

# 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
2020 Total Population	19,191	165,600	419,695
2020 Group Quarters	0	119	1,483
2025 Total Population	20,258	173,416	433,659
2020-2025 Annual Rate	1.09%	0.93%	0.66%
2020 Total Daytime Population	16,715	147,659	370,296
Workers	7,133	62,787	156,531
Residents	9,582	84,872	213,765
<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
2020 Households	7,246	59,057	139,264
2020 Average Household Size	2.65	2.80	3.00
2025 Households	7,605	61,413	142,993
2025 Average Household Size	2.66	2.82	3.02
2020-2025 Annual Rate	0.97%	0.79%	0.53%
2010 Families	4,426	37,686	99,733
2010 Average Family Size	3.13	3.27	3.37
2020 Families	5,026	42,005	105,858
2020 Average Family Size	3.17	3.32	3.42
2025 Families	5,270	43,684	108,609
2025 Average Family Size	3.18	3.34	3.44
2020-2025 Annual Rate	0.95%	0.79%	0.51%
<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%
2020 Housing Units	7,748	63,457	147,734
Owner Occupied Housing Units	51.1%	58.8%	61.3%
Renter Occupied Housing Units	42.4%	34.2%	32.9%
Vacant Housing Units	6.5%	6.9%	5.7%
2025 Housing Units	8,088	65,666	151,281
Owner Occupied Housing Units	51.2%	58.6%	61.1%
Renter Occupied Housing Units	42.9%	34.9%	33.4%
Vacant Housing Units	6.0%	6.5%	5.5%
<b>Median Household Income</b>			
2020	\$73,303	\$59,733	\$63,189
2025	\$78,617	\$65,193	\$69,586
<b>Median Home Value</b>			
2020	\$301,756	\$262,179	\$284,633
2025	\$323,720	\$292,262	\$311,060
<b>Per Capita Income</b>			
2020	\$32,893	\$27,464	\$27,882
2025	\$36,963	\$30,607	\$31,183
<b>Median Age</b>			
2010	34.3	37.1	36.3
2020	34.9	38.5	37.6
2025	34.5	38.6	38.1

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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<b>2020 Households by Income</b>			
Household Income Base	7,246	59,057	139,264
<\$15,000	8.4%	10.4%	9.0%
\$15,000 - \$24,999	6.2%	9.0%	8.3%
\$25,000 - \$34,999	6.1%	7.7%	7.5%
\$35,000 - \$49,999	13.5%	13.3%	13.2%
\$50,000 - \$74,999	16.6%	19.7%	19.2%
\$75,000 - \$99,999	20.3%	14.5%	14.0%
\$100,000 - \$149,999	16.6%	15.9%	16.4%
\$150,000 - \$199,999	5.7%	5.4%	6.5%
\$200,000+	6.7%	4.1%	5.8%
Average Household Income	\$88,603	\$77,282	\$84,100
<b>2025 Households by Income</b>			
Household Income Base	7,605	61,413	142,993
<\$15,000	7.7%	9.6%	8.1%
\$15,000 - \$24,999	5.7%	8.2%	7.5%
\$25,000 - \$34,999	5.4%	6.9%	6.7%
\$35,000 - \$49,999	12.2%	12.3%	12.2%
\$50,000 - \$74,999	15.1%	18.8%	18.4%
\$75,000 - \$99,999	19.7%	14.6%	14.1%
\$100,000 - \$149,999	18.7%	17.8%	18.0%
\$150,000 - \$199,999	7.3%	6.8%	7.9%
\$200,000+	8.3%	5.1%	7.1%
Average Household Income	\$100,197	\$86,747	\$94,657
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	3,963	37,332	90,584
<\$50,000	0.6%	4.0%	2.4%
\$50,000 - \$99,999	4.9%	6.1%	4.3%
\$100,000 - \$149,999	9.9%	10.5%	7.7%
\$150,000 - \$199,999	10.1%	12.9%	12.3%
\$200,000 - \$249,999	11.1%	13.2%	13.9%
\$250,000 - \$299,999	12.8%	13.2%	13.8%
\$300,000 - \$399,999	35.9%	27.0%	25.9%
\$400,000 - \$499,999	10.5%	8.5%	11.3%
\$500,000 - \$749,999	3.1%	3.7%	6.7%
\$750,000 - \$999,999	1.1%	0.4%	1.1%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$295,945	\$273,821	\$308,701
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	4,138	38,508	92,466
<\$50,000	0.2%	2.9%	1.6%
\$50,000 - \$99,999	1.6%	3.1%	2.2%
\$100,000 - \$149,999	7.9%	8.0%	5.3%
\$150,000 - \$199,999	7.1%	12.6%	10.6%
\$200,000 - \$249,999	10.7%	11.9%	12.7%
\$250,000 - \$299,999	12.4%	13.6%	14.3%
\$300,000 - \$399,999	42.5%	31.6%	29.5%
\$400,000 - \$499,999	12.5%	10.5%	13.4%
\$500,000 - \$749,999	3.9%	4.6%	8.0%
\$750,000 - \$999,999	1.2%	0.5%	1.4%
\$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%	0.3%	0.4%
Average Home Value	\$321,689	\$302,372	\$337,840

