

# Community Profile

The Grove at Miramar  
The Learning Experience  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 25.98285  
Longitude: -80.31009

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	8,391	114,646	312,019
2010 Total Population	16,537	145,710	388,071
2021 Total Population	18,926	164,727	417,198
2021 Group Quarters	0	119	1,483
2026 Total Population	20,863	174,738	433,378
2021-2026 Annual Rate	1.97%	1.19%	0.76%
2021 Total Daytime Population	16,622	144,841	361,144
Workers	7,395	61,235	149,561
Residents	9,227	83,606	211,583
<b>Household Summary</b>			
2000 Households	3,478	43,386	106,965
2000 Average Household Size	2.41	2.63	2.90
2010 Households	6,301	52,648	130,356
2010 Average Household Size	2.62	2.77	2.97
2021 Households	7,157	58,806	138,618
2021 Average Household Size	2.64	2.80	3.00
2026 Households	7,897	62,020	143,213
2026 Average Household Size	2.64	2.82	3.02
2021-2026 Annual Rate	1.99%	1.07%	0.65%
2010 Families	4,426	37,686	99,733
2010 Average Family Size	3.13	3.27	3.37
2021 Families	4,962	41,824	105,347
2021 Average Family Size	3.17	3.32	3.42
2026 Families	5,456	44,106	108,809
2026 Average Family Size	3.17	3.33	3.44
2021-2026 Annual Rate	1.92%	1.07%	0.65%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,642	47,999	114,929
Owner Occupied Housing Units	48.8%	67.0%	70.6%
Renter Occupied Housing Units	26.1%	23.4%	22.5%
Vacant Housing Units	25.1%	9.6%	6.9%
2010 Housing Units	7,003	57,892	140,211
Owner Occupied Housing Units	54.7%	63.7%	66.4%
Renter Occupied Housing Units	35.3%	27.3%	26.6%
Vacant Housing Units	10.0%	9.1%	7.0%
2021 Housing Units	7,669	63,161	147,295
Owner Occupied Housing Units	51.4%	59.3%	61.8%
Renter Occupied Housing Units	41.9%	33.8%	32.3%
Vacant Housing Units	6.7%	6.9%	5.9%
2026 Housing Units	8,381	66,216	151,694
Owner Occupied Housing Units	48.8%	58.7%	61.9%
Renter Occupied Housing Units	45.4%	34.9%	32.5%
Vacant Housing Units	5.8%	6.3%	5.6%
<b>Median Household Income</b>			
2021	\$71,156	\$59,041	\$63,088
2026	\$75,968	\$65,435	\$71,444
<b>Median Home Value</b>			
2021	\$322,453	\$292,714	\$311,917
2026	\$338,081	\$318,685	\$335,062
<b>Per Capita Income</b>			
2021	\$31,798	\$27,219	\$28,002
2026	\$35,548	\$30,814	\$31,688
<b>Median Age</b>			
2010	34.3	37.1	36.3
2021	35.1	38.6	37.8
2026	34.5	38.6	38.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Households by Income</b>			
Household Income Base	7,157	58,806	138,618
<\$15,000	10.5%	11.9%	9.8%
\$15,000 - \$24,999	5.3%	7.9%	7.3%
\$25,000 - \$34,999	5.4%	7.4%	7.5%
\$35,000 - \$49,999	14.3%	13.2%	13.3%
\$50,000 - \$74,999	16.4%	20.7%	19.5%
\$75,000 - \$99,999	19.9%	13.6%	13.5%
\$100,000 - \$149,999	17.4%	15.4%	16.1%
\$150,000 - \$199,999	4.5%	5.3%	6.8%
\$200,000+	6.4%	4.4%	6.2%
Average Household Income	\$85,394	\$76,512	\$84,370
<b>2026 Households by Income</b>			
Household Income Base	7,897	62,020	143,213
<\$15,000	9.0%	10.2%	8.2%
\$15,000 - \$24,999	4.6%	6.4%	6.0%
\$25,000 - \$34,999	5.1%	6.4%	6.4%
\$35,000 - \$49,999	14.7%	12.7%	12.3%
\$50,000 - \$74,999	15.7%	20.4%	19.1%
\$75,000 - \$99,999	17.3%	13.8%	14.0%
\$100,000 - \$149,999	20.0%	17.9%	18.3%
\$150,000 - \$199,999	5.9%	6.9%	8.5%
\$200,000+	7.7%	5.4%	7.4%
Average Household Income	\$95,651	\$87,116	\$96,000
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	3,943	37,440	91,073
<\$50,000	0.7%	2.9%	1.5%
\$50,000 - \$99,999	2.8%	4.5%	2.6%
\$100,000 - \$149,999	6.2%	6.2%	4.4%
\$150,000 - \$199,999	10.6%	10.6%	9.4%
\$200,000 - \$249,999	9.1%	12.5%	13.4%
\$250,000 - \$299,999	11.6%	15.5%	15.2%
\$300,000 - \$399,999	40.3%	30.5%	29.2%
\$400,000 - \$499,999	14.3%	11.5%	14.3%
\$500,000 - \$749,999	3.8%	4.8%	7.9%
\$750,000 - \$999,999	0.6%	0.5%	1.2%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$315,891	\$301,015	\$335,825
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	4,088	38,898	93,831
<\$50,000	0.2%	1.4%	0.7%
\$50,000 - \$99,999	1.0%	3.0%	1.5%
\$100,000 - \$149,999	4.2%	4.4%	2.6%
\$150,000 - \$199,999	8.9%	8.7%	6.9%
\$200,000 - \$249,999	8.7%	10.2%	11.4%
\$250,000 - \$299,999	10.0%	15.9%	15.6%
\$300,000 - \$399,999	44.7%	34.3%	32.3%
\$400,000 - \$499,999	16.8%	14.3%	16.8%
\$500,000 - \$749,999	5.1%	6.7%	10.0%
\$750,000 - \$999,999	0.4%	0.6%	1.3%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$336,500	\$328,712	\$362,647

