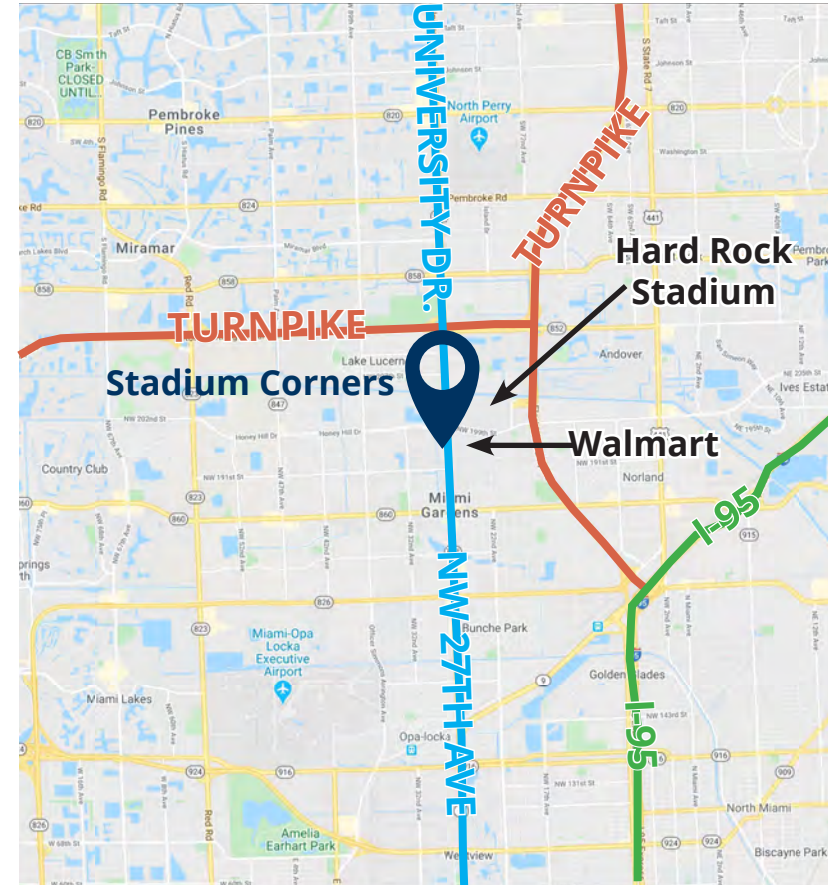


STADIUM CORNERS

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



PROPERTY HIGHLIGHTS

- Available: 4,050 SF, 1,800 SF
- GLA: 32,334 SF
- Right across from **Walmart Super Center** and **Hard Rock Stadium**
- Always busy with tons of foot traffic

POPULATION

1 Mi	19,117
3 Mi	177,582
5 Mi	516,291

CARS PER DAY

NW 27th Ave:	48,272
NW 199th st:	30,375

AV. HH INCOME

1 Mi	\$85,916
3 Mi	\$91,914
5 Mi	\$94,662

EMPLOYEES

1 Mi	5,074
3 Mi	69,568
5 Mi	201,849



DOLLAR TREE



last updated: 08/19/26 P1



SHARY THUR



202-359-3469



sthur@thurassociates.com

STADIUM CORNERS

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



last updated: 08/19/26 P2



STADIUM CORNERS

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



last updated: 08/19/26 P3



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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	Available	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: 08/19/26 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: 08/19/26 P6



