

Expanded Profile

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



Lat/Lon: 25.9807/-80.3157

12681 Miramar Pkwy									
Miramar, FL 33027									
Population									
Estimated Population (2026)		18,860		164,882		412,086		1,308,765	
Projected Population (2031)		19,445		159,963		396,561		1,253,567	
Census Population (2020)		17,428		164,283		413,417		1,306,225	
Census Population (2010)		15,854		143,714		378,418		1,216,249	
Projected Annual Growth (2026 to 2031)		585	0.6%	-4,919	-0.6%	-15,525	-0.8%	-55,198	-0.8%
Historical Annual Growth (2020 to 2026)		1,432	1.4%	599	-	-1,331	-	2,540	-
Historical Annual Growth (2010 to 2020)		1,574	1.0%	20,570	1.4%	34,999	0.9%	89,977	0.7%
Estimated Population Density (2026)		6,006	psm	5,832	psm	5,249	psm	4,168	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households									
Estimated Households (2026)		6,606		59,819		141,838		446,802	
Projected Households (2031)		6,656		56,974		133,980		420,130	
Census Households (2020)		6,300		59,046		141,014		443,458	
Census Households (2010)		5,440		50,998		126,960		404,716	
Estimated Households with Children (2026)		2,505	37.9%	21,259	35.5%	53,705	37.9%	165,580	37.1%
Estimated Average Household Size (2026)		2.85		2.75		2.90		2.91	
Average Household Income									
Estimated Average Household Income (2026)		\$127,949		\$109,011		\$120,235		\$115,375	
Projected Average Household Income (2031)		\$127,392		\$109,421		\$120,684		\$115,953	
Estimated Average Family Income (2026)		\$141,134		\$123,743		\$134,832		\$130,454	
Median Household Income									
Estimated Median Household Income (2026)		\$100,010		\$84,033		\$95,488		\$89,649	
Projected Median Household Income (2031)		\$99,736		\$84,572		\$95,892		\$89,962	
Estimated Median Family Income (2026)		\$107,805		\$97,063		\$108,353		\$102,537	
Per Capita Income									
Estimated Per Capita Income (2026)		\$44,817		\$39,561		\$41,423		\$39,444	
Projected Per Capita Income (2031)		\$43,611		\$38,984		\$40,814		\$38,920	
Estimated Per Capita Income 5 Year Growth		-\$1,205	-2.7%	-\$577	-1.5%	-\$609	-1.5%	-\$524	-1.3%
Estimated Average Household Net Worth (2026)		\$967,005		\$912,606		\$1,065,015		\$1,029,990	
Daytime Demos (2026)									
Total Businesses		1,011		10,279		30,007		109,934	
Total Employees		3,825		77,649		178,915		634,745	
Company Headquarter Businesses		13	1.3%	186	1.8%	505	1.7%	2,215	2.0%
Company Headquarter Employees		274	7.2%	12,091	15.6%	17,487	9.8%	66,211	10.4%
Employee Population per Business		3.8		7.6		6.0		5.8	
Residential Population per Business		18.6		16.0		13.7		11.9	

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Miramar, FL 33027

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	4,033	21.4%	40,108	24.3%	105,600	25.6%	383,313	29.3%
Black or African American (2026)	6,159	32.7%	42,564	25.8%	108,829	26.4%	326,323	24.9%
American Indian or Alaska Native (2026)	48	0.3%	375	0.2%	963	0.2%	4,524	0.3%
Asian (2026)	1,317	7.0%	8,221	5.0%	18,157	4.4%	44,667	3.4%
Hawaiian or Pacific Islander (2026)	9	-	47	-	132	-	459	-
Other Race (2026)	2,104	11.2%	19,558	11.9%	45,793	11.1%	137,653	10.5%
Two or More Races (2026)	5,191	27.5%	54,009	32.8%	132,612	32.2%	411,825	31.5%
Not Hispanic or Latino Population (2026)	9,795	51.9%	71,193	43.2%	183,968	44.6%	590,368	45.1%
Hispanic or Latino Population (2026)	9,065	48.1%	93,688	56.8%	228,118	55.4%	718,397	54.9%
Not Hispanic or Latino Population (2031)	11,157	57.4%	80,081	50.1%	194,213	49.0%	579,050	46.2%
Hispanic or Latino Population (2031)	8,288	42.6%	79,882	49.9%	202,347	51.0%	674,517	53.8%
Not Hispanic or Latino Population (2020)	8,662	49.7%	67,254	40.9%	183,447	44.4%	601,847	46.1%
Hispanic or Latino Population (2020)	8,766	50.3%	97,029	59.1%	229,970	55.6%	704,378	53.9%
Not Hispanic or Latino Population (2010)	9,008	56.8%	66,548	46.3%	191,119	50.5%	626,495	51.5%
Hispanic or Latino Population (2010)	6,846	43.2%	77,165	53.7%	187,299	49.5%	589,754	48.5%
Projected Hispanic Annual Growth (2026 to 2031)	-777	-1.7%	-13,806	-2.9%	-25,770	-2.3%	-43,880	-1.2%
Historic Hispanic Annual Growth (2010 to 2026)	2,219	2.0%	16,523	1.3%	40,819	1.4%	128,644	1.4%