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Age</b>			
Total	16,535	145,707	388,072
0 - 4	7.5%	6.4%	6.5%
5 - 9	6.8%	6.6%	6.8%
10 - 14	6.8%	6.9%	7.4%
15 - 24	12.6%	13.1%	14.2%
25 - 34	17.6%	13.9%	13.1%
35 - 44	16.8%	15.1%	15.3%
45 - 54	12.7%	13.9%	15.0%
55 - 64	8.3%	10.1%	10.2%
65 - 74	5.3%	6.5%	6.1%
75 - 84	3.9%	5.2%	3.8%
85 +	1.8%	2.4%	1.5%
18 +	75.1%	76.0%	74.6%
<b>2021 Population by Age</b>			
Total	18,928	164,727	417,197
0 - 4	6.6%	5.7%	5.7%
5 - 9	6.3%	5.8%	6.1%
10 - 14	6.3%	6.0%	6.4%
15 - 24	11.8%	11.4%	12.2%
25 - 34	18.9%	16.1%	15.7%
35 - 44	14.8%	13.2%	13.3%
45 - 54	12.2%	12.3%	13.0%
55 - 64	10.0%	11.9%	12.4%
65 - 74	7.0%	9.3%	8.8%
75 - 84	4.1%	5.6%	4.6%
85 +	2.0%	2.8%	1.9%
18 +	77.6%	79.2%	78.1%
<b>2026 Population by Age</b>			
Total	20,863	174,736	433,378
0 - 4	6.9%	5.8%	5.9%
5 - 9	6.2%	5.7%	5.9%
10 - 14	6.2%	5.9%	6.3%
15 - 24	11.5%	10.8%	11.4%
25 - 34	20.2%	15.9%	15.0%
35 - 44	15.8%	14.5%	15.2%
45 - 54	10.7%	11.3%	11.8%
55 - 64	9.1%	11.0%	11.6%
65 - 74	7.4%	9.9%	9.4%
75 - 84	4.1%	6.4%	5.4%
85 +	1.8%	2.8%	2.0%
18 +	77.3%	79.3%	78.3%
<b>2010 Population by Sex</b>			
Males	7,683	67,028	181,798
Females	8,854	78,682	206,273
<b>2021 Population by Sex</b>			
Males	8,888	76,391	196,066
Females	10,038	88,337	221,132
<b>2026 Population by Sex</b>			
Males	9,857	81,439	204,500
Females	11,007	93,299	228,878

