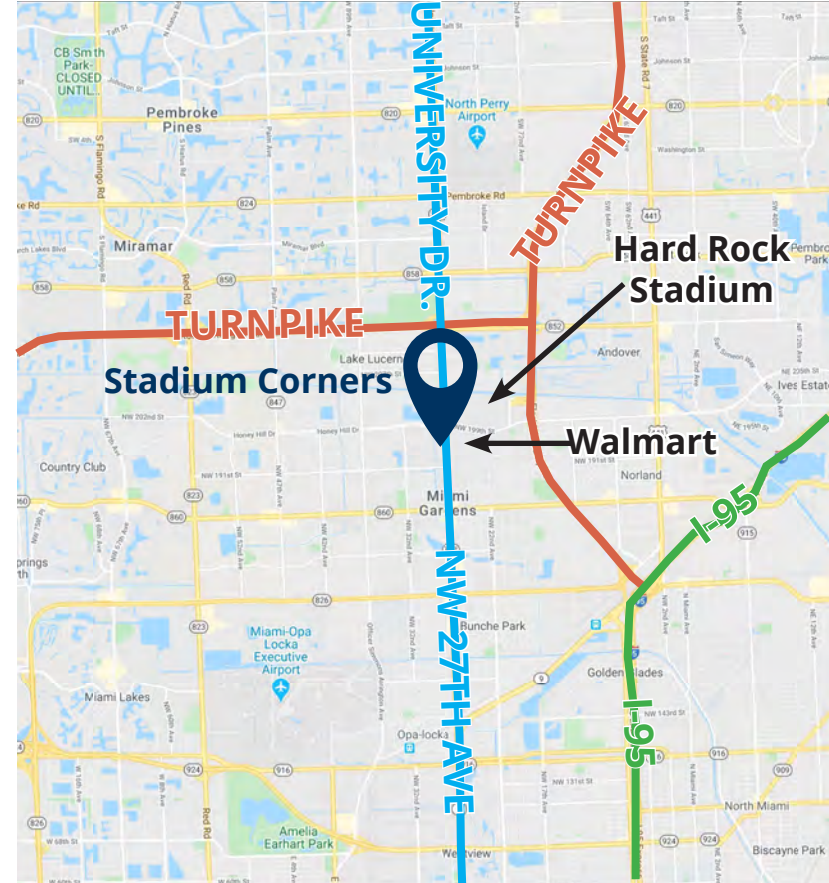


# STADIUM CORNERS

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



## 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

1 Mi	19,071
3 Mi	176,062
5 Mi	514,861

### CARS PER DAY

NW 27th Ave:	38,000
NW 199th st:	25,626

### AV. HH INCOME

1 Mi	\$79,250
3 Mi	\$87,272
5 Mi	\$90,099

### EMPLOYEES

1 Mi	5,120
3 Mi	68,121
5 Mi	199,475



**DOLLAR TREE**



last updated: 02/27/26 P1



SHARY THUR



202-359-3469



sthur@thurassociates.com

# STADIUM CORNERS

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



last updated: 02/27/26 P2



SHARY THUR



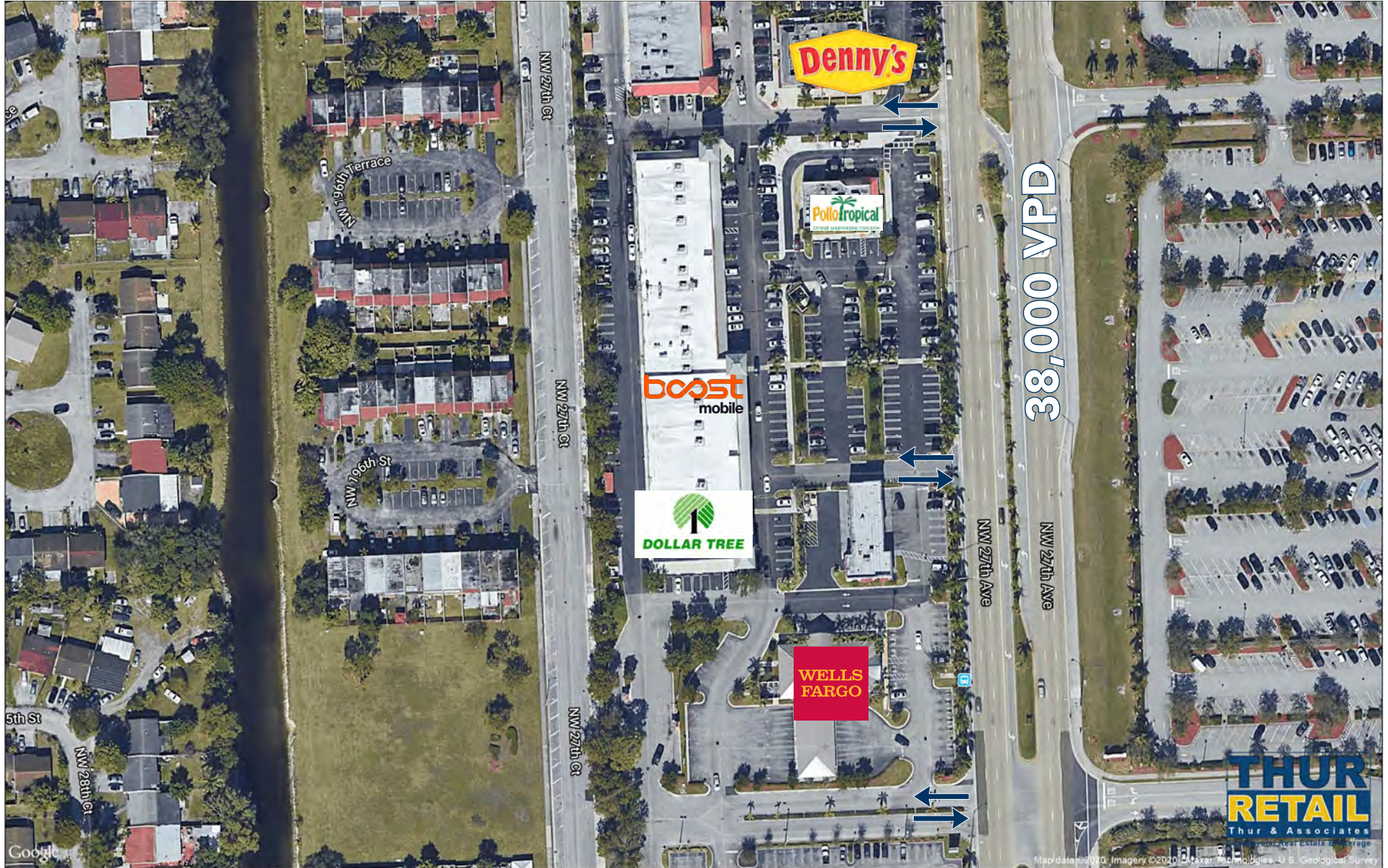
202-359-3469



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# STADIUM CORNERS

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



last updated: 02/27/26 P3



SHARY THUR



202-359-3469



