STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056

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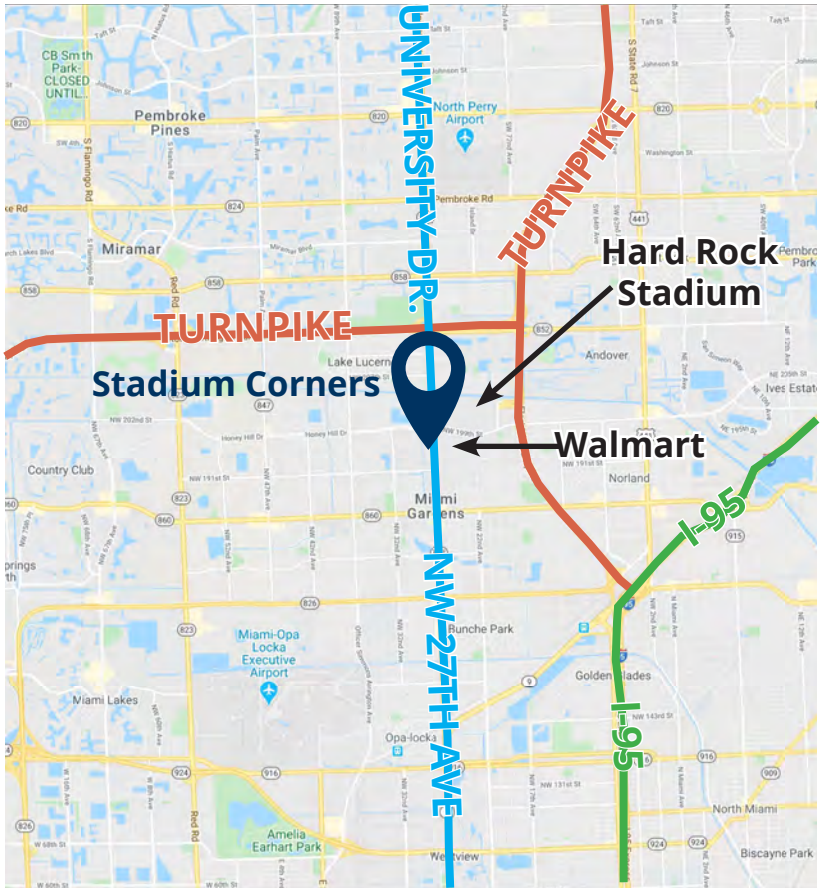

PROPERTY HIGHLIGHTS

- Available: 4,050 SF former apparel/shoe retail
- GLA: 32,334 SF
- Right across from **Walmart Super Center** and **Hard Rock Stadium**
- Always busy with tons of foot traffic

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
1 Mi	18,293	NW 27th Ave: 50,505	1 Mi	$76,523	1 Mi	4,941
3 Mi	173,457	NW 199th st: 31,475	3 Mi	$85,136	3 Mi	67,683
5 Mi	495,266		5 Mi	$89,192	5 Mi	199,359

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last updated: 01/21/25 P1

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STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056

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STADIUM CORNERS

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Suite	Tenant	Category/ Former use	SF
19650	Dollar Tree	Dollar Store	9,180
19652	Available	Shoes	4,050
19654A	Survival of the fittest	Apparel	1,954
19654B	Boost Mobile	Wireless	1,537
19656	N&T Nail Spa	Nail salon	1,180
19658	China Town II	Restaurant	1,150
19660	Physical Therapy Now	Physical Therapy	1,800
19662	Elite Vision Center	Optical	1,460
19664A	Golden Krust Bakery	Restaurant	1,482
19664B	Stadium Liquors	Liquor store	1,400
19666	Dapper Cut	Hair salon	1,460
19668	Classy Girl Beauty	Beauty supply store	2,044
19670	Classy Girl Beauty	Beauty supply store	1,168
19672	Classy Girl Beauty	Beauty supply store	1,277
19674	Impact Glamour	Eyelash Salon	1,192
		Total GLA	32,334

last updated: 01/21/25 P4

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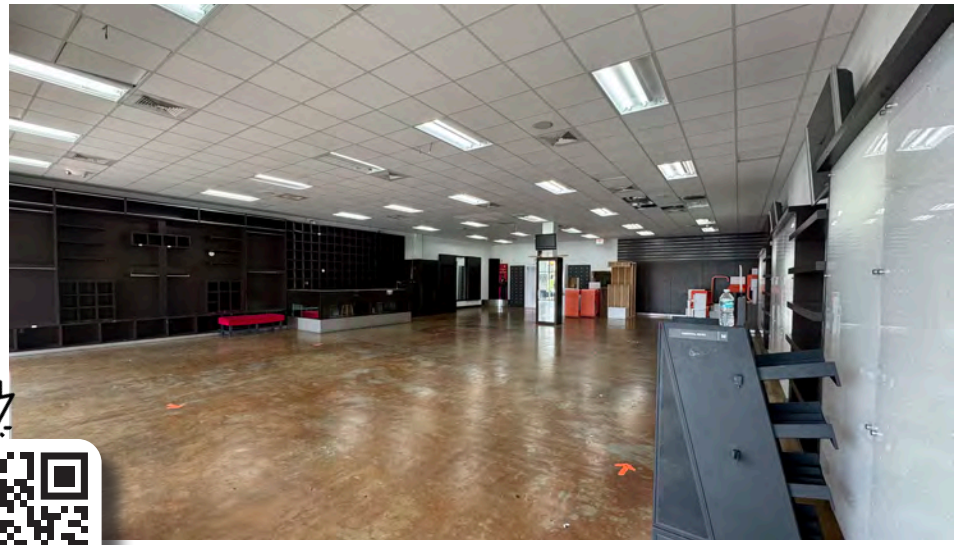

