 to 59 Minutes	3,086	27.1%	19,792	31.7%	81,391	32.5%
Travel to Work in 60 Minutes or More	502	4.4%	3,271	5.2%	16,346	6.5%
Average Minutes Travel to Work	21.6		24.9		25.8	