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# STADIUM CORNERS

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



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: 02/27/26 P4



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# STADIUM CORNERS

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



# STADIUM CORNERS

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



last updated: 02/27/26 P6



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# STADIUM CORNERS

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



last updated: 02/27/26 P7



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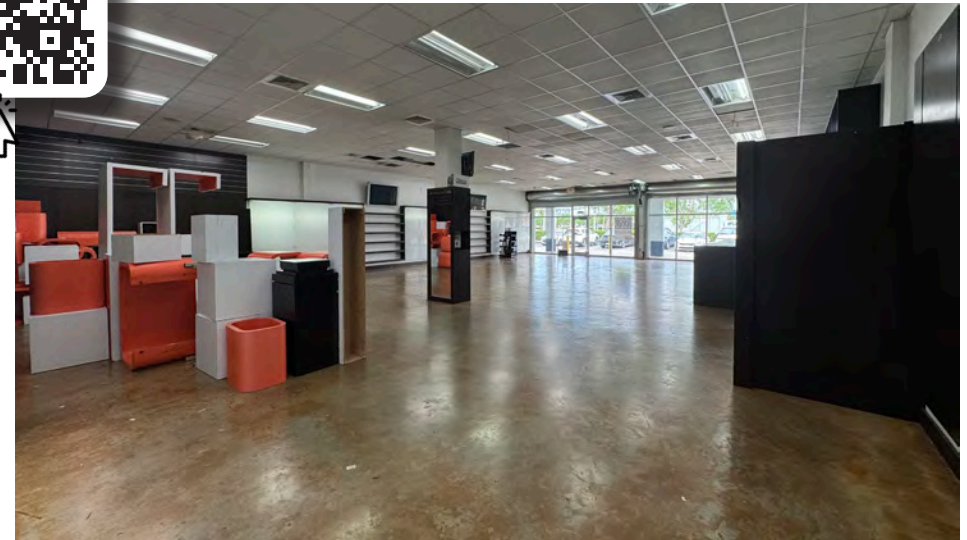
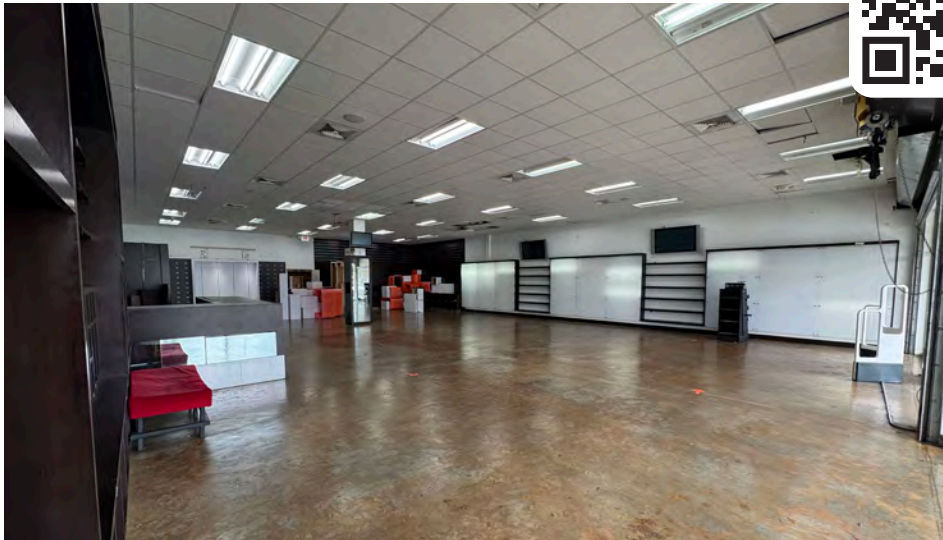
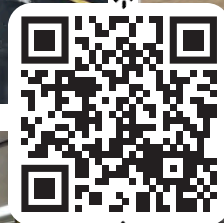
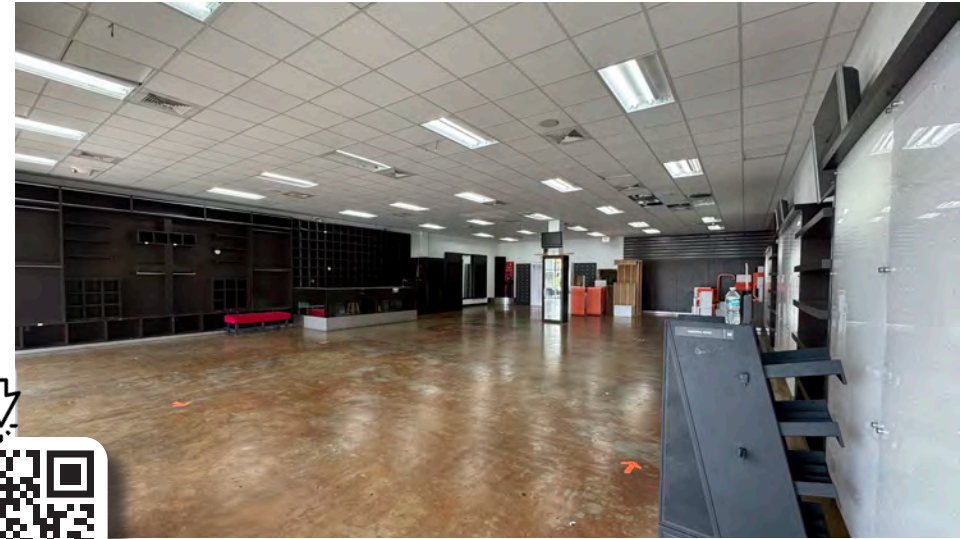
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# STADIUM CORNERS

