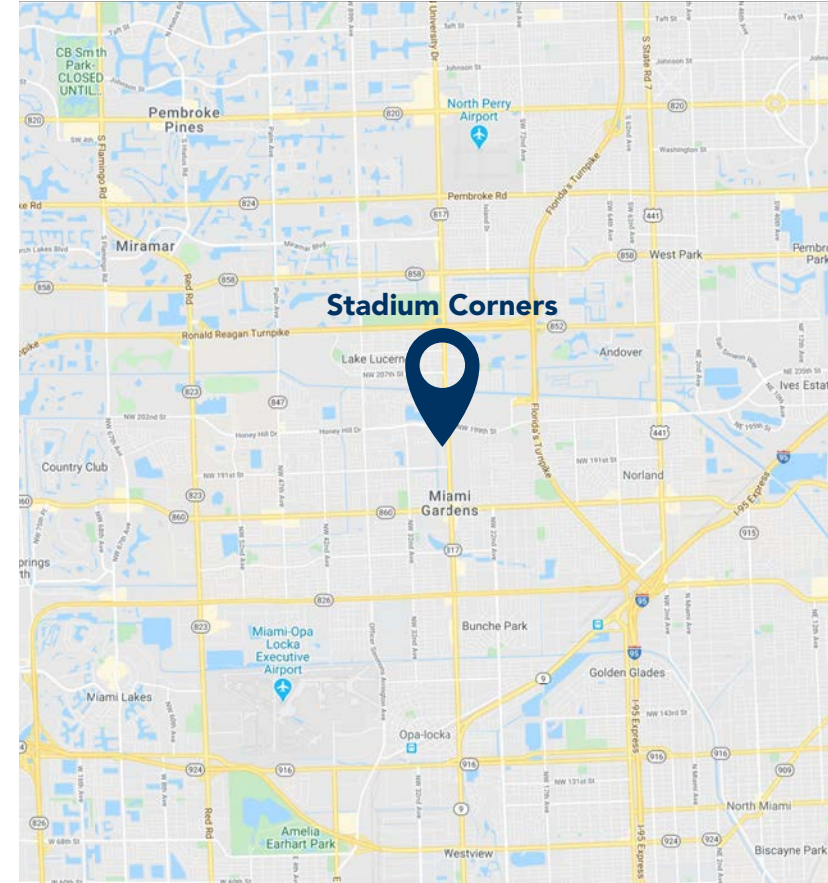


STADIUM CORNERS

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



PROPERTY HIGHLIGHTS

- Available: 4,050 SF, 1,537 SF
- GLA: 32,334 SF
- Freshly painted
- Right across from Walmart super center and Hard Rock Stadium
- Always busy with tons of foot traffic

