

## Complete Profile

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



Lat/Lon: 25.6561/-80.3962

South Kendall	1 mi radius	3 mi radius	5 mi radius
Miami, FL 33186			
<b>Population</b>			
Estimated Population (2025)	14,980	147,618	406,852
Projected Population (2030)	13,392	131,948	361,978
Census Population (2020)	15,576	149,052	416,277
Census Population (2010)	14,524	140,847	395,515
Projected Annual Growth (2025-2030)	-1,588 -2.1%	-15,670 -2.1%	-44,874 -2.2%
Historical Annual Growth (2020-2025)	-596 -	-1,434 -0.2%	-9,424 -0.5%
Historical Annual Growth (2010-2020)	1,052 0.7%	8,205 0.6%	20,761 0.5%
Estimated Population Density (2025)	4,771 <i>psm</i>	5,224 <i>psm</i>	5,182 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2025)	5,103	50,803	135,932
Projected Households (2030)	4,535	45,132	120,328
Census Households (2020)	5,261	52,051	139,839
Census Households (2010)	4,793	48,128	128,726
Projected Annual Growth (2025-2030)	-568 -2.2%	-5,671 -2.2%	-15,604 -2.3%
Historical Annual Change (2010-2025)	311 0.4%	2,675 0.4%	7,206 0.4%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$130,168	\$122,137	\$123,648
Projected Average Household Income (2030)	\$130,677	\$122,518	\$124,036
Census Average Household Income (2010)	\$84,010	\$73,819	\$70,731
Census Average Household Income (2000)	\$68,533	\$64,274	\$62,197
Projected Annual Change (2025-2030)	\$509 -	\$381 -	\$388 -
Historical Annual Change (2000-2025)	\$61,635 3.6%	\$57,863 3.6%	\$61,451 4.0%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$102,220	\$96,640	\$95,623
Projected Median Household Income (2030)	\$102,279	\$96,621	\$95,735
Census Median Household Income (2010)	\$69,760	\$60,889	\$57,903
Census Median Household Income (2000)	\$61,448	\$53,319	\$52,009
Projected Annual Change (2025-2030)	\$59 -	-\$19 -	\$112 -
Historical Annual Change (2000-2025)	\$40,772 2.7%	\$43,321 3.2%	\$43,613 3.4%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$44,362	\$42,167	\$41,396
Projected Per Capita Income (2030)	\$44,272	\$42,056	\$41,326
Census Per Capita Income (2010)	\$27,721	\$25,224	\$23,019
Census Per Capita Income (2000)	\$22,796	\$21,611	\$20,125
Projected Annual Change (2025-2030)	-\$90 -	-\$112 -	-\$69 -
Historical Annual Change (2000-2025)	\$21,566 3.8%	\$20,556 3.8%	\$21,271 4.2%
Estimated Average Household Net Worth (2025)	\$1.31 M	\$1.22 M	\$1.24 M