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



last updated: 02/27/26 P8



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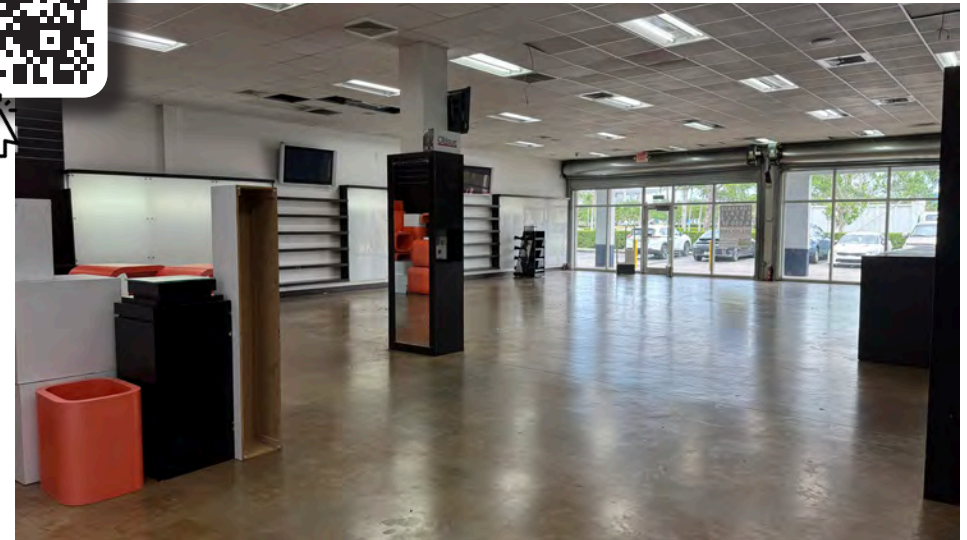
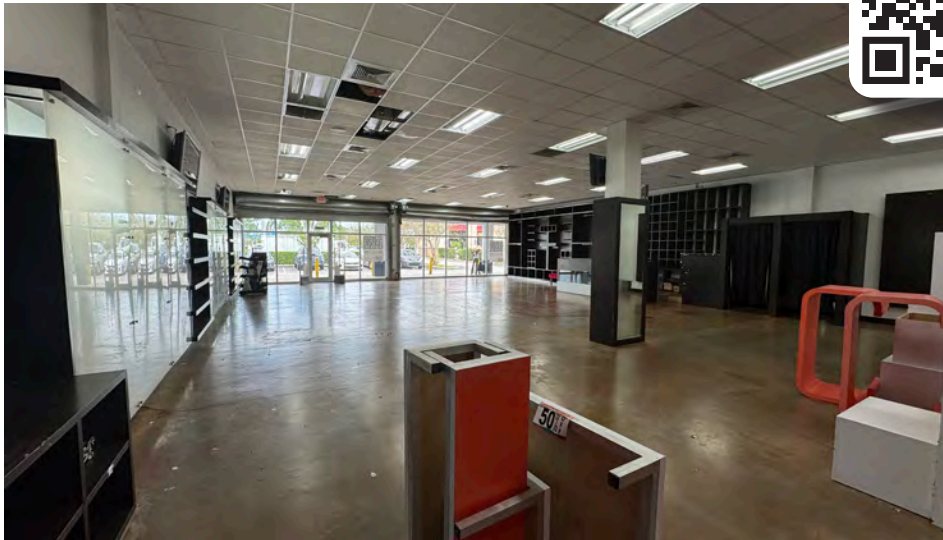
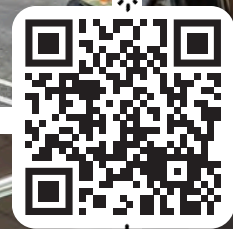
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# STADIUM CORNERS

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



last updated: 02/27/26 P9



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# STADIUM CORNERS

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



## LEASING CONTACT

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FL OFFICE  
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Boca Raton, FL 33432  
561-395-2441

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last updated: 02/27/26 P10



SHARY THUR



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# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius	3 mi radius	5 mi radius
<b>Miami Gardens, FL 33056</b>			
<b>Population</b>			
Estimated Population (2025)	19,071	176,052	514,861
Projected Population (2030)	17,643	160,537	476,265
Census Population (2020)	19,305	180,034	511,407
Census Population (2010)	18,626	172,093	472,673
Projected Annual Growth (2025-2030)	-1,428 -1.5%	-15,515 -1.8%	-38,597 -1.5%
Historical Annual Growth (2020-2025)	-235 -	-3,982 -0.4%	3,455 0.1%
Historical Annual Growth (2010-2020)	679 0.4%	7,941 0.5%	38,733 0.8%
Estimated Population Density (2025)	6,074 <i>psm</i>	6,228 <i>psm</i>	6,558 <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)	5,927	54,403	172,037
Projected Households (2030)	5,495	49,500	158,775
Census Households (2020)	5,942	55,370	170,770
Census Households (2010)	5,642	51,857	154,592
Projected Annual Growth (2025-2030)	-432 -1.5%	-4,903 -1.8%	-13,262 -1.5%
Historical Annual Change (2010-2025)	285 0.3%	2,546 0.3%	17,445 0.8%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$79,250	\$87,272	\$90,099
Projected Average Household Income (2030)	\$78,012	\$87,780	\$90,332
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 (2025-2030)	-\$1,237 -0.3%	\$508 0.1%	\$232 -
Historical Annual Change (2000-2025)	\$34,707 3.1%	\$41,096 3.6%	\$43,800 3.8%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$64,673	\$70,959	\$71,636
Projected Median Household Income (2030)	\$63,643	\$71,269	\$71,759
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 (2025-2030)	-\$1,030 -0.3%	\$310 -	\$123 -
Historical Annual Change (2000-2025)	\$25,872 2.7%	\$31,512 3.2%	\$33,023 3.4%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$24,676	\$27,031	\$30,164
Projected Per Capita Income (2030)	\$24,349	\$27,135	\$30,177
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 (2025-2030)	-\$327 -0.3%	\$104 -	\$13 -
Historical Annual Change (2000-2025)	\$11,951 3.8%	\$13,372 3.9%	\$15,022 4.0%
Estimated Average Household Net Worth (2025)	\$734,945	\$806,774	\$765,874

