

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.821/-80.2807

1 S Royal Poinciana Blvd Miami Springs, FL 33166	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2026)	29,012	152,738	557,614
Projected Population (2031)	27,118	145,327	533,197
Census Population (2020)	29,187	153,424	542,922
Census Population (2010)	29,514	153,125	529,102
Projected Annual Growth (2026 to 2031)	-1,894 -1.3%	-7,411 -1.0%	-24,418 -0.9%
Historical Annual Growth (2020 to 2026)	-175 -0.1%	-686 -	14,692 0.5%
Historical Annual Growth (2010 to 2020)	-327 -0.1%	299 -	13,820 0.3%
Estimated Population Density (2026)	9,239 psm	5,403 psm	7,102 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2026)	10,793	53,961	201,176
Projected Households (2031)	9,902	50,388	189,368
Census Households (2020)	10,838	53,538	193,993
Census Households (2010)	10,459	50,595	179,575
Estimated Households with Children (2026)	3,122 28.9%	16,862 31.2%	63,178 31.4%
Estimated Average Household Size (2026)	2.63	2.78	2.74
Average Household Income			
Estimated Average Household Income (2026)	\$83,415	\$80,513	\$86,867
Projected Average Household Income (2031)	\$83,784	\$80,479	\$87,227
Estimated Average Family Income (2026)	\$99,036	\$92,972	\$99,841
Median Household Income			
Estimated Median Household Income (2026)	\$66,313	\$62,788	\$65,381
Projected Median Household Income (2031)	\$66,514	\$62,540	\$65,526
Estimated Median Family Income (2026)	\$79,224	\$73,752	\$77,120
Per Capita Income			
Estimated Per Capita Income (2026)	\$31,247	\$28,595	\$31,426
Projected Per Capita Income (2031)	\$30,825	\$28,062	\$31,070
Estimated Per Capita Income 5 Year Growth	-\$423 -1.4%	-\$533 -1.9%	-\$357 -1.1%
Estimated Average Household Net Worth (2026)	\$652,520	\$631,014	\$682,765
Daytime Demos (2026)			
Total Businesses	2,062	20,884	62,384
Total Employees	10,984	137,350	404,159
Company Headquarter Businesses	49 2.4%	639 3.1%	1,744 2.8%
Company Headquarter Employees	768 7.0%	14,971 10.9%	42,926 10.6%
Employee Population per Business	5.3	6.6	6.5
Residential Population per Business	14.1	7.3	8.9

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RF5

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

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.821/-80.2807

1 S Royal Poinciana Blvd

Miami Springs, FL 33166

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2026)	8,942	30.8%	42,826	28.0%	148,491	26.6%
Black or African American (2026)	1,468	5.1%	16,640	10.9%	76,663	13.7%
American Indian or Alaska Native (2026)	73	0.3%	337	0.2%	1,717	0.3%
Asian (2026)	200	0.7%	737	0.5%	4,985	0.9%
Hawaiian or Pacific Islander (2026)	4	-	12	-	87	-
Other Race (2026)	3,468	12.0%	19,243	12.6%	73,086	13.1%
Two or More Races (2026)	14,856	51.2%	72,942	47.8%	252,586	45.3%
Not Hispanic or Latino Population (2026)	4,133	14.2%	27,230	17.8%	119,396	21.4%
Hispanic or Latino Population (2026)	24,879	85.8%	125,508	82.2%	438,219	78.6%
Not Hispanic or Latino Population (2031)	6,555	24.2%	36,140	24.9%	146,436	27.5%
Hispanic or Latino Population (2031)	20,562	75.8%	109,187	75.1%	386,761	72.5%
Not Hispanic or Latino Population (2020)	3,120	10.7%	23,646	15.4%	102,488	18.9%
Hispanic or Latino Population (2020)	26,067	89.3%	129,777	84.6%	440,434	81.1%
Not Hispanic or Latino Population (2010)	3,215	10.9%	23,816	15.6%	104,818	19.8%
Hispanic or Latino Population (2010)	26,299	89.1%	129,308	84.4%	424,284	80.2%
Projected Hispanic Annual Growth (2026 to 2031)	-4,317	-3.5%	-16,320	-2.6%	-51,458	-2.3%
Historic Hispanic Annual Growth (2010 to 2026)	-1,420	-0.3%	-3,801	-0.2%	13,935	0.2%

Age Distribution (2026)

