

Expanded Profile

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



Lat/Lon: 25.6864/-80.3845

SW 117th Ave & SW 88th St Kendall, FL 33176	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	19,165		159,289		451,311	
Projected Population (2030)	16,997		139,888		398,289	
Census Population (2020)	19,221		165,193		464,328	
Census Population (2010)	17,147		162,393		449,593	
Projected Annual Growth (2025 to 2030)	-2,168	-2.3%	-19,400	-2.4%	-53,022	-2.3%
Historical Annual Growth (2020 to 2025)	-56	-	-5,905	-0.7%	-13,017	-0.6%
Historical Annual Growth (2010 to 2020)	2,074	2.4%	2,800	0.3%	14,735	0.7%
Estimated Population Density (2025)	6,104 psm		5,637 psm		5,748 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2025)	7,294		56,496		154,275	
Projected Households (2030)	6,413		49,311		135,475	
Census Households (2020)	7,459		59,453		159,672	
Census Households (2010)	6,758		56,635		149,033	
Estimated Households with Children (2025)	1,906	26.1%	17,881	31.7%	50,998	33.1%
Estimated Average Household Size (2025)	2.48		2.79		2.88	
Average Household Income						
Estimated Average Household Income (2025)	\$109,111		\$122,888		\$124,534	
Projected Average Household Income (2030)	\$109,128		\$123,406		\$125,443	
Estimated Average Family Income (2025)	\$137,490		\$140,378		\$140,621	
Median Household Income						
Estimated Median Household Income (2025)	\$85,212		\$93,645		\$94,350	
Projected Median Household Income (2030)	\$85,107		\$93,860		\$94,707	
Estimated Median Family Income (2025)	\$110,636		\$108,767		\$107,390	
Per Capita Income						
Estimated Per Capita Income (2025)	\$42,310		\$43,722		\$42,683	
Projected Per Capita Income (2030)	\$42,058		\$43,656		\$42,796	
Estimated Per Capita Income 5 Year Growth	-\$251	-0.6%	-\$66	-0.2%	\$113	0.3%
Estimated Average Household Net Worth (2025)	\$1,147,592		\$1,270,825		\$1,256,702	
Daytime Demos (2025)						
Total Businesses	1,732		14,595		42,722	
Total Employees	11,839		69,457		200,863	
Company Headquarter Businesses	37	2.1%	261	1.8%	787	1.8%
Company Headquarter Employees	579	4.9%	3,096	4.5%	13,391	6.7%
Employee Population per Business	6.8		4.8		4.7	
Residential Population per Business	11.1		10.9		10.6	

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Kendall, FL 33176

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2025)	6,223	32.5%	50,982	32.0%	138,718	30.7%
Black or African American (2025)	1,503	7.8%	10,843	6.8%	35,853	7.9%
American Indian or Alaska Native (2025)	23	0.1%	280	0.2%	949	0.2%
Asian (2025)	466	2.4%	3,536	2.2%	10,844	2.4%
Hawaiian or Pacific Islander (2025)	1	-	41	-	105	-
Other Race (2025)	2,061	10.8%	17,964	11.3%	52,444	11.6%
Two or More Races (2025)	8,888	46.4%	75,643	47.5%	212,397	47.1%
Not Hispanic or Latino Population (2025)	4,968	25.9%	36,101	22.7%	102,807	22.8%
Hispanic or Latino Population (2025)	14,197	74.1%	123,187	77.3%	348,504	77.2%
Not Hispanic or Latino Population (2030)	5,624	33.1%	41,459	29.6%	116,723	29.3%
Hispanic or Latino Population (2030)	11,373	66.9%	98,430	70.4%	281,567	70.7%
Not Hispanic or Latino Population (2020)	4,644	24.2%	34,464	20.9%	95,427	20.6%
Hispanic or Latino Population (2020)	14,577	75.8%	130,729	79.1%	368,901	79.4%
Not Hispanic or Latino Population (2010)	4,776	27.9%	39,429	24.3%	105,999	23.6%
Hispanic or Latino Population (2010)	12,372	72.1%	122,965	75.7%	343,594	76.4%
Projected Hispanic Annual Growth (2025 to 2030)	-2,824	-4.0%	-24,758	-4.0%	-66,938	-3.8%
Historic Hispanic Annual Growth (2010 to 2025)	1,826	1.0%	223	-	4,911	-
Age Distribution (2025)						
Age Under 5	816	4.3%	7,318	4.6%	20,925	4.6%
Age 5 to 9 Years	846	4.4%	8,054	5.1%	22,455	5.0%
Age 10 to 14 Years	943	4.9%	8,310	5.2%	23,656	5.2%
Age 15 to 19 Years	1,023	5.3%	9,148	5.7%	27,948	6.2%
Age 20 to 24 Years	1,001	5.2%	8,886	5.6%	27,944	6.2%
Age 25 to 29 Years	1,169	6.1%	9,219	5.8%	26,457	5.9%
Age 30 to 34 Years	1,141	6.0%	9,831	6.2%	27,450	6.1%
Age 35 to 39 Years	1,226	6.4%	10,440	6.6%	28,923	6.4%
Age 40 to 44 Years	1,089	5.7%	9,898	6.2%	28,619	6.3%
Age 45 to 49 Years	1,128	5.9%	10,438	6.6%	30,558	6.8%
Age 50 to 54 Years	1,269	6.6%	11,551	7.3%	33,671	7.5%
Age 55 to 59 Years	1,323	6.9%	11,954	7.5%	33,784	7.5%
Age 60 to 64 Years	1,351	7.0%	11,214	7.0%	31,371	7.0%
Age 65 to 74 Years	2,175	11.3%	17,472	11.0%	46,677	10.3%
Age 75 to 84 Years	1,537	8.0%	10,909	6.8%	29,009	6.4%
Age 85 Years or Over	1,130	5.9%	4,648	2.9%	11,865	2.6%
Median Age	46.8		43.6		42.8	
Gender Age Distribution (2025)						
Female Population	9,867	51.5%	84,130	52.8%	236,079	52.3%
Age 0 to 19 Years	1,721	17.4%	15,825	18.8%	45,506	19.3%
Age 20 to 64 Years	5,681	57.6%	48,870	58.1%	138,263	58.6%
Age 65 Years or Over	2,465	25.0%	19,434	23.1%	52,310	22.2%
Female Median Age	47.3		45.8		45.2	
Male Population	9,298	48.5%	75,159	47.2%	215,232	47.7%
Age 0 to 19 Years	1,907	20.5%	17,005	22.6%	49,477	23.0%
Age 20 to 64 Years	5,015	53.9%	44,560	59.3%	130,513	60.6%
Age 65 Years or Over	2,376	25.6%	13,594	18.1%	35,241	16.4%
Male Median Age	45.8		41.0		40.2	