Age Distribution (2026)

Age Under 5	1,090	5.8%	8,602	5.2%	21,857	5.3%	69,919	5.3%
Age 5 to 9 Years	1,119	5.9%	9,316	5.7%	23,919	5.8%	76,256	5.8%
Age 10 to 14 Years	1,224	6.5%	9,439	5.7%	24,661	6.0%	78,188	6.0%
Age 15 to 19 Years	1,208	6.4%	10,192	6.2%	26,506	6.4%	83,626	6.4%
Age 20 to 24 Years	1,156	6.1%	10,181	6.2%	25,225	6.1%	79,038	6.0%
Age 25 to 29 Years	1,281	6.8%	10,895	6.6%	25,960	6.3%	79,475	6.1%
Age 30 to 34 Years	1,544	8.2%	12,227	7.4%	28,784	7.0%	87,443	6.7%
Age 35 to 39 Years	1,655	8.8%	12,476	7.6%	30,001	7.3%	91,075	7.0%
Age 40 to 44 Years	1,658	8.8%	12,410	7.5%	30,101	7.3%	91,092	7.0%
Age 45 to 49 Years	1,567	8.3%	12,015	7.3%	29,795	7.2%	90,546	6.9%
Age 50 to 54 Years	1,249	6.6%	11,380	6.9%	29,285	7.1%	92,910	7.1%
Age 55 to 59 Years	1,063	5.6%	10,360	6.3%	27,480	6.7%	88,917	6.8%
Age 60 to 64 Years	906	4.8%	9,662	5.9%	25,096	6.1%	83,545	6.4%
Age 65 to 74 Years	1,205	6.4%	13,777	8.4%	35,456	8.6%	122,011	9.3%
Age 75 to 84 Years	686	3.6%	8,424	5.1%	20,277	4.9%	68,873	5.3%
Age 85 Years or Over	251	1.3%	3,526	2.1%	7,683	1.9%	25,845	2.0%
Median Age	37.5		39.9		39.6		40.1	

Gender Age Distribution (2026)

Female Population	9,984	52.9%	88,589	53.7%	218,675	53.1%	682,081	52.1%
Age 0 to 19 Years	2,263	22.7%	18,496	20.9%	47,520	21.7%	150,248	22.0%
Age 20 to 64 Years	6,412	64.2%	54,126	61.1%	132,945	60.8%	405,909	59.5%
Age 65 Years or Over	1,308	13.1%	15,968	18.0%	38,210	17.5%	125,924	18.5%
Female Median Age	38.9		41.8		41.5		41.8	
Male Population	8,876	47.1%	76,293	46.3%	193,411	46.9%	626,680	47.9%
Age 0 to 19 Years	2,377	26.8%	19,053	25.0%	49,423	25.6%	157,741	25.2%
Age 20 to 64 Years	5,665	63.8%	47,481	62.2%	118,783	61.4%	378,134	60.3%
Age 65 Years or Over	834	9.4%	9,759	12.8%	25,205	13.0%	90,806	14.5%
Male Median Age	36.0		37.5		37.5		38.3	

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Household Income Distribution (2026)

HH Income \$200,000 or More	838	12.7%	6,408	10.7%	19,737	13.9%	58,145	13.0%
HH Income \$150,000 to \$199,999	885	13.4%	6,077	10.2%	14,908	10.5%	42,368	9.5%
HH Income \$100,000 to \$149,999	1,515	22.9%	11,320	18.9%	28,090	19.8%	81,243	18.2%
HH Income \$75,000 to \$99,999	796	12.0%	7,762	13.0%	19,170	13.5%	59,781	13.4%
HH Income \$50,000 to \$74,999	993	15.0%	10,275	17.2%	22,298	15.7%	69,227	15.5%
HH Income \$35,000 to \$49,999	460	7.0%	5,662	9.5%	12,985	9.2%	42,969	9.6%
HH Income \$25,000 to \$34,999	138	2.1%	3,915	6.5%	7,395	5.2%	30,437	6.8%
HH Income \$15,000 to \$24,999	298	4.5%	2,692	4.5%	6,134	4.3%	25,521	5.7%
HH Income Under \$15,000	682	10.3%	5,709	9.5%	11,121	7.8%	37,111	8.3%
HH Income \$35,000 or More	5,487	83.1%	47,504	79.4%	117,188	82.6%	353,733	79.2%
HH Income \$75,000 or More	4,034	61.1%	31,567	52.8%	81,906	57.7%	241,537	54.1%

