Community Background Report
Edgewater

County
Miami-Dade

Boundaries
North: Northeast 36th Street
East: Biscayne Bay, Intracoastal Waterway
South: Northeast 17th Terrace
West: Florida East Coast Railway

Community Type
Neighborhood

History

Edgewater is a neighborhood within the City of Miami, located north of Downtown and the Arts & Entertainment District, and south of Midtown and the Upper East Side. It is roughly bound by North 17th Street to the south, North 37th Street to the north, the Florida East Coast Railway and East First Avenue to the west, and Biscayne Bay to the east. As the name suggests, it is located on the water, on Biscayne Bay. Edgewater is primarily a residential neighborhood, with many historic, early 20th century homes. The neighborhood also has many high-rise residential towers to the east, along Biscayne Bay. Since 2000, the area has grown in popularity, due to its proximity to Downtown and neighborhoods such as the Design District. Recent developments in the neighborhood have brought rapid urbanization to the area, with the construction of high-rise and mid-rise residential buildings, and more retail. Edgewater is separated from Wynwood by the railway and its development patterns. The height and density of residential structures increase as one moves closer to the Bay, closer to Northeast 17th Terrace, and closer to Northeast 36th Street.

Edgewater is served by Margaret Pace Park, which is between Northeast 20th Street and Northeast 17th Terrace, on Biscayne Bay. This park of eight acres has high-rise towers to the west and is bounded by the Bay to the east.

Edgewater has a Neighborhood Enhancement Team, which is part of a larger organization shared with Wynwood, the neighborhood situated on its western border. The "Neighborhood Associations Wynwood/Edgewater NET" page found within the City of Miami website shows a list of associations, with addresses and contact information. There is a variety of groups represented, with interests in history and heritage, business improvement, and homeowners' concerns. The Wynwood neighborhood is heavily represented. The City of Miami's

Wynwood/Edgewater Service Center is also shared between these two neighborhoods, and is located in Roberto Clemente Park, in Wynwood.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Edgewater has a population of 15,609, 84% of which are working age from 18 to 64. The average per capita income is $43,265, which is much higher than Miami-Dade County's average per capita income of $28,823. The population is 59% Hispanic, and 41% non-Hispanic. Furthermore, 81.5% of the population is White (including Hispanic White), 10% is Black, and 8.5% Others. A non-English language is spoken by only 7.2% of the population. Regarding education level, 32.4% of the population has less than a high school education, which is much lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 48.97% of the population, out of which, 34.3% are naturalized citizens, while 65.66% are not U.S. citizens. Of the foreign-born residents, 25.3% are from the Caribbean, 11.7% are from Europe, and 42.1% from South America.

Business Landscape

The Edgewater neighborhood has one main business corridor, Biscayne Boulevard, with mostly one- and two-level storefronts. Other business interests within the neighborhood include a sprawling complex of auto dealerships, two food markets, and a variety of retail and service operations.

Transportation

Biscayne Boulevard/US 1 is the main transportation artery in Edgewater, as well as being the neighborhood's commercial corridor. Interstate 95 runs east and west, just beyond the northern border of Edgewater. Miami-Dade Transit buses (#3, #16, #93, and #36) run on Biscayne Boulevard in Edgewater, and other Miami-Dade bus lines are scattered throughout the neighborhood. The free City of Miami Trolley Biscayne line, named MIABIS, also runs on Biscayne Boulevard. There is an app available for tracking the trolley's progress.

Reference

1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860027031, 120860027062, 120860027021, 120860027022, 120860027053, 120860027032, 120860027033, 120860027038, 120860027035, 120860027037, 120860027039, 120860027034, 120860027061, 120860027063, 120860027051, 120860027052. Miami-Dade County, Florida. Url: http://www.census.gov
2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/
3.) Wikipedia. Edgewater (Miami), 2021. Url: https://en.wikipedia.org/wiki/Edgewater_(Miami)

4.) Google Maps, 2021. Url: https://www.google.com/maps
5.) City of Miami. Neighborhood Associations Wynwood/Edgewater NET, 2021.
   Url: https://www.miamigov.com/Government/Departments-Organizations/Neighborhood-Enhancement-Team-NET/Association-WynwoodEdgewater
6.) City of Miami. Wynwood/Edgewater Service Center at Roberto Clemente Park, 2021.
   Url: https://www.miamigov.com/Government/Departments-Organizations/Neighborhood-Service-Center-Division-Formerly-NET/Neighborhood-Service-Center-Locations-Formerly-NET/WynwoodEdgewater-Service-Center-at-Roberto-Clemente-Park?BestBetMatch=edgewater|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US
7.) City of Miami. View Trolley Tracker, 2021.
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