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South Kendall							
Miami, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity							
Total Population (2025)	14,980		147,618		406,852		
White (2025)	4,959	33.1%	44,862	30.4%	121,811	29.9%	
Black or African American (2025)	1,346	9.0%	16,924	11.5%	43,359	10.7%	
American Indian or Alaska Native (2025)	34	0.2%	305	0.2%	930	0.2%	
Asian (2025)	555	3.7%	3,872	2.6%	9,890	2.4%	
Hawaiian or Pacific Islander (2025)	5	-	41	-	84	-	
Other Race (2025)	1,521	10.2%	16,275	11.0%	46,361	11.4%	
Two or More Races (2025)	6,559	43.8%	65,338	44.3%	184,417	45.3%	
Population < 18 (2025)	3,086	20.6%	28,188	19.1%	78,866	19.4%	
White Not Hispanic	587	19.0%	5,017	17.8%	13,881	17.6%	
Black or African American	258	8.4%	2,984	10.6%	8,314	10.5%	
Asian	102	3.3%	693	2.5%	1,735	2.2%	
Other Race Not Hispanic	32	1.0%	318	1.1%	917	1.2%	
Hispanic	2,107	68.3%	19,176	68.0%	54,019	68.5%	
Not Hispanic or Latino Population (2025)	4,167	27.8%	40,541	27.5%	103,547	25.5%	
Not Hispanic White	2,236	53.7%	20,260	50.0%	52,335	50.5%	
Not Hispanic Black or African American	1,242	29.8%	15,347	37.9%	38,537	37.2%	
Not Hispanic American Indian or Alaska Native	3	-	29	-	110	0.1%	
Not Hispanic Asian	549	13.2%	3,762	9.3%	9,533	9.2%	
Not Hispanic Hawaiian or Pacific Islander	2	-	9	-	17	-	
Not Hispanic Other Race	34	0.8%	290	0.7%	822	0.8%	
Not Hispanic Two or More Races	101	2.4%	843	2.1%	2,192	2.1%	
Hispanic or Latino Population (2025)	10,813	72.2%	107,077	72.5%	303,305	74.5%	
Hispanic White	2,723	25.2%	24,602	23.0%	69,476	22.9%	
Hispanic Black or African American	103	1.0%	1,577	1.5%	4,821	1.6%	
Hispanic American Indian or Alaska Native	31	0.3%	276	0.3%	821	0.3%	
Hispanic Asian	6	-	110	0.1%	357	0.1%	
Hispanic Hawaiian or Pacific Islander	3	-	32	-	67	-	
Hispanic Other Race	1,487	13.8%	15,986	14.9%	45,539	15.0%	
Hispanic Two or More Races	6,459	59.7%	64,495	60.2%	182,225	60.1%	
Not Hispanic or Latino Population (2020)	4,342	27.9%	41,341	27.7%	101,532	24.4%	
Hispanic or Latino Population (2020)	11,234	72.1%	107,711	72.3%	314,744	75.6%	
Not Hispanic or Latino Population (2010)	4,811	33.1%	46,510	33.0%	113,777	28.8%	
Hispanic or Latino Population (2010)	9,713	66.9%	94,337	67.0%	281,739	71.2%	
Not Hispanic or Latino Population (2030)	4,449	33.2%	42,736	32.4%	111,642	30.8%	
Hispanic or Latino Population (2030)	8,942	66.8%	89,212	67.6%	250,336	69.2%	
Projected Annual Growth (2025-2030)	-1,870	-3.5%	-17,865	-3.3%	-52,969	-3.5%	
Historical Annual Growth (2010-2020)	1,521	1.6%	13,374	1.4%	33,006	1.2%	