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STADIUM CORNERS

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



last updated: 08/19/26 P7



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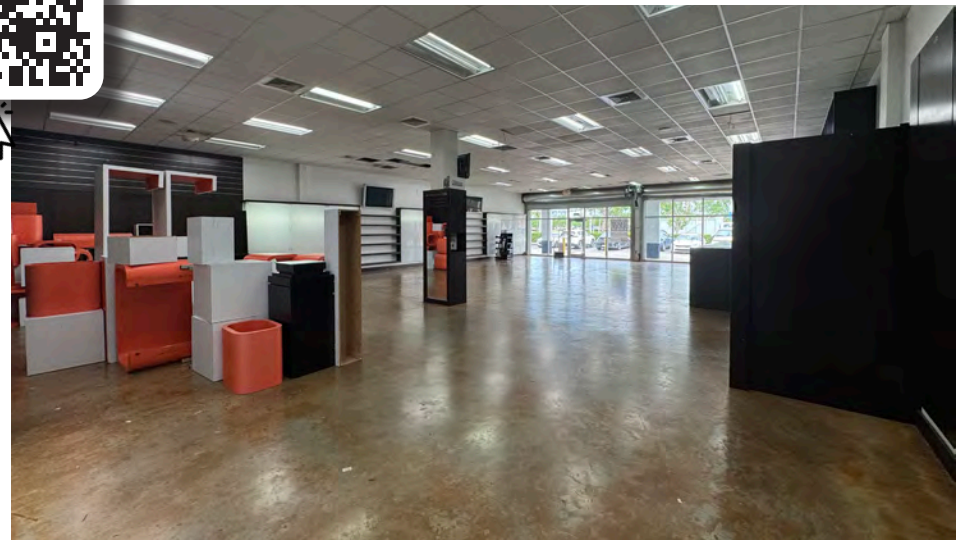
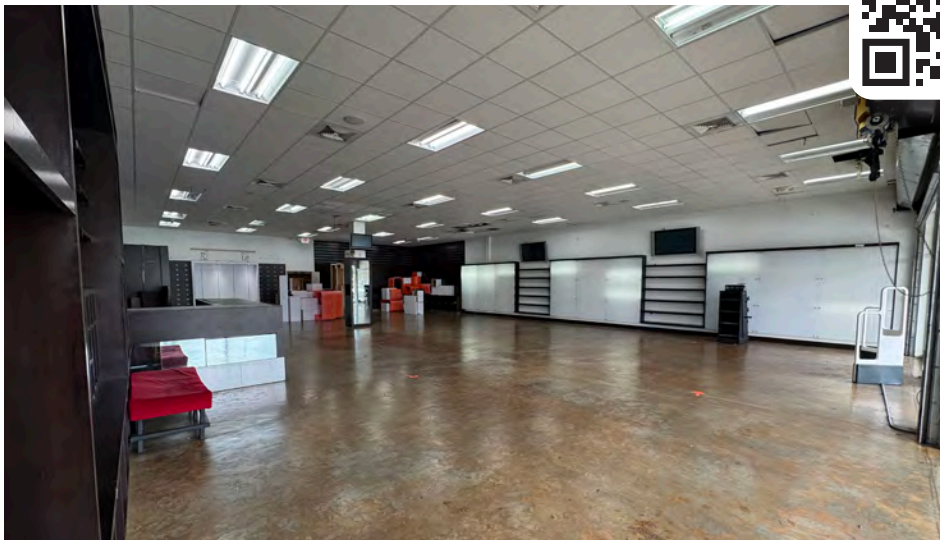
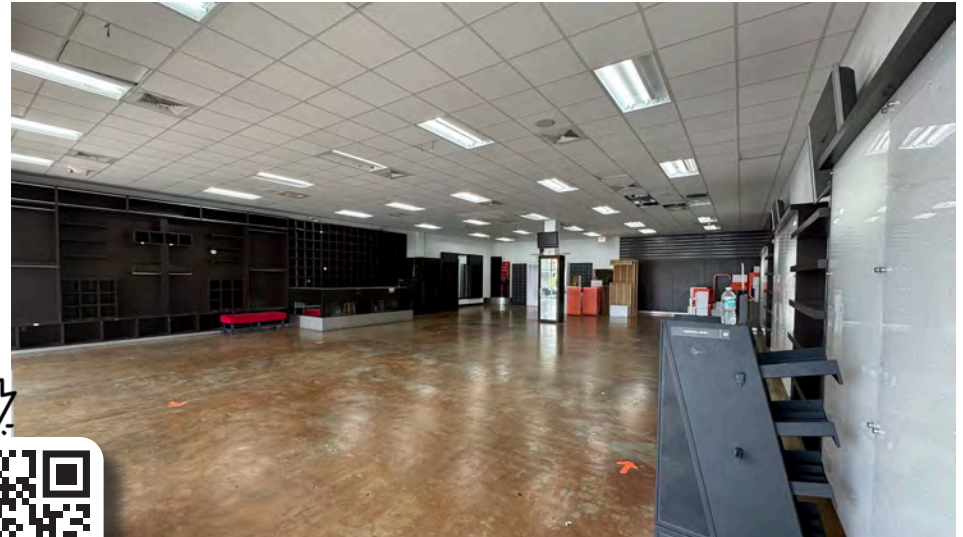
sthur@thurassociates.com

STADIUM CORNERS

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



Available: 4,050 SF - Former Apparel store.



STADIUM CORNERS

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



Available: 4,050 SF - Former Apparel store.



last updated: 08/19/26 P9



SHARY THUR



202-359-3469



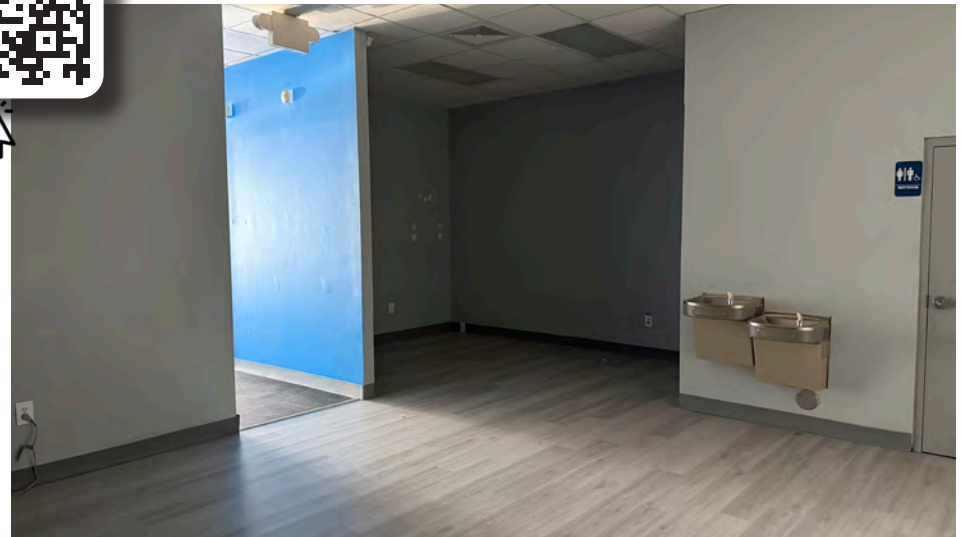
sthur@thurassociates.com

STADIUM CORNERS

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



Available: 1,800 SF - Former Physical Therapy



last updated: 08/19/26 P10



SHARY THUR



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STADIUM CORNERS

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



LEASING CONTACT

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OFFICE LOCATIONS

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Chevy Chase, MD 20815
202-823-4444