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<b>2010 Population by Race/Ethnicity</b>			
Total	16,538	145,711	388,071
White Alone	49.6%	60.3%	59.8%
Black Alone	35.4%	27.4%	29.3%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	6.5%	4.0%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.8%	4.8%	4.0%
Two or More Races	3.5%	3.2%	3.0%
Hispanic Origin	42.1%	50.6%	48.7%
Diversity Index	80.8	78.0	77.8
<b>2021 Population by Race/Ethnicity</b>			
Total	18,926	164,728	417,199
White Alone	47.1%	58.8%	59.1%
Black Alone	37.4%	28.2%	29.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	6.0%	3.9%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.3%	5.4%	4.5%
Two or More Races	3.9%	3.5%	3.3%
Hispanic Origin	47.5%	56.8%	55.4%
Diversity Index	81.7	78.3	78.0
<b>2026 Population by Race/Ethnicity</b>			
Total	20,863	174,738	433,378
White Alone	46.4%	58.4%	59.2%
Black Alone	38.2%	28.5%	28.8%
American Indian Alone	0.2%	0.3%	0.2%
Asian Alone	5.8%	3.9%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.4%	5.5%	4.6%
Two or More Races	3.9%	3.5%	3.3%
Hispanic Origin	49.7%	59.3%	58.3%
Diversity Index	81.8	78.1	77.6
<b>2010 Population by Relationship and Household Type</b>			
Total	16,537	145,710	388,071
In Households	100.0%	99.9%	99.6%
In Family Households	86.3%	87.4%	89.7%
Householder	26.3%	25.8%	25.7%
Spouse	17.5%	17.1%	17.0%
Child	32.1%	33.5%	35.8%
Other relative	7.8%	8.1%	8.2%
Nonrelative	2.6%	2.9%	3.1%
In Nonfamily Households	13.7%	12.5%	9.9%
In Group Quarters	0.0%	0.1%	0.4%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.2%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	13,058	117,072	290,416
Less than 9th Grade	1.7%	4.7%	5.6%
9th - 12th Grade, No Diploma	3.0%	5.1%	5.6%
High School Graduate	26.7%	28.0%	26.8%
GED/Alternative Credential	1.8%	2.6%	2.8%
Some College, No Degree	24.5%	20.6%	19.5%
Associate Degree	11.6%	11.1%	10.6%
Bachelor's Degree	16.6%	16.9%	17.8%
Graduate/Professional Degree	14.2%	10.9%	11.3%
<b>2021 Population 15+ by Marital Status</b>			
Total	15,297	135,910	341,122
Never Married	44.0%	37.7%	37.9%
Married	42.3%	44.6%	45.4%
Widowed	4.2%	5.0%	4.8%
Divorced	9.5%	12.7%	12.0%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	10,124	85,949	218,648
Population 16+ Employed	96.8%	95.4%	95.0%
Population 16+ Unemployment rate	3.2%	4.6%	5.0%
Population 16-24 Employed	9.3%	9.5%	9.5%
Population 16-24 Unemployment rate	7.4%	9.7%	9.2%
Population 25-54 Employed	71.1%	68.3%	68.1%
Population 25-54 Unemployment rate	3.1%	3.9%	4.5%
Population 55-64 Employed	15.1%	16.4%	17.4%
Population 55-64 Unemployment rate	2.1%	4.5%	4.3%
Population 65+ Employed	4.4%	5.8%	5.0%
Population 65+ Unemployment rate	0.2%	4.1%	6.0%
<b>2021 Employed Population 16+ by Industry</b>			
Total	9,797	81,995	207,752
Agriculture/Mining	0.2%	0.1%	0.2%
Construction	3.5%	5.4%	6.3%
Manufacturing	2.8%	4.6%	5.0%
Wholesale Trade	3.3%	3.7%	3.7%
Retail Trade	9.4%	11.2%	11.6%
Transportation/Utilities	8.1%	9.7%	9.5%
Information	3.4%	2.7%	2.4%
Finance/Insurance/Real Estate	11.8%	8.9%	8.4%
Services	53.2%	48.7%	47.9%
Public Administration	4.3%	4.9%	5.1%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	9,798	81,996	207,754
White Collar	73.8%	67.5%	67.0%
Management/Business/Financial	23.5%	18.7%	18.7%
Professional	27.2%	23.8%	23.0%
Sales	9.9%	11.0%	11.2%
Administrative Support	13.2%	14.0%	14.1%
Services	12.1%	14.6%	14.4%
Blue Collar	14.1%	17.9%	18.6%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.5%	3.7%	4.1%
Installation/Maintenance/Repair	2.6%	2.6%	3.1%
Production	1.4%	2.7%	2.8%
Transportation/Material Moving	6.7%	8.9%	8.6%