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Household Income Distribution (2025)						
HH Income \$200,000 or More	892	12.2%	7,899	14.0%	21,912	14.2%
HH Income \$150,000 to \$199,999	950	13.0%	6,688	11.8%	17,489	11.3%
HH Income \$100,000 to \$149,999	1,038	14.2%	9,638	17.1%	28,021	18.2%
HH Income \$75,000 to \$99,999	980	13.4%	7,065	12.5%	19,273	12.5%
HH Income \$50,000 to \$74,999	956	13.1%	8,820	15.6%	23,707	15.4%
HH Income \$35,000 to \$49,999	524	7.2%	5,323	9.4%	14,067	9.1%
HH Income \$25,000 to \$34,999	588	8.1%	3,585	6.3%	10,043	6.5%
HH Income \$15,000 to \$24,999	440	6.0%	2,629	4.7%	8,105	5.3%
HH Income Under \$15,000	926	12.7%	4,848	8.6%	11,659	7.6%
HH Income \$35,000 or More	5,339	73.2%	45,434	80.4%	124,469	80.7%
HH Income \$75,000 or More	3,860	52.9%	31,290	55.4%	86,695	56.2%
Housing (2025)						
Total Housing Units	7,870		60,540		165,634	
Housing Units Occupied	7,294	92.7%	56,496	93.3%	154,275	93.1%
Housing Units Owner-Occupied	3,877	53.2%	37,254	65.9%	100,034	64.8%
Housing Units, Renter-Occupied	3,417	46.8%	19,241	34.1%	54,241	35.2%
Housing Units, Vacant	576	7.9%	4,044	7.2%	11,359	7.4%
Marital Status (2025)						
Never Married	5,261	31.8%	41,528	30.6%	120,400	31.3%
Currently Married	6,418	38.8%	62,076	45.8%	174,556	45.4%
Separated	1,042	6.3%	7,314	5.4%	20,595	5.4%
Widowed	1,598	9.7%	8,706	6.4%	23,044	6.0%
Divorced	2,240	13.5%	15,982	11.8%	45,680	11.9%
Household Type (2025)						
Population Family	14,095	73.5%	136,726	85.8%	391,158	86.7%
Population Non-Family	3,982	20.8%	20,836	13.1%	53,834	11.9%
Population Group Quarters	1,088	5.7%	1,727	1.1%	6,319	1.4%
Family Households	4,400	60.3%	41,625	73.7%	117,300	76.0%
Non-Family Households	2,893	39.7%	14,871	26.3%	36,975	24.0%
Married Couple with Children	1,305	20.3%	12,357	19.9%	34,680	19.9%
Average Family Household Size	3.2		3.3		3.3	
Household Size (2025)						
1 Person Households	2,320	31.8%	11,491	20.3%	27,346	17.7%
2 Person Households	1,992	27.3%	17,047	30.2%	46,602	30.2%
3 Person Households	1,224	16.8%	11,564	20.5%	32,976	21.4%
4 Person Households	1,052	14.4%	9,106	16.1%	25,555	16.6%
5 Person Households	435	6.0%	4,250	7.5%	12,496	8.1%
6 or More Person Households	270	3.7%	3,039	5.4%	9,301	6.0%
Household Vehicles (2025)						
Households with 0 Vehicles Available	679	9.3%	3,027	5.4%	8,448	5.5%
Households with 1 Vehicles Available	2,985	40.9%	18,895	33.4%	49,596	32.1%
Households with 2 or More Vehicles Available	3,630	49.8%	34,575	61.2%	96,231	62.4%
Total Vehicles Available	11,768		103,695		289,148	
Average Vehicles Per Household	1.6		1.8		1.9	