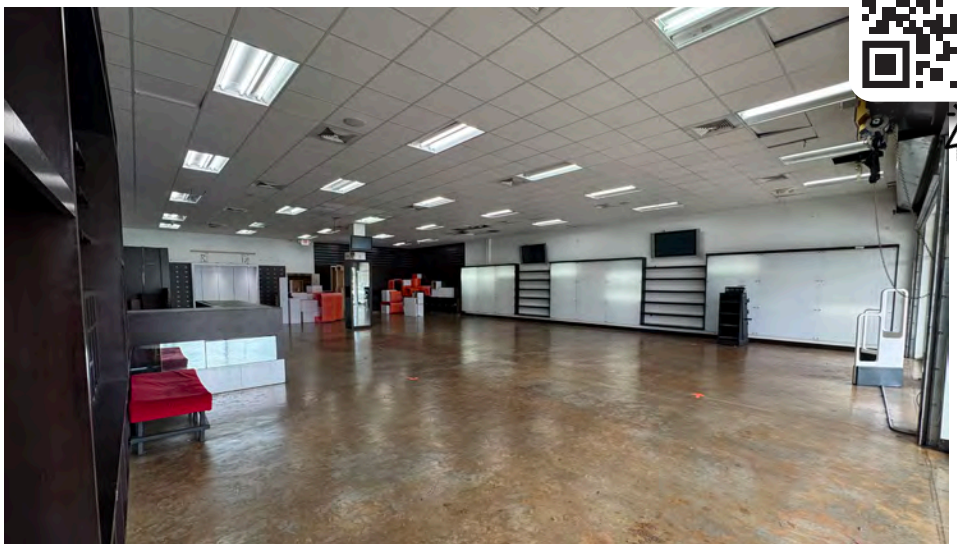

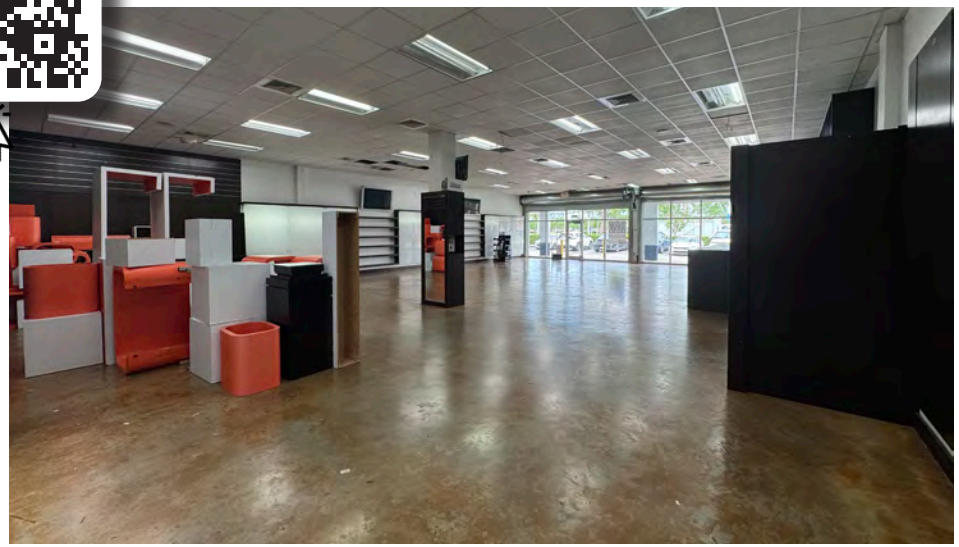

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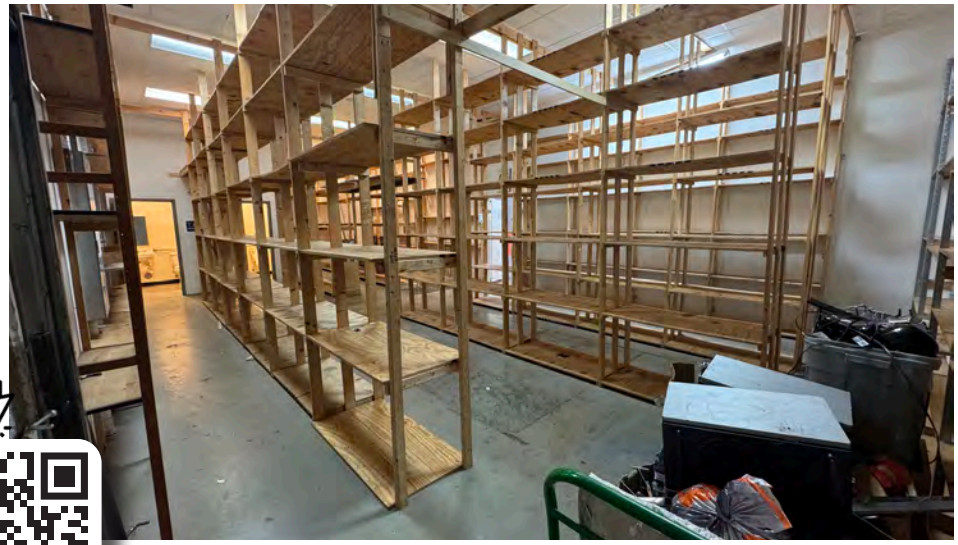

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STADIUM CORNERS

19650-19674 NW 27th Ave, Miami Gardens, FL 33056

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Boca Raton, Fl 33432
561-395-2441