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<b>2010 Households by Type</b>			
Total	6,301	52,647	130,355
Households with 1 Person	24.0%	23.5%	18.8%
Households with 2+ People	76.0%	76.5%	81.2%
Family Households	70.2%	71.6%	76.5%
Husband-wife Families	46.7%	47.5%	50.6%
With Related Children	24.9%	24.1%	27.0%
Other Family (No Spouse Present)	23.5%	24.1%	25.9%
Other Family with Male Householder	5.5%	5.6%	6.0%
With Related Children	2.9%	2.9%	3.2%
Other Family with Female Householder	18.1%	18.5%	20.0%
With Related Children	11.5%	11.3%	12.6%
Nonfamily Households	5.8%	4.9%	4.7%
All Households with Children	39.8%	38.8%	43.3%
Multigenerational Households	6.3%	8.0%	9.4%
Unmarried Partner Households	7.1%	6.6%	6.8%
Male-female	6.6%	5.9%	6.1%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	6,301	52,648	130,355
1 Person Household	24.0%	23.5%	18.8%
2 Person Household	29.2%	27.8%	26.6%
3 Person Household	19.8%	19.0%	20.4%
4 Person Household	16.0%	16.5%	18.7%
5 Person Household	7.0%	8.0%	9.2%
6 Person Household	2.5%	3.1%	3.7%
7 + Person Household	1.4%	2.1%	2.7%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,301	52,648	130,356
Owner Occupied	60.8%	70.0%	71.4%
Owned with a Mortgage/Loan	50.2%	53.2%	57.7%
Owned Free and Clear	10.6%	16.8%	13.7%
Renter Occupied	39.2%	30.0%	28.6%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	116	108	109
Percent of Income for Mortgage	19.0%	20.8%	20.7%
Wealth Index	78	72	85
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	7,003	57,892	140,211
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	16,537	145,710	388,071
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Urban Edge Families (7C)
2.	Workday Drive (4A)	The Elders (9C)	Workday Drive (4A)
3.	The Elders (9C)	Bright Young Professionals (8C)	Up and Coming Families (7A)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$14,133,451	\$103,125,947	\$269,524,395
Average Spent	\$1,974.77	\$1,753.66	\$1,944.37
Spending Potential Index	93	83	92
Education: Total \$	\$10,023,747	\$77,828,742	\$209,604,652
Average Spent	\$1,400.55	\$1,323.48	\$1,512.10
Spending Potential Index	81	77	88
Entertainment/Recreation: Total \$	\$21,109,329	\$154,610,349	\$399,278,859
Average Spent	\$2,949.47	\$2,629.16	\$2,880.43
Spending Potential Index	91	81	89
Food at Home: Total \$	\$35,700,352	\$265,302,214	\$686,721,043
Average Spent	\$4,988.17	\$4,511.48	\$4,954.05
Spending Potential Index	92	83	91
Food Away from Home: Total \$	\$25,629,201	\$187,791,806	\$488,193,898
Average Spent	\$3,581.00	\$3,193.41	\$3,521.87
Spending Potential Index	94	84	93
Health Care: Total \$	\$41,560,828	\$305,707,443	\$776,495,175
Average Spent	\$5,807.02	\$5,198.58	\$5,601.69
Spending Potential Index	93	83	90
HH Furnishings & Equipment: Total \$	\$15,576,266	\$111,871,753	\$288,650,047
Average Spent	\$2,176.37	\$1,902.39	\$2,082.34
Spending Potential Index	97	84	92
Personal Care Products & Services: Total \$	\$6,107,940	\$44,927,713	\$115,287,502
Average Spent	\$853.42	\$764.00	\$831.69
Spending Potential Index	95	85	93
Shelter: Total \$	\$131,617,102	\$990,080,692	\$2,577,375,708
Average Spent	\$18,389.98	\$16,836.39	\$18,593.37
Spending Potential Index	91	84	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,769,113	\$123,839,603	\$308,927,582
Average Spent	\$2,482.76	\$2,105.90	\$2,228.63
Spending Potential Index	104	88	93
Travel: Total \$	\$17,024,859	\$125,522,677	\$323,370,990
Average Spent	\$2,378.77	\$2,134.52	\$2,332.82
Spending Potential Index	94	84	92
Vehicle Maintenance & Repairs: Total \$	\$7,674,552	\$54,932,502	\$140,628,579
Average Spent	\$1,072.31	\$934.13	\$1,014.50
Spending Potential Index	97	84	92

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.