

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 Square						
Miami, FL 33186	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	15,129		148,401		408,493	
Projected Population (2030)	13,715		133,716		366,751	
Census Population (2020)	15,576		149,052		416,277	
Census Population (2010)	14,524		140,847		395,515	
Projected Annual Growth (2025-2030)	-1,414	-1.9%	-14,685	-2.0%	-41,742	-2.0%
Historical Annual Growth (2020-2025)	-447	-	-651	-	-7,784	-0.4%
Historical Annual Growth (2010-2020)	1,052	0.7%	8,205	0.6%	20,761	0.5%
Estimated Population Density (2025)	4,818	psm	5,251	psm	5,203	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2025)	5,172		51,296		137,241	
Projected Households (2030)	4,648		45,810		122,205	
Census Households (2020)	5,261		52,051		139,839	
Census Households (2010)	4,793		48,128		128,726	
Projected Annual Growth (2025-2030)	-524	-2.0%	-5,486	-2.1%	-15,036	-2.2%
Historical Annual Change (2010-2025)	380	0.5%	3,168	0.4%	8,516	0.4%
Average Household Income						
Estimated Average Household Income (2025)	\$128,844		\$120,832		\$122,382	
Projected Average Household Income (2030)	\$127,669		\$119,516		\$121,103	
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)	-\$1,175	-0.2%	-\$1,316	-0.2%	-\$1,279	-0.2%
Historical Annual Change (2000-2025)	\$60,311	3.5%	\$56,558	3.5%	\$60,185	3.9%
Median Household Income						
Estimated Median Household Income (2025)	\$100,740		\$95,371		\$94,449	
Projected Median Household Income (2030)	\$100,254		\$94,918		\$94,087	
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)	-\$486	-	-\$453	-	-\$362	-
Historical Annual Change (2000-2025)	\$39,292	2.6%	\$42,052	3.2%	\$42,440	3.3%
Per Capita Income						
Estimated Per Capita Income (2025)	\$44,065		\$41,899		\$41,200	
Projected Per Capita Income (2030)	\$43,285		\$41,092		\$40,446	
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)	-\$780	-0.4%	-\$807	-0.4%	-\$754	-0.4%
Historical Annual Change (2000-2025)	\$21,269	3.7%	\$20,288	3.8%	\$21,075	4.2%
Estimated Average Household Net Worth (2025)	\$1.34 M		\$1.24 M		\$1.25 M	

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 Square							
Miami, FL 33186		1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity							
Total Population (2025)	15,129		148,401		408,493		
White (2025)	5,033	33.3%	45,283	30.5%	122,935	30.1%	
Black or African American (2025)	1,455	9.6%	18,055	12.2%	46,186	11.3%	
American Indian or Alaska Native (2025)	34	0.2%	306	0.2%	926	0.2%	
Asian (2025)	539	3.6%	3,766	2.5%	9,602	2.4%	
Hawaiian or Pacific Islander (2025)	5	-	40	-	83	-	
Other Race (2025)	1,519	10.0%	16,131	10.9%	45,933	11.2%	
Two or More Races (2025)	6,544	43.3%	64,821	43.7%	182,827	44.8%	
Population < 18 (2025)	3,106	20.5%	28,341	19.1%	79,134	19.4%	
White Not Hispanic	612	19.7%	5,221	18.4%	14,483	18.3%	