FL OFFICE
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

last updated: 08/19/26 P11



SHARY THUR



202-359-3469



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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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			
Population			
Estimated Population (2026)	19,117	177,582	516,291
Projected Population (2031)	18,414	167,810	494,602
Census Population (2020)	19,266	179,952	511,409
Census Population (2010)	18,587	172,012	472,689
Projected Annual Growth (2026-2031)	-703 -0.7%	-9,772 -1.1%	-21,689 -0.8%
Historical Annual Growth (2020-2026)	-149 -	-2,370 -0.2%	4,882 0.2%
Historical Annual Growth (2010-2020)	679 0.4%	7,940 0.5%	38,720 0.8%
Estimated Population Density (2026)	6,088 <i>psm</i>	6,282 <i>psm</i>	6,576 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2026)	6,006	55,167	173,967
Projected Households (2031)	5,690	51,040	163,511
Census Households (2020)	5,931	55,337	170,774
Census Households (2010)	5,631	51,828	154,602
Projected Annual Growth (2026-2031)	-316 -1.1%	-4,128 -1.5%	-10,456 -1.2%
Historical Annual Change (2010-2026)	375 0.4%	3,340 0.4%	19,365 0.8%
Average Household Income			
Estimated Average Household Income (2026)	\$85,916	\$91,914	\$94,662
Projected Average Household Income (2031)	\$84,673	\$92,393	\$94,919
Census Average Household Income (2010)	\$48,212	\$48,385	\$50,293
Census Average Household Income (2000)	\$44,523	\$46,177	\$46,296
Projected Annual Change (2026-2031)	-\$1,244 -0.3%	\$479 0.1%	\$258 -
Historical Annual Change (2000-2026)	\$41,393 3.6%	\$45,737 3.8%	\$48,365 4.0%
Median Household Income			
Estimated Median Household Income (2026)	\$71,015	\$74,313	\$75,118
Projected Median Household Income (2031)	\$69,722	\$74,405	\$75,182
Census Median Household Income (2010)	\$43,217	\$43,067	\$44,338
Census Median Household Income (2000)	\$38,773	\$39,451	\$38,609
Projected Annual Change (2026-2031)	-\$1,294 -0.4%	\$92 -	\$64 -
Historical Annual Change (2000-2026)	\$32,242 3.2%	\$34,862 3.4%	\$36,509 3.6%
Per Capita Income			
Estimated Per Capita Income (2026)	\$27,045	\$28,622	\$31,959
Projected Per Capita Income (2031)	\$26,221	\$28,174	\$31,444
Census Per Capita Income (2010)	\$14,614	\$14,581	\$16,450
Census Per Capita Income (2000)	\$12,720	\$13,659	\$15,142
Projected Annual Change (2026-2031)	-\$825 -0.6%	-\$448 -0.3%	-\$515 -0.3%
Historical Annual Change (2000-2026)	\$14,326 4.3%	\$14,964 4.2%	\$16,817 4.3%
Estimated Average Household Net Worth (2026)	\$708,646	\$782,394	\$760,727