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South Kendall							
Miami, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2025)							
Total Population	14,980		147,618		406,852		
Age Under 5 Years	785	5.2%	7,142	4.8%	19,681	4.8%	
Age 5 to 9 Years	840	5.6%	7,643	5.2%	21,333	5.2%	
Age 10 to 14 Years	858	5.7%	8,002	5.4%	22,412	5.5%	
Age 15 to 19 Years	973	6.5%	8,822	6.0%	25,304	6.2%	
Age 20 to 24 Years	845	5.6%	8,656	5.9%	24,176	5.9%	
Age 25 to 29 Years	874	5.8%	8,980	6.1%	23,966	5.9%	
Age 30 to 34 Years	964	6.4%	9,417	6.4%	25,225	6.2%	
Age 35 to 39 Years	1,112	7.4%	10,206	6.9%	26,947	6.6%	
Age 40 to 44 Years	1,048	7.0%	9,667	6.5%	26,634	6.5%	
Age 45 to 49 Years	1,028	6.9%	9,899	6.7%	28,081	6.9%	
Age 50 to 54 Years	1,094	7.3%	10,681	7.2%	30,595	7.5%	
Age 55 to 59 Years	1,112	7.4%	10,849	7.3%	30,608	7.5%	
Age 60 to 64 Years	1,001	6.7%	10,255	6.9%	28,106	6.9%	
Age 65 to 69 Years	826	5.5%	8,320	5.6%	22,422	5.5%	
Age 70 to 74 Years	636	4.2%	6,799	4.6%	18,359	4.5%	
Age 75 to 79 Years	453	3.0%	5,129	3.5%	13,887	3.4%	
Age 80 to 84 Years	270	1.8%	3,462	2.3%	9,631	2.4%	
Age 85 Years or Over	260	1.7%	3,690	2.5%	9,485	2.3%	
Median Age	40.6		42.1		42.1		
Age 19 Years or Less	3,456	23.1%	31,608	21.4%	88,730	21.8%	
Age 20 to 64 Years	9,079	60.6%	88,609	60.0%	244,338	60.1%	
Age 65 Years or Over	2,445	16.3%	27,400	18.6%	73,783	18.1%	
Female Age Distribution (2025)							
Female Population	7,975	53.2%	77,112	52.2%	212,852	52.3%	
Age Under 5 Years	392	4.9%	3,469	4.5%	9,623	4.5%	
Age 5 to 9 Years	409	5.1%	3,592	4.7%	10,114	4.8%	
Age 10 to 14 Years	426	5.3%	3,908	5.1%	11,047	5.2%	
Age 15 to 19 Years	477	6.0%	4,267	5.5%	12,351	5.8%	
Age 20 to 24 Years	423	5.3%	4,286	5.6%	11,933	5.6%	
Age 25 to 29 Years	426	5.3%	4,458	5.8%	12,018	5.6%	
Age 30 to 34 Years	499	6.3%	4,719	6.1%	12,608	5.9%	
Age 35 to 39 Years	580	7.3%	5,152	6.7%	13,568	6.4%	
Age 40 to 44 Years	542	6.8%	4,866	6.3%	13,594	6.4%	
Age 45 to 49 Years	553	6.9%	5,139	6.7%	14,771	6.9%	
Age 50 to 54 Years	572	7.2%	5,617	7.3%	16,014	7.5%	
Age 55 to 59 Years	624	7.8%	5,884	7.6%	16,399	7.7%	
Age 60 to 64 Years	545	6.8%	5,734	7.4%	15,471	7.3%	
Age 65 to 69 Years	481	6.0%	4,817	6.2%	12,844	6.0%	
Age 70 to 74 Years	396	5.0%	4,049	5.3%	10,845	5.1%	
Age 75 to 79 Years	276	3.5%	3,025	3.9%	8,216	3.9%	
Age 80 to 84 Years	166	2.1%	2,053	2.7%	5,732	2.7%	
Age 85 Years or Over	187	2.3%	2,076	2.7%	5,702	2.7%	
Female Median Age	42.8		44.2		44.1		
Age 19 Years or Less	1,705	21.4%	15,237	19.8%	43,136	20.3%	
Age 20 to 64 Years	4,763	59.7%	45,855	59.5%	126,377	59.4%	
Age 65 Years or Over	1,506	18.9%	16,020	20.8%	43,339	20.4%	