POPULATION

1 Mi	20,175
3 Mi	175,994
5 Mi	499,661

CARS PER DAY

NW 27th Ave:	50,505
NW 199th st:	31,475

AV. HH INCOME

1 Mi	\$82,387
3 Mi	\$88,472
5 Mi	\$88,429

EMPLOYEES

1 Mi	4,972
3 Mi	65,142
5 Mi	198,249



last updated: 01/04/24 P1



SHARY THUR



202-359-3469

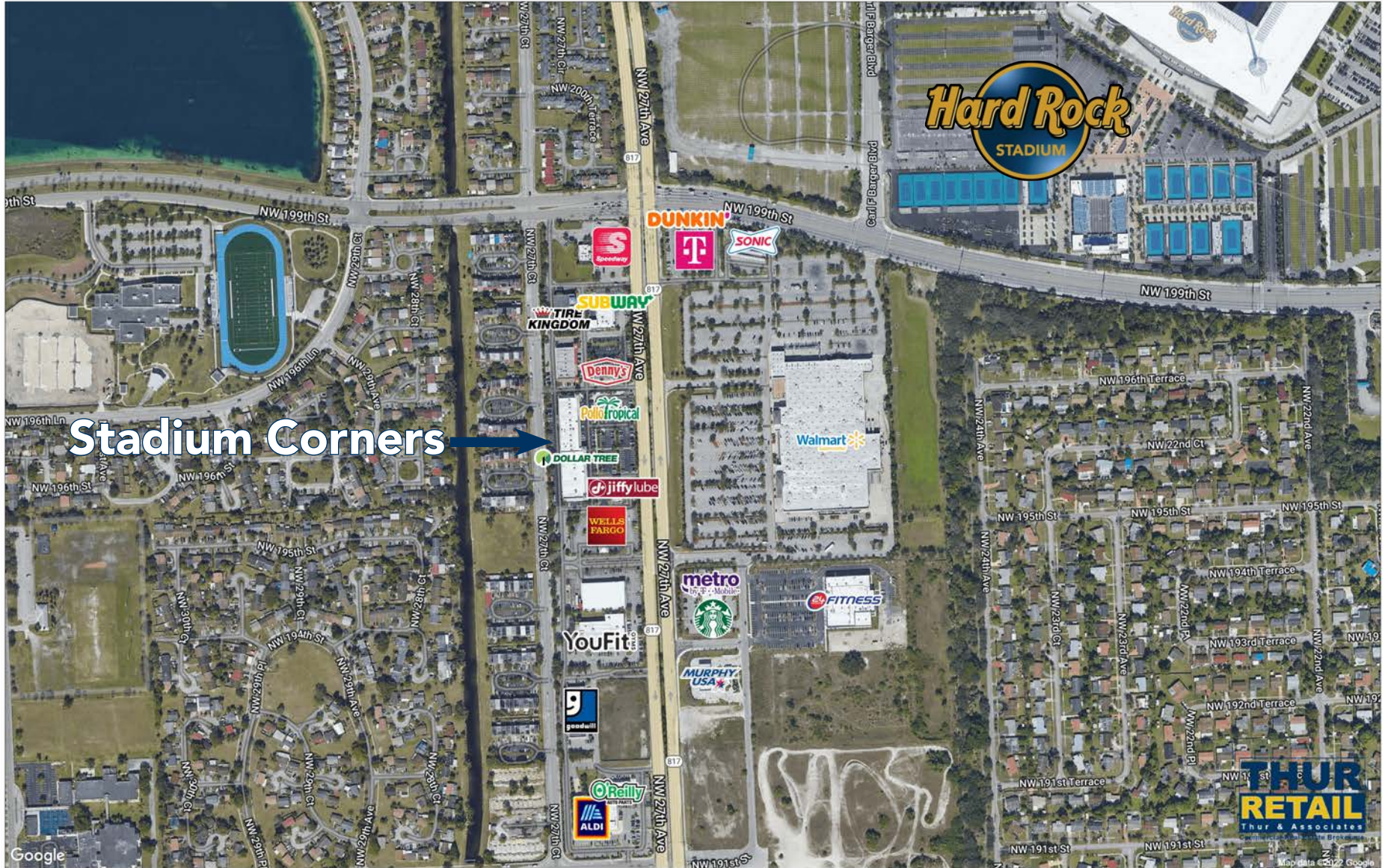


sthur@thurassociates.com

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



THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage

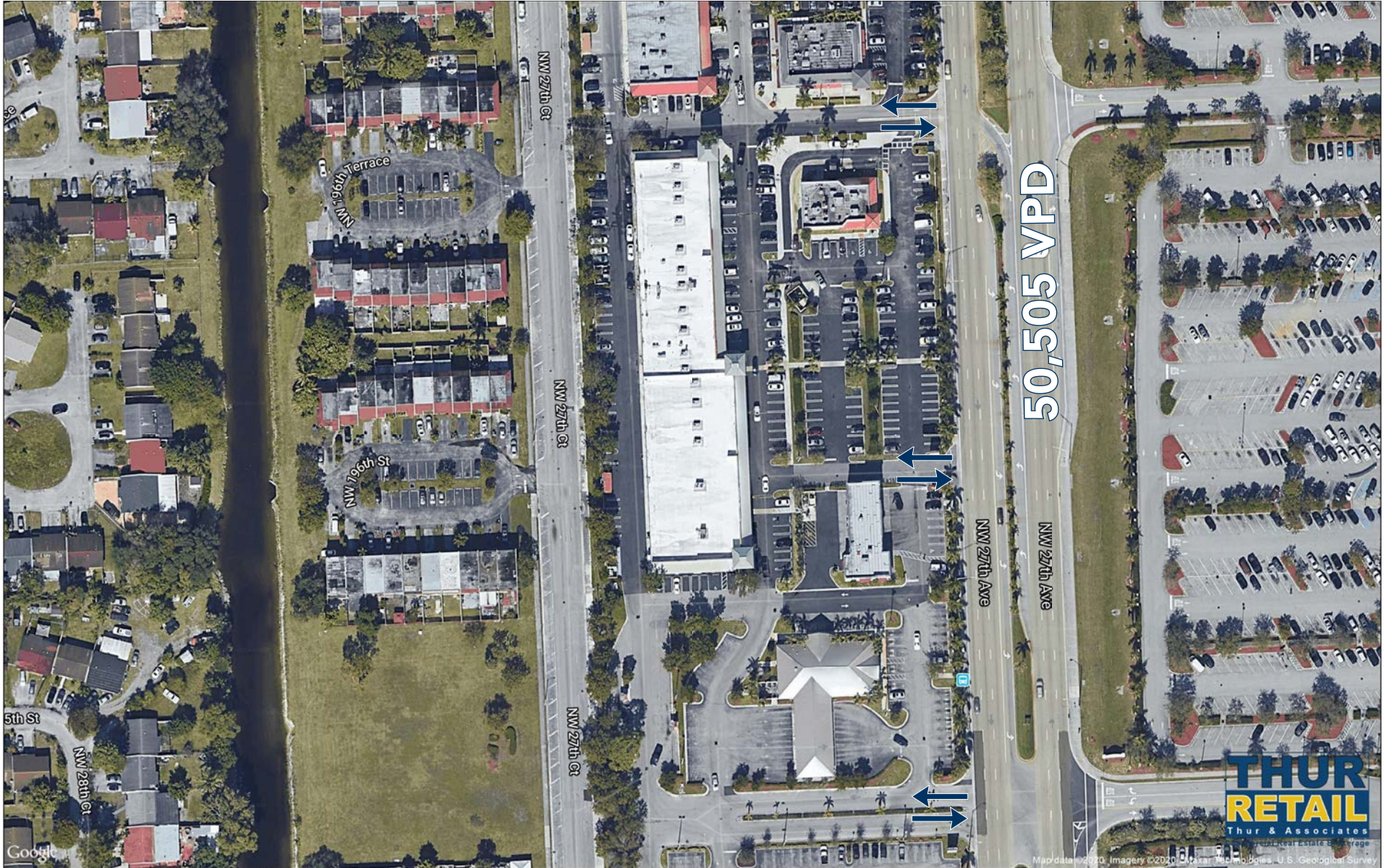


last updated: 01/04/24 P2

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



THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage



last updated: 01/04/24 P3

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	Available	Medical	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	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: 01/04/24 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: 01/04/24 P6