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	18,293		173,457		495,266	
Projected Population (2029)	20,064		183,579		518,880	
Census Population (2020)	19,305		180,034		511,407	
Census Population (2010)	18,626		172,093		472,673	
Projected Annual Growth (2024-2029)	1,771	*1.9%*	10,122	*1.2%*	23,614	*1.0%*
Historical Annual Growth (2020-2024)	-1,012	-	-6,577	*-0.9%*	-16,141	*-0.8%*
Historical Annual Growth (2010-2020)	679	*0.4%*	7,941	*0.5%*	38,733	*0.8%*
Estimated Population Density (2024)	5,826	*psm*	6,136	*psm*	6,308	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2024)	5,772		53,608		166,126	
Projected Households (2029)	6,111		54,486		166,816	
Census Households (2020)	5,942		55,370		170,770	
Census Households (2010)	5,642		51,857		154,592	
Projected Annual Growth (2024-2029)	339	*1.2%*	878	*0.3%*	691	-
Historical Annual Change (2010-2024)	130	*0.2%*	1,752	*0.2%*	11,534	*0.5%*
Average Household Income						
Estimated Average Household Income (2024)	$76,523		$85,136		$89,192	
Projected Average Household Income (2029)	$77,225		$88,549		$92,872	
Census Average Household Income (2010)	$48,225		$48,378		$50,296	
Census Average Household Income (2000)	$44,542		$46,177		$46,300	
Projected Annual Change (2024-2029)	$702	*0.2%*	$3,413	*0.8%*	$3,681	*0.8%*
Historical Annual Change (2000-2024)	$31,981	*3.0%*	$38,959	*3.5%*	$42,892	*3.9%*
Median Household Income						
Estimated Median Household Income (2024)	$59,010		$65,913		$67,025	
Projected Median Household Income (2029)	$58,682		$66,776		$68,229	
Census Median Household Income (2010)	$43,235		$43,060		$44,341	
Census Median Household Income (2000)	$38,800		$39,447		$38,612	
Projected Annual Change (2024-2029)	-$328	*-0.1%*	$863	*0.3%*	$1,204	*0.4%*
Historical Annual Change (2000-2024)	$20,209	*2.2%*	$26,466	*2.8%*	$28,413	*3.1%*
Per Capita Income						
Estimated Per Capita Income (2024)	$24,177		$26,365		$29,970	
Projected Per Capita Income (2029)	$23,551		$26,332		$29,908	
Census Per Capita Income (2010)	$14,614		$14,580		$16,450	
Census Per Capita Income (2000)	$12,725		$13,659		$15,142	
Projected Annual Change (2024-2029)	-$626	*-0.5%*	-$33	-	-$62	-
Historical Annual Change (2000-2024)	$11,452	*3.7%*	$12,706	*3.9%*	$14,828	*4.1%*
Estimated Average Household Net Worth (2024)	$634,135		$725,532		$684,367	

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Total Annual Consumer Expenditure (2024)						
Total Household Expenditure	$374.16 M		$3.54 B		$11.12 B	
Total Non-Retail Expenditure	$196.87 M		$1.86 B		$5.86 B	
Total Retail Expenditure	$177.29 M		$1.68 B		$5.26 B	
Apparel	$13.02 M		$124.4 M		$391.83 M	
Contributions	$11.77 M		$112.64 M		$354.47 M	
Education	$10.33 M		$101.53 M		$324.02 M	
Entertainment	$20.84 M		$199.09 M		$624.74 M	
Food and Beverages	$55.67 M		$525.24 M		$1.65 B	
Furnishings and Equipment	$13.01 M		$123.85 M		$388.56 M	
Gifts	$8.92 M		$84.01 M		$267.03 M	
Health Care	$32.51 M		$302.92 M		$943.56 M	
Household Operations	$14.51 M		$137.88 M		$432.84 M	
Miscellaneous Expenses	$7.03 M		$66.77 M		$209.54 M	
Personal Care	$5.03 M		$47.53 M		$149.35 M	
Personal Insurance	$2.55 M		$24.51 M		$76.74 M	
Reading	$812.6 K		$7.67 M		$24.06 M	
Shelter	$78.64 M		$746.19 M		$2.35 B	
Tobacco	$2.46 M		$22.38 M		$69.89 M	
Transportation	$68.5 M		$649.44 M		$2.03 B	
Utilities	$28.57 M		$266.17 M		$830.48 M	
Monthly Household Consumer Expenditure (2024)						
Total Household Expenditure	$5,402		$5,506		$5,579	
Total Non-Retail Expenditure	$2,842	*52.6%*	$2,899	*52.6%*	$2,942	*52.7%*
Total Retail Expenditures	$2,560	*47.4%*	$2,607	*47.4%*	$2,637	*47.3%*
Apparel	$188	*3.5%*	$193	*3.5%*	$197	*3.5%*
Contributions	$170	*3.1%*	$175	*3.2%*	$178	*3.2%*
Education	$149	*2.8%*	$158	*2.9%*	$163	*2.9%*
Entertainment	$301	*5.6%*	$309	*5.6%*	$313	*5.6%*
Food and Beverages	$804	*14.9%*	$816	*14.8%*	$827	*14.8%*
Furnishings and Equipment	$188	*3.5%*	$193	*3.5%*	$195	*3.5%*
Gifts	$129	*2.4%*	$131	*2.4%*	$134	*2.4%*
Health Care	$469	*8.7%*	$471	*8.6%*	$473	*8.5%*
Household Operations	$209	*3.9%*	$214	*3.9%*	$217	*3.9%*
Miscellaneous Expenses	$101	*1.9%*	$104	*1.9%*	$105	*1.9%*
Personal Care	$73	*1.3%*	$74	*1.3%*	$75	*1.3%*
Personal Insurance	$37	*0.7%*	$38	*0.7%*	$38	*0.7%*
Reading	$12	*0.2%*	$12	*0.2%*	$12	*0.2%*
Shelter	$1,135	*21.0%*	$1,160	*21.1%*	$1,180	*21.2%*
Tobacco	$35	*0.7%*	$35	*0.6%*	$35	*0.6%*
Transportation	$989	*18.3%*	$1,010	*18.3%*	$1,020	*18.3%*
Utilities	$413	*7.6%*	$414	*7.5%*	$417	*7.5%*