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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 (2026)		19,117		177,582		516,291	
White (2026)		2,000	10.5%	25,322	14.3%	103,263	20.0%
Black or African American (2026)		10,707	56.0%	88,535	49.9%	205,493	39.8%
American Indian or Alaska Native (2026)		49	0.3%	470	0.3%	1,979	0.4%
Asian (2026)		111	0.6%	2,268	1.3%	12,593	2.4%
Hawaiian or Pacific Islander (2026)		3	-	48	-	185	-
Other Race (2026)		1,591	8.3%	15,941	9.0%	52,137	10.1%
Two or More Races (2026)		4,656	24.4%	44,998	25.3%	140,641	27.2%
Population < 18 (2026)		4,513	23.6%	39,781	22.4%	111,893	21.7%
White Not Hispanic		262	5.8%	2,782	7.0%	11,894	10.6%
Black or African American		2,876	63.7%	22,805	57.3%	52,074	46.5%
Asian		33	0.7%	459	1.2%	2,411	2.2%
Other Race Not Hispanic		34	0.8%	393	1.0%	1,591	1.4%
Hispanic		1,307	29.0%	13,342	33.5%	43,922	39.3%
Not Hispanic or Latino Population (2026)		11,415	59.7%	99,433	56.0%	265,759	51.5%
Not Hispanic White		948	8.3%	11,353	11.4%	52,912	19.9%
Not Hispanic Black or African American		10,225	89.6%	84,421	84.9%	195,518	73.6%
Not Hispanic American Indian or Alaska Native		1	-	49	-	251	-
Not Hispanic Asian		85	0.7%	2,096	2.1%	11,987	4.5%
Not Hispanic Hawaiian or Pacific Islander		-	-	11	-	58	-
Not Hispanic Other Race		33	0.3%	407	0.4%	1,049	0.4%
Not Hispanic Two or More Races		122	1.1%	1,095	1.1%	3,983	1.5%
Hispanic or Latino Population (2026)		7,702	40.3%	78,149	44.0%	250,532	48.5%
Hispanic White		1,052	13.7%	13,970	17.9%	50,351	20.1%
Hispanic Black or African American		482	6.3%	4,113	5.3%	9,974	4.0%
Hispanic American Indian or Alaska Native		48	0.6%	421	0.5%	1,728	0.7%
Hispanic Asian		25	0.3%	171	0.2%	606	0.2%
Hispanic Hawaiian or Pacific Islander		3	-	37	-	127	-
Hispanic Other Race		1,558	20.2%	15,533	19.9%	51,088	20.4%
Hispanic Two or More Races		4,534	58.9%	43,903	56.2%	136,659	54.5%
Not Hispanic or Latino Population (2020)		14,771	76.7%	116,589	64.8%	286,647	56.1%
Hispanic or Latino Population (2020)		4,495	23.3%	63,363	35.2%	224,763	43.9%
Not Hispanic or Latino Population (2010)		16,190	87.1%	124,470	72.4%	298,258	63.1%
Hispanic or Latino Population (2010)		2,397	12.9%	47,543	27.6%	174,430	36.9%
Not Hispanic or Latino Population (2031)		6,860	37.3%	74,684	44.5%	227,182	45.9%
Hispanic or Latino Population (2031)		11,554	62.7%	93,126	55.5%	267,420	54.1%
Projected Annual Growth (2026-2031)		3,852	10.0%	14,977	3.8%	16,889	1.3%
Historical Annual Growth (2010-2020)		2,098	8.8%	15,820	3.3%	50,332	2.9%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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							
Total Age Distribution (2026)							
Total Population	19,117			177,582		516,291	
Age Under 5 Years	1,134	5.9%		10,297	5.8%	29,843	5.8%
Age 5 to 9 Years	1,293	6.8%		11,121	6.3%	31,469	6.1%
Age 10 to 14 Years	1,294	6.8%		11,309	6.4%	31,103	6.0%
Age 15 to 19 Years	1,351	7.1%		12,084	6.8%	33,117	6.4%
Age 20 to 24 Years	1,235	6.5%		11,558	6.5%	32,840	6.4%
Age 25 to 29 Years	1,273	6.7%		11,779	6.6%	35,587	6.9%
Age 30 to 34 Years	1,402	7.3%		12,848	7.2%	39,010	7.6%
Age 35 to 39 Years	1,436	7.5%		12,752	7.2%	38,666	7.5%
Age 40 to 44 Years	1,305	6.8%		11,862	6.7%	35,866	6.9%
Age 45 to 49 Years	1,115	5.8%		11,364	6.4%	33,650	6.5%
Age 50 to 54 Years	1,201	6.3%		11,628	6.5%	34,008	6.6%
Age 55 to 59 Years	1,084	5.7%		11,142	6.3%	32,294	6.3%
Age 60 to 64 Years	1,141	6.0%		11,068	6.2%	32,084	6.2%
Age 65 to 69 Years	976	5.1%		9,146	5.2%	26,047	5.0%
Age 70 to 74 Years	807	4.2%		7,167	4.0%	20,125	3.9%
Age 75 to 79 Years	564	3.0%		4,933	2.8%	14,215	2.8%
Age 80 to 84 Years	286	1.5%		3,022	1.7%	8,779	1.7%
Age 85 Years or Over	221	1.2%		2,503	1.4%	7,587	1.5%
Median Age	36.3			37.6		37.8	
Age 19 Years or Less	5,072	26.5%		44,810	25.2%	125,533	24.3%
Age 20 to 64 Years	11,191	58.5%		106,001	59.7%	314,006	60.8%
Age 65 Years or Over	2,855	14.9%		26,771	15.1%	76,752	14.9%
Female Age Distribution (2026)							
Female Population	10,176	53.2%		93,894	52.9%	272,052	52.7%
Age Under 5 Years	537	5.3%		5,036	5.4%	14,753	5.4%
Age 5 to 9 Years	613	6.0%		5,313	5.7%	15,302	5.6%
Age 10 to 14 Years	661	6.5%		5,653	6.0%	15,373	5.7%
Age 15 to 19 Years	652	6.4%		5,795	6.2%	16,162	5.9%
Age 20 to 24 Years	611	6.0%		5,778	6.2%	16,607	6.1%
Age 25 to 29 Years	672	6.6%		5,991	6.4%	18,213	6.7%
Age 30 to 34 Years	729	7.2%		6,601	7.0%	19,911	7.3%
Age 35 to 39 Years	759	7.5%		6,662	7.1%	19,937	7.3%