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STADIUM CORNERS

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



last updated: 01/04/24 P7



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STADIUM CORNERS

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LEASING CONTACT

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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: 01/04/24 P8



SHARY THUR



202-359-3469



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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 25.9523/-80.2468

Stadium Corners						
19650 NW 27th Ave, Miami Gardens, FL 33056	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	20,175		175,994		499,661	
Projected Population (2028)	22,259		180,976		520,574	
Census Population (2020)	19,305		180,034		511,407	
Census Population (2010)	18,626		172,093		472,673	
Projected Annual Growth (2023-2028)	2,084	2.1%	4,982	0.6%	20,913	0.8%
Historical Annual Growth (2020-2023)	869	-	-4,040	-0.7%	-11,746	-0.8%
Historical Annual Growth (2010-2020)	679	0.4%	7,941	0.5%	38,733	0.8%
Estimated Population Density (2023)	6,425	psm	6,225	psm	6,364	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	5,831		52,117		165,736	
Projected Households (2028)	6,386		53,557		172,716	
Census Households (2020)	5,942		55,370		170,770	
Census Households (2010)	5,642		51,857		154,592	
Projected Annual Growth (2023-2028)	555	1.9%	1,440	0.6%	6,980	0.8%
Historical Annual Change (2010-2023)	189	0.3%	260	-	11,144	0.6%
Average Household Income						
Estimated Average Household Income (2023)	\$82,387		\$88,472		\$88,429	
Projected Average Household Income (2028)	\$81,058		\$93,891		\$91,720	
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 (2023-2028)	-\$1,329	-0.3%	\$5,419	1.2%	\$3,291	0.7%
Historical Annual Change (2000-2023)	\$37,845	3.7%	\$42,295	4.0%	\$42,129	4.0%
Median Household Income						
Estimated Median Household Income (2023)	\$59,137		\$62,336		\$62,934	
Projected Median Household Income (2028)	\$59,332		\$63,736		\$64,170	
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 (2023-2028)	\$195	-	\$1,401	0.4%	\$1,235	0.4%
Historical Annual Change (2000-2023)	\$20,336	2.3%	\$22,889	2.5%	\$24,322	2.7%
Per Capita Income						
Estimated Per Capita Income (2023)	\$23,844		\$26,243		\$29,383	
Projected Per Capita Income (2028)	\$23,283		\$27,828		\$30,480	
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 (2023-2028)	-\$561	-0.5%	\$1,585	1.2%	\$1,097	0.7%
Historical Annual Change (2000-2023)	\$11,119	3.8%	\$12,584	4.0%	\$14,241	4.1%
Estimated Average Household Net Worth (2023)	\$282,656		\$303,045		\$326,361	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Total Annual Consumer Expenditure (2023)							
Total Household Expenditure		\$355.82 M		\$3.36 B		\$10.67 B	
Total Non-Retail Expenditure		\$187.42 M		\$1.77 B		\$5.63 B	
Total Retail Expenditure		\$168.4 M		\$1.59 B		\$5.05 B	
Apparel		\$12.6 M		\$118.91 M		\$377.83 M	
Contributions		\$11.06 M		\$104.88 M		\$337.41 M	
Education		\$10.16 M		\$96.91 M		\$312.82 M	
Entertainment		\$19.79 M		\$187.55 M		\$597.83 M	
Food and Beverages		\$53.19 M		\$500.24 M		\$1.59 B	
Furnishings and Equipment		\$12.26 M		\$116.41 M		\$371.33 M	
Gifts		\$8.25 M		\$78.45 M		\$254.17 M	
Health Care		\$30.26 M		\$284.18 M		\$902.25 M	
Household Operations		\$13.77 M		\$130.06 M		\$415.07 M	
Miscellaneous Expenses		\$6.65 M		\$62.89 M		\$200.71 M	
Personal Care		\$4.76 M		\$44.92 M		\$143.12 M	
Personal Insurance		\$2.4 M		\$22.9 M		\$73.23 M	
Reading		\$759.73 K		\$7.18 M		\$22.95 M	
Shelter		\$75.4 M		\$709.31 M		\$2.26 B	
Tobacco		\$2.33 M		\$21.47 M		\$67.62 M	
Transportation		\$65.05 M		\$615.29 M		\$1.95 B	
Utilities		\$27.13 M		\$253.48 M		\$801.03 M	
Monthly Household Consumer Expenditure (2023)							
Total Household Expenditure		\$5,085		\$5,365		\$5,367	
Total Non-Retail Expenditure		\$2,679	52.7%	\$2,824	52.6%	\$2,830	52.7%
Total Retail Expenditures		\$2,407	47.3%	\$2,541	47.4%	\$2,538	47.3%
Apparel		\$180	3.5%	\$190	3.5%	\$190	3.5%
Contributions		\$158	3.1%	\$168	3.1%	\$170	3.2%
Education		\$145	2.9%	\$155	2.9%	\$157	2.9%
Entertainment		\$283	5.6%	\$300	5.6%	\$301	5.6%
Food and Beverages		\$760	14.9%	\$800	14.9%	\$798	14.9%
Furnishings and Equipment		\$175	3.4%	\$186	3.5%	\$187	3.5%
Gifts		\$118	2.3%	\$125	2.3%	\$128	2.4%
Health Care		\$432	8.5%	\$454	8.5%	\$454	8.5%