Black or African American	277	8.9%	3,205	11.3%	8,848	11.2%	
Asian	98	3.2%	686	2.4%	1,706	2.2%	
Other Race Not Hispanic	37	1.2%	359	1.3%	963	1.2%	
Hispanic	2,082	67.0%	18,870	66.6%	53,134	67.1%	
Not Hispanic or Latino Population (2025)	4,352	28.8%	42,219	28.4%	107,751	26.4%	
Not Hispanic White	2,317	53.2%	20,901	49.5%	54,094	50.2%	
Not Hispanic Black or African American	1,348	31.0%	16,388	38.8%	41,081	38.1%	
Not Hispanic American Indian or Alaska Native	3	-	37	-	124	0.1%	
Not Hispanic Asian	533	12.2%	3,661	8.7%	9,262	8.6%	
Not Hispanic Hawaiian or Pacific Islander	3	-	11	-	20	-	
Not Hispanic Other Race	35	0.8%	309	0.7%	862	0.8%	
Not Hispanic Two or More Races	113	2.6%	913	2.2%	2,307	2.1%	
Hispanic or Latino Population (2025)	10,777	71.2%	106,182	71.6%	300,742	73.6%	
Hispanic White	2,716	25.2%	24,382	23.0%	68,841	22.9%	
Hispanic Black or African American	108	1.0%	1,667	1.6%	5,105	1.7%	
Hispanic American Indian or Alaska Native	31	0.3%	269	0.3%	802	0.3%	
Hispanic Asian	6	-	105	-	340	0.1%	
Hispanic Hawaiian or Pacific Islander	3	-	29	-	63	-	
Hispanic Other Race	1,484	13.8%	15,822	14.9%	45,071	15.0%	
Hispanic Two or More Races	6,430	59.7%	63,908	60.2%	180,520	60.0%	
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)	4,695	34.2%	44,763	33.5%	116,964	31.9%	
Hispanic or Latino Population (2030)	9,019	65.8%	88,953	66.5%	249,787	68.1%	
Projected Annual Growth (2025-2030)	-1,757	-3.3%	-17,229	-3.2%	-50,955	-3.4%	
Historical Annual Growth (2010-2020)	1,521	1.6%	13,374	1.4%	33,006	1.2%	

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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 Square		1 mi radius		3 mi radius		5 mi radius	
Miami, FL 33186							
Total Age Distribution (2025)							
Total Population	15,129			148,401		408,493	
Age Under 5 Years	792	5.2%		7,207	4.9%	19,763	4.8%
Age 5 to 9 Years	844	5.6%		7,684	5.2%	21,380	5.2%
Age 10 to 14 Years	873	5.8%		8,089	5.5%	22,676	5.6%
Age 15 to 19 Years	974	6.4%		8,780	5.9%	25,099	6.1%
Age 20 to 24 Years	818	5.4%		8,376	5.6%	23,389	5.7%
Age 25 to 29 Years	845	5.6%		8,707	5.9%	23,174	5.7%
Age 30 to 34 Years	964	6.4%		9,370	6.3%	25,020	6.1%
Age 35 to 39 Years	1,105	7.3%		10,031	6.8%	26,476	6.5%
Age 40 to 44 Years	1,048	6.9%		9,584	6.5%	26,380	6.5%
Age 45 to 49 Years	1,061	7.0%		10,165	6.8%	28,883	7.1%
Age 50 to 54 Years	1,123	7.4%		10,855	7.3%	31,043	7.6%
Age 55 to 59 Years	1,179	7.8%		11,443	7.7%	32,198	7.9%
Age 60 to 64 Years	1,010	6.7%		10,331	7.0%	28,283	6.9%
Age 65 to 69 Years	843	5.6%		8,453	5.7%	22,788	5.6%
Age 70 to 74 Years	651	4.3%		6,868	4.6%	18,538	4.5%
Age 75 to 79 Years	461	3.0%		5,197	3.5%	14,011	3.4%
Age 80 to 84 Years	279	1.8%		3,549	2.4%	9,857	2.4%
Age 85 Years or Over	261	1.7%		3,712	2.5%	9,534	2.3%
Median Age	41.1			42.6		42.6	
