



Demographic Executive Summary

7250 N Kendall Dr, Miami, Florida, 33156

Prepared by Colliers
 Latitude: 25.68855
 Longitude: -80.31224

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	17,263	92,176	286,750
2010 Population	18,623	93,496	287,692
2025 Population	24,597	101,080	295,803
2030 Population	25,320	101,326	294,478
2010-2020 Annual Rate	2.49%	0.73%	0.31%
2020-2025 Annual Rate	0.61%	0.10%	-0.07%
2025-2030 Annual Rate	0.58%	0.05%	-0.09%
2025 Male Population	47.5%	48.0%	47.8%
2025 Female Population	52.5%	52.0%	52.2%
2025 Median Age	40.6	41.9	44.1

In the identified area, the current year population is 24,597. The 2010 Census population count in the area was 18,623, and 23,823 in 2020, a 2.5% annual growth rate. The rate of growth since 2020 was 0.6% annually. The five-year projection for the population in the area is 25,320 representing a change of 0.6% annually. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	36.3%	40.0%	37.2%
2025 Black Alone	2.8%	3.8%	3.6%
2025 American Indian/Alaska Native Alone	0.4%	0.2%	0.2%
2025 Asian Alone	7.6%	4.2%	2.7%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	8.8%	7.3%	8.0%
2025 Two or More Races	44.2%	44.5%	48.3%
2025 Hispanic Origin (Any Race)	65.0%	64.0%	70.5%

Persons of Hispanic origin represent 65.0% of the population in the identified area compared to 19.7% 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 81.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	5 mile radius
2025 Wealth Index	94	176	162
2000 Households	7,935	34,165	101,397
2010 Households	8,793	35,117	102,253
2020 Households	11,834	38,801	109,101
2025 Households	12,471	39,860	111,526
2030 Households	12,977	40,543	112,766
2010-2020 Annual Change (CAGR)	3.01%	1.00%	0.65%
2020-2023 Annual Change (CAGR)	1.00%	0.51%	0.42%
2024-2029 Annual Change (CAGR)	0.80%	0.34%	0.22%
2025 Average Household Size	1.97	2.46	2.59

The household count in this area has changed from 11,860 in 2020 to 12,471 in the current year, a change of 1.00% annually. The five-year projection of households is 12,977, a change of 0.80% annually from the current year total. Average household size is currently 1.97, compared to 2.01 in the year 2020. The number of families in the current year is 6,454 in the specified area.

Source: U.S. Census, Esri



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Mortgage Income			
2025 Percent of Income for Mortgage	52.9%	46.0%	39.5%
Median Household Income			
2025 Median Household Income	\$76,744	\$114,185	\$109,084
2030 Median Household Income	\$90,114	\$131,113	\$126,530
2025-2030 Annual Change (CAGR)	3.26%	2.80%	3.01%
Average Household Income			
2025 Average Household Income	\$123,759	\$191,621	\$171,830
2030 Average Household Income	\$138,506	\$208,048	\$190,229
2025-2030 Annual Change (CAGR)	2.28%	1.66%	2.06%
Per Capita Income			
2025 Per Capita Income	\$62,076	\$75,639	\$64,866
2030 Per Capita Income	\$70,241	\$83,300	\$72,921
2025-2030 Annual Change (CAGR)	2.50%	1.95%	2.37%

Households by Income

Current median household income is \$76,744 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$90,114 in five years, compared to \$92,476 for all U.S. households

Current average household income is \$123,759 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$138,506 in five years, compared to \$128,612 for all U.S. households

Current per capita income is \$62,076 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$70,241 in five years, compared to \$50,744 for all U.S. households

Housing			
2025 Housing Affordability Index	44	51	58
2010 Total Housing Units	10,311	38,574	110,134
2010 Owner Occupied Housing Units	3,977	23,420	70,855
2010 Renter Occupied Housing Units	4,816	11,697	31,398
2010 Vacant Housing Units	1,518	3,457	7,881
2020 Total Housing Units	13,529	42,478	117,428
2020 Owner Occupied Housing Units	4,126	23,272	70,179
2020 Renter Occupied Housing Units	7,708	15,529	38,922
2020 Vacant Housing Units	1,691	3,696	8,342
2025 Total Housing Units	14,069	43,195	118,985
2025 Owner Occupied Housing Units	4,498	24,135	72,216
2025 Renter Occupied Housing Units	7,973	15,725	39,310
2025 Vacant Housing Units	1,598	3,335	7,459
2030 Total Housing Units	14,666	44,278	121,518
2030 Owner Occupied Housing Units	4,930	24,992	74,407
2030 Renter Occupied Housing Units	8,047	15,551	38,360
2030 Vacant Housing Units	1,689	3,735	8,752

Currently 36.1% of the 14,069 housing units in the area are owner occupied; 63.9% renter occupied; and 11.4% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 10,311 housing units in the area - 38.6% owner occupied, 46.7% renter occupied, and 14.7% vacant. The annual rate of change in housing units since 2020 is 0.8%. Median home value in the area is \$648,324, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$685,670, compared to a median home value of \$440,921 in the US.

Source: U.S. Census, Esri