Household Operations		\$197	3.9%	\$208	3.9%	\$209	3.9%
Miscellaneous Expenses		\$95	1.9%	\$101	1.9%	\$101	1.9%
Personal Care		\$68	1.3%	\$72	1.3%	\$72	1.3%
Personal Insurance		\$34	0.7%	\$37	0.7%	\$37	0.7%
Reading		\$11	0.2%	\$11	0.2%	\$12	0.2%
Shelter		\$1,078	21.2%	\$1,134	21.1%	\$1,136	21.2%
Tobacco		\$33	0.7%	\$34	0.6%	\$34	0.6%
Transportation		\$930	18.3%	\$984	18.3%	\$981	18.3%
Utilities		\$388	7.6%	\$405	7.6%	\$403	7.5%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Race and Ethnicity							
Total Population (2023)	20,175		175,994		499,661		
White (2023)	2,789	13.8%	26,549	15.1%	102,249	20.5%	
Black or African American (2023)	12,226	60.6%	95,246	54.1%	210,496	42.1%	
American Indian or Alaska Native (2023)	39	0.2%	392	0.2%	1,645	0.3%	
Asian (2023)	153	0.8%	2,491	1.4%	12,173	2.4%	
Hawaiian or Pacific Islander (2023)	2	-	43	-	171	-	
Other Race (2023)	1,526	7.6%	15,249	8.7%	52,555	10.5%	
Two or More Races (2023)	3,439	17.0%	36,024	20.5%	120,373	24.1%	
Population < 18 (2023)	4,604	22.8%	38,222	21.7%	106,344	21.3%	
White Not Hispanic	249	5.4%	2,360	6.2%	9,878	9.3%	
Black or African American	2,936	63.8%	21,624	56.6%	46,308	43.5%	
Asian	43	0.9%	578	1.5%	2,877	2.7%	
Other Race Not Hispanic	106	2.3%	910	2.4%	2,705	2.5%	
Hispanic	1,270	27.6%	12,749	33.4%	44,576	41.9%	
Not Hispanic or Latino Population (2023)	13,526	67.0%	108,449	61.6%	272,314	54.5%	
Not Hispanic White	1,127	8.3%	11,313	10.4%	52,848	19.4%	
Not Hispanic Black or African American	12,000	88.7%	92,741	85.5%	201,811	74.1%	
Not Hispanic American Indian or Alaska Native	5	-	80	-	214	-	
Not Hispanic Asian	143	1.1%	2,308	2.1%	11,488	4.2%	
Not Hispanic Hawaiian or Pacific Islander	-	-	6	-	28	-	
Not Hispanic Other Race	58	0.4%	538	0.5%	1,598	0.6%	
Not Hispanic Two or More Races	193	1.4%	1,463	1.3%	4,327	1.6%	
Hispanic or Latino Population (2023)	6,649	33.0%	67,545	38.4%	227,347	45.5%	
Hispanic White	1,662	25.0%	15,236	22.6%	49,401	21.7%	
Hispanic Black or African American	226	3.4%	2,504	3.7%	8,685	3.8%	
Hispanic American Indian or Alaska Native	34	0.5%	312	0.5%	1,430	0.6%	
Hispanic Asian	11	0.2%	184	0.3%	684	0.3%	
Hispanic Hawaiian or Pacific Islander	2	-	37	-	143	-	
Hispanic Other Race	1,469	22.1%	14,711	21.8%	50,957	22.4%	
Hispanic Two or More Races	3,246	48.8%	34,561	51.2%	116,046	51.0%	
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 (2028)	14,725	66.2%	111,793	61.8%	283,159	54.4%	
Hispanic or Latino Population (2028)	7,534	33.8%	69,184	38.2%	237,416	45.6%	
Projected Annual Growth (2023-2028)	885	2.7%	1,639	0.5%	10,069	0.9%	
Historical Annual Growth (2010-2020)	2,102	8.7%	15,830	3.3%	50,335	2.9%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Total Age Distribution (2023)							
Total Population	20,175			175,994		499,661	
Age Under 5 Years	1,185	5.9%		9,534	5.4%	27,752	5.6%
Age 5 to 9 Years	1,310	6.5%		10,633	6.0%	29,279	5.9%
Age 10 to 14 Years	1,334	6.6%		11,193	6.4%	30,596	6.1%
Age 15 to 19 Years	1,290	6.4%		11,322	6.4%	30,619	6.1%
Age 20 to 24 Years	1,373	6.8%		11,559	6.6%	32,538	6.5%
Age 25 to 29 Years	1,357	6.7%		11,290	6.4%	33,499	6.7%
Age 30 to 34 Years	1,553	7.7%		12,584	7.2%	37,372	7.5%
Age 35 to 39 Years	1,362	6.7%		12,019	6.8%	35,469	7.1%
Age 40 to 44 Years	1,317	6.5%		11,461	6.5%	33,613	6.7%
Age 45 to 49 Years	1,221	6.1%		11,429	6.5%	33,057	6.6%
Age 50 to 54 Years	1,327	6.6%		11,954	6.8%	34,834	7.0%
Age 55 to 59 Years	1,376	6.8%		12,457	7.1%	35,231	7.1%
Age 60 to 64 Years	1,236	6.1%		11,380	6.5%	31,294	6.3%
Age 65 to 69 Years	1,135	5.6%		9,564	5.4%	25,307	5.1%
Age 70 to 74 Years	818	4.1%		7,203	4.1%	19,423	3.9%
Age 75 to 79 Years	499	2.5%		4,863	2.8%	13,389	2.7%
Age 80 to 84 Years	269	1.3%		3,027	1.7%	8,556	1.7%
Age 85 Years or Over	214	1.1%		2,521	1.4%	7,834	1.6%
Median Age	36.7			38.5		38.5	
Age 19 Years or Less	5,118	25.4%		42,682	24.3%	118,245	23.7%
Age 20 to 64 Years	12,122	60.1%		106,134	60.3%	306,908	61.4%
Age 65 Years or Over	2,935	14.5%		27,178	15.4%	74,508	14.9%
Female Age Distribution (2023)							
Female Population	10,546	52.3%		91,897	52.2%	259,689	52.0%
Age Under 5 Years	565	5.4%		4,653	5.1%	13,568	5.2%
Age 5 to 9 Years	653	6.2%		5,269	5.7%	14,438	5.6%
Age 10 to 14 Years	645	6.1%		5,488	6.0%	15,058	5.8%
Age 15 to 19 Years	648	6.1%		5,724	6.2%	15,048	5.8%
Age 20 to 24 Years	698	6.6%		5,746	6.3%	16,263	6.3%
Age 25 to 29 Years	686	6.5%		5,613	6.1%	16,777	6.5%
Age 30 to 34 Years	775	7.4%		6,430	7.0%	18,961	7.3%