Age Under 5	1,292	4.5%	7,380	4.8%	29,009	5.2%
Age 5 to 9 Years	1,355	4.7%	7,467	4.9%	29,233	5.2%
Age 10 to 14 Years	1,275	4.4%	7,352	4.8%	27,484	4.9%
Age 15 to 19 Years	1,584	5.5%	8,378	5.5%	30,547	5.5%
Age 20 to 24 Years	1,424	4.9%	7,962	5.2%	29,928	5.4%
Age 25 to 29 Years	1,481	5.1%	8,595	5.6%	33,573	6.0%
Age 30 to 34 Years	1,628	5.6%	9,568	6.3%	37,538	6.7%
Age 35 to 39 Years	1,741	6.0%	9,610	6.3%	37,782	6.8%
Age 40 to 44 Years	1,696	5.8%	9,406	6.2%	35,461	6.4%
Age 45 to 49 Years	2,033	7.0%	10,532	6.9%	37,592	6.7%
Age 50 to 54 Years	2,379	8.2%	12,057	7.9%	42,134	7.6%
Age 55 to 59 Years	2,368	8.2%	11,938	7.8%	41,300	7.4%
Age 60 to 64 Years	2,157	7.4%	10,514	6.9%	37,231	6.7%
Age 65 to 74 Years	3,177	10.9%	15,702	10.3%	55,261	9.9%
Age 75 to 84 Years	2,305	7.9%	11,073	7.2%	37,213	6.7%
Age 85 Years or Over	1,118	3.9%	5,204	3.4%	16,329	2.9%
Median Age	46.5		44.4		42.8	

Gender Age Distribution (2026)

Female Population	14,670	50.6%	76,919	50.4%	285,795	51.3%
Age 0 to 19 Years	2,673	18.2%	14,651	19.0%	56,596	19.8%
Age 20 to 64 Years	8,412	57.3%	44,189	57.4%	165,737	58.0%
Age 65 Years or Over	3,586	24.4%	18,079	23.5%	63,463	22.2%
Female Median Age	47.5		46.0		44.5	
Male Population	14,341	49.4%	75,818	49.6%	271,819	48.7%
Age 0 to 19 Years	2,833	19.8%	15,926	21.0%	59,677	22.0%
Age 20 to 64 Years	8,495	59.2%	45,993	60.7%	166,801	61.4%
Age 65 Years or Over	3,014	21.0%	13,900	18.3%	45,341	16.7%
Male Median Age	45.7		42.8		41.1	

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.821/-80.2807

1 S Royal Poinciana Blvd

Miami Springs, FL 33166

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2026)

HH Income \$200,000 or More	807	7.5%	3,674	6.8%	16,317	8.1%
HH Income \$150,000 to \$199,999	642	6.0%	3,252	6.0%	13,656	6.8%
HH Income \$100,000 to \$149,999	1,672	15.5%	7,480	13.9%	28,726	14.3%
HH Income \$75,000 to \$99,999	1,296	12.0%	6,865	12.7%	24,320	12.1%
HH Income \$50,000 to \$74,999	1,761	16.3%	8,944	16.6%	32,446	16.1%
HH Income \$35,000 to \$49,999	1,275	11.8%	6,337	11.7%	23,626	11.7%
HH Income \$25,000 to \$34,999	965	8.9%	5,006	9.3%	17,054	8.5%
HH Income \$15,000 to \$24,999	881	8.2%	4,957	9.2%	18,515	9.2%
HH Income Under \$15,000	1,495	13.9%	7,445	13.8%	26,518	13.2%
HH Income \$35,000 or More	7,452	69.1%	36,552	67.7%	139,090	69.1%
HH Income \$75,000 or More	4,416	40.9%	21,271	39.4%	83,018	41.3%

Housing (2026)

Total Housing Units	11,549		57,939		216,714	
Housing Units Occupied	10,793	93.5%	53,961	93.1%	201,176	92.8%
Housing Units Owner-Occupied	3,613	33.5%	20,660	38.3%	74,238	36.9%
Housing Units, Renter-Occupied	7,180	66.5%	33,301	61.7%	126,938	63.1%
Housing Units, Vacant	756	6.5%	3,978	6.9%	15,539	7.2%

Marital Status (2026)

Never Married	8,469	33.8%	47,353	36.3%	173,696	36.8%
Currently Married	8,831	35.2%	43,186	33.1%	160,831	34.1%
Separated	2,091	8.3%	12,622	9.7%	45,327	9.6%
Widowed	1,859	7.4%	8,814	6.8%	29,558	6.3%
Divorced	3,841	15.3%	18,564	14.2%	62,477	13.2%

Household Type (2026)

Population Family	23,387	80.6%	127,602	83.5%	462,441	82.9%
Population Non-Family	5,021	17.3%	22,199	14.5%	88,748	15.9%
Population Group Quarters	603	2.1%	2,937	1.9%	6,425	1.2%
Family Households	7,331	67.9%	38,990	72.3%	141,177	70.2%
Non-Family Households	3,461	32.1%	14,971	27.7%	59,999	29.8%
Married Couple with Children	1,760	19.9%	8,901	20.6%	33,437	20.8%
Average Family Household Size	3.2		3.3		3.3	