Housing (2026)

Total Housing Units	6,992		63,441		150,677		476,653	
Housing Units Occupied	6,606	94.5%	59,819	94.3%	141,838	94.1%	446,802	93.7%
Housing Units Owner-Occupied	3,667	55.5%	34,027	56.9%	89,162	62.9%	268,508	60.1%
Housing Units, Renter-Occupied	2,939	44.5%	25,793	43.1%	52,676	37.1%	178,294	39.9%
Housing Units, Vacant	386	5.5%	3,621	5.7%	8,839	5.9%	29,850	6.3%

Marital Status (2026)

Never Married	6,106	39.6%	52,479	38.2%	123,923	36.3%	396,116	36.5%
Currently Married	6,300	40.8%	52,035	37.8%	137,055	40.1%	421,638	38.9%
Separated	868	5.6%	9,413	6.8%	23,346	6.8%	81,109	7.5%
Widowed	572	3.7%	7,727	5.6%	18,582	5.4%	57,640	5.3%
Divorced	1,582	10.3%	15,871	11.5%	38,742	11.3%	127,899	11.8%

Household Type (2026)

Population Family	16,018	84.9%	138,641	84.1%	355,761	86.3%	1,135,300	86.7%
Population Non-Family	2,831	15.0%	25,995	15.8%	54,902	13.3%	165,330	12.6%
Population Group Quarters	11	-	246	0.1%	1,422	0.3%	8,135	0.6%
Family Households	4,633	70.1%	41,428	69.3%	104,828	73.9%	335,828	75.2%
Non-Family Households	1,973	29.9%	18,392	30.7%	37,010	26.1%	110,975	24.8%
Married Couple with Children	1,662	26.4%	13,443	25.8%	34,109	24.9%	102,056	24.2%
Average Family Household Size	3.5		3.3		3.4		3.4	

Household Size (2026)

1 Person Households	1,513	22.9%	14,163	23.7%	27,529	19.4%	82,010	18.4%
2 Person Households	1,881	28.5%	18,077	30.2%	43,187	30.4%	137,728	30.8%
3 Person Households	1,161	17.6%	10,822	18.1%	27,647	19.5%	88,616	19.8%
4 Person Households	1,095	16.6%	9,074	15.2%	23,088	16.3%	73,807	16.5%
5 Person Households	560	8.5%	4,478	7.5%	11,663	8.2%	37,099	8.3%
6 or More Person Households	396	6.0%	3,205	5.4%	8,725	6.2%	27,542	6.2%

Household Vehicles (2026)

Households with 0 Vehicles Available	305	4.6%	4,204	7.0%	9,075	6.4%	32,495	7.3%
Households with 1 Vehicles Available	2,451	37.1%	21,865	36.6%	45,082	31.8%	147,506	33.0%
Households with 2 or More Vehicles Available	3,849	58.3%	33,750	56.4%	87,681	61.8%	266,802	59.7%
Total Vehicles Available	11,780		104,243		262,057		811,889	
Average Vehicles Per Household	1.8		1.7		1.8		1.8	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	15,185		135,482		336,418		1,067,926	
Estimated Civilian Employed	10,685	70.4%	89,613	66.1%	221,557	65.9%	688,612	64.5%
Estimated Civilian Unemployed	415	2.7%	2,394	1.8%	6,471	1.9%	24,070	2.3%
Estimated in Armed Forces	3	-	86	-	246	-	620	-
Estimated Not in Labor Force	4,082	26.9%	43,388	32.0%	108,144	32.1%	354,624	33.2%
Unemployment Rate	2.7%		1.8%		1.9%		2.3%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	10,685		89,612		221,554		688,594	
Management, Business, Financial Operations	2,218	20.8%	16,707	18.6%	42,373	19.1%	114,342	16.6%
Professional, Related	2,866	26.8%	19,722	22.0%	49,028	22.1%	139,345	20.2%
Service	1,402	13.1%	16,299	18.2%	39,103	17.6%	133,911	19.4%
Sales, Office	2,465	23.1%	20,163	22.5%	50,175	22.6%	154,597	22.5%
Farming, Fishing, Forestry	4	-	97	0.1%	353	0.2%	1,557	0.2%
Construct, Extraction, Maintenance	935	8.7%	6,667	7.4%	16,344	7.4%	58,114	8.4%
Production, Transport Material Moving	794	7.4%	9,957	11.1%	24,179	10.9%	86,728	12.6%
White Collar Workers	7,550	70.7%	56,592	63.2%	141,576	63.9%	408,284	59.3%
Blue Collar Workers	3,135	29.3%	33,020	36.8%	79,978	36.1%	280,310	40.7%