Age 19 Years or Less	3,482	23.0%		31,759	21.4%	88,919	21.8%
Age 20 to 64 Years	9,152	60.5%		88,862	59.9%	244,846	59.9%
Age 65 Years or Over	2,494	16.5%		27,779	18.7%	74,728	18.3%
Female Age Distribution (2025)							
Female Population	8,061	53.3%		77,534	52.2%	213,745	52.3%
Age Under 5 Years	391	4.9%		3,486	4.5%	9,614	4.5%
Age 5 to 9 Years	419	5.2%		3,642	4.7%	10,237	4.8%
Age 10 to 14 Years	430	5.3%		3,908	5.0%	11,086	5.2%
Age 15 to 19 Years	476	5.9%		4,278	5.5%	12,309	5.8%
Age 20 to 24 Years	408	5.1%		4,152	5.4%	11,563	5.4%
Age 25 to 29 Years	414	5.1%		4,312	5.6%	11,609	5.4%
Age 30 to 34 Years	501	6.2%		4,679	6.0%	12,466	5.8%
Age 35 to 39 Years	569	7.1%		5,036	6.5%	13,226	6.2%
Age 40 to 44 Years	544	6.7%		4,838	6.2%	13,502	6.3%
Age 45 to 49 Years	571	7.1%		5,293	6.8%	15,241	7.1%
Age 50 to 54 Years	587	7.3%		5,692	7.3%	16,179	7.6%
Age 55 to 59 Years	661	8.2%		6,192	8.0%	17,206	8.0%
Age 60 to 64 Years	549	6.8%		5,774	7.4%	15,605	7.3%
Age 65 to 69 Years	492	6.1%		4,892	6.3%	13,032	6.1%
Age 70 to 74 Years	406	5.0%		4,079	5.3%	10,919	5.1%
Age 75 to 79 Years	280	3.5%		3,067	4.0%	8,287	3.9%
Age 80 to 84 Years	174	2.2%		2,111	2.7%	5,895	2.8%
Age 85 Years or Over	190	2.4%		2,107	2.7%	5,767	2.7%
Female Median Age	43.4			44.7		44.6	
Age 19 Years or Less	1,716	21.3%		15,313	19.8%	43,246	20.2%
Age 20 to 64 Years	4,803	59.6%		45,966	59.3%	126,598	59.2%
Age 65 Years or Over	1,542	19.1%		16,255	21.0%	43,900	20.5%

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 Square		1 mi radius		3 mi radius		5 mi radius	
Miami, FL 33186							
Male Age Distribution (2025)							
Male Population	7,068	46.7%	70,867	47.8%	194,748	47.7%	
Age Under 5 Years	401	5.7%	3,722	5.3%	10,149	5.2%	
Age 5 to 9 Years	425	6.0%	4,042	5.7%	11,143	5.7%	
Age 10 to 14 Years	442	6.3%	4,181	5.9%	11,590	6.0%	
Age 15 to 19 Years	498	7.0%	4,502	6.4%	12,790	6.6%	
Age 20 to 24 Years	409	5.8%	4,225	6.0%	11,826	6.1%	
Age 25 to 29 Years	431	6.1%	4,395	6.2%	11,564	5.9%	
Age 30 to 34 Years	463	6.6%	4,692	6.6%	12,555	6.4%	
Age 35 to 39 Years	536	7.6%	4,995	7.0%	13,250	6.8%	
Age 40 to 44 Years	504	7.1%	4,746	6.7%	12,878	6.6%	
Age 45 to 49 Years	490	6.9%	4,872	6.9%	13,642	7.0%	
Age 50 to 54 Years	536	7.6%	5,163	7.3%	14,865	7.6%	
Age 55 to 59 Years	518	7.3%	5,252	7.4%	14,992	7.7%	
Age 60 to 64 Years	461	6.5%	4,557	6.4%	12,678	6.5%	
Age 65 to 69 Years	351	5.0%	3,561	5.0%	9,756	5.0%	
Age 70 to 74 Years	244	3.5%	2,790	3.9%	7,619	3.9%	
Age 75 to 79 Years	181	2.6%	2,130	3.0%	5,724	2.9%	
Age 80 to 84 Years	105	1.5%	1,438	2.0%	3,962	2.0%	
Age 85 Years or Over	71	1.0%	1,605	2.3%	3,767	1.9%	
Male Median Age	38.5		40.3		40.3		
Age 19 Years or Less	1,766	25.0%	16,446	23.2%	45,672	23.5%	
Age 20 to 64 Years	4,350	61.5%	42,896	60.5%	118,248	60.7%	
Age 65 Years or Over	953	13.5%	11,525	16.3%	30,827	15.8%	
Males per 100 Females (2025)							