Age 35 to 39 Years	724	6.9%		6,259	6.8%	18,141	7.0%
Age 40 to 44 Years	679	6.4%		5,826	6.3%	17,236	6.6%
Age 45 to 49 Years	641	6.1%		5,972	6.5%	17,218	6.6%
Age 50 to 54 Years	712	6.8%		6,246	6.8%	18,152	7.0%
Age 55 to 59 Years	772	7.3%		6,651	7.2%	18,448	7.1%
Age 60 to 64 Years	701	6.7%		6,223	6.8%	16,821	6.5%
Age 65 to 69 Years	635	6.0%		5,415	5.9%	14,158	5.5%
Age 70 to 74 Years	438	4.1%		4,106	4.5%	11,064	4.3%
Age 75 to 79 Years	288	2.7%		2,767	3.0%	7,810	3.0%
Age 80 to 84 Years	151	1.4%		1,864	2.0%	5,315	2.0%
Age 85 Years or Over	134	1.3%		1,646	1.8%	5,210	2.0%
Female Median Age	38.5			40.2		40.0	
Age 19 Years or Less	2,511	23.8%		21,133	23.0%	58,112	22.4%
Age 20 to 64 Years	6,390	60.6%		54,966	59.8%	158,018	60.8%
Age 65 Years or Over	1,645	15.6%		15,798	17.2%	43,558	16.8%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Male Age Distribution (2023)							
Male Population	9,629	47.7%	84,097	47.8%	239,972	48.0%	
Age Under 5 Years	620	6.4%	4,881	5.8%	14,183	5.9%	
Age 5 to 9 Years	657	6.8%	5,364	6.4%	14,841	6.2%	
Age 10 to 14 Years	689	7.2%	5,706	6.8%	15,538	6.5%	
Age 15 to 19 Years	641	6.7%	5,598	6.7%	15,571	6.5%	
Age 20 to 24 Years	675	7.0%	5,812	6.9%	16,275	6.8%	
Age 25 to 29 Years	671	7.0%	5,677	6.8%	16,723	7.0%	
Age 30 to 34 Years	778	8.1%	6,155	7.3%	18,411	7.7%	
Age 35 to 39 Years	638	6.6%	5,760	6.8%	17,327	7.2%	
Age 40 to 44 Years	638	6.6%	5,635	6.7%	16,377	6.8%	
Age 45 to 49 Years	581	6.0%	5,458	6.5%	15,839	6.6%	
Age 50 to 54 Years	615	6.4%	5,708	6.8%	16,682	7.0%	
Age 55 to 59 Years	603	6.3%	5,806	6.9%	16,782	7.0%	
Age 60 to 64 Years	534	5.5%	5,157	6.1%	14,473	6.0%	
Age 65 to 69 Years	500	5.2%	4,149	4.9%	11,148	4.6%	
Age 70 to 74 Years	381	4.0%	3,097	3.7%	8,359	3.5%	
Age 75 to 79 Years	212	2.2%	2,096	2.5%	5,579	2.3%	
Age 80 to 84 Years	117	1.2%	1,163	1.4%	3,241	1.4%	
Age 85 Years or Over	80	0.8%	875	1.0%	2,623	1.1%	
Male Median Age	35.0		36.8		36.9		
Age 19 Years or Less	2,607	27.1%	21,549	25.6%	60,133	25.1%	
Age 20 to 64 Years	5,732	59.5%	51,168	60.8%	148,890	62.0%	
Age 65 Years or Over	1,290	13.4%	11,380	13.5%	30,950	12.9%	
Males per 100 Females (2023)							
Overall Comparison	91		92		92		
Age Under 5 Years	110	52.3%	105	51.2%	105	51.1%	
Age 5 to 9 Years	101	50.2%	102	50.4%	103	50.7%	
Age 10 to 14 Years	107	51.6%	104	51.0%	103	50.8%	
Age 15 to 19 Years	99	49.7%	98	49.4%	103	50.9%	
Age 20 to 24 Years	97	49.1%	101	50.3%	100	50.0%	
Age 25 to 29 Years	98	49.4%	101	50.3%	100	49.9%	
Age 30 to 34 Years	100	50.1%	96	48.9%	97	49.3%	
Age 35 to 39 Years	88	46.9%	92	47.9%	96	48.9%	
Age 40 to 44 Years	94	48.4%	97	49.2%	95	48.7%	
Age 45 to 49 Years	91	47.5%	91	47.8%	92	47.9%	
Age 50 to 54 Years	86	46.3%	91	47.7%	92	47.9%	
Age 55 to 59 Years	78	43.9%	87	46.6%	91	47.6%	
Age 60 to 64 Years	76	43.2%	83	45.3%	86	46.2%	
Age 65 to 69 Years	79	44.0%	77	43.4%	79	44.1%	
Age 70 to 74 Years	87	46.5%	75	43.0%	76	43.0%	
Age 75 to 79 Years	74	42.4%	76	43.1%	71	41.7%	
Age 80 to 84 Years	78	43.7%	62	38.4%	61	37.9%	
Age 85 Years or Over	60	37.3%	53	34.7%	50	33.5%	
Age 19 Years or Less	104	50.9%	102	50.5%	103	50.9%	
Age 20 to 39 Years	96	48.9%	97	49.3%	98	49.5%	
Age 40 to 64 Years	85	45.9%	90	47.3%	91	47.7%	
Age 65 Years or Over	78	43.9%	72	41.9%	71	41.5%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Household Type (2023)							
Total Households	5,831			52,117		165,736	
Households with Children	2,585	44.3%		20,677	39.7%	59,704	36.0%
Average Household Size	3.4			3.4		3.0	
Household Density per Square Mile	1,857			1,844		2,111	
Population Family	18,615	92.3%		159,844	90.8%	439,458	88.0%
Population Non-Family	1,501	7.4%		15,221	8.6%	57,399	11.5%
Population Group Quarters	60	0.3%		929	0.5%	2,804	0.6%
Family Households	4,710	80.8%		40,936	78.5%	121,177	73.1%
Married Couple Households	1,931	41.0%		19,620	47.9%	65,270	53.9%
Other Family Households with Children	2,779	59.0%		21,315	52.1%	55,908	46.1%
Family Households with Children	2,581	54.8%		20,560	50.2%	59,270	48.9%
Married Couple with Children	1,020	39.5%		9,450	46.0%	30,929	52.2%
Other Family Households with Children	1,561	60.5%		11,109	54.0%	28,342	47.8%
Family Households No Children	2,129	45.2%		20,376	49.8%	61,907	51.1%
Married Couple No Children	911	42.8%		10,170	49.9%	34,341	55.5%
Other Family Households No Children	1,218	57.2%		10,206	50.1%	27,566	44.5%
Non-Family Households	1,121	19.2%		11,181	21.5%	44,559	26.9%
Non-Family Households with Children	4	0.4%		117	1.0%	434	1.0%