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# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius	3 mi radius	5 mi radius
<b>Miami Gardens, FL 33056</b>			
<b>Total Annual Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$543.34 M	\$5.29 B	\$16.67 B
Total Non-Retail Expenditure	\$254.79 M	\$2.51 B	\$8.07 B
Total Retail Expenditure	\$288.55 M	\$2.78 B	\$8.59 B
Alcoholic Beverages	\$3.35 M	\$32.67 M	\$102.82 M
Apparel	\$10.58 M	\$102.03 M	\$319.09 M
Contributions	\$15.8 M	\$158.27 M	\$505.17 M
Education	\$11.74 M	\$116.25 M	\$368.86 M
Entertainment	\$32.98 M	\$317.09 M	\$991.53 M
Food Away From Home	\$24.86 M	\$240.42 M	\$753.26 M
Grocery	\$44.76 M	\$413.83 M	\$1.26 B
Health Care	\$40.3 M	\$368.89 M	\$1.15 B
Household Furnishings and Equipment	\$14.79 M	\$143.61 M	\$450.98 M
Household Operations	\$11.01 M	\$105.27 M	\$327.89 M
Miscellaneous Expenses	\$9.55 M	\$92.49 M	\$290.68 M
Personal Care	\$8.42 M	\$78.63 M	\$241.56 M
Shelter	\$97.75 M	\$919.32 M	\$2.94 B
Tax and Retirement	\$97.13 M	\$1.03 B	\$3.36 B
Tobacco and Related	\$4.32 M	\$37.92 M	\$112.29 M
Transportation	\$83.58 M	\$834.71 M	\$2.58 B
Utilities	\$32.42 M	\$298.71 M	\$910.89 M
<b>Monthly Household Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$7,639	\$8,101	\$8,073
Total Non-Retail Expenditure	\$3,582 46.9%	\$3,844 47.5%	\$3,910 48.4%
Total Retail Expenditures	\$4,057 53.1%	\$4,257 52.5%	\$4,163 51.6%
Alcoholic Beverages	\$47 0.6%	\$50 0.6%	\$50 0.6%
Apparel	\$149 1.9%	\$156 1.9%	\$155 1.9%
Contributions	\$222 2.9%	\$242 3.0%	\$245 3.0%
Education	\$165 2.2%	\$178 2.2%	\$179 2.2%
Entertainment	\$464 6.1%	\$486 6.0%	\$480 5.9%
Food Away From Home	\$350 4.6%	\$368 4.5%	\$365 4.5%
Grocery	\$629 8.2%	\$634 7.8%	\$613 7.6%
Health Care	\$567 7.4%	\$565 7.0%	\$556 6.9%
Household Furnishings and Equipment	\$208 2.7%	\$220 2.7%	\$218 2.7%
Household Operations	\$155 2.0%	\$161 2.0%	\$159 2.0%
Miscellaneous Expenses	\$134 1.8%	\$142 1.7%	\$141 1.7%
Personal Care	\$118 1.5%	\$120 1.5%	\$117 1.4%
Shelter	\$1,374 18.0%	\$1,408 17.4%	\$1,425 17.6%
Tax and Retirement	\$1,366 17.9%	\$1,575 19.4%	\$1,628 19.4%
Tobacco and Related	\$61 0.8%	\$58 0.7%	\$54 0.7%
Transportation	\$1,175 15.4%	\$1,279 15.8%	\$1,248 15.5%
Utilities	\$456 6.0%	\$458 5.6%	\$441 5.5%

# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056						
<b>Race and Ethnicity</b>						
Total Population (2025)	19,071		176,052		514,861	
White (2025)	1,989	10.4%	24,965	14.2%	103,068	20.0%
Black or African American (2025)	10,691	56.1%	88,071	50.0%	204,547	39.7%
American Indian or Alaska Native (2025)	49	0.3%	461	0.3%	1,971	0.4%
Asian (2025)	112	0.6%	2,214	1.3%	12,513	2.4%
Hawaiian or Pacific Islander (2025)	3	-	47	-	180	-
Other Race (2025)	1,586	8.3%	15,783	9.0%	52,048	10.1%
Two or More Races (2025)	4,641	24.3%	44,510	25.3%	140,534	27.3%
Population < 18 (2025)	4,501	23.6%	39,507	22.4%	111,722	21.7%
White Not Hispanic	260	5.8%	2,745	6.9%	11,842	10.6%
Black or African American	2,876	63.9%	22,751	57.6%	52,008	46.6%
Asian	34	0.7%	447	1.1%	2,384	2.1%
Other Race Not Hispanic	34	0.7%	406	1.0%	1,583	1.4%
Hispanic	1,299	28.9%	13,158	33.3%	43,906	39.3%
Not Hispanic or Latino Population (2025)	11,389	59.7%	98,777	56.1%	264,526	51.4%
Not Hispanic White	944	8.3%	11,179	11.3%	52,734	19.9%
Not Hispanic Black or African American	10,210	89.6%	83,986	85.0%	194,554	73.5%
Not Hispanic American Indian or Alaska Native	1	-	51	-	259	-
Not Hispanic Asian	86	0.8%	2,051	2.1%	11,911	4.5%
Not Hispanic Hawaiian or Pacific Islander	-	-	11	-	56	-
Not Hispanic Other Race	33	0.3%	406	0.4%	1,050	0.4%
Not Hispanic Two or More Races	115	1.0%	1,093	1.1%	3,962	1.5%
Hispanic or Latino Population (2025)	7,682	40.3%	77,275	43.9%	250,336	48.6%
Hispanic White	1,045	13.6%	13,786	17.8%	50,334	20.1%
Hispanic Black or African American	481	6.3%	4,084	5.3%	9,993	4.0%
Hispanic American Indian or Alaska Native	48	0.6%	411	0.5%	1,713	0.7%
Hispanic Asian	26	0.3%	163	0.2%	601	0.2%
Hispanic Hawaiian or Pacific Islander	3	-	37	-	125	-
Hispanic Other Race	1,552	20.2%	15,377	19.9%	50,998	20.4%
Hispanic Two or More Races	4,526	58.9%	43,418	56.2%	136,571	54.6%
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 (2030)	6,832	38.7%	72,665	45.3%	218,874	46.0%
Hispanic or Latino Population (2030)	10,811	61.3%	87,872	54.7%	257,391	54.0%
Projected Annual Growth (2025-2030)	3,130	8.1%	10,597	2.7%	7,055	0.6%
Historical Annual Growth (2010-2020)	2,102	8.7%	15,830	3.3%	50,335	2.9%