Overall Comparison	88		91		91		
Age Under 5 Years	102	50.6%	107	51.6%	106	51.4%	
Age 5 to 9 Years	102	50.4%	111	52.6%	109	52.1%	
Age 10 to 14 Years	103	50.7%	107	51.7%	105	51.1%	
Age 15 to 19 Years	105	51.1%	105	51.3%	104	51.0%	
Age 20 to 24 Years	100	50.1%	102	50.4%	102	50.6%	
Age 25 to 29 Years	104	51.0%	102	50.5%	100	49.9%	
Age 30 to 34 Years	93	48.1%	100	50.1%	101	50.2%	
Age 35 to 39 Years	94	48.5%	99	49.8%	100	50.0%	
Age 40 to 44 Years	93	48.1%	98	49.5%	95	48.8%	
Age 45 to 49 Years	86	46.2%	92	47.9%	90	47.2%	
Age 50 to 54 Years	91	47.7%	91	47.6%	92	47.9%	
Age 55 to 59 Years	78	44.0%	85	45.9%	87	46.6%	
Age 60 to 64 Years	84	45.6%	79	44.1%	81	44.8%	
Age 65 to 69 Years	71	41.6%	73	42.1%	75	42.8%	
Age 70 to 74 Years	60	37.5%	68	40.6%	70	41.1%	
Age 75 to 79 Years	65	39.3%	69	41.0%	69	40.9%	
Age 80 to 84 Years	61	37.8%	68	40.5%	67	40.2%	
Age 85 Years or Over	37	27.2%	76	43.2%	65	39.5%	
Age 19 Years or Less	103	50.7%	107	51.8%	106	51.4%	
Age 20 to 39 Years	97	49.3%	101	50.2%	101	50.2%	
Age 40 to 64 Years	86	46.3%	88	46.9%	89	47.0%	
Age 65 Years or Over	62	38.2%	71	41.5%	70	41.3%	

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 Square							
Miami, FL 33186							
	1 mi radius		3 mi radius		5 mi radius		
Household Type (2025)							
Total Households	5,172		51,296		137,241		
Households with Children	1,949	37.7%	17,331	33.8%	48,189	35.1%	
Average Household Size	2.9		2.8		2.9		
Household Density per Square Mile	1,647		1,815		1,748		
Population Family	13,674	90.4%	127,189	85.7%	358,765	87.8%	
Population Non-Family	1,435	9.5%	18,429	12.4%	45,506	11.1%	
Population Group Quarters	20	0.1%	2,783	1.9%	4,222	1.0%	
Family Households	4,148	80.2%	38,528	75.1%	106,680	77.7%	
Married Couple Households	2,896	69.8%	25,997	67.5%	70,695	66.3%	
Other Family Households with Children	1,252	30.2%	12,531	32.5%	35,985	33.7%	
Family Households with Children	1,948	47.0%	17,312	44.9%	48,124	45.1%	
Married Couple with Children	1,413	72.5%	12,011	69.4%	32,600	67.7%	
Other Family Households with Children	535	27.5%	5,301	30.6%	15,524	32.3%	
Family Households No Children	2,200	53.0%	21,216	55.1%	58,556	54.9%	
Married Couple No Children	1,483	67.4%	13,986	65.9%	38,095	65.1%	
Other Family Households No Children	717	32.6%	7,230	34.1%	20,461	34.9%	
Non-Family Households	1,025	19.8%	12,768	24.9%	30,562	22.3%	
Non-Family Households with Children	1	0.1%	19	0.2%	65	0.2%	
Non-Family Households No Children	1,023	99.9%	12,749	99.8%	30,497	99.8%	
Average Family Household Size	3.3		3.3		3.4		
Average Family Income	\$142,838		\$137,523		\$137,097		
Median Family Income	\$115,415		\$110,987		\$107,039		
Average Non-Family Household Size	1.4		1.4		1.5		
Marital Status (2025)							
Population Age 15 Years or Over	12,620		125,421		344,673		