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South Kendall		1 mi radius		3 mi radius		5 mi radius	
Miami, FL 33186							
Male Age Distribution (2025)							
Male Population		7,005	46.8%	70,506	47.8%	194,000	47.7%
Age Under 5 Years		392	5.6%	3,673	5.2%	10,058	5.2%
Age 5 to 9 Years		431	6.2%	4,051	5.7%	11,219	5.8%
Age 10 to 14 Years		431	6.2%	4,094	5.8%	11,365	5.9%
Age 15 to 19 Years		496	7.1%	4,554	6.5%	12,952	6.7%
Age 20 to 24 Years		422	6.0%	4,369	6.2%	12,243	6.3%
Age 25 to 29 Years		448	6.4%	4,522	6.4%	11,948	6.2%
Age 30 to 34 Years		465	6.6%	4,699	6.7%	12,617	6.5%
Age 35 to 39 Years		533	7.6%	5,053	7.2%	13,379	6.9%
Age 40 to 44 Years		506	7.2%	4,801	6.8%	13,040	6.7%
Age 45 to 49 Years		476	6.8%	4,760	6.8%	13,310	6.9%
Age 50 to 54 Years		522	7.4%	5,064	7.2%	14,581	7.5%
Age 55 to 59 Years		488	7.0%	4,966	7.0%	14,208	7.3%
Age 60 to 64 Years		456	6.5%	4,521	6.4%	12,635	6.5%
Age 65 to 69 Years		345	4.9%	3,503	5.0%	9,578	4.9%
Age 70 to 74 Years		240	3.4%	2,750	3.9%	7,514	3.9%
Age 75 to 79 Years		177	2.5%	2,105	3.0%	5,671	2.9%
Age 80 to 84 Years		104	1.5%	1,409	2.0%	3,898	2.0%
Age 85 Years or Over		72	1.0%	1,614	2.3%	3,782	1.9%
Male Median Age		38.0		39.8		39.8	
Age 19 Years or Less		1,751	25.0%	16,371	23.2%	45,595	23.5%
Age 20 to 64 Years		4,316	61.6%	42,754	60.6%	117,961	60.8%
Age 65 Years or Over		939	13.4%	11,380	16.1%	30,444	15.7%
Males per 100 Females (2025)							
Overall Comparison		88		91		91	
Age Under 5 Years		100	50.0%	106	51.4%	105	51.1%
Age 5 to 9 Years		105	51.3%	113	53.0%	111	52.6%
Age 10 to 14 Years		101	50.3%	105	51.2%	103	50.7%
Age 15 to 19 Years		104	51.0%	107	51.6%	105	51.2%
Age 20 to 24 Years		100	50.0%	102	50.5%	103	50.6%
Age 25 to 29 Years		105	51.3%	101	50.4%	99	49.9%
Age 30 to 34 Years		93	48.2%	100	49.9%	100	50.0%
Age 35 to 39 Years		92	47.9%	98	49.5%	99	49.7%
Age 40 to 44 Years		93	48.3%	99	49.7%	96	49.0%
Age 45 to 49 Years		86	46.3%	93	48.1%	90	47.4%
Age 50 to 54 Years		91	47.7%	90	47.4%	91	47.7%
Age 55 to 59 Years		78	43.9%	84	45.8%	87	46.4%
Age 60 to 64 Years		84	45.6%	79	44.1%	82	45.0%
Age 65 to 69 Years		72	41.7%	73	42.1%	75	42.7%
Age 70 to 74 Years		61	37.7%	68	40.4%	69	40.9%
Age 75 to 79 Years		64	39.2%	70	41.0%	69	40.8%
Age 80 to 84 Years		63	38.6%	69	40.7%	68	40.5%
Age 85 Years or Over		39	27.8%	78	43.7%	66	39.9%
Age 19 Years or Less		103	50.7%	107	51.8%	106	51.4%
Age 20 to 39 Years		97	49.2%	100	50.0%	100	50.0%
Age 40 to 64 Years		86	46.3%	89	47.0%	89	47.1%
Age 65 Years or Over		62	38.4%	71	41.5%	70	41.3%

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South Kendall							
Miami, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Household Type (2025)							
Total Households	5,103		50,803		135,932		
Households with Children	1,942	38.1%	17,289	34.0%	48,073	35.4%	
Average Household Size	2.9		2.9		3.0		
Household Density per Square Mile	1,625		1,798		1,731		
Population Family	13,533	90.3%	126,058	85.4%	356,277	87.6%	
Population Non-Family	1,427	9.5%	18,777	12.7%	46,353	11.4%	
Population Group Quarters	20	0.1%	2,783	1.9%	4,222	1.0%	
Family Households	4,088	80.1%	37,990	74.8%	105,286	77.5%	
Married Couple Households	2,855	69.8%	25,743	67.8%	69,995	66.5%	
Other Family Households with Children	1,233	30.2%	12,247	32.2%	35,291	33.5%	
Family Households with Children	1,941	47.5%	17,270	45.5%	48,008	45.6%	
Married Couple with Children	1,406	72.5%	11,994	69.5%	32,553	67.8%	
Other Family Households with Children	535	27.5%	5,276	30.5%	15,456	32.2%	
Family Households No Children	2,148	52.5%	20,720	54.5%	57,277	54.4%	
Married Couple No Children	1,449	67.5%	13,749	66.4%	37,443	65.4%	
Other Family Households No Children	698	32.5%	6,971	33.6%	19,835	34.6%	
Non-Family Households	1,015	19.9%	12,813	25.2%	30,646	22.5%	
Non-Family Households with Children	1	0.1%	19	0.2%	65	0.2%	
Non-Family Households No Children	1,014	99.9%	12,794	99.8%	30,581	99.8%	
Average Family Household Size	3.3		3.3		3.4		
Average Family Income	\$144,410		\$139,349		\$138,806		
Median Family Income	\$116,806		\$112,412		\$108,174		
Average Non-Family Household Size	1.4		1.5		1.5		
Marital Status (2025)							
Population Age 15 Years or Over	12,497		124,831		343,426		
Never Married	3,998	32.0%	40,293	32.3%	107,831	31.4%	
Currently Married	6,407	51.3%	57,161	45.8%	158,668	46.2%	
Previously Married	2,092	16.7%	27,377	21.9%	76,927	22.4%	
Separated	375	17.9%	6,633	24.2%	19,209	25.0%	
Widowed	480	23.0%	7,682	28.1%	19,277	25.1%	
Divorced	1,236	59.1%	13,061	47.7%	38,441	50.0%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	10,679		107,353		293,946		
Elementary (Grade Level 0 to 8)	326	3.1%	4,964	4.6%	15,299	5.2%	
Some High School (Grade Level 9 to 11)	674	6.3%	6,352	5.9%	22,657	7.7%	
High School Graduate	2,316	21.7%	26,449	24.6%	74,850	25.5%	
Some College	1,644	15.4%	16,901	15.7%	42,639	14.5%	
Associate Degree Only	1,484	13.9%	13,074	12.2%	33,623	11.4%	
Bachelor Degree Only	2,802	26.2%	25,018	23.3%	66,611	22.7%	
Graduate Degree	1,433	13.4%	14,596	13.6%	38,266	13.0%	
Any College (Some College or Higher)	7,363	68.9%	69,588	64.8%	181,139	61.6%	
College Degree + (Bachelor Degree or Higher)	4,234	39.7%	39,613	36.9%	104,878	35.7%	