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Labor Force (2025)						
Estimated Labor Population Age 16 Years or Over	16,347		133,760		378,939	
Estimated Civilian Employed	9,187	56.2%	85,005	63.5%	240,550	63.5%
Estimated Civilian Unemployed	183	1.1%	1,754	1.3%	5,282	1.4%
Estimated in Armed Forces	6	-	157	0.1%	385	0.1%
Estimated Not in Labor Force	6,972 42.6%		46,845 35.0%		132,722 35.0%	
Unemployment Rate	1.1%		1.3%		1.4%	
Occupation (2025)						
Occupation: Population Age 16 Years or Over	9,187		85,001		240,543	
Management, Business, Financial Operations	1,938	21.1%	15,842	18.6%	44,511	18.5%
Professional, Related Service	2,217	24.1%	21,368	25.1%	58,322	24.2%
Sales, Office	1,033	11.2%	13,636	16.0%	40,044	16.6%
Farming, Fishing, Forestry	2,474	26.9%	19,945	23.5%	55,442	23.0%
Farming, Fishing, Forestry	25	0.3%	222	0.3%	822	0.3%
Construct, Extraction, Maintenance	766	8.3%	6,643	7.8%	18,183	7.6%
Production, Transport Material Moving	733	8.0%	7,345	8.6%	23,220	9.7%
White Collar Workers	6,629 72.2%		57,155 67.2%		158,274 65.8%	
Blue Collar Workers	2,558 27.8%		27,846 32.8%		82,269 34.2%	
Consumer Expenditure (2025)						
Total Household Expenditure	\$754.99 M		\$6.27 B		\$17.31 B	
Total Non-Retail Expenditure	\$379.29 M	50.2%	\$3.12 B	49.7%	\$8.61 B	49.7%
Total Retail Expenditure	\$375.71 M	49.8%	\$3.16 B	50.3%	\$8.7 B	50.3%
Alcoholic Beverages	\$4.65 M	0.6%	\$38.88 M	0.6%	\$107.3 M	0.6%
Apparel	\$14.05 M	1.9%	\$117.65 M	1.9%	\$325.13 M	1.9%
Contributions	\$24.26 M	3.2%	\$201.99 M	3.2%	\$555.63 M	3.2%
Education	\$17.29 M	2.3%	\$144.15 M	2.3%	\$397.04 M	2.3%
Entertainment	\$43.54 M	5.8%	\$364.12 M	5.8%	\$1.01 B	5.8%
Food Away From Home	\$33.41 M	4.4%	\$279.6 M	4.5%	\$772.4 M	4.5%
Grocery	\$49.66 M	6.6%	\$419.26 M	6.7%	\$1.17 B	6.7%
Health Care	\$49.88 M	6.6%	\$391.78 M	6.2%	\$1.07 B	6.2%
Household Furnishings and Equipment	\$20.19 M	2.7%	\$168.88 M	2.7%	\$466.27 M	2.7%
Household Operations	\$14.24 M	1.9%	\$119.4 M	1.9%	\$330.31 M	1.9%
Miscellaneous Expenses	\$12.98 M	1.7%	\$108.25 M	1.7%	\$298.74 M	1.7%
Personal Care	\$9.76 M	1.3%	\$82.24 M	1.3%	\$228.41 M	1.3%
Shelter	\$125.21 M	16.6%	\$1.01 B	16.2%	\$2.81 B	16.3%
Tax and Retirement	\$183.29 M	24.3%	\$1.52 B	24.3%	\$4.18 B	24.1%
Tobacco and Related	\$3.75 M	0.5%	\$31.82 M	0.5%	\$89.44 M	0.5%
Transportation	\$113.45 M	15.0%	\$968.78 M	15.4%	\$2.67 B	15.4%
Utilities	\$35.41 M	4.7%	\$299.12 M	4.8%	\$832.65 M	4.8%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	14,536		117,572		328,384	
Elementary (Grade Level 0 to 8)	658	4.5%	5,648	4.8%	16,829	5.1%
Some High School (Grade Level 9 to 11)	798	5.5%	8,085	6.9%	26,409	8.0%
High School Graduate	3,406	23.4%	27,800	23.6%	80,170	24.4%
Some College	2,675	18.4%	17,570	14.9%	45,709	13.9%
Associate Degree Only	1,762	12.1%	14,135	12.0%	36,076	11.0%
Bachelor Degree Only	3,058	21.0%	27,739	23.6%	76,224	23.2%
Graduate Degree	2,180	15.0%	16,595	14.1%	46,966	14.3%