Never Married	4,199	33.3%	39,393	31.4%	109,382	31.7%	
Currently Married	6,443	51.1%	58,871	46.9%	156,721	45.5%	
Previously Married	1,979	15.7%	27,157	21.7%	78,570	22.8%	
Separated	399	20.2%	7,355	27.1%	20,638	26.3%	
Widowed	549	27.8%	7,051	26.0%	18,805	23.9%	
Divorced	1,030	52.1%	12,751	47.0%	39,127	49.8%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	10,829		108,265		296,185		
Elementary (Grade Level 0 to 8)	327	3.0%	4,989	4.6%	15,393	5.2%	
Some High School (Grade Level 9 to 11)	686	6.3%	6,392	5.9%	22,812	7.7%	
High School Graduate	2,352	21.7%	26,653	24.6%	75,389	25.5%	
Some College	1,670	15.4%	17,065	15.8%	42,983	14.5%	
Associate Degree Only	1,507	13.9%	13,202	12.2%	33,938	11.5%	
Bachelor Degree Only	2,839	26.2%	25,235	23.3%	67,122	22.7%	
Graduate Degree	1,448	13.4%	14,728	13.6%	38,548	13.0%	
Any College (Some College or Higher)	7,464	68.9%	70,230	64.9%	182,591	61.6%	
College Degree + (Bachelor Degree or Higher)	4,287	39.6%	39,963	36.9%	105,670	35.7%	

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 Square		1 mi radius		3 mi radius		5 mi radius	
Miami, FL 33186							
Housing							
Total Housing Units (2025)	5,466		54,530		145,902		
Total Housing Units (2020)	5,370		54,229		145,206		
Historical Annual Growth (2020-2025)	95	-	301	-	697	-	
Housing Units Occupied (2025)	5,172	94.6%	51,296	94.1%	137,241	94.1%	
Housing Units Owner-Occupied	3,865	74.7%	33,154	64.6%	91,276	66.5%	
Housing Units Renter-Occupied	1,308	25.3%	18,142	35.4%	45,966	33.5%	
Housing Units Vacant (2025)	293	5.4%	3,233	5.9%	8,661	5.9%	
Household Size (2025)							
Total Households	5,172		51,296		137,241		
1 Person Households	787	15.2%	9,612	18.7%	22,311	16.3%	
2 Person Households	1,605	31.0%	15,423	30.1%	40,424	29.5%	
3 Person Households	1,146	22.2%	10,757	21.0%	29,702	21.6%	
4 Person Households	887	17.2%	8,491	16.6%	23,888	17.4%	
5 Person Households	434	8.4%	4,042	7.9%	11,891	8.7%	
6 Person Households	190	3.7%	1,794	3.5%	5,424	4.0%	
7 or More Person Households	124	2.4%	1,177	2.3%	3,601	2.6%	
Household Income Distribution (2025)							
HH Income \$200,000 or More	846	16.4%	6,877	13.4%	18,710	13.6%	
HH Income \$150,000 to \$199,999	753	14.6%	6,093	11.9%	15,847	11.5%	
HH Income \$125,000 to \$149,999	509	9.8%	4,344	8.5%	11,132	8.1%	
HH Income \$100,000 to \$124,999	339	6.5%	5,163	10.1%	14,182	10.3%	
HH Income \$75,000 to \$99,999	714	13.8%	6,447	12.6%	16,874	12.3%	
HH Income \$50,000 to \$74,999	895	17.3%	8,161	15.9%	22,727	16.6%	
HH Income \$35,000 to \$49,999	353	6.8%	4,314	8.4%	12,307	9.0%	
HH Income \$25,000 to \$34,999	376	7.3%	3,421	6.7%	8,694	6.3%	
HH Income \$15,000 to \$24,999	176	3.4%	2,335	4.6%	7,062	5.1%	
HH Income \$10,000 to \$14,999	128	2.5%	1,868	3.6%	4,257	3.1%	
HH Income Under \$10,000	82	1.6%	2,273	4.4%	5,448	4.0%	
Household Vehicles (2025)							