Household Size (2026)

1 Person Households	2,615	24.2%	10,976	20.3%	43,729	21.7%
2 Person Households	3,424	31.7%	17,058	31.6%	62,999	31.3%
3 Person Households	1,994	18.5%	10,725	19.9%	38,940	19.4%
4 Person Households	1,567	14.5%	8,384	15.5%	30,734	15.3%
5 Person Households	701	6.5%	3,946	7.3%	14,454	7.2%
6 or More Person Households	492	4.6%	2,872	5.3%	10,319	5.1%

Household Vehicles (2026)

Households with 0 Vehicles Available	1,525	14.1%	7,387	13.7%	29,190	14.5%
Households with 1 Vehicles Available	4,036	37.4%	20,814	38.6%	76,547	38.0%
Households with 2 or More Vehicles Available	5,232	48.5%	25,760	47.7%	95,439	47.4%
Total Vehicles Available	16,872		85,375		311,262	
Average Vehicles Per Household	1.6		1.6		1.5	

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.821/-80.2807

1 S Royal Poinciana Blvd

Miami Springs, FL 33166

1 mi radius

3 mi radius

5 mi radius

Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	24,795		128,945		465,764	
Estimated Civilian Employed	15,335	61.8%	77,758	60.3%	286,466	61.5%
Estimated Civilian Unemployed	279	1.1%	1,962	1.5%	7,333	1.6%
Estimated in Armed Forces	-	-	5	-	164	-
Estimated Not in Labor Force	9,181	37.0%	49,221	38.2%	171,801	36.9%
Unemployment Rate	1.1%		1.5%		1.6%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	15,335		77,746		286,450	
Management, Business, Financial Operations	1,805	11.8%	8,503	10.9%	36,601	12.8%
Professional, Related	2,527	16.5%	10,994	14.1%	45,365	15.8%
Service	2,987	19.5%	17,706	22.8%	64,315	22.5%
Sales, Office	2,761	18.0%	15,160	19.5%	58,056	20.3%
Farming, Fishing, Forestry	71	0.5%	491	0.6%	1,447	0.5%
Construct, Extraction, Maintenance	1,854	12.1%	10,171	13.1%	35,522	12.4%
Production, Transport Material Moving	3,330	21.7%	14,722	18.9%	45,142	15.8%
White Collar Workers	7,094	46.3%	34,658	44.6%	140,023	48.9%
Blue Collar Workers	8,241	53.7%	43,089	55.4%	146,426	51.1%

Consumer Expenditure (2026)

Total Household Expenditure	\$887.33 M		\$4.41 B		\$16.89 B	
Total Non-Retail Expenditure	\$424.67 M	47.9%	\$2.09 B	47.4%	\$8.12 B	48.1%
Total Retail Expenditure	\$462.66 M	52.1%	\$2.32 B	52.6%	\$8.77 B	51.9%
Alcoholic Beverages	\$6.13 M	0.7%	\$30.42 M	0.7%	\$117.19 M	0.7%
Apparel	\$20.05 M	2.3%	\$100.5 M	2.3%	\$383.7 M	2.3%
Contributions	\$20.5 M	2.3%	\$100.21 M	2.3%	\$391.08 M	2.3%
Education	\$14.41 M	1.6%	\$70.87 M	1.6%	\$275.11 M	1.6%
Entertainment	\$45.3 M	5.1%	\$227.15 M	5.2%	\$867.18 M	5.1%
Food Away From Home	\$43.04 M	4.9%	\$214.45 M	4.9%	\$822.97 M	4.9%
Grocery	\$70.34 M	7.9%	\$360.44 M	8.2%	\$1.35 B	8.0%
Health Care	\$74.39 M	8.4%	\$369.55 M	8.4%	\$1.36 B	8.1%
Household Furnishings and Equipment	\$23.17 M	2.6%	\$115.4 M	2.6%	\$442.98 M	2.6%
Household Operations	\$18.34 M	2.1%	\$92.22 M	2.1%	\$351.59 M	2.1%
Miscellaneous Expenses	\$13.48 M	1.5%	\$67.04 M	1.5%	\$257.38 M	1.5%
Personal Care	\$10.96 M	1.2%	\$55.84 M	1.3%	\$210.23 M	1.2%
Shelter	\$171.91 M	19.4%	\$863 M	19.6%	\$3.28 B	19.4%
Tax and Retirement	\$173.97 M	19.6%	\$831.28 M	18.9%	\$3.35 B	19.8%
Tobacco and Related	\$4.79 M	0.5%	\$25.4 M	0.6%	\$92.64 M	0.5%
Transportation	\$122.91 M	13.9%	\$606.75 M	13.8%	\$2.3 B	13.6%
Utilities	\$53.64 M	6.0%	\$275.47 M	6.3%	\$1.03 B	6.1%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	22,082		114,199		411,414	
Elementary (Grade Level 0 to 8)	2,568	11.6%	13,889	12.2%	47,872	11.6%
Some High School (Grade Level 9 to 11)	2,229	10.1%	13,774	12.1%	45,285	11.0%
High School Graduate	7,394	33.5%	37,899	33.2%	128,581	31.3%
Some College	2,358	10.7%	12,682	11.1%	45,570	11.1%
Associate Degree Only	1,370	6.2%	8,744	7.7%	35,506	8.6%
Bachelor Degree Only	3,753	17.0%	17,833	15.6%	72,774	17.7%
Graduate Degree	2,409	10.9%	9,379	8.2%	35,826	8.7%