**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 2020 and 2025 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>2020 Population by Age</b>			
Total	19,192	165,601	419,696
0 - 4	6.7%	5.7%	5.8%
5 - 9	6.4%	5.9%	6.2%
10 - 14	6.3%	6.0%	6.4%
15 - 24	12.0%	11.6%	12.3%
25 - 34	18.9%	16.0%	15.7%
35 - 44	14.6%	13.0%	13.1%
45 - 54	12.5%	12.7%	13.4%
55 - 64	10.0%	11.9%	12.4%
65 - 74	6.7%	9.0%	8.4%
75 - 84	3.9%	5.4%	4.4%
85 +	2.0%	2.8%	1.9%
18 +	77.4%	79.0%	77.9%
<b>2025 Population by Age</b>			
Total	20,259	173,417	433,658
0 - 4	6.9%	5.8%	5.9%
5 - 9	6.3%	5.7%	6.0%
10 - 14	6.3%	6.0%	6.3%
15 - 24	11.6%	10.9%	11.4%
25 - 34	20.1%	15.8%	15.2%
35 - 44	15.4%	14.3%	15.0%
45 - 54	10.9%	11.4%	11.9%
55 - 64	9.3%	11.2%	11.8%
65 - 74	7.4%	9.9%	9.3%
75 - 84	4.0%	6.2%	5.1%
85 +	1.9%	2.8%	2.0%
18 +	77.1%	79.1%	78.1%
<b>2010 Population by Sex</b>			
Males	7,683	67,028	181,798
Females	8,854	78,682	206,273
<b>2020 Population by Sex</b>			
Males	9,008	76,791	197,253
Females	10,183	88,809	222,443
<b>2025 Population by Sex</b>			
Males	9,566	80,755	204,530
Females	10,692	92,661	229,129

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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>2020 Population by Race/Ethnicity</b>			
Total	19,193	165,600	419,695
White Alone	47.0%	58.7%	58.9%
Black Alone	37.6%	28.3%	29.3%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	6.1%	4.0%	3.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.2%	5.3%	4.5%
Two or More Races	3.8%	3.5%	3.3%
Hispanic Origin	47.0%	56.3%	54.8%
Diversity Index	81.6	78.4	78.1
<b>2025 Population by Race/Ethnicity</b>			
Total	20,258	173,415	433,659
White Alone	46.5%	58.2%	58.9%
Black Alone	38.2%	28.7%	29.1%
American Indian Alone	0.2%	0.3%	0.2%
Asian Alone	5.9%	4.0%	3.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.3%	5.4%	4.6%
Two or More Races	3.8%	3.4%	3.3%
Hispanic Origin	49.4%	58.7%	57.7%
Diversity Index	81.7	78.2	77.8
<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.

