



Demographic and Income Profile

South Plaza
 4650 S Cleveland Ave, Fort Myers, Florida, 33907
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 26.59386
 Longitude: -81.87201

Summary	Census 2010	2016	2021
Population	25,559	28,808	32,212
Households	10,898	12,283	13,741
Families	5,533	6,116	6,760
Average Household Size	2.28	2.29	2.29
Owner Occupied Housing Units	3,831	3,780	4,083
Renter Occupied Housing Units	7,067	8,503	9,658
Median Age	35.2	35.6	35.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.26%	1.29%	0.84%
Households	2.27%	1.21%	0.79%
Families	2.02%	1.13%	0.72%
Owner HHs	1.55%	1.09%	0.73%
Median Household Income	0.93%	2.52%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,001	16.3%	2,316	16.9%
\$15,000 - \$24,999	2,243	18.3%	2,954	21.5%
\$25,000 - \$34,999	2,082	17.0%	1,524	11.1%
\$35,000 - \$49,999	2,129	17.3%	1,945	14.2%
\$50,000 - \$74,999	1,844	15.0%	2,439	17.7%
\$75,000 - \$99,999	954	7.8%	1,256	9.1%
\$100,000 - \$149,999	646	5.3%	825	6.0%
\$150,000 - \$199,999	198	1.6%	267	1.9%
\$200,000+	186	1.5%	216	1.6%
Median Household Income	\$33,822		\$35,426	
Average Household Income	\$48,183		\$51,635	
Per Capita Income	\$21,322		\$22,750	

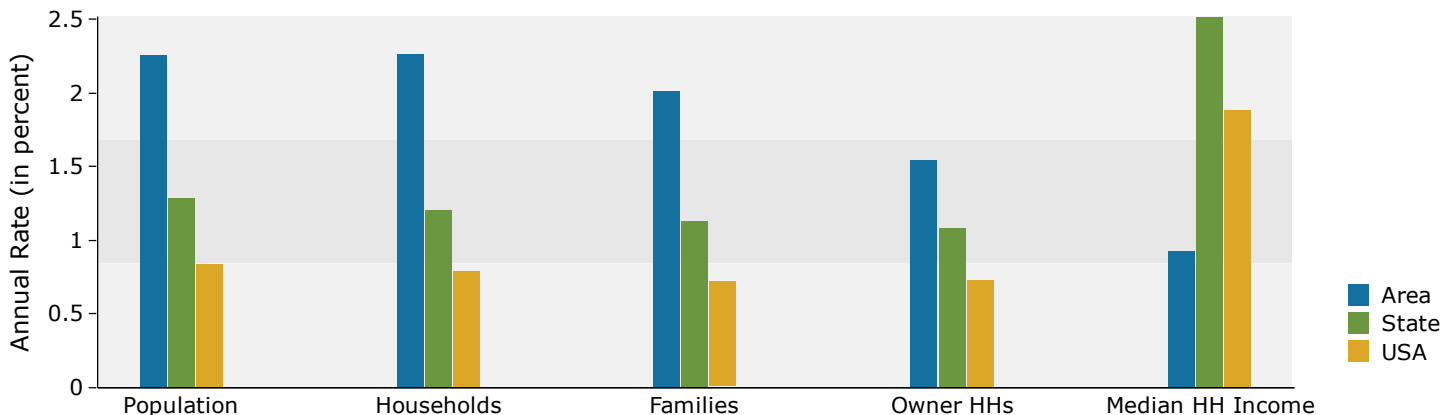
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,848	7.2%	2,021	7.0%	2,273	7.1%
5 - 9	1,524	6.0%	1,771	6.1%	1,936	6.0%
10 - 14	1,373	5.4%	1,546	5.4%	1,764	5.5%
15 - 19	1,601	6.3%	1,559	5.4%	1,688	5.2%
20 - 24	2,231	8.7%	2,512	8.7%	2,524	7.8%
25 - 34	4,126	16.1%	4,773	16.6%	5,549	17.2%
35 - 44	3,329	13.0%	3,674	12.8%	3,983	12.4%
45 - 54	3,392	13.3%	3,440	11.9%	3,554	11.0%
55 - 64	2,519	9.9%	3,029	10.5%	3,454	10.7%
65 - 74	1,541	6.0%	2,084	7.2%	2,598	8.1%
75 - 84	1,256	4.9%	1,388	4.8%	1,698	5.3%
85+	817	3.2%	1,010	3.5%	1,190	3.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,034	66.6%	18,341	63.7%	19,546	60.7%
Black Alone	4,866	19.0%	5,866	20.4%	6,970	21.6%
American Indian Alone	130	0.5%	152	0.5%	165	0.5%
Asian Alone	390	1.5%	525	1.8%	685	2.1%
Pacific Islander Alone	35	0.1%	46	0.2%	57	0.2%
Some Other Race Alone	2,306	9.0%	2,849	9.9%	3,512	10.9%
Two or More Races	797	3.1%	1,029	3.6%	1,276	4.0%
Hispanic Origin (Any Race)	6,294	24.6%	7,922	27.5%	9,639	29.9%