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South Kendall							
Miami, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Housing							
Total Housing Units (2025)		5,450		54,521		145,744	
Total Housing Units (2020)		5,370		54,229		145,206	
Historical Annual Growth (2020-2025)		80 -		292 -		538 -	
Housing Units Occupied (2025)		5,103 93.6%		50,803 93.2%		135,932 93.3%	
Housing Units Owner-Occupied		3,797 74.4%		32,560 64.1%		89,887 66.1%	
Housing Units Renter-Occupied		1,306 25.6%		18,243 35.9%		46,045 33.9%	
Housing Units Vacant (2025)		347 6.4%		3,718 6.8%		9,812 6.7%	
Household Size (2025)							
Total Households		5,103		50,803		135,932	
1 Person Households		783 15.3%		9,524 18.7%		22,116 16.3%	
2 Person Households		1,586 31.1%		15,322 30.2%		40,115 29.5%	
3 Person Households		1,126 22.1%		10,669 21.0%		29,405 21.6%	
4 Person Households		871 17.1%		8,368 16.5%		23,606 17.4%	
5 Person Households		428 8.4%		3,986 7.8%		11,760 8.7%	
6 Person Households		186 3.6%		1,771 3.5%		5,364 3.9%	
7 or More Person Households		123 2.4%		1,161 2.3%		3,565 2.6%	
Household Income Distribution (2025)							
HH Income \$200,000 or More		846 16.6%		6,918 13.6%		18,781 13.8%	
HH Income \$150,000 to \$199,999		773 15.1%		6,262 12.3%		16,287 12.0%	
HH Income \$125,000 to \$149,999		485 9.5%		4,173 8.2%		10,690 7.9%	
HH Income \$100,000 to \$124,999		341 6.7%		5,145 10.1%		14,095 10.4%	
HH Income \$75,000 to \$99,999		731 14.3%		6,660 13.1%		17,476 12.9%	
HH Income \$50,000 to \$74,999		835 16.4%		7,707 15.2%		21,417 15.8%	
HH Income \$35,000 to \$49,999		344 6.7%		4,252 8.4%		12,174 9.0%	
HH Income \$25,000 to \$34,999		368 7.2%		3,342 6.6%		8,517 6.3%	
HH Income \$15,000 to \$24,999		181 3.6%		2,352 4.6%		7,100 5.2%	
HH Income \$10,000 to \$14,999		120 2.4%		1,760 3.5%		4,033 3.0%	
HH Income Under \$10,000		79 1.6%		2,233 4.4%		5,360 3.9%	
Household Vehicles (2025)							
Households 0 Vehicles Available		97 1.9%		2,959 5.8%		7,054 5.2%	
Households 1 Vehicle Available		1,372 26.9%		16,444 32.4%		40,968 30.1%	
Households 2 Vehicles Available		2,404 47.1%		19,832 39.0%		55,649 40.9%	
Households 3 or More Vehicles Available		1,230 24.1%		11,567 22.8%		32,260 23.7%	
Total Vehicles Available		10,271		95,279		261,111	
Average Vehicles per Household		2.0		1.9		1.9	
Owner-Occupied Household Vehicles		7,801 75.9%		67,362 70.7%		187,905 72.0%	
Average Vehicles per Owner-Occupied Household		2.1		2.1		2.1	
Renter-Occupied Household Vehicles		2,470 24.1%		27,918 29.3%		73,206 28.0%	
Average Vehicles per Renter-Occupied Household		1.9		1.5		1.6	
Travel Time (2025)							
Worker Base Age 16 years or Over		8,174		78,191		215,934	
Travel to Work in 14 Minutes or Less		929 11.4%		7,922 10.1%		22,565 10.4%	
Travel to Work in 15 to 29 Minutes		2,835 34.7%		25,820 33.0%		63,181 29.3%	
Travel to Work in 30 to 59 Minutes		2,659 32.5%		26,322 33.7%		75,689 35.1%	
Travel to Work in 60 Minutes or More		700 8.6%		8,767 11.2%		28,741 13.3%	
Work at Home		1,051 12.9%		9,360 12.0%		25,758 11.9%	
Average Minutes Travel to Work		26.6		28.5		30.1	