Non-Family Households No Children	1,117	99.6%		11,064	99.0%	44,125	99.0%
Average Family Household Size	4.0			3.9		3.6	
Average Family Income	\$86,642			\$93,720		\$96,200	
Median Family Income	\$64,156			\$69,983		\$72,605	
Average Non-Family Household Size	1.3			1.4		1.3	
Marital Status (2023)							
Population Age 15 Years or Over	16,347			144,634		412,035	
Never Married	7,147	43.7%		61,842	42.8%	165,674	40.2%
Currently Married	4,999	30.6%		47,910	33.1%	145,016	35.2%
Previously Married	4,200	25.7%		34,882	24.1%	101,345	24.6%
Separated	1,146	27.3%		9,691	27.8%	29,184	28.8%
Widowed	1,040	24.8%		8,153	23.4%	20,832	20.6%
Divorced	2,014	47.9%		17,037	48.8%	51,329	50.6%
Educational Attainment (2023)							
Adult Population Age 25 Years or Over	13,684			121,753		348,878	
Elementary (Grade Level 0 to 8)	990	7.2%		12,183	10.0%	29,256	8.4%
Some High School (Grade Level 9 to 11)	946	6.9%		8,549	7.0%	22,900	6.6%
High School Graduate	5,287	38.6%		46,185	37.9%	121,114	34.7%
Some College	2,252	16.5%		20,765	17.1%	58,633	16.8%
Associate Degree Only	1,695	12.4%		11,489	9.4%	36,502	10.5%
Bachelor Degree Only	1,565	11.4%		14,279	11.7%	51,377	14.7%
Graduate Degree	949	6.9%		8,303	6.8%	29,095	8.3%
Any College (Some College or Higher)	6,460	47.2%		54,836	45.0%	175,607	50.3%
College Degree + (Bachelor Degree or Higher)	2,514	18.4%		22,582	18.5%	80,472	23.1%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 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	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Housing							
Total Housing Units (2023)	6,518			58,016		184,928	
Total Housing Units (2020)	6,092			57,323		180,688	
Historical Annual Growth (2020-2023)	425	-		693	-	4,239	-
Housing Units Occupied (2023)	5,831	89.5%		52,117	89.8%	165,736	89.6%
Housing Units Owner-Occupied	3,009	51.6%		28,784	55.2%	90,012	54.3%
Housing Units Renter-Occupied	2,822	48.4%		23,333	44.8%	75,724	45.7%
Housing Units Vacant (2023)	687	10.5%		5,899	10.2%	19,192	10.4%
Household Size (2023)							
Total Households	5,831			52,117		165,736	
1 Person Households	936	16.1%		8,936	17.1%	36,039	21.7%
2 Person Households	1,423	24.4%		12,681	24.3%	45,584	27.5%
3 Person Households	1,182	20.3%		10,696	20.5%	32,701	19.7%
4 Person Households	1,025	17.6%		8,660	16.6%	25,200	15.2%
5 Person Households	667	11.4%		5,701	10.9%	14,195	8.6%
6 Person Households	313	5.4%		2,795	5.4%	6,511	3.9%
7 or More Person Households	284	4.9%		2,648	5.1%	5,506	3.3%
Household Income Distribution (2023)							
HH Income \$200,000 or More	257	4.4%		2,408	4.6%	8,948	5.4%
HH Income \$150,000 to \$199,999	224	3.8%		2,992	5.7%	9,485	5.7%
HH Income \$125,000 to \$149,999	204	3.5%		2,480	4.8%	9,228	5.6%
HH Income \$100,000 to \$124,999	462	7.9%		4,532	8.7%	14,557	8.8%
HH Income \$75,000 to \$99,999	877	15.0%		7,394	14.2%	23,675	14.3%
HH Income \$50,000 to \$74,999	1,028	17.6%		10,464	20.1%	31,715	19.1%
HH Income \$35,000 to \$49,999	848	14.5%		7,609	14.6%	22,151	13.4%
HH Income \$25,000 to \$34,999	698	12.0%		5,103	9.8%	15,743	9.5%
HH Income \$15,000 to \$24,999	638	10.9%		3,926	7.5%	12,077	7.3%
HH Income \$10,000 to \$14,999	184	3.1%		1,857	3.6%	6,128	3.7%
HH Income Under \$10,000	414	7.1%		3,352	6.4%	12,030	7.3%
Household Vehicles (2023)							
Households 0 Vehicles Available	622	10.7%		4,828	9.3%	13,862	8.4%
Households 1 Vehicle Available	2,175	37.3%		17,777	34.1%	62,336	37.6%
Households 2 Vehicles Available	2,020	34.6%		18,870	36.2%	60,254	36.4%
Households 3 or More Vehicles Available	1,014	17.4%		10,642	20.4%	29,285	17.7%
Total Vehicles Available	9,485			91,546		281,802	
Average Vehicles per Household	1.6			1.8		1.7	
Owner-Occupied Household Vehicles	5,605	59.1%		58,664	64.1%	178,031	63.2%
Average Vehicles per Owner-Occupied Household	1.9			2.0		2.0	
Renter-Occupied Household Vehicles	3,880	40.9%		32,883	35.9%	103,771	36.8%
Average Vehicles per Renter-Occupied Household	1.4			1.4		1.4	
Travel Time (2023)							
Worker Base Age 16 years or Over	9,251			89,801		268,969	
Travel to Work in 14 Minutes or Less	1,058	11.4%		9,770	10.9%	31,431	11.7%
Travel to Work in 15 to 29 Minutes	2,803	30.3%		30,454	33.9%	90,229	33.5%
Travel to Work in 30 to 59 Minutes	3,632	39.3%		33,707	37.5%	95,505	35.5%
Travel to Work in 60 Minutes or More	642	6.9%		5,691	6.3%	19,421	7.2%
Work at Home	1,116	12.1%		10,179	11.3%	32,383	12.0%
Average Minutes Travel to Work	29.7			28.1		27.5	