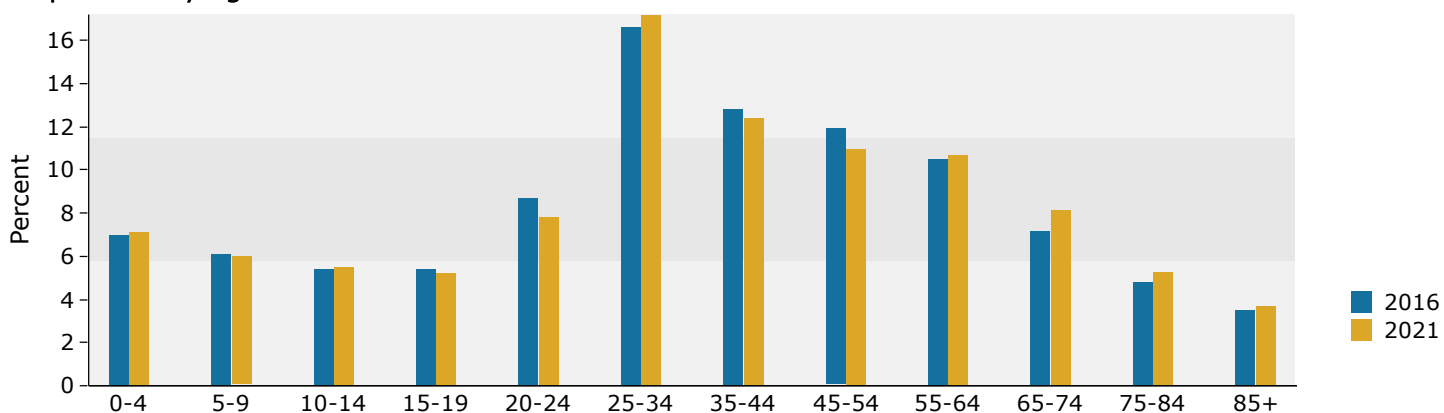
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