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2024)	18,293		173,457		495,266	
White (2024)	1,648	*9.0%*	23,292	*13.4%*	97,332	*19.7%*
Black or African American (2024)	11,364	*62.1%*	92,893	*53.6%*	209,946	*42.4%*
American Indian or Alaska Native (2024)	40	*0.2%*	415	*0.2%*	1,787	*0.4%*
Asian (2024)	100	*0.5%*	2,091	*1.2%*	11,421	*2.3%*
Hawaiian or Pacific Islander (2024)	2	-	41	-	158	-
Other Race (2024)	1,575	*8.6%*	16,366	*9.4%*	53,078	*10.7%*
Two or More Races (2024)	3,565	*19.5%*	38,360	*22.1%*	121,543	*24.5%*
Population < 18 (2024)	4,477	*24.5%*	39,798	*22.9%*	109,475	*22.1%*
White Not Hispanic	218	*4.9%*	2,558	*6.4%*	11,405	*10.4%*
Black or African American	3,089	*69.0%*	24,211	*60.8%*	53,884	*49.2%*
Asian	31	*0.7%*	441	*1.1%*	2,252	*2.1%*
Other Race Not Hispanic	31	*0.7%*	427	*1.1%*	1,626	*1.5%*
Hispanic	1,107	*24.7%*	12,161	*30.6%*	40,309	*36.8%*
Not Hispanic or Latino Population (2024)	11,838	*64.7%*	102,628	*59.2%*	267,349	*54.0%*
Not Hispanic White	776	*6.6%*	10,607	*10.3%*	51,628	*19.3%*
Not Hispanic Black or African American	10,844	*91.6%*	88,570	*86.3%*	199,727	*74.7%*
Not Hispanic American Indian or Alaska Native	4	-	52	-	180	-
Not Hispanic Asian	81	*0.7%*	1,932	*1.9%*	10,883	*4.1%*
Not Hispanic Hawaiian or Pacific Islander	-	-	5	-	37	-
Not Hispanic Other Race	30	*0.3%*	420	*0.4%*	1,356	*0.5%*
Not Hispanic Two or More Races	103	*0.9%*	1,041	*1.0%*	3,540	*1.3%*
Hispanic or Latino Population (2024)	6,455	*35.3%*	70,830	*40.8%*	227,916	*46.0%*
Hispanic White	871	*13.5%*	12,685	*17.9%*	45,705	*20.1%*
Hispanic Black or African American	520	*8.1%*	4,324	*6.1%*	10,219	*4.5%*
Hispanic American Indian or Alaska Native	36	*0.6%*	363	*0.5%*	1,607	*0.7%*
Hispanic Asian	19	*0.3%*	159	*0.2%*	538	*0.2%*
Hispanic Hawaiian or Pacific Islander	2	-	35	-	121	-
Hispanic Other Race	1,545	*23.9%*	15,946	*22.5%*	51,722	*22.7%*
Hispanic Two or More Races	3,462	*53.6%*	37,318	*52.7%*	118,003	*51.8%*
Not Hispanic or Latino Population (2020)	14,798	*76.7%*	116,637	*64.8%*	286,626	*56.0%*
Hispanic or Latino Population (2020)	4,508	*23.3%*	63,397	*35.2%*	224,780	*44.0%*
Not Hispanic or Latino Population (2010)	16,221	*87.1%*	124,527	*72.4%*	298,228	*63.1%*
Hispanic or Latino Population (2010)	2,406	*12.9%*	47,567	*27.6%*	174,446	*36.9%*
Not Hispanic or Latino Population (2029)	7,745	*38.6%*	84,249	*45.9%*	250,394	*48.3%*
Hispanic or Latino Population (2029)	12,320	*61.4%*	99,330	*54.1%*	268,486	*51.7%*
Projected Annual Growth (2024-2029)	5,865	*18.2%*	28,501	*8.0%*	40,570	*3.6%*
Historical Annual Growth (2010-2020)	2,102	*8.7%*	15,830	*3.3%*	50,335	*2.9%*