Households 0 Vehicles Available	99	1.9%	2,977	5.8%	7,090	5.2%	
Households 1 Vehicle Available	1,389	26.9%	16,587	32.3%	41,325	30.1%	
Households 2 Vehicles Available	2,435	47.1%	20,035	39.1%	56,214	41.0%	
Households 3 or More Vehicles Available	1,249	24.2%	11,698	22.8%	32,612	23.8%	
Total Vehicles Available	10,415		96,293		263,821		
Average Vehicles per Household	2.0		1.9		1.9		
Owner-Occupied Household Vehicles	7,942	76.3%	68,591	71.2%	190,827	72.3%	
Average Vehicles per Owner-Occupied Household	2.1		2.1		2.1		
Renter-Occupied Household Vehicles	2,473	23.7%	27,702	28.8%	72,994	27.7%	
Average Vehicles per Renter-Occupied Household	1.9		1.5		1.6		
Travel Time (2025)							
Worker Base Age 16 years or Over	8,207		78,028		215,300		
Travel to Work in 14 Minutes or Less	940	11.4%	7,958	10.2%	22,659	10.5%	
Travel to Work in 15 to 29 Minutes	2,852	34.8%	25,870	33.2%	63,213	29.4%	
Travel to Work in 30 to 59 Minutes	2,661	32.4%	26,146	33.5%	75,213	34.9%	
Travel to Work in 60 Minutes or More	699	8.5%	8,707	11.2%	28,521	13.2%	
Work at Home	1,055	12.9%	9,346	12.0%	25,693	11.9%	
Average Minutes Travel to Work	26.5		28.4		30.0		

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 Square							
Miami, FL 33186							
	1 mi radius		3 mi radius		5 mi radius		
Transportation To Work (2025)							
Worker Base Age 16 years or Over	8,207		78,028		215,300		
Drive to Work Alone	6,085	74.2%	57,427	73.6%	156,901	72.9%	
Drive to Work in Carpool	720	8.8%	7,276	9.3%	20,996	9.8%	
Travel to Work by Public Transportation	131	1.6%	2,217	2.8%	5,901	2.7%	
Drive to Work on Motorcycle	16	0.2%	112	0.1%	411	0.2%	
Bicycle to Work	13	0.2%	122	0.2%	326	0.2%	
Walk to Work	117	1.4%	769	1.0%	2,345	1.1%	
Other Means	68	0.8%	757	1.0%	2,727	1.3%	
Work at Home	1,055	12.9%	9,346	12.0%	25,693	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	9.5	to 1	11.0	to 1	
Adj. Daytime Demographics Age 16 Years or Over	22,951		123,016		293,419		
Labor Force							
Labor Population Age 16 Years or Over (2025)	12,423		123,663		339,670		
Labor Force Total Males (2025)	5,701	45.9%	58,009	46.9%	159,294	46.9%	
Male Civilian Employed	4,095	71.8%	38,648	66.6%	108,364	68.0%	
Male Civilian Unemployed	95	1.7%	713	1.2%	2,226	1.4%	
Males in Armed Forces	-	-	99	0.2%	245	0.2%	
Males Not in Labor Force	1,510	26.5%	18,548	32.0%	48,458	30.4%	
Labor Force Total Females (2025)	6,722	54.1%	65,654	53.1%	180,376	53.1%	
Female Civilian Employed	4,112	61.2%	39,382	60.0%	106,943	59.3%	
Female Civilian Unemployed	41	0.6%	569	0.9%	2,024	1.1%	
Females in Armed Forces	-	-	8	-	110	-	
Females Not in Labor Force	2,569	38.2%	25,694	39.1%	71,298	39.5%	
Unemployment Rate	137	1.1%	1,282	1.0%	4,251	1.3%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	8,207		78,028		215,300		
Occupation Total Males	4,095	49.9%	38,645	49.5%	108,357	50.3%	