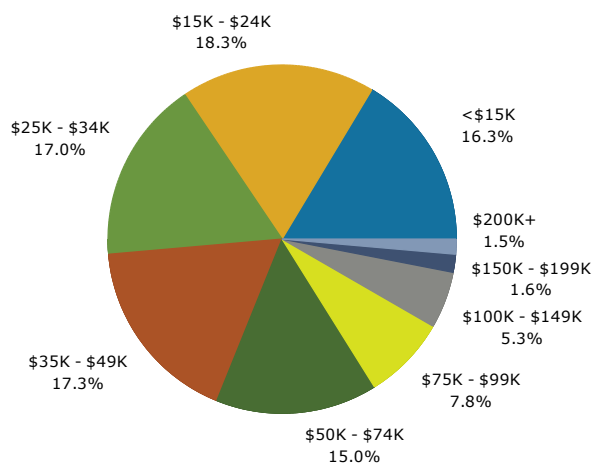
Trends 2016-2021



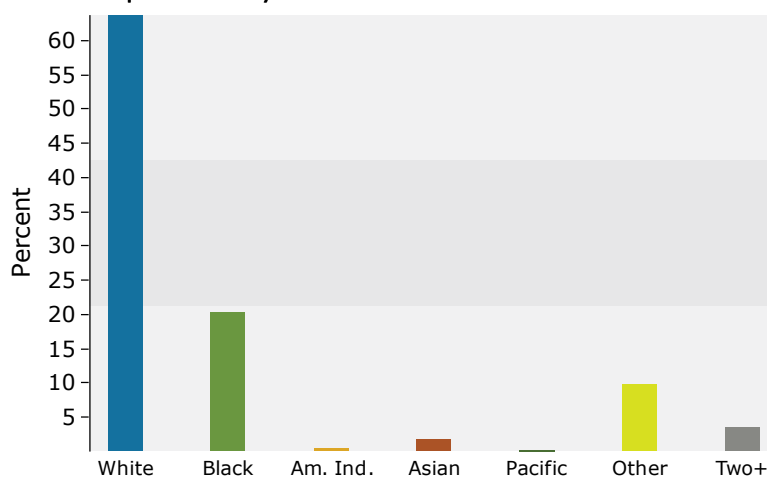
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 27.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



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Summary	Census 2010	2016	2021
Population	84,999	93,087	102,654
Households	38,541	42,048	46,296
Families	20,933	22,477	24,520
Average Household Size	2.15	2.17	2.17
Owner Occupied Housing Units	20,409	20,251	21,841
Renter Occupied Housing Units	18,132	21,796	24,455
Median Age	42.2	43.1	43.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.98%	1.29%	0.84%
Households	1.94%	1.21%	0.79%
Families	1.76%	1.13%	0.72%
Owner HHs	1.52%	1.09%	0.73%
Median Household Income	2.48%	2.52%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	6,034	14.4%	6,774	14.6%
\$15,000 - \$24,999	6,051	14.4%	7,725	16.7%
\$25,000 - \$34,999	5,794	13.8%	4,179	9.0%
\$35,000 - \$49,999	6,926	16.5%	5,753	12.4%
\$50,000 - \$74,999	7,081	16.8%	8,755	18.9%
\$75,000 - \$99,999	4,280	10.2%	5,568	12.0%
\$100,000 - \$149,999	3,636	8.6%	4,708	10.2%
\$150,000 - \$199,999	1,108	2.6%	1,475	3.2%
\$200,000+	1,136	2.7%	1,358	2.9%
Median Household Income	\$40,551		\$45,829	
Average Household Income	\$59,265		\$64,692	
Per Capita Income	\$27,301		\$29,649	