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Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2024)						
Total Population	18,293		173,457		495,266	
Age Under 5 Years	1,146	6.3%	10,341	6.0%	29,153	5.9%
Age 5 to 9 Years	1,231	6.7%	10,937	6.3%	30,444	6.1%
Age 10 to 14 Years	1,296	7.1%	11,408	6.6%	30,727	6.2%
Age 15 to 19 Years	1,343	7.3%	12,016	6.9%	32,224	6.5%
Age 20 to 24 Years	1,172	6.4%	11,246	6.5%	31,264	6.3%
Age 25 to 29 Years	1,232	6.7%	11,591	6.7%	34,081	6.9%
Age 30 to 34 Years	1,362	7.4%	12,708	7.3%	37,806	7.6%
Age 35 to 39 Years	1,311	7.2%	12,033	6.9%	36,007	7.3%
Age 40 to 44 Years	1,223	6.7%	11,449	6.6%	34,120	6.9%
Age 45 to 49 Years	1,083	5.9%	11,290	6.5%	32,885	6.6%
Age 50 to 54 Years	1,128	6.2%	11,199	6.5%	32,373	6.5%
Age 55 to 59 Years	1,052	5.8%	11,121	6.4%	31,784	6.4%
Age 60 to 64 Years	1,063	5.8%	10,440	6.0%	29,840	6.0%
Age 65 to 69 Years	925	5.1%	8,841	5.1%	24,790	5.0%
Age 70 to 74 Years	739	4.0%	6,751	3.9%	18,767	3.8%
Age 75 to 79 Years	515	2.8%	4,711	2.7%	13,369	2.7%
Age 80 to 84 Years	279	1.5%	3,024	1.7%	8,583	1.7%
Age 85 Years or Over	194	1.1%	2,350	1.4%	7,050	1.4%
Median Age	35.7		37.2		37.6	
Age 19 Years or Less	5,016	27.4%	44,702	25.8%	122,548	24.7%
Age 20 to 64 Years	10,626	58.1%	103,079	59.4%	300,159	60.6%
Age 65 Years or Over	2,651	14.5%	25,676	14.8%	72,559	14.7%
Female Age Distribution (2024)						
Female Population	9,736	53.2%	91,805	52.9%	261,083	52.7%
Age Under 5 Years	537	5.5%	5,038	5.5%	14,323	5.5%
Age 5 to 9 Years	597	6.1%	5,300	5.8%	14,956	5.7%
Age 10 to 14 Years	650	6.7%	5,627	6.1%	15,036	5.8%
Age 15 to 19 Years	659	6.8%	5,841	6.4%	15,877	6.1%
Age 20 to 24 Years	580	6.0%	5,632	6.1%	15,815	6.1%
Age 25 to 29 Years	650	6.7%	5,878	6.4%	17,415	6.7%
Age 30 to 34 Years	708	7.3%	6,534	7.1%	19,311	7.4%
Age 35 to 39 Years	695	7.1%	6,299	6.9%	18,604	7.1%
Age 40 to 44 Years	673	6.9%	6,187	6.7%	18,035	6.9%
Age 45 to 49 Years	606	6.2%	6,161	6.7%	17,689	6.8%
Age 50 to 54 Years	624	6.4%	6,040	6.6%	17,476	6.7%
Age 55 to 59 Years	589	6.0%	6,134	6.7%	17,261	6.6%
Age 60 to 64 Years	609	6.3%	5,892	6.4%	16,676	6.4%
Age 65 to 69 Years	564	5.8%	5,122	5.6%	14,088	5.4%
Age 70 to 74 Years	412	4.2%	3,954	4.3%	10,967	4.2%
Age 75 to 79 Years	305	3.1%	2,851	3.1%	8,012	3.1%
Age 80 to 84 Years	163	1.7%	1,839	2.0%	5,221	2.0%
Age 85 Years or Over	116	1.2%	1,479	1.6%	4,319	1.7%
Female Median Age	37.9		39.4		39.4	
Age 19 Years or Less	2,442	25.1%	21,806	23.8%	60,192	23.1%
Age 20 to 64 Years	5,733	58.9%	54,755	59.6%	158,283	60.6%
Age 65 Years or Over	1,561	16.0%	15,244	16.6%	42,608	16.3%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2024)						
Male Population	8,558	*46.8%*	81,652	*47.1%*	234,183	*47.3%*
Age Under 5 Years	609	*7.1%*	5,304	*6.5%*	14,829	*6.3%*
Age 5 to 9 Years	634	*7.4%*	5,637	*6.9%*	15,488	*6.6%*
Age 10 to 14 Years	645	*7.5%*	5,781	*7.1%*	15,691	*6.7%*
Age 15 to 19 Years	684	*8.0%*	6,174	*7.6%*	16,347	*7.0%*
Age 20 to 24 Years	592	*6.9%*	5,614	*6.9%*	15,449	*6.6%*
Age 25 to 29 Years	582	*6.8%*	5,714	*7.0%*	16,665	*7.1%*
Age 30 to 34 Years	654	*7.6%*	6,175	*7.6%*	18,495	*7.9%*
Age 35 to 39 Years	616	*7.2%*	5,734	*7.0%*	17,403	*7.4%*
Age 40 to 44 Years	550	*6.4%*	5,263	*6.4%*	16,085	*6.9%*
Age 45 to 49 Years	477	*5.6%*	5,129	*6.3%*	15,196	*6.5%*
Age 50 to 54 Years	504	*5.9%*	5,160	*6.3%*	14,897	*6.4%*
Age 55 to 59 Years	464	*5.4%*	4,987	*6.1%*	14,523	*6.2%*
Age 60 to 64 Years	454	*5.3%*	4,548	*5.6%*	13,164	*5.6%*
Age 65 to 69 Years	361	*4.2%*	3,719	*4.6%*	10,702	*4.6%*
Age 70 to 74 Years	327	*3.8%*	2,798	*3.4%*	7,799	*3.3%*
Age 75 to 79 Years	209	*2.4%*	1,860	*2.3%*	5,357	*2.3%*
Age 80 to 84 Years	116	*1.4%*	1,185	*1.5%*	3,362	*1.4%*
Age 85 Years or Over	78	*0.9%*	871	*1.1%*	2,731	*1.2%*
Male Median Age	33.2		34.8		35.7	
Age 19 Years or Less	2,573	*30.1%*	22,896	*28.0%*	62,355	*26.6%*
Age 20 to 64 Years	4,893	*57.2%*	48,324	*59.2%*	141,877	*60.6%*
Age 65 Years or Over	1,091	*12.7%*	10,432	*12.8%*	29,951	*12.8%*
Males per 100 Females (2024)						
Overall Comparison	88		89		90	
Age Under 5 Years	114	*53.2%*	105	*51.3%*	104	*50.9%*
Age 5 to 9 Years	106	*51.5%*	106	*51.5%*	104	*50.9%*
Age 10 to 14 Years	99	*49.8%*	103	*50.7%*	104	*51.1%*
Age 15 to 19 Years	104	*50.9%*	106	*51.4%*	103	*50.7%*
Age 20 to 24 Years	102	*50.5%*	100	*49.9%*	98	*49.4%*
Age 25 to 29 Years	90	*47.3%*	97	*49.3%*	96	*48.9%*
Age 30 to 34 Years	92	*48.0%*	95	*48.6%*	96	*48.9%*
Age 35 to 39 Years	89	*47.0%*	91	*47.6%*	94	*48.3%*
Age 40 to 44 Years	82	*45.0%*	85	*46.0%*	89	*47.1%*
Age 45 to 49 Years	79	*44.1%*	83	*45.4%*	86	*46.2%*
Age 50 to 54 Years	81	*44.7%*	85	*46.1%*	85	*46.0%*
Age 55 to 59 Years	79	*44.1%*	81	*44.8%*	84	*45.7%*
Age 60 to 64 Years	74	*42.7%*	77	*43.6%*	79	*44.1%*
Age 65 to 69 Years	64	*39.0%*	73	*42.1%*	76	*43.2%*
Age 70 to 74 Years	79	*44.2%*	71	*41.4%*	71	*41.6%*
Age 75 to 79 Years	69	*40.7%*	65	*39.5%*	67	*40.1%*
Age 80 to 84 Years	71	*41.5%*	64	*39.2%*	64	*39.2%*
Age 85 Years or Over	67	*40.3%*	59	*37.1%*	63	*38.7%*
Age 19 Years or Less	105	*51.3%*	105	*51.2%*	104	*50.9%*
Age 20 to 39 Years	93	*48.1%*	95	*48.8%*	96	*48.9%*
Age 40 to 64 Years	79	*44.1%*	82	*45.2%*	85	*45.9%*
Age 65 Years or Over	70	*41.1%*	68	*40.6%*	70	*41.3%*