## Complete Profile

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



Lat/Lon: 25.6561/-80.3962

South Kendall							
Miami, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2025)							
Worker Base Age 16 years or Over	8,174		78,191		215,934		
Drive to Work Alone	6,062	74.2%	57,582	73.6%	157,477	72.9%	
Drive to Work in Carpool	718	8.8%	7,315	9.4%	21,114	9.8%	
Travel to Work by Public Transportation	126	1.5%	2,171	2.8%	5,762	2.7%	
Drive to Work on Motorcycle	16	0.2%	111	0.1%	410	0.2%	
Bicycle to Work	14	0.2%	126	0.2%	335	0.2%	
Walk to Work	116	1.4%	763	1.0%	2,331	1.1%	
Other Means	70	0.9%	763	1.0%	2,747	1.3%	
Work at Home	1,051	12.9%	9,360	12.0%	25,758	11.9%	
Daytime Demographics (2025)							
Total Businesses	3,483		15,630		37,087		
Total Employees	18,735		77,492		169,413		
Company Headquarter Businesses	94	2.7%	328	2.1%	656	1.8%	
Company Headquarter Employees	1,148	6.1%	5,353	6.9%	9,194	5.4%	
Employee Population per Business	5.4	to 1	5.0	to 1	4.6	to 1	
Residential Population per Business	4.3	to 1	9.4	to 1	11.0	to 1	
Adj. Daytime Demographics Age 16 Years or Over	22,858		122,246		291,504		
Labor Force							
Labor Population Age 16 Years or Over (2025)	12,296		123,054		338,382		
Labor Force Total Males (2025)	5,649	45.9%	57,756	46.9%	158,748	46.9%	
Male Civilian Employed	4,076	72.1%	38,687	67.0%	108,565	68.4%	
Male Civilian Unemployed	112	2.0%	843	1.5%	2,627	1.7%	
Males in Armed Forces	-	-	98	0.2%	241	0.2%	
Males Not in Labor Force	1,461	25.9%	18,127	31.4%	47,316	29.8%	
Labor Force Total Females (2025)	6,647	54.1%	65,299	53.1%	179,634	53.1%	
Female Civilian Employed	4,098	61.7%	39,507	60.5%	107,376	59.8%	
Female Civilian Unemployed	47	0.7%	669	1.0%	2,382	1.3%	
Females in Armed Forces	-	-	8	-	110	-	
Females Not in Labor Force	2,501	37.6%	25,115	38.5%	69,765	38.8%	
Unemployment Rate	160	1.3%	1,512	1.2%	5,009	1.5%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	8,174		78,191		215,934		
Occupation Total Males	4,076	49.9%	38,684	49.5%	108,558	50.3%	
Occupation Total Females	4,098	50.1%	39,507	50.5%	107,376	49.7%	
Management, Business, Financial Operations	1,806	22.1%	15,710	20.1%	39,654	18.4%	
Professional, Related	2,073	25.4%	18,651	23.9%	51,055	23.6%	
Service	1,283	15.7%	12,289	15.7%	37,197	17.2%	
Sales, Office	1,768	21.6%	18,350	23.5%	49,281	22.8%	
Farming, Fishing, Forestry	19	0.2%	96	0.1%	606	0.3%	
Construction, Extraction, Maintenance	529	6.5%	5,975	7.6%	16,863	7.8%	
Production, Transport, Material Moving	696	8.5%	7,119	9.1%	21,277	9.9%	
White Collar Workers	5,647	69.1%	52,711	67.4%	139,990	64.8%	
Blue Collar Workers	2,527	30.9%	25,480	32.6%	75,944	35.2%	