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<b>2020 Population 25+ by Educational Attainment</b>			
Total	13,171	117,131	290,862
Less than 9th Grade	1.2%	4.1%	5.0%
9th - 12th Grade, No Diploma	3.1%	4.7%	5.1%
High School Graduate	23.4%	26.6%	25.9%
GED/Alternative Credential	1.9%	2.6%	2.7%
Some College, No Degree	25.1%	21.3%	20.7%
Associate Degree	12.8%	11.4%	10.6%
Bachelor's Degree	17.8%	18.0%	18.2%
Graduate/Professional Degree	14.6%	11.4%	11.8%
<b>2020 Population 15+ by Marital Status</b>			
Total	15,473	136,334	342,489
Never Married	42.7%	37.5%	37.9%
Married	42.5%	44.5%	44.9%
Widowed	4.5%	5.1%	4.8%
Divorced	10.3%	13.0%	12.4%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	10,418	88,053	224,748
Population 16+ Employed	93.1%	92.6%	92.5%
Population 16+ Unemployment rate	6.9%	7.4%	7.5%
Population 16-24 Employed	8.1%	9.6%	9.9%
Population 16-24 Unemployment rate	15.3%	13.9%	13.5%
Population 25-54 Employed	72.4%	68.0%	67.8%
Population 25-54 Unemployment rate	6.3%	6.7%	6.8%
Population 55-64 Employed	15.6%	16.5%	17.1%
Population 55-64 Unemployment rate	5.5%	6.7%	6.7%
Population 65+ Employed	3.9%	5.9%	5.2%
Population 65+ Unemployment rate	5.2%	6.1%	6.7%
<b>2020 Employed Population 16+ by Industry</b>			
Total	9,696	81,522	207,877
Agriculture/Mining	0.2%	0.1%	0.2%
Construction	3.5%	5.5%	6.4%
Manufacturing	3.1%	5.1%	5.5%
Wholesale Trade	3.3%	3.8%	3.8%
Retail Trade	8.6%	10.3%	10.6%
Transportation/Utilities	7.9%	9.5%	9.3%
Information	3.4%	2.7%	2.5%
Finance/Insurance/Real Estate	11.3%	8.5%	8.0%
Services	54.7%	50.0%	49.2%
Public Administration	3.9%	4.5%	4.6%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	9,696	81,521	207,878
White Collar	71.7%	65.7%	65.2%
Management/Business/Financial	19.6%	15.3%	15.2%
Professional	25.3%	22.0%	21.4%
Sales	10.8%	11.7%	11.8%
Administrative Support	16.1%	16.7%	16.8%
Services	14.2%	16.8%	16.5%
Blue Collar	14.1%	17.5%	18.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.8%	4.0%	4.3%
Installation/Maintenance/Repair	3.1%	3.1%	3.5%
Production	1.7%	3.2%	3.3%
Transportation/Material Moving	5.5%	7.3%	7.0%

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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>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	127	122	119
Percent of Income for Mortgage	17.2%	18.3%	18.8%
Wealth Index	81	74	86
<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)		American Dreamers (7C)
2.	Soccer Moms (4A)	The Elders (9C)	Soccer Moms (4A)
3.	The Elders (9C)	Bright Young Professionals	Up and Coming Families (7A)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$15,911,071	\$110,882,173	\$285,271,260
Average Spent	\$2,195.84	\$1,877.54	\$2,048.42
Spending Potential Index	102	88	95
Education: Total \$	\$11,177,504	\$83,024,774	\$222,037,242
Average Spent	\$1,542.58	\$1,405.84	\$1,594.36
Spending Potential Index	86	79	89
Entertainment/Recreation: Total \$	\$23,070,167	\$161,996,272	\$413,444,430
Average Spent	\$3,183.85	\$2,743.05	\$2,968.78
Spending Potential Index	98	84	91
Food at Home: Total \$	\$38,263,910	\$272,390,614	\$694,796,050
Average Spent	\$5,280.69	\$4,612.33	\$4,989.06
Spending Potential Index	99	86	93
Food Away from Home: Total \$	\$27,732,892	\$195,612,594	\$500,539,134
Average Spent	\$3,827.34	\$3,312.27	\$3,594.17
Spending Potential Index	102	88	95
Health Care: Total \$	\$41,621,200	\$293,570,951	\$738,664,965
Average Spent	\$5,744.02	\$4,970.98	\$5,304.06
Spending Potential Index	100	86	92
HH Furnishings & Equipment: Total \$	\$16,473,624	\$113,475,305	\$289,006,736
Average Spent	\$2,273.48	\$1,921.45	\$2,075.24
Spending Potential Index	104	88	95
Personal Care Products & Services: Total \$	\$6,993,457	\$48,718,134	\$123,268,092
Average Spent	\$965.15	\$824.93	\$885.14
Spending Potential Index	105	90	96
Shelter: Total \$	\$135,987,897	\$992,141,236	\$2,550,979,892
Average Spent	\$18,767.31	\$16,799.72	\$18,317.58
Spending Potential Index	97	87	95
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,459,180	\$125,141,135	\$308,250,409
Average Spent	\$2,547.50	\$2,118.99	\$2,213.42
Spending Potential Index	109	90	95
Travel: Total \$	\$17,140,222	\$123,289,490	\$313,800,879
Average Spent	\$2,365.47	\$2,087.64	\$2,253.28
Spending Potential Index	98	87	93
Vehicle Maintenance & Repairs: Total \$	\$8,451,638	\$59,145,189	\$148,754,101
Average Spent	\$1,166.39	\$1,001.49	\$1,068.14
Spending Potential Index	101	86	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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.