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Stadium Corners								
19650 NW 27th Ave, Miami Gardens, FL 33056			1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	9,251		89,801		268,969			
Drive to Work Alone	6,801	73.5%	68,035	75.8%	199,935	74.3%		
Drive to Work in Carpool	698	7.5%	6,863	7.6%	21,595	8.0%		
Travel to Work by Public Transportation	254	2.7%	2,369	2.6%	7,012	2.6%		
Drive to Work on Motorcycle	5	-	47	-	192	-		
Bicycle to Work	23	0.3%	185	0.2%	691	0.3%		
Walk to Work	121	1.3%	994	1.1%	3,253	1.2%		
Other Means	231	2.5%	1,131	1.3%	3,907	1.5%		
Work at Home	1,116	12.1%	10,179	11.3%	32,383	12.0%		
Daytime Demographics (2023)								
Total Businesses	937		11,425		36,119			
Total Employees	4,972		65,142		198,249			
Company Headquarter Businesses	15	1.6%	199	1.7%	693	1.9%		
Company Headquarter Employees	703	14.1%	7,103	10.9%	22,744	11.5%		
Employee Population per Business	5.3	to 1	5.7	to 1	5.5	to 1		
Residential Population per Business	21.5	to 1	15.4	to 1	13.8	to 1		
Adj. Daytime Demographics Age 16 Years or Over	11,800		117,683		334,592			
Labor Force								
Labor Population Age 16 Years or Over (2023)	16,079		142,346		405,725			
Labor Force Total Males (2023)	7,526	46.8%	66,999	47.1%	192,182	47.4%		
Male Civilian Employed	4,172	55.4%	44,089	65.8%	134,245	69.9%		
Male Civilian Unemployed	265	3.5%	1,318	2.0%	3,906	2.0%		
Males in Armed Forces	-	-	-	-	249	0.1%		
Males Not in Labor Force	3,090	41.1%	21,591	32.2%	53,782	28.0%		
Labor Force Total Females (2023)	8,552	53.2%	75,347	52.9%	213,543	52.6%		
Female Civilian Employed	5,079	59.4%	45,716	60.7%	134,728	63.1%		
Female Civilian Unemployed	158	1.8%	1,241	1.6%	3,573	1.7%		
Females in Armed Forces	-	-	-	-	161	-		
Females Not in Labor Force	3,315	38.8%	28,391	37.7%	75,082	35.2%		
Unemployment Rate	423	2.6%	2,559	1.8%	7,479	1.8%		
Occupation (2023)								
Occupation Population Age 16 Years or Over	9,251		89,801		268,969			
Occupation Total Males	4,172	45.1%	44,086	49.1%	134,242	49.9%		
Occupation Total Females	5,079	54.9%	45,716	50.9%	134,728	50.1%		
Management, Business, Financial Operations	1,293	14.0%	11,551	12.9%	39,035	14.5%		
Professional, Related	1,511	16.3%	15,922	17.7%	51,054	19.0%		
Service	2,204	23.8%	18,793	20.9%	54,275	20.2%		
Sales, Office	1,880	20.3%	20,143	22.4%	61,716	22.9%		
Farming, Fishing, Forestry	3	-	58	-	315	0.1%		
Construction, Extraction, Maintenance	874	9.4%	9,034	10.1%	25,647	9.5%		
Production, Transport, Material Moving	1,485	16.1%	14,301	15.9%	36,928	13.7%		
White Collar Workers	4,684	50.6%	47,616	53.0%	151,804	56.4%		
Blue Collar Workers	4,566	49.4%	42,186	47.0%	117,165	43.6%		