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Household Type (2024)						
Total Households	5,772		53,608		166,126	
Households with Children	2,572	*44.6%*	20,694	*38.6%*	58,674	*35.3%*
Average Household Size	3.2		3.2		3.0	
Household Density per Square Mile	1,838		1,896		2,116	
Population Family	17,185	*93.9%*	151,009	*87.1%*	418,314	*84.5%*
Population Non-Family	1,054	*5.8%*	21,421	*12.3%*	73,931	*14.9%*
Population Group Quarters	54	*0.3%*	1,027	*0.6%*	3,020	*0.6%*
Family Households	5,045	*87.4%*	40,321	*75.2%*	116,000	*69.8%*
Married Couple Households	2,221	*44.0%*	19,920	*49.4%*	62,211	*53.6%*
Other Family Households with Children	2,824	*56.0%*	20,400	*50.6%*	53,790	*46.4%*
Family Households with Children	2,570	*50.9%*	20,672	*51.3%*	58,603	*50.5%*
Married Couple with Children	1,007	*39.2%*	10,102	*48.9%*	31,301	*53.4%*
Other Family Households with Children	1,562	*60.8%*	10,570	*51.1%*	27,301	*46.6%*
Family Households No Children	2,475	*49.1%*	19,648	*48.7%*	57,398	*49.5%*
Married Couple No Children	1,214	*49.0%*	9,818	*50.0%*	30,909	*53.9%*
Other Family Households No Children	1,261	*51.0%*	9,830	*50.0%*	26,488	*46.1%*
Non-Family Households	727	*12.6%*	13,288	*24.8%*	50,126	*30.2%*
Non-Family Households with Children	2	*0.3%*	22	*0.2%*	71	*0.1%*
Non-Family Households No Children	725	*99.7%*	13,266	*99.8%*	50,055	*99.9%*
Average Family Household Size	3.4		3.7		3.6	
Average Family Income	$80,932		$95,565		$101,339	
Median Family Income	$65,442		$71,948		$75,366	
Average Non-Family Household Size	1.4		1.6		1.5	
Marital Status (2024)						
Population Age 15 Years or Over	14,620		140,771		404,942	
Never Married	6,496	*44.4%*	60,331	*42.9%*	162,484	*40.1%*
Currently Married	4,507	*30.8%*	46,835	*33.3%*	143,353	*35.4%*
Previously Married	3,617	*24.7%*	33,605	*23.9%*	99,105	*24.5%*
Separated	1,016	*28.1%*	9,390	*27.9%*	28,636	*28.9%*
Widowed	903	*25.0%*	7,854	*23.4%*	20,440	*20.6%*
Divorced	1,699	*47.0%*	16,362	*48.7%*	50,029	*50.5%*
Educational Attainment (2024)						
Adult Population Age 25 Years or Over	12,105		117,509		341,454	
Elementary (Grade Level 0 to 8)	920	*7.6%*	10,692	*9.1%*	26,472	*7.8%*
Some High School (Grade Level 9 to 11)	795	*6.6%*	9,471	*8.1%*	24,696	*7.2%*
High School Graduate	4,737	*39.1%*	42,745	*36.4%*	115,378	*33.8%*
Some College	2,022	*16.7%*	19,275	*16.4%*	54,320	*15.9%*
Associate Degree Only	1,323	*10.9%*	11,621	*9.9%*	36,019	*10.5%*
Bachelor Degree Only	1,492	*12.3%*	15,790	*13.4%*	55,284	*16.2%*
Graduate Degree	815	*6.7%*	7,916	*6.7%*	29,285	*8.6%*
Any College (Some College or Higher)	5,653	*46.7%*	54,602	*46.5%*	174,907	*51.2%*
College Degree + (Bachelor Degree or Higher)	2,307	*19.1%*	23,706	*20.2%*	84,569	*24.8%*