Occupation Total Females	4,112	50.1%	39,382	50.5%	106,943	49.7%	
Management, Business, Financial Operations	1,816	22.1%	15,707	20.1%	39,617	18.4%	
Professional, Related	2,087	25.4%	18,671	23.9%	51,009	23.7%	
Service	1,284	15.6%	12,225	15.7%	37,038	17.2%	
Sales, Office	1,771	21.6%	18,288	23.4%	49,060	22.8%	
Farming, Fishing, Forestry	20	0.2%	92	0.1%	599	0.3%	
Construction, Extraction, Maintenance	531	6.5%	5,962	7.6%	16,793	7.8%	
Production, Transport, Material Moving	698	8.5%	7,083	9.1%	21,184	9.8%	
White Collar Workers	5,674	69.1%	52,666	67.5%	139,686	64.9%	
Blue Collar Workers	2,533	30.9%	25,362	32.5%	75,614	35.1%	

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 Square		1 mi radius		3 mi radius		5 mi radius	
Miami, FL 33186							
Units In Structure (2025)							
Total Units	5,172		51,296		137,241		
1 Detached Unit	2,699	52.2%	26,170	51.0%	75,421	55.0%	
1 Attached Unit	1,854	35.8%	8,197	16.0%	20,597	15.0%	
2 Units	17	0.3%	582	1.1%	1,519	1.1%	
3 to 4 Units	66	1.3%	1,244	2.4%	3,462	2.5%	
5 to 9 Units	89	1.7%	2,424	4.7%	6,403	4.7%	
10 to 19 Units	76	1.5%	3,259	6.4%	7,349	5.4%	
20 to 49 Units	91	1.8%	3,688	7.2%	8,235	6.0%	
50 or More Units	227	4.4%	5,279	10.3%	13,251	9.7%	
Mobile Home or Trailer	50	1.0%	424	0.8%	937	0.7%	
Other Structure	3	-	29	-	68	-	
Homes Built By Year (2025)							
Homes Built 2020 or later	63	1.2%	820	1.5%	2,145	1.5%	
Homes Built 2010 to 2019	372	6.8%	2,603	4.8%	8,228	5.6%	
Homes Built 2000 to 2009	990	18.1%	4,554	8.4%	12,908	8.8%	
Homes Built 1990 to 1999	615	11.3%	10,142	18.6%	28,350	19.4%	
Homes Built 1980 to 1989	1,316	24.1%	14,218	26.1%	32,067	22.0%	
Homes Built 1970 to 1979	1,554	28.4%	12,994	23.8%	30,001	20.6%	
Homes Built 1960 to 1969	132	2.4%	3,344	6.1%	12,582	8.6%	
Homes Built 1950 to 1959	75	1.4%	1,905	3.5%	8,415	5.8%	
Homes Built 1940 to 1949	33	0.6%	367	0.7%	1,376	0.9%	
Homes Built Before 1939	23	0.4%	350	0.6%	1,169	0.8%	
Median Age of Homes	36.8	yrs	39.7	yrs	40.3	yrs	
Home Values (2025)							
Owner Specified Housing Units	3,865		33,154		91,276		
Home Values \$1,000,000 or More	215	5.6%	2,335	7.0%	7,296	8.0%	
Home Values \$750,000 to \$999,999	212	5.5%	3,694	11.1%	8,793	9.6%	
Home Values \$500,000 to \$749,999	1,198	31.0%	9,202	27.8%	26,611	29.2%	
Home Values \$400,000 to \$499,999	1,018	26.4%	7,448	22.5%	20,695	22.7%	
Home Values \$300,000 to \$399,999	659	17.0%	5,255	15.8%	14,077	15.4%	
Home Values \$250,000 to \$299,999	324	8.4%	1,644	5.0%	4,124	4.5%	
Home Values \$200,000 to \$249,999	60	1.6%	1,243	3.7%	3,549	3.9%	
Home Values \$175,000 to \$199,999	29	0.8%	351	1.1%	886	1.0%	
Home Values \$150,000 to \$174,999	26	0.7%	362	1.1%	821	0.9%	
Home Values \$125,000 to \$149,999	11	0.3%	153	0.5%	322	0.4%	
Home Values \$100,000 to \$124,999	14	0.4%	189	0.6%	481	0.5%	
