

Demographic Detail Report

Bldg 1

12503-12681 Miramar Pky, Miramar, FL 33027

Building Type: **General Retail**

Secondary: -

GLA: **161,050 SF**

Year Built: **2020**

Total Available: **1,892 SF**

% Leased: **98.83%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	21,912		197,209		459,138	
2025 Estimate	20,509		183,945		431,872	
2020 Census	18,832		168,600		416,315	
Growth 2025 - 2030	6.84%		7.21%		6.31%	
Growth 2020 - 2025	8.91%		9.10%		3.74%	
2025 Population by Age	20,509		183,945		431,872	
Age 0 - 4	1,177	5.74%	9,948	5.41%	23,959	5.55%
Age 5 - 9	1,129	5.50%	9,535	5.18%	23,481	5.44%
Age 10 - 14	1,177	5.74%	9,922	5.39%	25,103	5.81%
Age 15 - 19	1,206	5.88%	10,297	5.60%	26,415	6.12%
Age 20 - 24	1,166	5.69%	10,338	5.62%	26,121	6.05%
Age 25 - 29	1,208	5.89%	10,812	5.88%	26,184	6.06%
Age 30 - 34	1,356	6.61%	11,798	6.41%	27,629	6.40%
Age 35 - 39	1,518	7.40%	12,599	6.85%	29,273	6.78%
Age 40 - 44	1,497	7.30%	12,148	6.60%	28,637	6.63%
Age 45 - 49	1,441	7.03%	11,796	6.41%	28,370	6.57%
Age 50 - 54	1,379	6.72%	11,892	6.46%	29,028	6.72%
Age 55 - 59	1,269	6.19%	11,833	6.43%	28,962	6.71%
Age 60 - 64	1,173	5.72%	11,608	6.31%	27,714	6.42%
Age 65 - 69	1,014	4.94%	10,424	5.67%	23,733	5.50%
Age 70 - 74	869	4.24%	9,082	4.94%	19,549	4.53%
Age 75 - 79	741	3.61%	7,679	4.17%	15,493	3.59%
Age 80 - 84	573	2.79%	5,845	3.18%	11,057	2.56%
Age 85+	614	2.99%	6,389	3.47%	11,166	2.59%
Age 65+	3,811	18.58%	39,419	21.43%	80,998	18.76%
Median Age	41.10		42.80		41.40	
Average Age	40.90		42.50		41.00	

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Radius	1 Mile		3 Mile		5 Mile
2025 Population By Race	20,509		183,945		431,872
White	3,647	17.78%	37,567	20.42%	92,514 21.42%
Black	5,614	27.37%	39,776	21.62%	103,060 23.86%
Am. Indian & Alaskan	35	0.17%	300	0.16%	715 0.17%
Asian	1,255	6.12%	7,796	4.24%	16,923 3.92%
Hawaiian & Pacific Island	23	0.11%	122	0.07%	292 0.07%
Other	9,934	48.44%	98,383	53.49%	218,368 50.56%
Population by Hispanic Origin	20,509		183,945		431,872
Non-Hispanic Origin	9,355	45.61%	69,631	37.85%	176,550 40.88%
Hispanic Origin	11,154	54.39%	114,315	62.15%	255,322 59.12%
2025 Median Age, Male	38.90		39.90		39.10
2025 Average Age, Male	38.90		40.10		39.20
2025 Median Age, Female	43.20		45.50		43.50
2025 Average Age, Female	42.70		44.50		42.70
2025 Population by Occupation Classification	16,786		152,482		354,039
Civilian Employed	11,223	66.86%	93,040	61.02%	222,828 62.94%
Civilian Unemployed	316	1.88%	2,359	1.55%	5,960 1.68%
Civilian Non-Labor Force	5,219	31.09%	56,775	37.23%	124,761 35.24%
Armed Forces	28	0.17%	308	0.20%	490 0.14%
Households by Marital Status					
Married	3,462		29,527		69,128
Married No Children	2,057		18,318		41,493
Married w/Children	1,404		11,209		27,636
2025 Population by Education	15,559		141,543		323,778
Some High School, No Diploma	953	6.13%	12,478	8.82%	31,608 9.76%
High School Grad (Incl Equivalency)	4,426	28.45%	43,895	31.01%	95,064 29.36%
Some College, No Degree	4,769	30.65%	37,548	26.53%	85,346 26.36%
Associate Degree	905	5.82%	7,637	5.40%	16,983 5.25%
Bachelor Degree	2,653	17.05%	25,062	17.71%	58,998 18.22%
Advanced Degree	1,853	11.91%	14,923	10.54%	35,779 11.05%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	21,151		173,197		416,330	
Real Estate & Finance	722	3.41%	6,582	3.80%	16,769	4.03%
Professional & Management	6,959	32.90%	47,928	27.67%	117,357	28.19%
Public Administration	557	2.63%	5,285	3.05%	12,383	2.97%
Education & Health	2,252	10.65%	19,637	11.34%	49,504	11.89%
Services	1,090	5.15%	15,857	9.16%	36,182	8.69%
Information	475	2.25%	2,332	1.35%	5,695	1.37%
Sales	2,872	13.58%	23,229	13.41%	54,373	13.06%
Transportation	216	1.02%	1,333	0.77%	2,567	0.62%
Retail	1,295	6.12%	10,892	6.29%	26,335	6.33%
Wholesale	415	1.96%	3,488	2.01%	7,978	1.92%
Manufacturing	762	3.60%	4,750	2.74%	11,486	2.76%
Production	972	4.60%	9,476	5.47%	24,339	5.85%
Construction	1,191	5.63%	8,337	4.81%	19,246	4.62%
Utilities	762	3.60%	8,016	4.63%	19,006	4.57%
Agriculture & Mining	0	0.00%	146	0.08%	484	0.12%
Farming, Fishing, Forestry	0	0.00%	50	0.03%	241	0.06%
Other Services	611	2.89%	5,859	3.38%	12,385	2.97%
2025 Worker Travel Time to Job	10,237		86,397		206,577	
<30 Minutes	5,682	55.50%	43,161	49.96%	99,757	48.29%
30-60 Minutes	3,730	36.44%	34,997	40.51%	85,767	41.52%
60+ Minutes	825	8.06%	8,239	9.54%	21,053	10.19%
2020 Households by HH Size	6,745		60,576		142,254	
1-Person Households	1,366	20.25%	13,133	21.68%	26,920	18.92%
2-Person Households	2,032	30.13%	17,174	28.35%	39,177	27.54%
3-Person Households	1,381	20.47%	12,303	20.31%	29,533	20.76%
4-Person Households	1,147	17.01%	10,415	17.19%	26,401	18.56%
5-Person Households	521	7.72%	4,724	7.80%	12,207	8.58%
6-Person Households	212	3.14%	1,785	2.95%	4,965	3.49%
7 or more Person Households	86	1.28%	1,042	1.72%	3,051	2.14%
2025 Average Household Size	2.60		2.60		2.80	
Households						
2030 Projection	8,053		73,624		157,994	
2025 Estimate	7,505		68,247		148,356	
2020 Census	6,745		60,576		142,255	
Growth 2025 - 2030	7.30%		7.88%		6.50%	
Growth 2020 - 2025	11.27%		12.66%		4.29%	