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.821/-80.2807

1 S Royal Poinciana Blvd

Miami Springs, FL 33166

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2026)

1 Detached Unit	3,461	32.1%	19,992	37.0%	69,207	34.4%
1 Attached Unit	1,048	9.7%	5,313	9.8%	23,541	11.7%
2 to 4 Units	927	8.6%	3,640	6.7%	13,099	6.5%
5 to 9 Units	944	8.7%	3,016	5.6%	10,450	5.2%
10 to 19 Units	1,083	10.0%	4,346	8.1%	15,916	7.9%
20 to 49 Units	1,365	12.6%	5,731	10.6%	21,253	10.6%
50 or More Units	1,888	17.5%	10,635	19.7%	44,716	22.2%
Mobile Home or Trailer	73	0.7%	1,268	2.3%	2,858	1.4%
Other Structure	4	-	20	-	135	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	403	3.7%	2,216	4.1%	8,955	4.5%
Homes Built 2010 to 2019	448	4.1%	3,237	6.0%	14,684	7.3%
Homes Built 2000 to 2009	744	6.9%	3,749	6.9%	14,377	7.1%
Homes Built 1990 to 1999	732	6.8%	2,563	4.7%	12,961	6.4%
Homes Built 1980 to 1989	1,075	10.0%	5,527	10.2%	26,289	13.1%
Homes Built 1970 to 1979	1,425	13.2%	8,184	15.2%	33,234	16.5%
Homes Built 1960 to 1969	1,876	17.4%	10,112	18.7%	26,388	13.1%
Homes Built Before 1959	4,090	37.9%	18,373	34.0%	64,288	32.0%

Home Values (2026)

Home Values \$1,000,000 or More	266	7.4%	1,279	6.2%	5,524	7.4%
Home Values \$500,000 to \$999,999	1,505	41.7%	7,993	38.7%	29,338	39.5%
Home Values \$400,000 to \$499,999	786	21.7%	4,330	21.0%	13,818	18.6%
Home Values \$300,000 to \$399,999	476	13.2%	3,097	15.0%	11,048	14.9%
Home Values \$200,000 to \$299,999	375	10.4%	1,997	9.7%	8,142	11.0%
Home Values \$150,000 to \$199,999	72	2.0%	431	2.1%	1,777	2.4%
Home Values \$100,000 to \$149,999	18	0.5%	345	1.7%	1,047	1.4%
Home Values \$70,000 to \$99,999	8	0.2%	122	0.6%	393	0.5%
Home Values \$50,000 to \$69,999	29	0.8%	285	1.4%	872	1.2%
Home Values \$25,000 to \$49,999	23	0.6%	314	1.5%	790	1.1%
Home Values Under \$25,000	55	1.5%	466	2.3%	1,490	2.0%
Owner-Occupied Median Home Value	\$515,782		\$478,495		\$493,148	
Renter-Occupied Median Rent	\$1,753		\$1,771		\$1,824	

Transportation To Work (2026)

Drive to Work Alone	9,876	64.4%	51,619	66.4%	197,949	69.1%
Drive to Work in Carpool	1,638	10.7%	8,363	10.8%	30,144	10.5%
Travel to Work by Public Transportation	550	3.6%	3,529	4.5%	14,705	5.1%
Drive to Work on Motorcycle	96	0.6%	290	0.4%	1,160	0.4%
Walk or Bicycle to Work	323	2.1%	1,808	2.3%	7,130	2.5%
Other Means	275	1.8%	1,018	1.3%	3,589	1.3%
Work at Home	2,578	16.8%	11,119	14.3%	31,772	11.1%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	2,168	14.1%	11,058	14.2%	39,137	13.7%
Travel to Work in 15 to 29 Minutes	4,568	29.8%	21,103	27.1%	83,510	29.2%
Travel to Work in 30 to 59 Minutes	4,714	30.7%	27,776	35.7%	104,422	36.5%
Travel to Work in 60 Minutes or More	1,306	8.5%	6,691	8.6%	27,608	9.6%
Average Minutes Travel to Work	26.6		28.1		28.1	