Home Values \$90,000 to \$99,999	3	-	26	-	69	-	
Home Values \$80,000 to \$89,999	3	-	49	0.1%	120	0.1%	
Home Values \$70,000 to \$79,999	1	-	25	-	60	-	
Home Values \$60,000 to \$69,999	4	0.1%	78	0.2%	350	0.4%	
Home Values \$50,000 to \$59,999	7	0.2%	248	0.7%	463	0.5%	
Home Values \$35,000 to \$49,999	8	0.2%	161	0.5%	509	0.6%	
Home Values \$25,000 to \$34,999	18	0.5%	132	0.4%	333	0.4%	
Home Values \$10,000 to \$24,999	4	0.1%	61	0.2%	208	0.2%	
Home Values Under \$10,000	49	1.3%	497	1.5%	1,510	1.7%	
Owner-Occupied Median Home Value	\$479,096		\$508,282		\$515,390		
Renter-Occupied Median Rent	\$1,920		\$1,829		\$1,817		

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 Square Miami, FL 33186		1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$619.17 M	\$5.72 B	\$15.44 B
Total Non-Retail Expenditure		\$308.25 M	\$2.84 B	\$7.64 B
Total Retail Expenditure		\$310.92 M	\$2.88 B	\$7.8 B
Alcoholic Beverages		\$3.86 M	\$35.48 M	\$95.74 M
Apparel		\$11.6 M	\$107.48 M	\$290.69 M
Contributions		\$20.27 M	\$183.83 M	\$493.62 M
Education		\$14.4 M	\$131.34 M	\$353.36 M
Entertainment		\$35.85 M	\$332.72 M	\$899.82 M
Food Away From Home		\$27.63 M	\$255.4 M	\$690.25 M
Grocery		\$40.34 M	\$385.33 M	\$1.05 B
Health Care		\$35.48 M	\$353.97 M	\$952.38 M
Household Furnishings and Equipment		\$16.72 M	\$154.2 M	\$416.37 M
Household Operations		\$11.72 M	\$109.09 M	\$295.58 M
Miscellaneous Expenses		\$10.7 M	\$98.88 M	\$266.82 M
Personal Care		\$7.97 M	\$75.48 M	\$205.64 M
Shelter		\$97.24 M	\$930.51 M	\$2.51 B
Tax and Retirement		\$155.68 M	\$1.38 B	\$3.68 B
Tobacco and Related		\$2.92 M	\$29.44 M	\$81.76 M
Transportation		\$98.08 M	\$885.86 M	\$2.4 B
Utilities		\$28.71 M	\$275.05 M	\$751.96 M
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$9,976	\$9,292	\$9,375
Total Non-Retail Expenditure		\$4,966 49.8%	\$4,612 49.6%	\$4,638 49.5%
Total Retail Expenditures		\$5,009 50.2%	\$4,681 50.4%	\$4,736 50.5%
Alcoholic Beverages		\$62 0.6%	\$58 0.6%	\$58 0.6%
Apparel		\$187 1.9%	\$175 1.9%	\$177 1.9%
Contributions		\$327 3.3%	\$299 3.2%	\$300 3.2%
Education		\$232 2.3%	\$213 2.3%	\$215 2.3%
Entertainment		\$578 5.8%	\$541 5.8%	\$546 5.8%
Food Away From Home		\$445 4.5%	\$415 4.5%	\$419 4.5%
Grocery		\$650 6.5%	\$626 6.7%	\$639 6.8%
Health Care		\$572 5.7%	\$575 6.2%	\$578 6.2%
Household Furnishings and Equipment		\$269 2.7%	\$251 2.7%	\$253 2.7%
Household Operations		\$189 1.9%	\$177 1.9%	\$179 1.9%
Miscellaneous Expenses		\$172 1.7%	\$161 1.7%	\$162 1.7%
Personal Care		\$128 1.3%	\$123 1.3%	\$125 1.3%
Shelter		\$1,567 15.7%	\$1,512 16.3%	\$1,525 16.3%
Tax and Retirement		\$2,508 25.1%	\$2,235 24.1%	\$2,233 24.1%
Tobacco and Related		\$47 0.5%	\$48 0.5%	\$50 0.5%
Transportation		\$1,580 15.8%	\$1,439 15.5%	\$1,460 15.6%
Utilities		\$463 4.6%	\$447 4.8%	\$457 4.9%