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Units In Structure (2025)						
1 Detached Unit	2,480	34.0%	26,930	47.7%	79,671	51.6%
1 Attached Unit	1,191	16.3%	10,362	18.3%	22,726	14.7%
2 to 4 Units	353	4.8%	2,063	3.7%	5,813	3.8%
5 to 9 Units	563	7.7%	2,973	5.3%	7,186	4.7%
10 to 19 Units	581	8.0%	3,468	6.1%	8,256	5.4%
20 to 49 Units	1,085	14.9%	4,021	7.1%	10,397	6.7%
50 or More Units	1,012	13.9%	6,242	11.0%	18,604	12.1%
Mobile Home or Trailer	25	0.3%	414	0.7%	1,548	1.0%
Other Structure	3	-	22	-	75	-
Occupied Homes Built By Year (2025)						
Homes Built 2020 or later	108	1.5%	754	1.3%	2,379	1.5%
Homes Built 2010 to 2019	244	3.3%	1,773	3.1%	7,837	5.1%
Homes Built 2000 to 2009	519	7.1%	3,273	5.8%	13,784	8.9%
Homes Built 1990 to 1999	957	13.1%	7,514	13.3%	25,150	16.3%
Homes Built 1980 to 1989	2,980	40.9%	15,089	26.7%	37,731	24.5%
Homes Built 1970 to 1979	1,486	20.4%	17,739	31.4%	35,666	23.1%
Homes Built 1960 to 1969	666	9.1%	5,590	9.9%	16,336	10.6%
Homes Built Before 1959	334	4.6%	4,764	8.4%	15,392	10.0%
Home Values (2025)						
Home Values \$1,000,000 or More	332	8.6%	3,005	8.1%	8,940	8.9%
Home Values \$500,000 to \$999,999	1,571	40.5%	14,589	39.2%	39,755	39.7%
Home Values \$400,000 to \$499,999	718	18.5%	7,762	20.8%	22,048	22.0%
Home Values \$300,000 to \$399,999	497	12.8%	5,454	14.6%	13,751	13.7%
Home Values \$200,000 to \$299,999	393	10.1%	3,492	9.4%	8,357	8.4%
Home Values \$150,000 to \$199,999	161	4.2%	850	2.3%	1,951	2.0%
Home Values \$100,000 to \$149,999	95	2.4%	416	1.1%	886	0.9%
Home Values \$70,000 to \$99,999	7	0.2%	113	0.3%	330	0.3%
Home Values \$50,000 to \$69,999	24	0.6%	399	1.1%	868	0.9%
Home Values \$25,000 to \$49,999	46	1.2%	391	1.0%	1,149	1.1%
Home Values Under \$25,000	33	0.9%	785	2.1%	1,999	2.0%
Owner-Occupied Median Home Value	\$516,370		\$513,573		\$527,198	
Renter-Occupied Median Rent	\$1,806		\$1,822		\$1,829	
Transportation To Work (2025)						
Drive to Work Alone	6,837	74.4%	62,646	73.7%	175,371	72.9%
Drive to Work in Carpool	952	10.4%	7,784	9.2%	22,505	9.4%
Travel to Work by Public Transportation	239	2.6%	2,353	2.8%	6,700	2.8%
Drive to Work on Motorcycle	9	-	111	0.1%	320	0.1%
Walk or Bicycle to Work	93	1.0%	1,115	1.3%	3,427	1.4%
Other Means	105	1.1%	775	0.9%	2,325	1.0%
Work at Home	952	10.4%	10,217	12.0%	29,895	12.4%
Travel Time (2025)						
Travel to Work in 14 Minutes or Less	975	10.6%	8,790	10.3%	24,753	10.3%
Travel to Work in 15 to 29 Minutes	3,602	39.2%	29,661	34.9%	72,659	30.2%
Travel to Work in 30 to 59 Minutes	2,983	32.5%	27,672	32.6%	85,396	35.5%
Travel to Work in 60 Minutes or More	674	7.3%	8,662	10.2%	27,840	11.6%
Average Minutes Travel to Work	26.0		27.5		29.6	

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