Age 40 to 44 Years	710	7.0%		6,353	6.8%	18,827	6.9%
Age 45 to 49 Years	619	6.1%		6,163	6.6%	17,975	6.6%
Age 50 to 54 Years	667	6.6%		6,287	6.7%	18,430	6.8%
Age 55 to 59 Years	606	6.0%		6,154	6.6%	17,575	6.5%
Age 60 to 64 Years	657	6.5%		6,235	6.6%	17,895	6.6%
Age 65 to 69 Years	596	5.9%		5,282	5.6%	14,780	5.4%
Age 70 to 74 Years	459	4.5%		4,209	4.5%	11,815	4.3%
Age 75 to 79 Years	329	3.2%		2,969	3.2%	8,493	3.1%
Age 80 to 84 Years	168	1.6%		1,845	2.0%	5,365	2.0%
Age 85 Years or Over	131	1.3%		1,566	1.7%	4,640	1.7%
Female Median Age	38.5			39.7		39.6	
Age 19 Years or Less	2,464	24.2%		21,798	23.2%	61,590	22.6%
Age 20 to 64 Years	6,030	59.3%		56,224	59.9%	165,370	60.8%
Age 65 Years or Over	1,683	16.5%		15,872	16.9%	45,092	16.6%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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							
Male Age Distribution (2026)							
Male Population	8,941	46.8%	83,688	47.1%	244,239	47.3%	
Age Under 5 Years	597	6.7%	5,261	6.3%	15,091	6.2%	
Age 5 to 9 Years	679	7.6%	5,808	6.9%	16,167	6.6%	
Age 10 to 14 Years	633	7.1%	5,655	6.8%	15,730	6.4%	
Age 15 to 19 Years	699	7.8%	6,289	7.5%	16,955	6.9%	
Age 20 to 24 Years	623	7.0%	5,780	6.9%	16,233	6.6%	
Age 25 to 29 Years	601	6.7%	5,788	6.9%	17,374	7.1%	
Age 30 to 34 Years	672	7.5%	6,247	7.5%	19,100	7.8%	
Age 35 to 39 Years	677	7.6%	6,090	7.3%	18,729	7.7%	
Age 40 to 44 Years	595	6.7%	5,509	6.6%	17,039	7.0%	
Age 45 to 49 Years	495	5.5%	5,201	6.2%	15,675	6.4%	
Age 50 to 54 Years	534	6.0%	5,342	6.4%	15,578	6.4%	
Age 55 to 59 Years	478	5.3%	4,988	6.0%	14,719	6.0%	
Age 60 to 64 Years	485	5.4%	4,832	5.8%	14,189	5.8%	
Age 65 to 69 Years	380	4.3%	3,864	4.6%	11,267	4.6%	
Age 70 to 74 Years	348	3.9%	2,957	3.5%	8,310	3.4%	
Age 75 to 79 Years	235	2.6%	1,964	2.3%	5,722	2.3%	
Age 80 to 84 Years	118	1.3%	1,177	1.4%	3,414	1.4%	
Age 85 Years or Over	90	1.0%	937	1.1%	2,947	1.2%	
Male Median Age	33.8		35.2		35.9		
Age 19 Years or Less	2,608	29.2%	23,012	27.5%	63,943	26.2%	
Age 20 to 64 Years	5,161	57.7%	49,776	59.5%	148,636	60.9%	
Age 65 Years or Over	1,172	13.1%	10,899	13.0%	31,660	13.0%	
Males per 100 Females (2026)							
Overall Comparison	88		89		90		
Age Under 5 Years	111	52.6%	104	51.1%	102	50.6%	
Age 5 to 9 Years	111	52.5%	109	52.2%	106	51.4%	
Age 10 to 14 Years	96	48.9%	100	50.0%	102	50.6%	
Age 15 to 19 Years	107	51.7%	109	52.0%	105	51.2%	
Age 20 to 24 Years	102	50.5%	100	50.0%	98	49.4%	
Age 25 to 29 Years	89	47.2%	97	49.1%	95	48.8%	
Age 30 to 34 Years	92	48.0%	95	48.6%	96	49.0%	
Age 35 to 39 Years	89	47.2%	91	47.8%	94	48.4%	
Age 40 to 44 Years	84	45.6%	87	46.4%	91	47.5%	
Age 45 to 49 Years	80	44.4%	84	45.8%	87	46.6%	
Age 50 to 54 Years	80	44.5%	85	45.9%	85	45.8%	
Age 55 to 59 Years	79	44.1%	81	44.8%	84	45.6%	
Age 60 to 64 Years	74	42.5%	77	43.7%	79	44.2%	
Age 65 to 69 Years	64	39.0%	73	42.3%	76	43.3%	
Age 70 to 74 Years	76	43.2%	70	41.3%	70	41.3%	
Age 75 to 79 Years	71	41.7%	66	39.8%	67	40.3%	
Age 80 to 84 Years	70	41.3%	64	39.0%	64	38.9%	
Age 85 Years or Over	68	40.6%	60	37.4%	64	38.8%	
Age 19 Years or Less	106	51.4%	106	51.4%	104	50.9%	
Age 20 to 39 Years	93	48.2%	95	48.8%	96	48.9%	
Age 40 to 64 Years	79	44.3%	83	45.3%	85	46.0%	
Age 65 Years or Over	70	41.0%	69	40.7%	70	41.2%	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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							
Household Type (2026)							
Total Households	6,006		55,167		173,967		
Households with Children	2,792	46.5%	23,246	42.1%	66,983	38.5%	
Average Household Size	3.2		3.2		3.0		
Household Density per Square Mile	1,913		1,951		2,216		
Population Family	17,846	93.4%	159,995	90.1%	447,954	86.8%	
Population Non-Family	1,207	6.3%	16,581	9.3%	65,338	12.7%	
Population Group Quarters	64	0.3%	1,005	0.6%	2,998	0.6%	
Family Households	5,282	87.9%	44,551	80.8%	130,101	74.8%	
Married Couple Households	2,384	45.1%	22,363	50.2%	71,184	54.7%	
Other Family Households	2,898	54.9%	22,187	49.8%	58,918	45.3%	
Family Households with Children	2,789	52.8%	23,219	52.1%	66,887	51.4%	
Married Couple with Children	1,076	38.6%	11,289	48.6%	35,588	53.2%	
Other Family Households with Children	1,713	61.4%	11,931	51.4%	31,299	46.8%	
Family Households No Children	2,493	47.2%	21,331	47.9%	63,214	48.6%	
Married Couple No Children	1,308	52.5%	11,075	51.9%	35,595	56.3%	
Other Family Households No Children	1,185	47.5%	10,257	48.1%	27,619	43.7%	
Non-Family Households	724	12.1%	10,617	19.2%	43,866	25.2%	