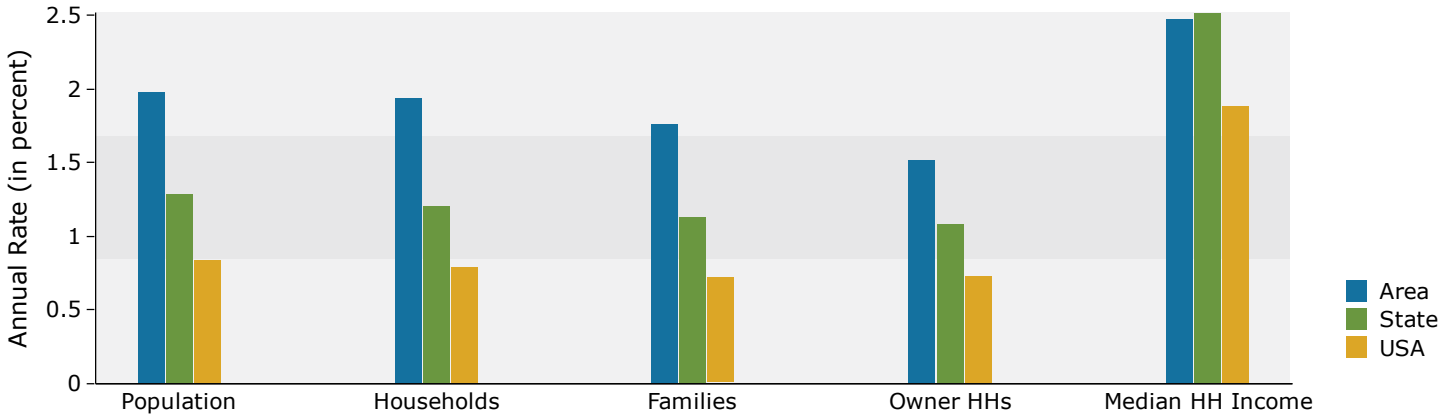
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,818	5.7%	5,082	5.5%	5,657	5.5%
5 - 9	4,411	5.2%	4,847	5.2%	5,214	5.1%
10 - 14	4,287	5.0%	4,603	4.9%	5,131	5.0%
15 - 19	4,725	5.6%	4,613	5.0%	4,869	4.7%
20 - 24	5,661	6.7%	6,136	6.6%	6,176	6.0%
25 - 34	11,253	13.2%	12,626	13.6%	14,113	13.7%
35 - 44	10,201	12.0%	10,689	11.5%	11,861	11.6%
45 - 54	11,727	13.8%	11,525	12.4%	11,416	11.1%
55 - 64	10,719	12.6%	12,055	13.0%	13,197	12.9%
65 - 74	8,093	9.5%	10,325	11.1%	12,378	12.1%
75 - 84	6,006	7.1%	6,780	7.3%	8,313	8.1%
85+	3,097	3.6%	3,807	4.1%	4,329	4.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,924	74.0%	66,487	71.4%	70,618	68.8%
Black Alone	13,743	16.2%	16,081	17.3%	18,846	18.4%
American Indian Alone	276	0.3%	320	0.3%	352	0.3%
Asian Alone	1,474	1.7%	1,959	2.1%	2,585	2.5%
Pacific Islander Alone	60	0.1%	84	0.1%	104	0.1%
Some Other Race Alone	4,458	5.2%	5,507	5.9%	6,832	6.7%
Two or More Races	2,064	2.4%	2,649	2.8%	3,317	3.2%
Hispanic Origin (Any Race)	13,437	15.8%	16,879	18.1%	20,720	20.2%

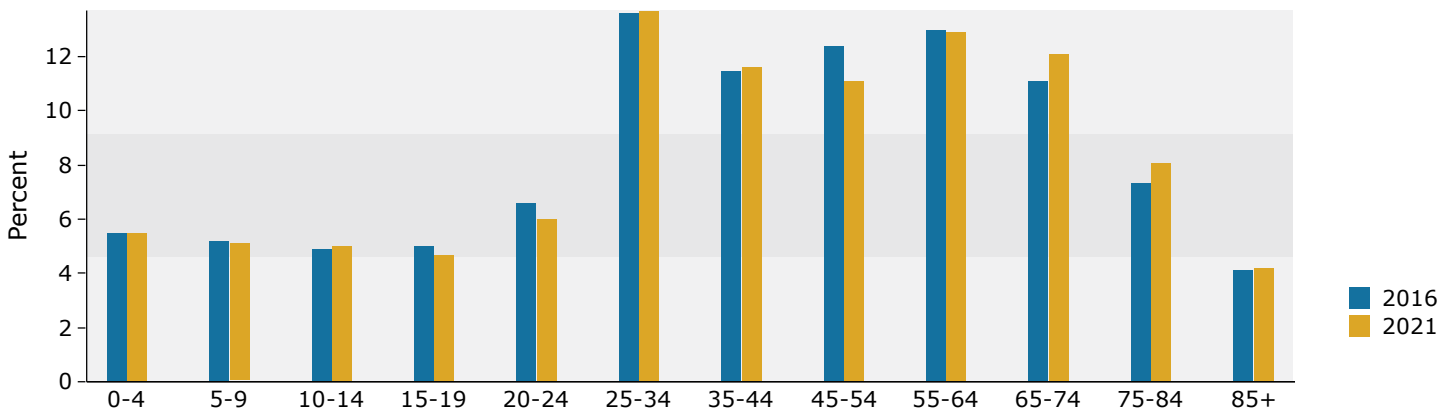
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