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Stadium Corners		1 mi radius		3 mi radius		5 mi radius	
19650 NW 27th Ave, Miami Gardens, FL 33056							
Units In Structure (2023)							
Total Units	5,831			52,117		165,736	
1 Detached Unit	3,525	60.4%		29,731	57.0%	76,360	46.1%
1 Attached Unit	601	10.3%		3,980	7.6%	14,436	8.7%
2 Units	91	1.6%		1,004	1.9%	3,346	2.0%
3 to 4 Units	143	2.5%		1,789	3.4%	7,197	4.3%
5 to 9 Units	164	2.8%		2,616	5.0%	9,975	6.0%
10 to 19 Units	321	5.5%		2,655	5.1%	12,251	7.4%
20 to 49 Units	425	7.3%		4,197	8.1%	17,412	10.5%
50 or More Units	542	9.3%		4,678	9.0%	21,712	13.1%
Mobile Home or Trailer	18	0.3%		1,444	2.8%	2,970	1.8%
Other Structure	-	-		22	-	78	-
Homes Built By Year (2023)							
Homes Built 2020 or later	35	0.5%		365	0.6%	1,176	0.6%
Homes Built 2010 to 2019	358	5.5%		3,567	6.1%	13,309	7.2%
Homes Built 2000 to 2009	389	6.0%		4,026	6.9%	14,435	7.8%
Homes Built 1990 to 1999	665	10.2%		4,769	8.2%	19,606	10.6%
Homes Built 1980 to 1989	707	10.8%		6,960	12.0%	26,599	14.4%
Homes Built 1970 to 1979	1,303	20.0%		11,040	19.0%	31,631	17.1%
Homes Built 1960 to 1969	1,265	19.4%		9,925	17.1%	26,083	14.1%
Homes Built 1950 to 1959	919	14.1%		9,669	16.7%	27,380	14.8%
Homes Built 1940 to 1949	129	2.0%		1,384	2.4%	4,003	2.2%
Homes Built Before 1939	60	0.9%		412	0.7%	1,515	0.8%
Median Age of Homes	48.2	yrs		48.2	yrs	45.8	yrs
Home Values (2023)							
Owner Specified Housing Units	3,009			28,784		90,012	
Home Values \$1,000,000 or More	93	3.1%		886	3.1%	2,579	2.9%
Home Values \$750,000 to \$999,999	60	2.0%		592	2.1%	2,239	2.5%
Home Values \$500,000 to \$749,999	219	7.3%		2,101	7.3%	7,907	8.8%
Home Values \$400,000 to \$499,999	267	8.9%		2,789	9.7%	10,270	11.4%
Home Values \$300,000 to \$399,999	917	30.5%		8,248	28.7%	24,363	27.1%
Home Values \$250,000 to \$299,999	380	12.6%		4,474	15.5%	12,484	13.9%
Home Values \$200,000 to \$249,999	459	15.3%		3,574	12.4%	10,164	11.3%
Home Values \$175,000 to \$199,999	258	8.6%		1,728	6.0%	4,423	4.9%
Home Values \$150,000 to \$174,999	113	3.7%		1,227	4.3%	3,677	4.1%
Home Values \$125,000 to \$149,999	95	3.2%		547	1.9%	2,327	2.6%
Home Values \$100,000 to \$124,999	46	1.5%		606	2.1%	2,506	2.8%
Home Values \$90,000 to \$99,999	8	0.3%		234	0.8%	891	1.0%
Home Values \$80,000 to \$89,999	19	0.6%		257	0.9%	874	1.0%
Home Values \$70,000 to \$79,999	4	0.1%		189	0.7%	742	0.8%
Home Values \$60,000 to \$69,999	10	0.3%		155	0.5%	659	0.7%
Home Values \$50,000 to \$59,999	3	0.1%		98	0.3%	279	0.3%
Home Values \$35,000 to \$49,999	19	0.6%		358	1.2%	802	0.9%
Home Values \$25,000 to \$34,999	4	0.1%		115	0.4%	584	0.6%
Home Values \$10,000 to \$24,999	9	0.3%		221	0.8%	758	0.8%
Home Values Under \$10,000	28	0.9%		384	1.3%	1,485	1.6%
Owner-Occupied Median Home Value	\$302,677			\$297,575		\$305,733	
Renter-Occupied Median Rent	\$1,404			\$1,326		\$1,341	