Non-Family Households with Children	3	0.4%	27	0.3%	96	0.2%	
Non-Family Households No Children	721	99.6%	10,590	99.7%	43,770	99.8%	
Average Family Household Size	3.4		3.6		3.4		
Average Family Income	\$92,893		\$101,870		\$105,290		
Median Family Income	\$74,738		\$81,473		\$83,930		
Average Non-Family Household Size	1.7		1.6		1.5		
Marital Status (2026)							
Population Age 15 Years or Over	15,396		144,856		423,875		
Never Married	6,972	45.3%	61,924	42.7%	174,610	41.2%	
Currently Married	4,544	29.5%	45,657	31.5%	140,865	33.2%	
Previously Married	3,879	25.2%	37,275	25.7%	108,400	25.6%	
Separated	1,019	26.3%	13,003	34.9%	34,044	31.4%	
Widowed	1,081	27.9%	8,011	21.5%	22,263	20.5%	
Divorced	1,780	45.9%	16,261	43.6%	52,093	48.1%	
Educational Attainment (2026)							
Adult Population Age 25 Years or Over	12,811		121,214		357,918		
Elementary (Grade Level 0 to 8)	932	7.3%	9,610	7.9%	25,775	7.2%	
Some High School (Grade Level 9 to 11)	1,113	8.7%	9,568	7.9%	23,736	6.6%	
High School Graduate	4,733	36.9%	43,651	36.0%	117,419	32.8%	
Some College	2,247	17.5%	19,927	16.4%	55,995	15.6%	
Associate Degree Only	1,272	9.9%	11,676	9.6%	37,616	10.5%	
Bachelor Degree Only	1,555	12.1%	17,861	14.7%	63,639	17.8%	
Graduate Degree	959	7.5%	8,920	7.4%	33,738	9.4%	
Any College (Some College or Higher)	6,032	47.1%	58,385	48.2%	190,988	53.4%	
College Degree + (Bachelor Degree or Higher)	2,514	19.6%	26,781	22.1%	97,377	27.2%	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 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							
Housing							
Total Housing Units (2026)	6,420		58,732		186,170		
Total Housing Units (2020)	6,082		57,287		180,711		
Historical Annual Growth (2020-2026)	338	-	1,445	-	5,459	-	
Housing Units Occupied (2026)	6,006	93.5%	55,167	93.9%	173,967	93.4%	
Housing Units Owner-Occupied	3,644	60.7%	35,037	63.5%	94,977	54.6%	
Housing Units Renter-Occupied	2,362	39.3%	20,131	36.5%	78,990	45.4%	
Housing Units Vacant (2026)	414	6.5%	3,564	6.1%	12,203	6.6%	
Household Size (2026)							
Total Households	6,006		55,167		173,967		
1 Person Households	419	7.0%	7,595	13.8%	32,479	18.7%	
2 Person Households	1,985	33.1%	15,178	27.5%	51,294	29.5%	
3 Person Households	1,517	25.3%	11,707	21.2%	34,154	19.6%	
4 Person Households	1,076	17.9%	10,487	19.0%	29,621	17.0%	
5 Person Households	552	9.2%	5,671	10.3%	15,020	8.6%	
6 Person Households	274	4.6%	2,730	4.9%	6,902	4.0%	
7 or More Person Households	183	3.1%	1,801	3.3%	4,497	2.6%	
Household Income Distribution (2026)							
HH Income \$200,000 or More	330	5.5%	4,064	7.4%	13,088	7.5%	
HH Income \$150,000 to \$199,999	415	6.9%	4,143	7.5%	14,203	8.2%	
HH Income \$125,000 to \$149,999	383	6.4%	3,628	6.6%	11,929	6.9%	
HH Income \$100,000 to \$124,999	701	11.7%	5,949	10.8%	19,080	11.0%	
HH Income \$75,000 to \$99,999	906	15.1%	8,750	15.9%	26,755	15.4%	
HH Income \$50,000 to \$74,999	1,096	18.2%	10,673	19.3%	31,406	18.1%	
HH Income \$35,000 to \$49,999	488	8.1%	6,324	11.5%	18,747	10.8%	
HH Income \$25,000 to \$34,999	560	9.3%	3,562	6.5%	12,673	7.3%	
HH Income \$15,000 to \$24,999	501	8.3%	3,589	6.5%	10,642	6.1%	
HH Income \$10,000 to \$14,999	238	4.0%	1,909	3.5%	6,292	3.6%	
HH Income Under \$10,000	389	6.5%	2,578	4.7%	9,152	5.3%	
Household Vehicles (2026)							
Households 0 Vehicles Available	652	10.8%	4,001	7.3%	13,755	7.9%	
Households 1 Vehicle Available	2,167	36.1%	17,642	32.0%	62,263	35.8%	
Households 2 Vehicles Available	1,815	30.2%	19,829	35.9%	62,408	35.9%	
Households 3 or More Vehicles Available	1,372	22.9%	13,696	24.8%	35,541	20.4%	
Total Vehicles Available	10,370		104,338		307,367		
Average Vehicles per Household	1.7		1.9		1.8		
Owner-Occupied Household Vehicles	7,211	69.5%	74,062	71.0%	191,284	62.2%	
Average Vehicles per Owner-Occupied Household	2.0		2.1		2.0		
Renter-Occupied Household Vehicles	3,159	30.5%	30,276	29.0%	116,083	37.8%	
Average Vehicles per Renter-Occupied Household	1.3		1.5		1.5		
Travel Time (2026)							
Worker Base Age 16 years or Over	8,710		88,939		268,720		
Travel to Work in 14 Minutes or Less	865	9.9%	10,578	11.9%	31,750	11.8%	
Travel to Work in 15 to 29 Minutes	1,927	22.1%	24,635	27.7%	76,530	28.5%	
Travel to Work in 30 to 59 Minutes	3,822	43.9%	36,571	41.1%	105,246	39.2%	
Travel to Work in 60 Minutes or More	1,235	14.2%	10,136	11.4%	31,336	11.7%	
Work at Home	862	9.9%	7,019	7.9%	23,859	8.9%	
Average Minutes Travel to Work	34.9		30.0		29.6		