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Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	7,505	68,245	148,358
<\$25,000	1,394 18.57%	13,193 19.33%	21,825 14.71%
\$25,000 - \$50,000	869 11.58%	12,202 17.88%	23,901 16.11%
\$50,000 - \$75,000	1,151 15.34%	11,995 17.58%	25,270 17.03%
\$75,000 - \$100,000	969 12.91%	8,851 12.97%	20,047 13.51%
\$100,000 - \$125,000	1,009 13.44%	6,883 10.09%	16,565 11.17%
\$125,000 - \$150,000	613 8.17%	4,563 6.69%	11,456 7.72%
\$150,000 - \$200,000	792 10.55%	5,619 8.23%	12,815 8.64%
\$200,000+	708 9.43%	4,939 7.24%	16,479 11.11%
2025 Avg Household Income	\$101,396	\$88,566	\$103,035
2025 Med Household Income	\$83,733	\$68,193	\$78,969
2025 Occupied Housing	7,506	68,246	148,357
Owner Occupied	4,290 57.15%	40,583 59.47%	94,912 63.98%
Renter Occupied	3,216 42.85%	27,663 40.53%	53,445 36.02%
2020 Housing Units	7,716	70,270	155,411
1 Unit	4,251 55.09%	33,992 48.37%	94,175 60.60%
2 - 4 Units	386 5.00%	3,058 4.35%	6,128 3.94%
5 - 19 Units	1,414 18.33%	9,630 13.70%	19,156 12.33%
20+ Units	1,665 21.58%	23,590 33.57%	35,952 23.13%
2025 Housing Value	4,290	40,583	94,912
<\$100,000	231 5.38%	3,228 7.95%	4,778 5.03%
\$100,000 - \$200,000	498 11.61%	6,569 16.19%	9,016 9.50%
\$200,000 - \$300,000	539 12.56%	5,109 12.59%	9,972 10.51%
\$300,000 - \$400,000	676 15.76%	6,334 15.61%	15,816 16.66%
\$400,000 - \$500,000	717 16.71%	7,344 18.10%	19,004 20.02%
\$500,000 - \$1,000,000	1,568 36.55%	11,422 28.14%	33,842 35.66%
\$1,000,000+	61 1.42%	577 1.42%	2,484 2.62%
2025 Median Home Value	\$428,033	\$385,024	\$441,433
2025 Housing Units by Yr Built	7,934	72,556	158,186
Built 2010+	1,723 21.72%	15,999 22.05%	22,568 14.27%
Built 2000 - 2010	3,056 38.52%	11,575 15.95%	24,102 15.24%
Built 1990 - 1999	2,439 30.74%	20,768 28.62%	42,317 26.75%
Built 1980 - 1989	358 4.51%	14,706 20.27%	29,457 18.62%
Built 1970 - 1979	272 3.43%	6,834 9.42%	22,690 14.34%
Built 1960 - 1969	44 0.55%	1,947 2.68%	11,261 7.12%
Built 1950 - 1959	22 0.28%	417 0.57%	4,788 3.03%
Built <1949	20 0.25%	310 0.43%	1,003 0.63%
2025 Median Year Built	2002	1995	1991