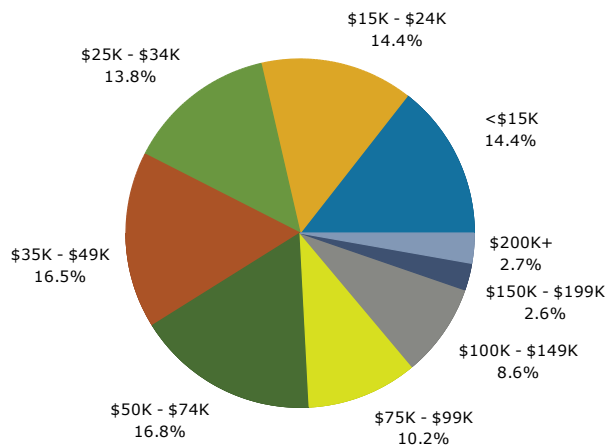
Trends 2016-2021



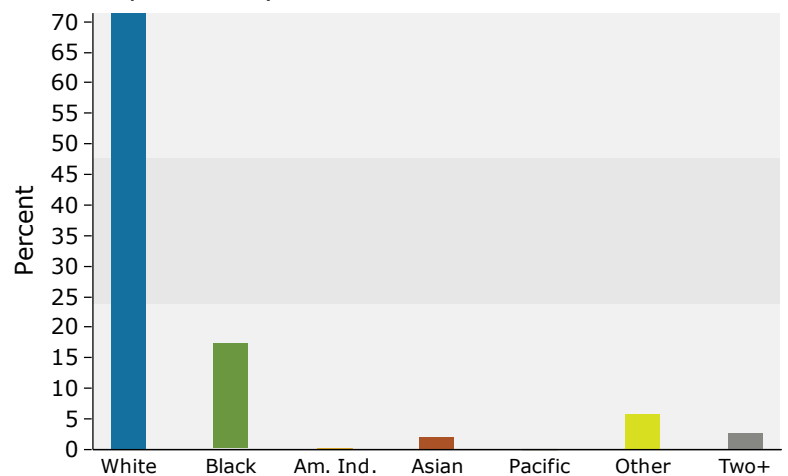
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 18.1%



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Summary	Census 2010	2016	2021
Population	229,694	251,406	276,851
Households	100,687	109,716	120,598
Families	60,830	65,472	71,468
Average Household Size	2.24	2.25	2.26
Owner Occupied Housing Units	64,695	65,454	71,183
Renter Occupied Housing Units	35,992	44,262	49,415
Median Age	45.4	46.8	47.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.95%	1.29%	0.84%
Households	1.91%	1.21%	0.79%
Families	1.77%	1.13%	0.72%
Owner HHs	1.69%	1.09%	0.73%
Median Household Income	2.97%	2.52%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	14,129	12.9%	15,814	13.1%
\$15,000 - \$24,999	14,338	13.1%	18,166	15.1%
\$25,000 - \$34,999	13,931	12.7%	10,307	8.5%
\$35,000 - \$49,999	18,177	16.6%	14,385	11.9%
\$50,000 - \$74,999	20,416	18.6%	24,430	20.3%
\$75,000 - \$99,999	11,929	10.9%	15,702	13.0%
\$100,000 - \$149,999	9,931	9.1%	12,948	10.7%
\$150,000 - \$199,999	3,392	3.1%	4,562	3.8%
\$200,000+	3,473	3.2%	4,284	3.6%
Median Household Income	\$44,137		\$51,088	
Average Household Income	\$63,584		\$70,030	
Per Capita Income	\$28,220		\$30,919	