Complete Profile

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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							
Transportation To Work (2026)							
Worker Base Age 16 years or Over	8,710		88,939		268,720		
Drive to Work Alone	6,217	71.4%	65,546	73.7%	195,261	72.7%	
Drive to Work in Carpool	826	9.5%	9,681	10.9%	29,295	10.9%	
Travel to Work by Public Transportation	445	5.1%	3,893	4.4%	11,141	4.1%	
Drive to Work on Motorcycle	21	0.2%	200	0.2%	645	0.2%	
Bicycle to Work	31	0.4%	318	0.4%	1,264	0.5%	
Walk to Work	118	1.4%	1,117	1.3%	3,628	1.4%	
Other Means	192	2.2%	1,164	1.3%	3,627	1.3%	
Work at Home	862	9.9%	7,019	7.9%	23,859	8.9%	
Daytime Demographics (2026)							
Total Businesses	924		11,398		35,500		
Total Employees	5,074		69,568		201,849		
Company Headquarter Businesses	15	1.6%	192	1.7%	651	1.8%	
Company Headquarter Employees	699	13.8%	7,521	10.8%	22,119	11.0%	
Employee Population per Business	5.5	to 1	6.1	to 1	5.7	to 1	
Residential Population per Business	20.7	to 1	15.6	to 1	14.5	to 1	
Adj. Daytime Demographics Age 16 Years or Over	11,505		123,128		350,376		
Labor Force							
Labor Population Age 16 Years or Over (2026)	15,145		142,545		417,501		
Labor Force Total Males (2026)	6,912	45.6%	65,760	46.1%	193,963	46.5%	
Male Civilian Employed	4,108	59.4%	43,390	66.0%	132,539	68.3%	
Male Civilian Unemployed	255	3.7%	2,092	3.2%	5,340	2.8%	
Males in Armed Forces	4	-	25	-	171	-	
Males Not in Labor Force	2,545	36.8%	20,253	30.8%	55,912	28.8%	
Labor Force Total Females (2026)	8,233	54.4%	76,785	53.9%	223,538	53.5%	
Female Civilian Employed	4,602	55.9%	45,553	59.3%	136,190	60.9%	
Female Civilian Unemployed	181	2.2%	1,986	2.6%	5,346	2.4%	
Females in Armed Forces	-	-	17	-	74	-	
Females Not in Labor Force	3,450	41.9%	29,229	38.1%	81,928	36.7%	
Unemployment Rate	436	2.9%	4,077	2.9%	10,687	2.6%	
Occupation (2026)							
Occupation Population Age 16 Years or Over	8,710		88,939		268,720		
Occupation Total Males	4,108	47.2%	43,386	48.8%	132,531	49.3%	
Occupation Total Females	4,602	52.8%	45,553	51.2%	136,190	50.7%	
Management, Business, Financial Operations	1,025	11.8%	10,997	12.4%	38,484	14.3%	
Professional, Related	1,129	13.0%	15,300	17.2%	50,408	18.8%	
Service	2,229	25.6%	20,105	22.6%	57,550	21.4%	
Sales, Office	1,799	20.7%	19,413	21.8%	60,276	22.4%	
Farming, Fishing, Forestry	24	0.3%	214	0.2%	733	0.3%	
Construction, Extraction, Maintenance	960	11.0%	9,080	10.2%	24,206	9.0%	
Production, Transport, Material Moving	1,544	17.7%	13,830	15.6%	37,062	13.8%	
White Collar Workers	3,953	45.4%	45,710	51.4%	149,169	55.5%	
Blue Collar Workers	4,757	54.6%	43,229	48.6%	119,551	44.5%	

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Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
Miami Gardens, FL 33056							
Units In Structure (2026)							
Total Units	6,006			55,167		173,967	
1 Detached Unit	3,265	54.4%		31,710	57.5%	79,148	45.5%
1 Attached Unit	662	11.0%		5,572	10.1%	17,978	10.3%
2 Units	61	1.0%		841	1.5%	2,973	1.7%
3 to 4 Units	148	2.5%		1,414	2.6%	7,056	4.1%
5 to 9 Units	203	3.4%		2,073	3.8%	9,459	5.4%
10 to 19 Units	308	5.1%		2,451	4.4%	12,550	7.2%
20 to 49 Units	366	6.1%		3,619	6.6%	15,892	9.1%
50 or More Units	962	16.0%		6,148	11.1%	25,696	14.8%
Mobile Home or Trailer	32	0.5%		1,312	2.4%	3,131	1.8%
Other Structure	-	-		28	-	84	-
Occupied Homes Built By Year (2026)							
Homes Built 2020 or later	256	4.3%		1,439	2.6%	4,868	2.8%
Homes Built 2010 to 2019	292	4.9%		2,362	4.3%	11,220	6.4%
Homes Built 2000 to 2009	596	9.9%		4,917	8.9%	19,224	11.1%
Homes Built 1990 to 1999	731	12.2%		4,470	8.1%	17,912	10.3%
Homes Built 1980 to 1989	776	12.9%		7,487	13.6%	29,368	16.9%
Homes Built 1970 to 1979	1,253	20.9%		12,139	22.0%	32,317	18.6%
Homes Built 1960 to 1969	856	14.2%		8,493	15.4%	23,143	13.3%
Homes Built 1950 to 1959	1,028	17.1%		11,943	21.6%	29,902	17.2%
Homes Built 1940 to 1949	126	2.1%		1,434	2.6%	4,378	2.5%
Homes Built Before 1939	94	1.6%		483	0.9%	1,634	0.9%
Median Age of Homes	45.4	yrs		48.4	yrs	44.9	yrs
Home Values (2026)							
Owner Specified Housing Units	3,644			35,037		94,977	
Home Values \$1,000,000 or More	200	5.5%		1,751	5.0%	4,572	4.8%
Home Values \$750,000 to \$999,999	150	4.1%		1,541	4.4%	5,677	6.0%
Home Values \$500,000 to \$749,999	780	21.4%		7,560	21.6%	22,976	24.2%
Home Values \$400,000 to \$499,999	902	24.8%		8,375	23.9%	19,919	21.0%
Home Values \$300,000 to \$399,999	856	23.5%		7,979	22.8%	19,068	20.1%
Home Values \$250,000 to \$299,999	226	6.2%		2,582	7.4%	6,410	6.7%
Home Values \$200,000 to \$249,999	279	7.7%		1,808	5.2%	4,835	5.1%
Home Values \$175,000 to \$199,999	14	0.4%		292	0.8%	1,263	1.3%
Home Values \$150,000 to \$174,999	54	1.5%		473	1.3%	2,271	2.4%
Home Values \$125,000 to \$149,999	5	0.1%		124	0.4%	685	0.7%
Home Values \$100,000 to \$124,999	10	0.3%		425	1.2%	1,471	1.5%
Home Values \$90,000 to \$99,999	15	0.4%		112	0.3%	446	0.5%
Home Values \$80,000 to \$89,999	6	0.2%		164	0.5%	506	0.5%
Home Values \$70,000 to \$79,999	-	-		55	0.2%	261	0.3%
Home Values \$60,000 to \$69,999	7	0.2%		244	0.7%	435	0.5%
Home Values \$50,000 to \$59,999	34	0.9%		285	0.8%	521	0.5%
Home Values \$35,000 to \$49,999	17	0.5%		242	0.7%	769	0.8%
Home Values \$25,000 to \$34,999	6	0.2%		164	0.5%	598	0.6%
Home Values \$10,000 to \$24,999	12	0.3%		108	0.3%	330	0.3%
Home Values Under \$10,000	71	1.9%		751	2.1%	1,963	2.1%
Owner-Occupied Median Home Value	\$416,509			\$412,848		\$425,841	
Renter-Occupied Median Rent	\$1,856			\$1,877		\$1,902	