## Complete Profile

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



Lat/Lon: 25.6561/-80.3962

South Kendall		1 mi radius		3 mi radius		5 mi radius	
Miami, FL 33186							
Units In Structure (2025)							
Total Units	5,103		50,803		135,932		
1 Detached Unit	2,657	52.1%	25,860	50.9%	74,605	54.9%	
1 Attached Unit	1,838	36.0%	8,126	16.0%	20,445	15.0%	
2 Units	17	0.3%	582	1.1%	1,517	1.1%	
3 to 4 Units	66	1.3%	1,244	2.4%	3,462	2.5%	
5 to 9 Units	89	1.8%	2,400	4.7%	6,354	4.7%	
10 to 19 Units	77	1.5%	3,260	6.4%	7,334	5.4%	
20 to 49 Units	90	1.8%	3,665	7.2%	8,191	6.0%	
50 or More Units	218	4.3%	5,225	10.3%	13,039	9.6%	
Mobile Home or Trailer	49	1.0%	415	0.8%	920	0.7%	
Other Structure	2	-	26	-	65	-	
Homes Built By Year (2025)							
Homes Built 2020 or later	62	1.1%	806	1.5%	2,105	1.4%	
Homes Built 2010 to 2019	362	6.7%	2,571	4.7%	8,075	5.5%	
Homes Built 2000 to 2009	974	17.9%	4,489	8.2%	12,716	8.7%	
Homes Built 1990 to 1999	606	11.1%	10,084	18.5%	28,123	19.3%	
Homes Built 1980 to 1989	1,302	23.9%	14,082	25.8%	31,791	21.8%	
Homes Built 1970 to 1979	1,536	28.2%	12,862	23.6%	29,759	20.4%	
Homes Built 1960 to 1969	130	2.4%	3,303	6.1%	12,484	8.6%	
Homes Built 1950 to 1959	74	1.4%	1,883	3.5%	8,323	5.7%	
Homes Built 1940 to 1949	33	0.6%	365	0.7%	1,372	0.9%	
Homes Built Before 1939	24	0.4%	358	0.7%	1,184	0.8%	
Median Age of Homes	36.8	yrs	39.7	yrs	40.4	yrs	
Home Values (2025)							
Owner Specified Housing Units	3,797		32,560		89,887		
Home Values \$1,000,000 or More	213	5.6%	2,307	7.1%	7,207	8.0%	
Home Values \$750,000 to \$999,999	208	5.5%	3,629	11.1%	8,668	9.6%	
Home Values \$500,000 to \$749,999	1,176	31.0%	9,029	27.7%	26,185	29.1%	
Home Values \$400,000 to \$499,999	1,000	26.3%	7,303	22.4%	20,342	22.6%	
Home Values \$300,000 to \$399,999	650	17.1%	5,165	15.9%	13,876	15.4%	
Home Values \$250,000 to \$299,999	321	8.4%	1,617	5.0%	4,066	4.5%	
Home Values \$200,000 to \$249,999	59	1.5%	1,224	3.8%	3,498	3.9%	
Home Values \$175,000 to \$199,999	29	0.8%	343	1.1%	874	1.0%	
Home Values \$150,000 to \$174,999	25	0.7%	351	1.1%	809	0.9%	
Home Values \$125,000 to \$149,999	9	0.2%	148	0.5%	316	0.4%	
Home Values \$100,000 to \$124,999	14	0.4%	186	0.6%	474	0.5%	
Home Values \$90,000 to \$99,999	3	-	26	-	67	-	
Home Values \$80,000 to \$89,999	3	-	48	0.1%	119	0.1%	
Home Values \$70,000 to \$79,999	2	-	28	-	61	-	
Home Values \$60,000 to \$69,999	4	-	79	0.2%	346	0.4%	
Home Values \$50,000 to \$59,999	6	0.2%	243	0.7%	461	0.5%	
Home Values \$35,000 to \$49,999	7	0.2%	155	0.5%	498	0.6%	
Home Values \$25,000 to \$34,999	18	0.5%	131	0.4%	326	0.4%	
Home Values \$10,000 to \$24,999	4	0.1%	61	0.2%	207	0.2%	
Home Values Under \$10,000	48	1.3%	486	1.5%	1,488	1.7%	
Owner-Occupied Median Home Value	\$479,045		\$507,941		\$515,404		
Renter-Occupied Median Rent	\$1,920		\$1,832		\$1,818		