Consumer Expenditure (2026)

Total Household Expenditure	\$679.31 M		\$5.69 B		\$14.42 B		\$43.94 B	
Total Non-Retail Expenditure	\$332.84 M	49.0%	\$2.73 B	48.0%	\$7 B	48.5%	\$21.21 B	48.3%
Total Retail Expenditure	\$346.47 M	51.0%	\$2.96 B	52.0%	\$7.42 B	51.5%	\$22.72 B	51.7%
Alcoholic Beverages	\$4.81 M	0.7%	\$39.94 M	0.7%	\$101.61 M	0.7%	\$308.24 M	0.7%
Apparel	\$15.22 M	2.2%	\$127.66 M	2.2%	\$322.05 M	2.2%	\$983.69 M	2.2%
Contributions	\$16.81 M	2.5%	\$137.76 M	2.4%	\$354.61 M	2.5%	\$1.07 B	2.4%
Education	\$11.6 M	1.7%	\$95.6 M	1.7%	\$244.93 M	1.7%	\$738.94 M	1.7%
Entertainment	\$34.4 M	5.1%	\$288.39 M	5.1%	\$727.08 M	5.0%	\$2.22 B	5.1%
Food Away From Home	\$33.3 M	4.9%	\$277.69 M	4.9%	\$703.99 M	4.9%	\$2.14 B	4.9%
Grocery	\$49.61 M	7.3%	\$425.79 M	7.5%	\$1.05 B	7.3%	\$3.27 B	7.4%
Health Care	\$41.41 M	6.1%	\$390.17 M	6.9%	\$935.06 M	6.5%	\$2.98 B	6.8%
Household Furnishings and Equipment	\$17.94 M	2.6%	\$149.58 M	2.6%	\$379.24 M	2.6%	\$1.15 B	2.6%
Household Operations	\$13.84 M	2.0%	\$116.16 M	2.0%	\$292.87 M	2.0%	\$896.3 M	2.0%
Miscellaneous Expenses	\$10.44 M	1.5%	\$87.07 M	1.5%	\$220.41 M	1.5%	\$669.95 M	1.5%
Personal Care	\$7.91 M	1.2%	\$67.4 M	1.2%	\$167.59 M	1.2%	\$517.71 M	1.2%
Shelter	\$125.6 M	18.5%	\$1.06 B	18.6%	\$2.64 B	18.3%	\$8.11 B	18.5%
Tax and Retirement	\$158.53 M	23.3%	\$1.25 B	22.0%	\$3.34 B	23.1%	\$9.88 B	22.5%
Tobacco and Related	\$2.95 M	0.4%	\$26.48 M	0.5%	\$63.01 M	0.4%	\$202.12 M	0.5%
Transportation	\$97.41 M	14.3%	\$826.76 M	14.5%	\$2.08 B	14.4%	\$6.32 B	14.4%
Utilities	\$37.53 M	5.5%	\$322.95 M	5.7%	\$796.1 M	5.5%	\$2.48 B	5.6%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	13,064		117,151		289,917		921,734	
Elementary (Grade Level 0 to 8)	421	3.2%	5,272	4.5%	14,239	4.9%	61,105	6.6%
Some High School (Grade Level 9 to 11)	254	1.9%	4,552	3.9%	13,338	4.6%	60,026	6.5%
High School Graduate	3,324	25.4%	34,592	29.5%	82,101	28.3%	265,898	28.8%
Some College	1,894	14.5%	15,281	13.0%	40,598	14.0%	134,164	14.6%
Associate Degree Only	1,220	9.3%	12,284	10.5%	31,197	10.8%	94,589	10.3%
Bachelor Degree Only	3,520	26.9%	29,128	24.9%	69,171	23.9%	193,493	21.0%
Graduate Degree	2,432	18.6%	16,042	13.7%	39,274	13.5%	112,458	12.2%

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Units In Structure (2026)