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Stadium Corners		1 mi radius	3 mi radius	5 mi radius
Miami Gardens, FL 33056				
Total Annual Consumer Expenditure (2026)				
Total Household Expenditure	\$525.99 M	\$5.03 B	\$15.66 B	
Total Non-Retail Expenditure	\$243.39 M	\$2.34 B	\$7.38 B	
Total Retail Expenditure	\$282.6 M	\$2.69 B	\$8.28 B	
Alcoholic Beverages	\$3.67 M	\$35.1 M	\$109.55 M	
Apparel	\$12.26 M	\$115.59 M	\$357.57 M	
Contributions	\$11.86 M	\$116.12 M	\$367.13 M	
Education	\$8.45 M	\$81.98 M	\$257.81 M	
Entertainment	\$27.73 M	\$261.02 M	\$807.79 M	
Food Away From Home	\$25.98 M	\$247.08 M	\$768.38 M	
Grocery	\$45.1 M	\$411.91 M	\$1.25 B	
Health Care	\$39.93 M	\$365.07 M	\$1.14 B	
Household Furnishings and Equipment	\$13.97 M	\$132.96 M	\$413.64 M	
Household Operations	\$11.28 M	\$105.87 M	\$326.63 M	
Miscellaneous Expenses	\$8.11 M	\$77.16 M	\$240.59 M	
Personal Care	\$6.94 M	\$63.99 M	\$195.19 M	
Shelter	\$103.98 M	\$965.43 M	\$3 B	
Tax and Retirement	\$95.28 M	\$972.11 M	\$3.13 B	
Tobacco and Related	\$3.28 M	\$28.62 M	\$84.25 M	
Transportation	\$73.61 M	\$733.71 M	\$2.27 B	
Utilities	\$34.55 M	\$314.59 M	\$952.94 M	
Monthly Household Consumer Expenditure (2026)				
Total Household Expenditure	\$7,298	\$7,596	\$7,502	
Total Non-Retail Expenditure	\$3,377 46.3%	\$3,530 46.5%	\$3,534 47.1%	
Total Retail Expenditures	\$3,921 53.7%	\$4,066 53.5%	\$3,968 52.9%	
Alcoholic Beverages	\$51 0.7%	\$53 0.7%	\$52 0.7%	
Apparel	\$170 2.3%	\$175 2.3%	\$171 2.3%	
Contributions	\$165 2.3%	\$175 2.3%	\$176 2.3%	
Education	\$117 1.6%	\$124 1.6%	\$123 1.6%	
Entertainment	\$385 5.3%	\$394 5.2%	\$387 5.2%	
Food Away From Home	\$360 4.9%	\$373 4.9%	\$368 4.9%	
Grocery	\$626 8.6%	\$622 8.2%	\$599 8.0%	
Health Care	\$554 7.6%	\$551 7.3%	\$544 7.3%	
Household Furnishings and Equipment	\$194 2.7%	\$201 2.6%	\$198 2.6%	
Household Operations	\$157 2.1%	\$160 2.1%	\$156 2.1%	
Miscellaneous Expenses	\$113 1.5%	\$117 1.5%	\$115 1.5%	
Personal Care	\$96 1.3%	\$97 1.3%	\$93 1.2%	
Shelter	\$1,443 19.8%	\$1,458 19.2%	\$1,435 19.1%	
Tax and Retirement	\$1,322 18.1%	\$1,468 19.3%	\$1,498 19.3%	
Tobacco and Related	\$46 0.6%	\$43 0.6%	\$40 0.5%	
Transportation	\$1,021 14.0%	\$1,108 14.6%	\$1,087 14.5%	
Utilities	\$479 6.6%	\$475 6.3%	\$456 6.1%	