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2024)	6,393		58,920		183,666	
Total Housing Units (2020)	6,092		57,323		180,688	
Historical Annual Growth (2020-2024)	300	-	1,597	-	2,978	-
Housing Units Occupied (2024)	5,772	*90.3%*	53,608	*91.0%*	166,126	*90.4%*
Housing Units Owner-Occupied	3,516	*60.9%*	34,101	*63.6%*	91,329	*55.0%*
Housing Units Renter-Occupied	2,256	*39.1%*	19,507	*36.4%*	74,797	*45.0%*
Housing Units Vacant (2024)	621	*9.7%*	5,312	*9.0%*	17,540	*9.6%*
Household Size (2024)						
Total Households	5,772		53,608		166,126	
1 Person Households	667	*11.6%*	11,652	*21.7%*	43,070	*25.9%*
2 Person Households	2,933	*50.8%*	19,352	*36.1%*	56,393	*33.9%*
3 Person Households	1,173	*20.3%*	10,702	*20.0%*	30,609	*18.4%*
4 Person Households	496	*8.6%*	6,028	*11.2%*	19,486	*11.7%*
5 Person Households	269	*4.7%*	3,269	*6.1%*	9,544	*5.7%*
6 Person Households	145	*2.5%*	1,625	*3.0%*	4,483	*2.7%*
7 or More Person Households	88	*1.5%*	981	*1.8%*	2,542	*1.5%*
Household Income Distribution (2024)						
HH Income $200,000 or More	245	*4.2%*	2,532	*4.7%*	8,842	*5.3%*
HH Income $150,000 to $199,999	159	*2.8%*	3,343	*6.2%*	10,446	*6.3%*
HH Income $125,000 to $149,999	293	*5.1%*	2,568	*4.8%*	9,644	*5.8%*
HH Income $100,000 to $124,999	422	*7.3%*	5,005	*9.3%*	15,256	*9.2%*
HH Income $75,000 to $99,999	927	*16.1%*	9,046	*16.9%*	27,465	*16.5%*
HH Income $50,000 to $74,999	1,136	*19.7%*	10,313	*19.2%*	31,167	*18.8%*
HH Income $35,000 to $49,999	722	*12.5%*	7,290	*13.6%*	20,400	*12.3%*
HH Income $25,000 to $34,999	690	*11.9%*	4,614	*8.6%*	14,598	*8.8%*
HH Income $15,000 to $24,999	568	*9.8%*	4,131	*7.7%*	11,989	*7.2%*
HH Income $10,000 to $14,999	233	*4.0%*	1,850	*3.5%*	6,028	*3.6%*
HH Income Under $10,000	377	*6.5%*	2,916	*5.4%*	10,291	*6.2%*
Household Vehicles (2024)						
Households 0 Vehicles Available	663	*11.5%*	4,107	*7.7%*	12,862	*7.7%*
Households 1 Vehicle Available	2,292	*39.7%*	18,166	*33.9%*	61,280	*36.9%*
Households 2 Vehicles Available	1,659	*28.7%*	19,132	*35.7%*	61,176	*36.8%*
Households 3 or More Vehicles Available	1,158	*20.1%*	12,204	*22.8%*	30,808	*18.5%*
Total Vehicles Available	9,349		98,130		287,879	
Average Vehicles per Household	1.6		1.8		1.7	
Owner-Occupied Household Vehicles	6,575	*70.3%*	70,415	*71.8%*	182,647	*63.4%*
Average Vehicles per Owner-Occupied Household	1.9		2.1		2.0	
Renter-Occupied Household Vehicles	2,774	*29.7%*	27,715	*28.2%*	105,232	*36.6%*
Average Vehicles per Renter-Occupied Household	1.2		1.4		1.4	
Travel Time (2024)						
Worker Base Age 16 years or Over	8,940		89,083		264,549	
Travel to Work in 14 Minutes or Less	815	*9.1%*	9,272	*10.4%*	28,670	*10.8%*
Travel to Work in 15 to 29 Minutes	2,324	*26.0%*	28,525	*32.0%*	84,822	*32.1%*
Travel to Work in 30 to 59 Minutes	3,902	*43.6%*	34,987	*39.3%*	99,553	*37.6%*
Travel to Work in 60 Minutes or More	662	*7.4%*	7,221	*8.1%*	24,096	*9.1%*
Work at Home	1,236	*13.8%*	9,079	*10.2%*	27,408	*10.4%*
Average Minutes Travel to Work	32.8		28.9		28.8	

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Lat/Lon: 25.9523/-80.2468

Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2024)						
Worker Base Age 16 years or Over	8,940		89,083		264,549	
Drive to Work Alone	6,231	*69.7%*	66,885	*75.1%*	197,139	*74.5%*
Drive to Work in Carpool	727	*8.1%*	7,299	*8.2%*	22,896	*8.7%*
Travel to Work by Public Transportation	397	*4.4%*	3,454	*3.9%*	9,059	*3.4%*
Drive to Work on Motorcycle	7	-	54	-	212	-
Bicycle to Work	19	*0.2%*	135	*0.2%*	678	*0.3%*
Walk to Work	55	*0.6%*	824	*0.9%*	2,917	*1.1%*
Other Means	268	*3.0%*	1,353	*1.5%*	4,240	*1.6%*
Work at Home	1,236	*13.8%*	9,079	*10.2%*	27,408	*10.4%*
Daytime Demographics (2024)						
Total Businesses	930		11,615		36,293	
Total Employees	4,941		67,683		199,359	
Company Headquarter Businesses	15	*1.6%*	206	*1.8%*	695	*1.9%*
Company Headquarter Employees	696	*14.1%*	7,539	*11.1%*	22,810	*11.4%*
Employee Population per Business	5.3	to 1	5.8	to 1	5.5	to 1
Residential Population per Business	19.7	to 1	14.9	to 1	13.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	10,905		118,754		335,845	
Labor Force						
Labor Population Age 16 Years or Over (2024)	14,369		138,451		398,664	
Labor Force Total Males (2024)	6,553	*45.6%*	63,740	*46.0%*	184,966	*46.4%*
Male Civilian Employed	3,858	*58.9%*	42,260	*66.3%*	128,340	*69.4%*
Male Civilian Unemployed	139	*2.1%*	1,091	*1.7%*	3,190	*1.7%*
Males in Armed Forces	-	-	-	-	212	*0.1%*
Males Not in Labor Force	2,556	*39.0%*	20,390	*32.0%*	53,224	*28.8%*
Labor Force Total Females (2024)	7,816	*54.4%*	74,711	*54.0%*	213,698	*53.6%*
Female Civilian Employed	4,548	*58.2%*	45,121	*60.4%*	133,475	*62.5%*
Female Civilian Unemployed	102	*1.3%*	1,054	*1.4%*	2,753	*1.3%*
Females in Armed Forces	-	-	-	-	151	-
Females Not in Labor Force	3,166	*40.5%*	28,536	*38.2%*	77,319	*36.2%*
Unemployment Rate	241	*1.7%*	2,145	*1.5%*	5,943	*1.5%*
Occupation (2024)						
Occupation Population Age 16 Years or Over	8,940		89,083		264,549	
Occupation Total Males	4,087	*45.7%*	43,030	*48.3%*	129,648	*49.0%*
Occupation Total Females	4,853	54.3%	46,053	51.7%	134,900	51.0%
Management, Business, Financial Operations	1,027	11.5%	10,571	11.9%	38,304	14.5%
Professional, Related	1,399	15.7%	15,873	17.8%	51,026	19.3%
Service	2,260	*25.3%*	19,089	*21.4%*	54,182	*20.5%*
Sales, Office	1,834	*20.5%*	20,303	*22.8%*	60,591	*22.9%*
Farming, Fishing, Forestry	13	*0.1%*	242	*0.3%*	746	*0.3%*
Construction, Extraction, Maintenance	920	*10.3%*	8,645	*9.7%*	24,272	*9.2%*
Production, Transport, Material Moving	1,486	*16.6%*	14,359	*16.1%*	35,427	*13.4%*
White Collar Workers	4,260	*47.7%*	46,748	*52.5%*	149,921	*56.7%*
Blue Collar Workers	4,680	*52.3%*	42,336	*47.5%*	114,628	*43.3%*