## Complete Profile

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



Lat/Lon: 25.6561/-80.3962

South Kendall		1 mi radius	3 mi radius	5 mi radius
Miami, FL 33186				
<b>Total Annual Consumer Expenditure (2025)</b>				
Total Household Expenditure	\$617.41 M	\$5.71 B	\$15.38 B	
Total Non-Retail Expenditure	\$308.22 M	\$2.84 B	\$7.63 B	
Total Retail Expenditure	\$309.19 M	\$2.87 B	\$7.76 B	
Alcoholic Beverages	\$3.85 M	\$35.4 M	\$95.41 M	
Apparel	\$11.57 M	\$107.18 M	\$289.56 M	
Contributions	\$20.21 M	\$183.57 M	\$492.46 M	
Education	\$14.36 M	\$131.1 M	\$352.37 M	
Entertainment	\$35.74 M	\$331.74 M	\$896.23 M	
Food Away From Home	\$27.55 M	\$254.69 M	\$687.63 M	
Grocery	\$40.22 M	\$383.36 M	\$1.05 B	
Health Care	\$35.01 M	\$349.73 M	\$941.2 M	
Household Furnishings and Equipment	\$16.67 M	\$153.79 M	\$414.86 M	
Household Operations	\$11.7 M	\$108.76 M	\$294.37 M	
Miscellaneous Expenses	\$10.66 M	\$98.61 M	\$265.82 M	
Personal Care	\$7.94 M	\$75.13 M	\$204.5 M	
Shelter	\$97.05 M	\$929.18 M	\$2.5 B	
Tax and Retirement	\$155.97 M	\$1.38 B	\$3.68 B	
Tobacco and Related	\$2.9 M	\$29.19 M	\$80.98 M	
Transportation	\$97.39 M	\$882.75 M	\$2.39 B	
Utilities	\$28.62 M	\$273.6 M	\$747.18 M	
<b>Monthly Household Consumer Expenditure (2025)</b>				
Total Household Expenditure	\$10,082	\$9,359	\$9,430	
Total Non-Retail Expenditure	\$5,033 49.9%	\$4,656 49.7%	\$4,675 49.6%	
Total Retail Expenditures	\$5,049 50.1%	\$4,703 50.3%	\$4,755 50.4%	
Alcoholic Beverages	\$63 0.6%	\$58 0.6%	\$58 0.6%	
Apparel	\$189 1.9%	\$176 1.9%	\$178 1.9%	
Contributions	\$330 3.3%	\$301 3.2%	\$302 3.2%	
Education	\$234 2.3%	\$215 2.3%	\$216 2.3%	
Entertainment	\$584 5.8%	\$544 5.8%	\$549 5.8%	
Food Away From Home	\$450 4.5%	\$418 4.5%	\$422 4.5%	
Grocery	\$657 6.5%	\$629 6.7%	\$641 6.8%	
Health Care	\$572 5.7%	\$574 6.1%	\$577 6.1%	
Household Furnishings and Equipment	\$272 2.7%	\$252 2.7%	\$254 2.7%	
Household Operations	\$191 1.9%	\$178 1.9%	\$180 1.9%	
Miscellaneous Expenses	\$174 1.7%	\$162 1.7%	\$163 1.7%	
Personal Care	\$130 1.3%	\$123 1.3%	\$125 1.3%	
Shelter	\$1,585 15.7%	\$1,524 16.3%	\$1,534 16.3%	
Tax and Retirement	\$2,547 25.3%	\$2,260 24.2%	\$2,255 24.2%	
Tobacco and Related	\$47 0.5%	\$48 0.5%	\$50 0.5%	
Transportation	\$1,590 15.8%	\$1,448 15.5%	\$1,466 15.5%	
Utilities	\$467 4.6%	\$449 4.8%	\$458 4.9%	