



Demographic Executive Summary

7000 Hialeah Gardens Blvd, Hialeah, Florida, 33018

Prepared by Colliers
Latitude: 25.885650
Longitude: -80.351263

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	33,747	125,778	268,787
2010 Population	36,184	134,340	315,079
2023 Population	34,978	152,008	349,652
2028 Population	34,049	152,640	353,702
2010-2020 Annual Rate	-0.11%	1.06%	0.92%
2020-2023 Annual Rate	-0.70%	0.55%	0.39%
2023-2028 Annual Rate	-0.54%	0.08%	0.23%
2023 Male Population	48.3%	47.7%	48.2%
2023 Female Population	51.7%	52.3%	51.8%
2023 Median Age	40.0	42.3	40.6

In the identified area, the current year population is 34,978. The 2010 Census population count in the area was 36,184, and 35,782 in 2020, a -0.1% annual growth rate. The rate of growth since 2020 was -0.7% annually. The five-year projection for the population in the area is 34,049 representing a change of -0.5% annually. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2023 White Alone	24.8%	25.8%	26.4%
2023 Black Alone	0.7%	1.2%	2.1%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2023 Asian Alone	0.6%	1.1%	1.3%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	14.9%	14.2%	14.0%
2023 Two or More Races	58.9%	57.6%	56.0%
2023 Hispanic Origin (Any Race)	94.5%	92.0%	90.0%

Persons of Hispanic origin represent 94.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	5 mile radius
2023 Wealth Index	59	62	64
2000 Households	9,581	39,353	86,902
2010 Households	10,557	42,871	101,382
2020 Households	11,227	50,150	115,961
2023 Households	11,088	51,319	118,305
2028 Households	10,905	51,974	120,775
2010-2020 Annual Change (CAGR)	0.62%	1.58%	1.35%
2020-2023 Annual Change (CAGR)	-0.38%	0.71%	0.62%
2023-2028 Annual Change (CAGR)	-0.33%	0.25%	0.41%
2023 Average Household Size	3.15	2.95	2.94

The household count in this area has changed from 11,220 in 2020 to 11,088 in the current year, a change of -0.38% annually. The five-year projection of households is 10,905, a change of -0.33% annually from the current year total. Average household size is currently 3.15, compared to in the year 2020. The number of families in the current year is 9,767 in the specified area.

Source: Esri, U.S. Census



Demographic Executive Summary

7000 Hialeah Gardens Blvd, Hialeah, Florida, 33018

Prepared by Colliers
Latitude: 25.885650
Longitude: -80.351263

	1 mile radius	3 mile radius	5 mile radius
Mortgage Income			
2023 Percent of Income for Mortgage	32.4%	39.6%	39.6%
Median Household Income			
2023 Median Household Income	\$61,096	\$55,953	\$58,246
2028 Median Household Income	\$71,617	\$66,981	\$69,488
2023-2028 Annual Change (CAGR)	3.23%	3.66%	3.59%
Average Household Income			
2023 Average Household Income	\$81,040	\$79,454	\$83,497
2028 Average Household Income	\$94,422	\$94,971	\$99,563
2022-2027 Annual Change (CAGR)	3.10%	3.63%	3.58%
Per Capita Income			
2023 Per Capita Income	\$25,646	\$26,888	\$28,231
2028 Per Capita Income	\$30,190	\$32,424	\$33,969
2023-2028 Annual Change (CAGR)	3.32%	3.82%	3.77%

Households by Income

Current median household income is \$61,096 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,617 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$81,040 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$94,422 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$25,646 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$30,190 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	78	63	62
2000 Total Housing Units	9,764	40,541	91,235
2000 Owner Occupied Housing Units	7,754	24,160	51,042
2000 Renter Occupied Housing Units	1,827	15,194	35,859
2000 Vacant Housing Units	183	1,187	4,334
2010 Total Housing Units	10,937	45,101	107,881
2010 Owner Occupied Housing Units	7,917	26,384	59,230
2010 Renter Occupied Housing Units	2,640	16,487	42,150
2010 Vacant Housing Units	380	2,230	6,499
2023 Total Housing Units	11,233	53,415	124,287
2023 Owner Occupied Housing Units	7,263	28,832	61,315
2023 Renter Occupied Housing Units	3,825	22,487	56,990
2023 Vacant Housing Units	145	2,096	5,982
2028 Total Housing Units	11,310	54,424	127,767
2028 Owner Occupied Housing Units	7,323	29,377	62,504
2028 Renter Occupied Housing Units	3,582	22,598	58,271
2028 Vacant Housing Units	405	2,450	6,992

Currently 65.5% of the 11,233 housing units in the area are owner occupied; 34.5% renter occupied; and 1.3% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 10,937 housing units in the area - 72.4% owner occupied, 24.1% renter occupied, and 3.5% vacant. The annual rate of change in housing units since 2020 is -0.4%. Median home value in the area is \$329,227, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$338,279, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census