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# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
<b>Total Age Distribution (2025)</b>							
Total Population		19,071		176,052		514,861	
Age Under 5 Years		1,144	6.0%	10,229	5.8%	29,755	5.8%
Age 5 to 9 Years		1,279	6.7%	11,016	6.3%	31,399	6.1%
Age 10 to 14 Years		1,292	6.8%	11,268	6.4%	31,105	6.0%
Age 15 to 19 Years		1,344	7.0%	11,982	6.8%	33,089	6.4%
Age 20 to 24 Years		1,238	6.5%	11,467	6.5%	32,808	6.4%
Age 25 to 29 Years		1,267	6.6%	11,679	6.6%	35,568	6.9%
Age 30 to 34 Years		1,402	7.3%	12,769	7.3%	38,974	7.6%
Age 35 to 39 Years		1,432	7.5%	12,636	7.2%	38,597	7.5%
Age 40 to 44 Years		1,304	6.8%	11,784	6.7%	35,855	7.0%
Age 45 to 49 Years		1,116	5.9%	11,275	6.4%	33,603	6.5%
Age 50 to 54 Years		1,194	6.3%	11,505	6.5%	33,910	6.6%
Age 55 to 59 Years		1,078	5.7%	11,044	6.3%	32,177	6.2%
Age 60 to 64 Years		1,148	6.0%	10,937	6.2%	31,887	6.2%
Age 65 to 69 Years		974	5.1%	9,043	5.1%	25,867	5.0%
Age 70 to 74 Years		802	4.2%	7,087	4.0%	19,988	3.9%
Age 75 to 79 Years		555	2.9%	4,884	2.8%	14,080	2.7%
Age 80 to 84 Years		288	1.5%	2,983	1.7%	8,681	1.7%
Age 85 Years or Over		216	1.1%	2,464	1.4%	7,519	1.5%
Median Age		36.3		37.5		37.8	
Age 19 Years or Less		5,058	26.5%	44,495	25.3%	125,347	24.3%
Age 20 to 64 Years		11,177	58.6%	105,095	59.7%	313,379	60.9%
Age 65 Years or Over		2,835	14.9%	26,462	15.0%	76,135	14.8%
<b>Female Age Distribution (2025)</b>							
Female Population		10,146	53.2%	93,068	52.9%	271,227	52.7%
Age Under 5 Years		539	5.3%	5,005	5.4%	14,692	5.4%
Age 5 to 9 Years		613	6.0%	5,274	5.7%	15,289	5.6%
Age 10 to 14 Years		661	6.5%	5,635	6.1%	15,373	5.7%
Age 15 to 19 Years		650	6.4%	5,757	6.2%	16,145	6.0%
Age 20 to 24 Years		615	6.1%	5,731	6.2%	16,585	6.1%
Age 25 to 29 Years		669	6.6%	5,935	6.4%	18,197	6.7%
Age 30 to 34 Years		733	7.2%	6,565	7.1%	19,929	7.3%
Age 35 to 39 Years		754	7.4%	6,592	7.1%	19,886	7.3%
Age 40 to 44 Years		708	7.0%	6,311	6.8%	18,837	6.9%
Age 45 to 49 Years		617	6.1%	6,119	6.6%	17,964	6.6%
Age 50 to 54 Years		659	6.5%	6,213	6.7%	18,367	6.8%
Age 55 to 59 Years		601	5.9%	6,093	6.5%	17,510	6.5%
Age 60 to 64 Years		657	6.5%	6,155	6.6%	17,763	6.5%
Age 65 to 69 Years		596	5.9%	5,227	5.6%	14,675	5.4%
Age 70 to 74 Years		449	4.4%	4,155	4.5%	11,706	4.3%
Age 75 to 79 Years		327	3.2%	2,931	3.1%	8,408	3.1%
Age 80 to 84 Years		169	1.7%	1,826	2.0%	5,305	2.0%
Age 85 Years or Over		130	1.3%	1,545	1.7%	4,596	1.7%
Female Median Age		38.4		39.6		39.5	
Age 19 Years or Less		2,462	24.3%	21,671	23.3%	61,500	22.7%
Age 20 to 64 Years		6,014	59.3%	55,714	59.9%	165,037	60.8%
Age 65 Years or Over		1,671	16.5%	15,684	16.9%	44,690	16.5%

# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners			1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056								
<b>Male Age Distribution (2025)</b>								
Male Population	8,925	46.8%	82,983	47.1%	243,635	47.3%		
Age Under 5 Years	605	6.8%	5,224	6.3%	15,062	6.2%		
Age 5 to 9 Years	666	7.5%	5,742	6.9%	16,109	6.6%		
Age 10 to 14 Years	631	7.1%	5,633	6.8%	15,732	6.5%		
Age 15 to 19 Years	694	7.8%	6,225	7.5%	16,944	7.0%		
Age 20 to 24 Years	623	7.0%	5,736	6.9%	16,223	6.7%		
Age 25 to 29 Years	598	6.7%	5,745	6.9%	17,371	7.1%		
Age 30 to 34 Years	669	7.5%	6,204	7.5%	19,046	7.8%		
Age 35 to 39 Years	678	7.6%	6,043	7.3%	18,711	7.7%		
Age 40 to 44 Years	596	6.7%	5,473	6.6%	17,018	7.0%		
Age 45 to 49 Years	499	5.6%	5,156	6.2%	15,639	6.4%		
Age 50 to 54 Years	535	6.0%	5,292	6.4%	15,543	6.4%		
Age 55 to 59 Years	477	5.3%	4,951	6.0%	14,667	6.0%		
Age 60 to 64 Years	490	5.5%	4,782	5.8%	14,124	5.8%		
Age 65 to 69 Years	377	4.2%	3,816	4.6%	11,192	4.6%		
Age 70 to 74 Years	353	4.0%	2,932	3.5%	8,282	3.4%		
Age 75 to 79 Years	228	2.6%	1,953	2.4%	5,672	2.3%		
Age 80 to 84 Years	120	1.3%	1,157	1.4%	3,377	1.4%		
Age 85 Years or Over	87	1.0%	919	1.1%	2,922	1.2%		
Male Median Age	33.9		35.2		35.9			
Age 19 Years or Less	2,596	29.1%	22,824	27.5%	63,848	26.2%		
Age 20 to 64 Years	5,164	57.9%	49,382	59.5%	148,342	60.9%		
Age 65 Years or Over	1,165	13.1%	10,778	13.0%	31,445	12.9%		
<b>Males per 100 Females (2025)</b>								
Overall Comparison	88		89		90			
Age Under 5 Years	112	52.9%	104	51.1%	103	50.6%		
Age 5 to 9 Years	109	52.1%	109	52.1%	105	51.3%		
Age 10 to 14 Years	96	48.9%	100	50.0%	102	50.6%		
Age 15 to 19 Years	107	51.6%	108	52.0%	105	51.2%		
Age 20 to 24 Years	101	50.3%	100	50.0%	98	49.4%		
Age 25 to 29 Years	89	47.2%	97	49.2%	95	48.8%		
Age 30 to 34 Years	91	47.7%	94	48.6%	96	48.9%		
Age 35 to 39 Years	90	47.3%	92	47.8%	94	48.5%		
Age 40 to 44 Years	84	45.7%	87	46.4%	90	47.5%		
Age 45 to 49 Years	81	44.7%	84	45.7%	87	46.5%		
Age 50 to 54 Years	81	44.8%	85	46.0%	85	45.8%		
Age 55 to 59 Years	79	44.2%	81	44.8%	84	45.6%		
Age 60 to 64 Years	75	42.7%	78	43.7%	80	44.3%		
Age 65 to 69 Years	63	38.8%	73	42.2%	76	43.3%		
Age 70 to 74 Years	79	44.1%	71	41.4%	71	41.4%		
Age 75 to 79 Years	70	41.1%	67	40.0%	67	40.3%		
Age 80 to 84 Years	71	41.5%	63	38.8%	64	38.9%		
Age 85 Years or Over	67	40.0%	59	37.3%	64	38.9%		
Age 19 Years or Less	105	51.3%	105	51.3%	104	50.9%		
Age 20 to 39 Years	93	48.1%	96	48.9%	96	48.9%		
Age 40 to 64 Years	80	44.5%	83	45.4%	85	46.0%		
Age 65 Years or Over	70	41.1%	69	40.7%	70	41.3%		

# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
<b>Household Type (2025)</b>							
Total Households		5,927		54,403		172,037	
Households with Children		2,767	46.7%	23,059	42.4%	66,812	38.8%
Average Household Size		3.2		3.2		3.0	
Household Density per Square Mile		1,888		1,924		2,191	
Population Family		17,857	93.6%	158,904	90.3%	447,787	87.0%
Population Non-Family		1,151	6.0%	16,151	9.2%	64,079	12.4%
Population Group Quarters		63	0.3%	996	0.6%	2,996	0.6%
Family Households		5,250	88.6%	44,110	81.1%	129,496	75.3%
Married Couple Households		2,372	45.2%	22,194	50.3%	71,016	54.8%
Other Family Households with Children		2,878	54.8%	21,916	49.7%	58,480	45.2%
Family Households with Children		2,763	52.6%	23,031	52.2%	66,714	51.5%
Married Couple with Children		1,067	38.6%	11,179	48.5%	35,443	53.1%
Other Family Households with Children		1,696	61.4%	11,852	51.5%	31,270	46.9%
Family Households No Children		2,487	47.4%	21,079	47.8%	62,782	48.5%
Married Couple No Children		1,305	52.5%	11,015	52.3%	35,572	56.7%
Other Family Households No Children		1,182	47.5%	10,064	47.7%	27,210	43.3%
Non-Family Households		677	11.4%	10,293	18.9%	42,541	24.7%
Non-Family Households with Children		4	0.6%	28	0.3%	98	0.2%
Non-Family Households No Children		673	99.4%	10,264	99.7%	42,443	99.8%
Average Family Household Size		3.4		3.6		3.5	
Average Family Income		\$84,848		\$96,731		\$100,748	
Median Family Income		\$68,066		\$75,940		\$79,716	
Average Non-Family Household Size		1.7		1.6		1.5	
<b>Marital Status (2025)</b>							
Population Age 15 Years or Over		15,356		143,539		422,603	
Never Married		6,669	43.4%	59,641	41.6%	166,965	39.5%
Currently Married		4,689	30.5%	48,909	34.1%	149,479	35.4%
Previously Married		3,998	26.0%	34,990	24.4%	106,159	25.1%
Separated		1,109	27.7%	11,023	31.5%	32,435	30.6%
Widowed		1,018	25.5%	7,920	22.6%	22,441	21.1%
Divorced		1,871	46.8%	16,047	45.9%	51,283	48.3%
<b>Educational Attainment (2025)</b>							
Adult Population Age 25 Years or Over		12,775		120,090		356,706	
Elementary (Grade Level 0 to 8)		950	7.4%	9,936	8.3%	26,078	7.3%
Some High School (Grade Level 9 to 11)		922	7.2%	9,047	7.5%	23,279	6.5%
High School Graduate		4,834	37.8%	43,330	36.1%	119,185	33.4%
Some College		2,253	17.6%	20,400	17.0%	58,247	16.3%
Associate Degree Only		1,332	10.4%	12,298	10.2%	38,236	10.7%
Bachelor Degree Only		1,646	12.9%	16,608	13.8%	59,865	16.8%
Graduate Degree		838	6.6%	8,472	7.1%	31,816	8.9%
Any College (Some College or Higher)		6,069	47.5%	57,778	48.1%	188,164	52.8%
College Degree + (Bachelor Degree or Higher)		2,484	19.4%	25,080	20.9%	91,681	25.7%