1 Detached Unit	2,710	41.0%	22,095	36.9%	67,443	47.5%	212,853	47.6%
1 Attached Unit	1,061	16.1%	8,822	14.7%	19,322	13.6%	50,247	11.2%
2 to 4 Units	541	8.2%	3,554	5.9%	6,504	4.6%	24,528	5.5%
5 to 9 Units	309	4.7%	3,622	6.1%	7,591	5.4%	21,279	4.8%
10 to 19 Units	772	11.7%	5,041	8.4%	9,468	6.7%	27,961	6.3%
20 to 49 Units	499	7.6%	5,913	9.9%	11,490	8.1%	37,971	8.5%
50 or More Units	665	10.1%	8,908	14.9%	17,337	12.2%	58,311	13.1%
Mobile Home or Trailer	48	0.7%	1,843	3.1%	2,638	1.9%	13,373	3.0%
Other Structure	1	-	21	-	44	-	280	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	195	3.0%	1,528	2.6%	3,308	2.3%	11,726	2.6%
Homes Built 2010 to 2019	757	11.5%	5,820	9.7%	10,363	7.3%	29,187	6.5%
Homes Built 2000 to 2009	2,811	42.5%	12,369	20.7%	25,200	17.8%	54,581	12.2%
Homes Built 1990 to 1999	1,966	29.8%	16,092	26.9%	33,798	23.8%	74,510	16.7%
Homes Built 1980 to 1989	403	6.1%	13,843	23.1%	29,625	20.9%	77,218	17.3%
Homes Built 1970 to 1979	227	3.4%	6,615	11.1%	22,426	15.8%	77,989	17.5%
Homes Built 1960 to 1969	142	2.1%	2,022	3.4%	9,136	6.4%	52,037	11.6%
Homes Built Before 1959	104	1.6%	1,531	2.6%	7,982	5.6%	69,555	15.6%

Home Values (2026)

Home Values \$1,000,000 or More	90	2.4%	1,311	3.9%	4,535	5.1%	19,623	7.3%
Home Values \$500,000 to \$999,999	1,741	47.5%	12,835	37.7%	38,448	43.1%	107,289	40.0%
Home Values \$400,000 to \$499,999	739	20.2%	5,881	17.3%	15,771	17.7%	46,462	17.3%
Home Values \$300,000 to \$399,999	512	14.0%	5,299	15.6%	13,333	15.0%	40,311	15.0%
Home Values \$200,000 to \$299,999	280	7.6%	3,411	10.0%	7,559	8.5%	26,429	9.8%
Home Values \$150,000 to \$199,999	89	2.4%	2,045	6.0%	3,563	4.0%	8,981	3.3%
Home Values \$100,000 to \$149,999	50	1.4%	884	2.6%	1,638	1.8%	5,180	1.9%
Home Values \$70,000 to \$99,999	10	0.3%	312	0.9%	711	0.8%	2,711	1.0%
Home Values \$50,000 to \$69,999	44	1.2%	536	1.6%	858	1.0%	2,629	1.0%
Home Values \$25,000 to \$49,999	11	0.3%	501	1.5%	867	1.0%	3,256	1.2%
Home Values Under \$25,000	101	2.7%	1,011	3.0%	1,878	2.1%	5,636	2.1%
Owner-Occupied Median Home Value	\$505,593		\$436,630		\$489,241		\$497,779	
Renter-Occupied Median Rent	\$2,157		\$2,054		\$2,009		\$1,943	

Transportation To Work (2026)

Drive to Work Alone	7,580	70.9%	65,051	72.6%	159,147	71.8%	484,336	70.3%
Drive to Work in Carpool	722	6.8%	9,302	10.4%	23,484	10.6%	76,405	11.1%
Travel to Work by Public Transportation	431	4.0%	2,190	2.4%	5,532	2.5%	22,745	3.3%
Drive to Work on Motorcycle	4	-	150	0.2%	347	0.2%	1,400	0.2%
Walk or Bicycle to Work	120	1.1%	1,224	1.4%	3,025	1.4%	11,848	1.7%
Other Means	179	1.7%	1,234	1.4%	2,898	1.3%	9,169	1.3%
Work at Home	1,650	15.4%	10,460	11.7%	27,120	12.2%	82,691	12.0%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	1,452	13.6%	10,739	12.0%	26,165	11.8%	90,948	13.2%
Travel to Work in 15 to 29 Minutes	3,358	31.4%	27,508	30.7%	62,635	28.3%	195,526	28.4%
Travel to Work in 30 to 59 Minutes	3,412	31.9%	31,914	35.6%	81,598	36.8%	246,087	35.7%
Travel to Work in 60 Minutes or More	812	7.6%	8,991	10.0%	24,036	10.8%	73,342	10.7%
Average Minutes Travel to Work	25.8		28.3		29.4		28.6	