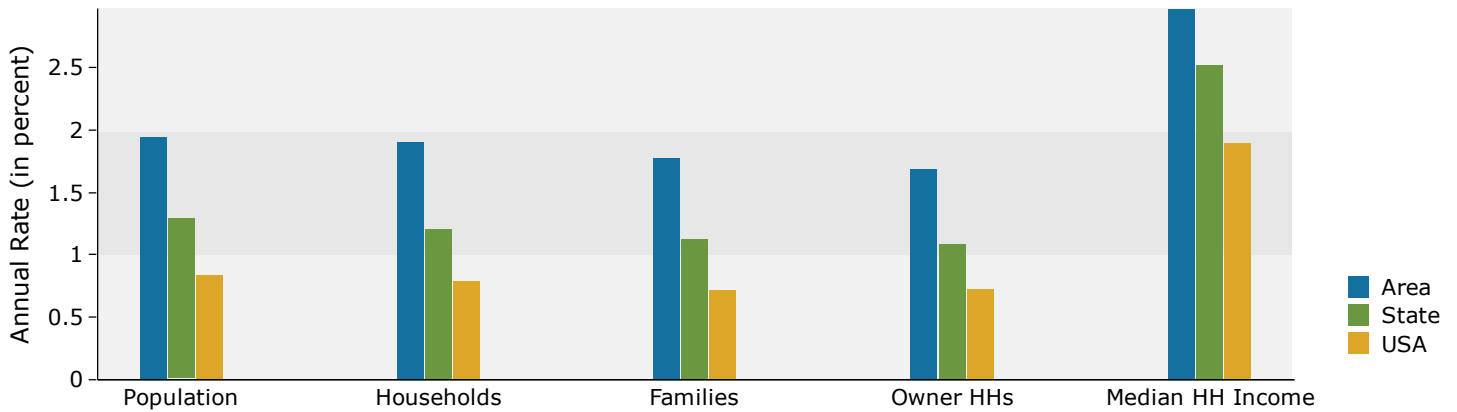
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,770	5.1%	12,293	4.9%	13,557	4.9%
5 - 9	11,822	5.1%	12,257	4.9%	13,153	4.8%
10 - 14	11,948	5.2%	12,407	4.9%	13,408	4.8%
15 - 19	12,629	5.5%	12,332	4.9%	12,997	4.7%
20 - 24	12,837	5.6%	14,280	5.7%	14,182	5.1%
25 - 34	25,963	11.3%	29,719	11.8%	33,480	12.1%
35 - 44	26,640	11.6%	27,047	10.8%	29,983	10.8%
45 - 54	31,860	13.9%	31,274	12.4%	30,560	11.0%
55 - 64	31,827	13.9%	35,818	14.2%	38,826	14.0%
65 - 74	26,534	11.6%	33,824	13.5%	40,424	14.6%
75 - 84	18,024	7.8%	20,443	8.1%	25,325	9.1%
85+	7,840	3.4%	9,714	3.9%	10,955	4.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	182,448	79.4%	194,234	77.3%	207,592	75.0%
Black Alone	26,341	11.5%	30,754	12.2%	36,002	13.0%
American Indian Alone	878	0.4%	996	0.4%	1,108	0.4%
Asian Alone	3,764	1.6%	5,074	2.0%	6,745	2.4%
Pacific Islander Alone	136	0.1%	181	0.1%	222	0.1%
Some Other Race Alone	11,104	4.8%	13,717	5.5%	17,059	6.2%
Two or More Races	5,024	2.2%	6,451	2.6%	8,123	2.9%
Hispanic Origin (Any Race)	37,821	16.5%	47,216	18.8%	57,845	20.9%