# Complete Profile

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



Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
<b>Housing</b>							
Total Housing Units (2025)		6,364		58,235		185,042	
Total Housing Units (2020)		6,092		57,323		180,688	
Historical Annual Growth (2020-2025)		272	-	912	-	4,354	-
Housing Units Occupied (2025)		5,927	93.1%	54,403	93.4%	172,037	93.0%
Housing Units Owner-Occupied		3,599	60.7%	34,494	63.4%	94,063	54.7%
Housing Units Renter-Occupied		2,328	39.3%	19,909	36.6%	77,974	45.3%
Housing Units Vacant (2025)		437	6.9%	3,832	6.6%	13,005	7.0%
<b>Household Size (2025)</b>							
Total Households		5,927		54,403		172,037	
1 Person Households		379	6.4%	7,181	13.2%	30,807	17.9%
2 Person Households		1,881	31.7%	14,517	26.7%	49,252	28.6%
3 Person Households		1,542	26.0%	11,811	21.7%	34,869	20.3%
4 Person Households		1,095	18.5%	10,581	19.5%	30,175	17.5%
5 Person Households		561	9.5%	5,739	10.5%	15,318	8.9%
6 Person Households		284	4.8%	2,760	5.1%	7,043	4.1%
7 or More Person Households		186	3.1%	1,814	3.3%	4,574	2.7%
<b>Household Income Distribution (2025)</b>							
HH Income \$200,000 or More		285	4.8%	3,643	6.7%	11,724	6.8%
HH Income \$150,000 to \$199,999		235	4.0%	3,248	6.0%	12,136	7.1%
HH Income \$125,000 to \$149,999		373	6.3%	3,079	5.7%	11,270	6.6%
HH Income \$100,000 to \$124,999		606	10.2%	5,804	10.7%	17,381	10.1%
HH Income \$75,000 to \$99,999		934	15.8%	8,534	15.7%	26,623	15.5%
HH Income \$50,000 to \$74,999		1,095	18.5%	10,999	20.2%	32,280	18.8%
HH Income \$35,000 to \$49,999		724	12.2%	7,194	13.2%	20,751	12.1%
HH Income \$25,000 to \$34,999		595	10.0%	3,789	7.0%	13,240	7.7%
HH Income \$15,000 to \$24,999		459	7.7%	3,605	6.6%	10,886	6.3%
HH Income \$10,000 to \$14,999		224	3.8%	1,860	3.4%	5,995	3.5%
HH Income Under \$10,000		397	6.7%	2,650	4.9%	9,752	5.7%
<b>Household Vehicles (2025)</b>							
Households 0 Vehicles Available		517	8.7%	3,623	6.7%	12,491	7.3%
Households 1 Vehicle Available		2,356	39.8%	18,524	34.1%	63,825	37.1%
Households 2 Vehicles Available		1,763	29.8%	19,385	35.6%	62,370	36.3%
Households 3 or More Vehicles Available		1,290	21.8%	12,870	23.7%	33,351	19.4%
Total Vehicles Available		10,156		101,728		301,988	
Average Vehicles per Household		1.7		1.9		1.8	
Owner-Occupied Household Vehicles		6,999	68.9%	72,411	71.2%	188,731	62.5%
Average Vehicles per Owner-Occupied Household		1.9		2.1		2.0	
Renter-Occupied Household Vehicles		3,157	31.1%	29,317	28.8%	113,257	37.5%
Average Vehicles per Renter-Occupied Household		1.4		1.5		1.5	
<b>Travel Time (2025)</b>							
Worker Base Age 16 years or Over		8,566		86,831		266,131	
Travel to Work in 14 Minutes or Less		733	8.6%	10,230	11.8%	30,863	11.6%
Travel to Work in 15 to 29 Minutes		2,332	27.2%	26,791	30.9%	81,749	30.7%
Travel to Work in 30 to 59 Minutes		3,790	44.2%	34,276	39.5%	101,311	38.1%
Travel to Work in 60 Minutes or More		789	9.2%	7,611	8.8%	27,088	10.2%
Work at Home		922	10.8%	7,924	9.1%	25,121	9.4%
Average Minutes Travel to Work		32.6		29.0		29.1	

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
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Lat/Lon: 25.9523/-80.2468