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Stadium Corners Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2024)						
Total Units	5,772		53,608		166,126	
1 Detached Unit	3,500	*60.6%*	33,168	*61.9%*	77,423	*46.6%*
1 Attached Unit	582	*10.1%*	4,461	*8.3%*	14,983	*9.0%*
2 Units	82	*1.4%*	1,001	*1.9%*	3,333	*2.0%*
3 to 4 Units	134	*2.3%*	1,451	*2.7%*	6,951	*4.2%*
5 to 9 Units	115	*2.0%*	2,019	*3.8%*	10,261	*6.2%*
10 to 19 Units	389	*6.7%*	2,203	*4.1%*	12,625	*7.6%*
20 to 49 Units	394	*6.8%*	3,309	*6.2%*	16,832	*10.1%*
50 or More Units	564	*9.8%*	4,537	*8.5%*	20,722	*12.5%*
Mobile Home or Trailer	10	*0.2%*	1,412	*2.6%*	2,875	*1.7%*
Other Structure	1	-	48	-	121	-
Homes Built By Year (2024)						
Homes Built 2020 or later	162	*2.5%*	830	*1.4%*	2,580	*1.4%*
Homes Built 2010 to 2019	264	*4.1%*	2,864	*4.9%*	12,227	*6.7%*
Homes Built 2000 to 2009	372	*5.8%*	4,265	*7.2%*	16,514	*9.0%*
Homes Built 1990 to 1999	691	*10.8%*	4,256	*7.2%*	17,106	*9.3%*
Homes Built 1980 to 1989	835	*13.1%*	7,355	*12.5%*	27,654	*15.1%*
Homes Built 1970 to 1979	1,271	*19.9%*	10,898	*18.5%*	29,583	*16.1%*
Homes Built 1960 to 1969	1,172	*18.3%*	10,285	*17.5%*	26,605	*14.5%*
Homes Built 1950 to 1959	832	*13.0%*	10,798	*18.3%*	28,457	*15.5%*
Homes Built 1940 to 1949	126	*2.0%*	1,729	*2.9%*	4,316	*2.4%*
Homes Built Before 1939	47	*0.7%*	329	*0.6%*	1,083	*0.6%*
Median Age of Homes	46.9	*yrs*	48.9	*yrs*	45.7	*yrs*
Home Values (2024)						
Owner Specified Housing Units	3,516		34,101		91,329	
Home Values $1,000,000 or More	193	*5.5%*	1,642	*4.8%*	4,116	*4.5%*
Home Values $750,000 to $999,999	107	*3.0%*	1,076	*3.2%*	3,460	*3.8%*
Home Values $500,000 to $749,999	463	*13.2%*	3,881	*11.4%*	12,350	*13.5%*
Home Values $400,000 to $499,999	550	*15.6%*	5,386	*15.8%*	15,107	*16.5%*
Home Values $300,000 to $399,999	1,036	*29.5%*	10,726	*31.5%*	25,383	*27.8%*
Home Values $250,000 to $299,999	383	*10.9%*	3,460	*10.1%*	8,687	*9.5%*
Home Values $200,000 to $249,999	374	*10.6%*	2,769	*8.1%*	6,747	*7.4%*
Home Values $175,000 to $199,999	124	*3.5%*	1,054	*3.1%*	2,624	*2.9%*
Home Values $150,000 to $174,999	136	*3.9%*	1,021	*3.0%*	3,202	*3.5%*
Home Values $125,000 to $149,999	18	*0.5%*	310	*0.9%*	1,607	*1.8%*
Home Values $100,000 to $124,999	24	*0.7%*	497	*1.5%*	2,022	*2.2%*
Home Values $90,000 to $99,999	5	*0.1%*	148	*0.4%*	570	*0.6%*
Home Values $80,000 to $89,999	24	*0.7%*	266	*0.8%*	716	*0.8%*
Home Values $70,000 to $79,999	7	*0.2%*	328	*1.0%*	836	*0.9%*
Home Values $60,000 to $69,999	6	*0.2%*	76	*0.2%*	210	*0.2%*
Home Values $50,000 to $59,999	4	*0.1%*	280	*0.8%*	528	*0.6%*
Home Values $35,000 to $49,999	15	*0.4%*	392	*1.2%*	903	*1.0%*
Home Values $25,000 to $34,999	9	*0.2%*	141	*0.4%*	518	*0.6%*
Home Values $10,000 to $24,999	7	*0.2%*	114	*0.3%*	365	*0.4%*
Home Values Under $10,000	31	*0.9%*	533	*1.6%*	1,377	*1.5%*
Owner-Occupied Median Home Value	$363,094		$347,307		$355,782	
Renter-Occupied Median Rent	$1,503		$1,496		$1,528	

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