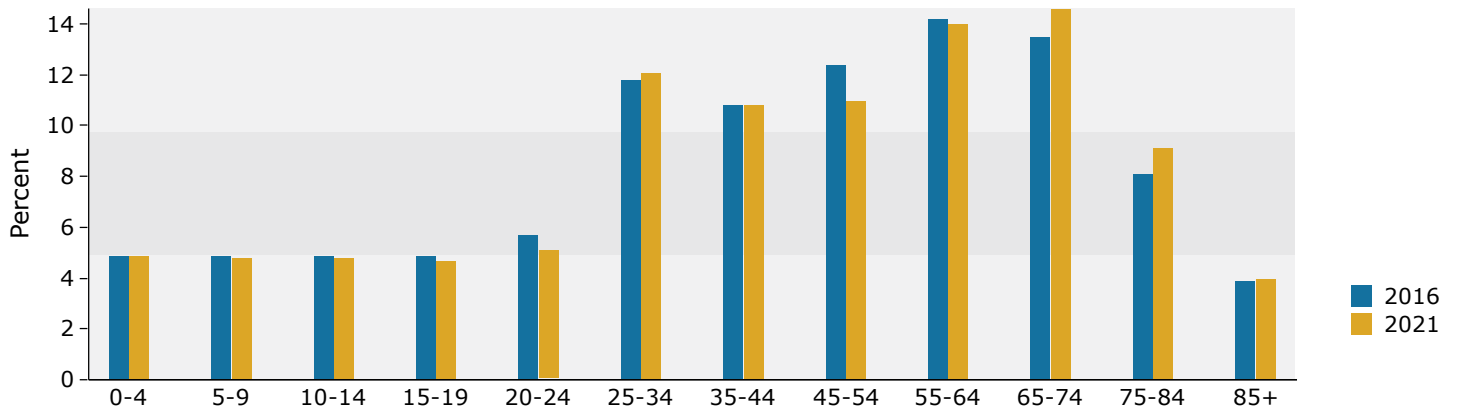
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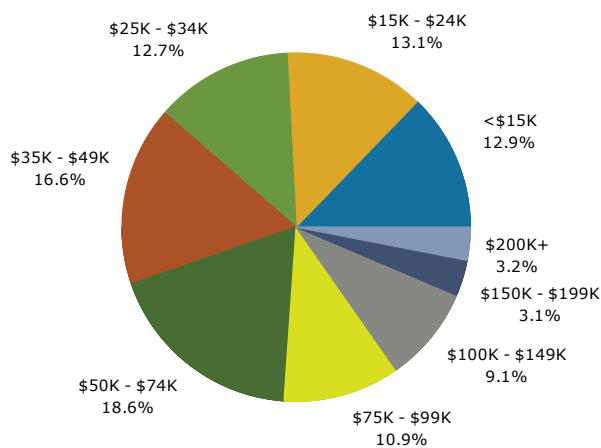
Trends 2016-2021



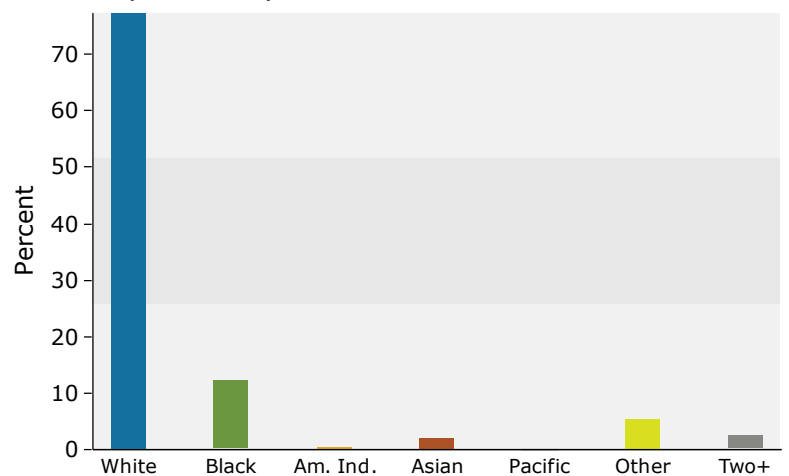
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 18.8%