Stadium Corners	1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056						
<b>Transportation To Work (2025)</b>						
Worker Base Age 16 years or Over	8,566		86,831		266,131	
Drive to Work Alone	6,014	70.2%	64,903	74.7%	197,032	74.0%
Drive to Work in Carpool	914	10.7%	8,115	9.3%	25,626	9.6%
Travel to Work by Public Transportation	392	4.6%	3,523	4.1%	10,613	4.0%
Drive to Work on Motorcycle	8	-	64	-	354	0.1%
Bicycle to Work	4	-	51	-	495	0.2%
Walk to Work	65	0.8%	833	1.0%	3,057	1.1%
Other Means	247	2.9%	1,419	1.6%	3,832	1.4%
Work at Home	922	10.8%	7,924	9.1%	25,121	9.4%
<b>Daytime Demographics (2025)</b>						
Total Businesses	967		11,743		36,617	
Total Employees	5,120		68,121		199,475	
Company Headquarter Businesses	16	1.6%	202	1.7%	679	1.9%
Company Headquarter Employees	726	14.2%	7,472	11.0%	22,517	11.3%
Employee Population per Business	5.3 to 1		5.8 to 1		5.4 to 1	
Residential Population per Business	19.7 to 1		15.0 to 1		14.1 to 1	
Adj. Daytime Demographics Age 16 Years or Over	11,666		122,507		348,980	
<b>Labor Force</b>						
Labor Population Age 16 Years or Over (2025)	15,112		141,252		416,251	
Labor Force Total Males (2025)	6,908	45.7%	65,196	46.2%	193,448	46.5%
Male Civilian Employed	3,930	56.9%	41,589	63.8%	129,824	67.1%
Male Civilian Unemployed	323	4.7%	2,146	3.3%	5,748	3.0%
Males in Armed Forces	-	-	31	-	347	0.2%
Males Not in Labor Force	2,655	38.4%	21,430	32.9%	57,529	29.7%
Labor Force Total Females (2025)	8,204	54.3%	76,056	53.8%	222,803	53.5%
Female Civilian Employed	4,636	56.5%	45,246	59.5%	136,316	61.2%
Female Civilian Unemployed	219	2.7%	1,869	2.5%	5,099	2.3%
Females in Armed Forces	-	-	-	-	260	0.1%
Females Not in Labor Force	3,349	40.8%	28,941	38.1%	81,128	36.4%
Unemployment Rate	542	3.6%	4,016	2.8%	10,847	2.6%
<b>Occupation (2025)</b>						
Occupation Population Age 16 Years or Over	8,566		86,831		266,131	
Occupation Total Males	3,930	45.9%	41,585	47.9%	129,816	48.8%
Occupation Total Females	4,636	54.1%	45,246	52.1%	136,316	51.2%
Management, Business, Financial Operations	947	11.1%	10,903	12.6%	39,251	14.7%
Professional, Related	1,178	13.8%	14,671	16.9%	48,406	18.2%
Service	2,282	26.6%	19,532	22.5%	58,064	21.8%
Sales, Office	1,776	20.7%	19,027	21.9%	59,228	22.3%
Farming, Fishing, Forestry	20	0.2%	173	0.2%	411	0.2%
Construction, Extraction, Maintenance	902	10.5%	8,642	10.0%	24,184	9.1%
Production, Transport, Material Moving	1,460	17.0%	13,884	16.0%	36,588	13.7%
White Collar Workers	3,902	45.5%	44,601	51.4%	146,884	55.2%
Blue Collar Workers	4,665	54.5%	42,231	48.6%	119,247	44.8%

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Lat/Lon: 25.9523/-80.2468

Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
<b>Units In Structure (2025)</b>							
Total Units		5,927		54,403		172,037	
1 Detached Unit		3,546	59.8%	33,612	61.8%	79,664	46.3%
1 Attached Unit		594	10.0%	4,385	8.1%	15,318	8.9%
2 Units		74	1.2%	995	1.8%	3,452	2.0%
3 to 4 Units		143	2.4%	1,204	2.2%	6,799	4.0%
5 to 9 Units		181	3.1%	2,271	4.2%	10,920	6.3%
10 to 19 Units		322	5.4%	2,002	3.7%	11,575	6.7%
20 to 49 Units		349	5.9%	3,255	6.0%	16,905	9.8%
50 or More Units		692	11.7%	4,956	9.1%	23,825	13.8%
Mobile Home or Trailer		24	0.4%	1,672	3.1%	3,466	2.0%
Other Structure		3	-	51	-	113	-
<b>Homes Built By Year (2025)</b>							
Homes Built 2020 or later		185	2.9%	1,030	1.8%	3,242	1.8%
Homes Built 2010 to 2019		332	5.2%	2,999	5.2%	12,898	7.0%
Homes Built 2000 to 2009		485	7.6%	5,165	8.9%	18,402	9.9%
Homes Built 1990 to 1999		738	11.6%	4,326	7.4%	18,377	9.9%
Homes Built 1980 to 1989		805	12.7%	7,135	12.3%	27,992	15.1%
Homes Built 1970 to 1979		1,345	21.1%	11,412	19.6%	31,598	17.1%
Homes Built 1960 to 1969		944	14.8%	8,962	15.4%	25,141	13.6%
Homes Built 1950 to 1959		877	13.8%	11,457	19.7%	28,747	15.5%
Homes Built 1940 to 1949		143	2.3%	1,515	2.6%	4,240	2.3%
Homes Built Before 1939		73	1.1%	403	0.7%	1,400	0.8%
Median Age of Homes		45.7 yrs		48.1 yrs		45.0 yrs	
<b>Home Values (2025)</b>							
Owner Specified Housing Units		3,599		34,494		94,063	
Home Values \$1,000,000 or More		185	5.2%	1,634	4.7%	4,308	4.6%
Home Values \$750,000 to \$999,999		137	3.8%	1,322	3.8%	4,763	5.1%
Home Values \$500,000 to \$749,999		507	14.1%	5,139	14.9%	16,172	17.2%
Home Values \$400,000 to \$499,999		809	22.5%	7,705	22.3%	19,780	21.0%
Home Values \$300,000 to \$399,999		906	25.2%	8,927	25.9%	21,609	23.0%
Home Values \$250,000 to \$299,999		336	9.3%	2,929	8.5%	7,479	8.0%
Home Values \$200,000 to \$249,999		340	9.4%	2,507	7.3%	6,048	6.4%
Home Values \$175,000 to \$199,999		52	1.4%	615	1.8%	2,013	2.1%
Home Values \$150,000 to \$174,999		87	2.4%	581	1.7%	2,395	2.5%
Home Values \$125,000 to \$149,999		9	0.3%	171	0.5%	993	1.1%
Home Values \$100,000 to \$124,999		22	0.6%	599	1.7%	2,268	2.4%
Home Values \$90,000 to \$99,999		10	0.3%	83	0.2%	402	0.4%
Home Values \$80,000 to \$89,999		7	0.2%	130	0.4%	511	0.5%
Home Values \$70,000 to \$79,999		5	0.1%	117	0.3%	334	0.4%
Home Values \$60,000 to \$69,999		7	0.2%	163	0.5%	324	0.3%
Home Values \$50,000 to \$59,999		61	1.7%	484	1.4%	854	0.9%
Home Values \$35,000 to \$49,999		29	0.8%	278	0.8%	824	0.9%
Home Values \$25,000 to \$34,999		10	0.3%	203	0.6%	752	0.8%
Home Values \$10,000 to \$24,999		44	1.2%	259	0.8%	658	0.7%
Home Values Under \$10,000		36	1.0%	648	1.9%	1,577	1.7%
Owner-Occupied Median Home Value		\$384,998		\$378,859		\$386,143	
Renter-Occupied Median Rent		\$1,673		\$1,691		\$1,719	