



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	2021	2026
Population	24,860	29,363	31,635
Households	10,591	12,554	13,558
Families	5,439	6,295	6,761
Average Household Size	2.29	2.29	2.29
Owner Occupied Housing Units	3,832	4,953	5,370
Renter Occupied Housing Units	6,759	7,601	8,187
Median Age	35.5	37.2	37.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.50%	1.31%	0.71%
Households	1.55%	1.27%	0.71%
Families	1.44%	1.22%	0.64%
Owner HHs	1.63%	1.45%	0.91%
Median Household Income	1.74%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,710	13.6%	1,628	12.0%
\$15,000 - \$24,999	1,586	12.6%	1,500	11.1%
\$25,000 - \$34,999	1,860	14.8%	1,909	14.1%
\$35,000 - \$49,999	2,075	16.5%	2,264	16.7%
\$50,000 - \$74,999	2,256	18.0%	2,572	19.0%
\$75,000 - \$99,999	1,343	10.7%	1,560	11.5%
\$100,000 - \$149,999	1,168	9.3%	1,434	10.6%
\$150,000 - \$199,999	249	2.0%	320	2.4%
\$200,000+	307	2.4%	371	2.7%
Median Household Income	\$41,821		\$45,581	
Average Household Income	\$58,259		\$64,455	
Per Capita Income	\$25,185		\$27,887	

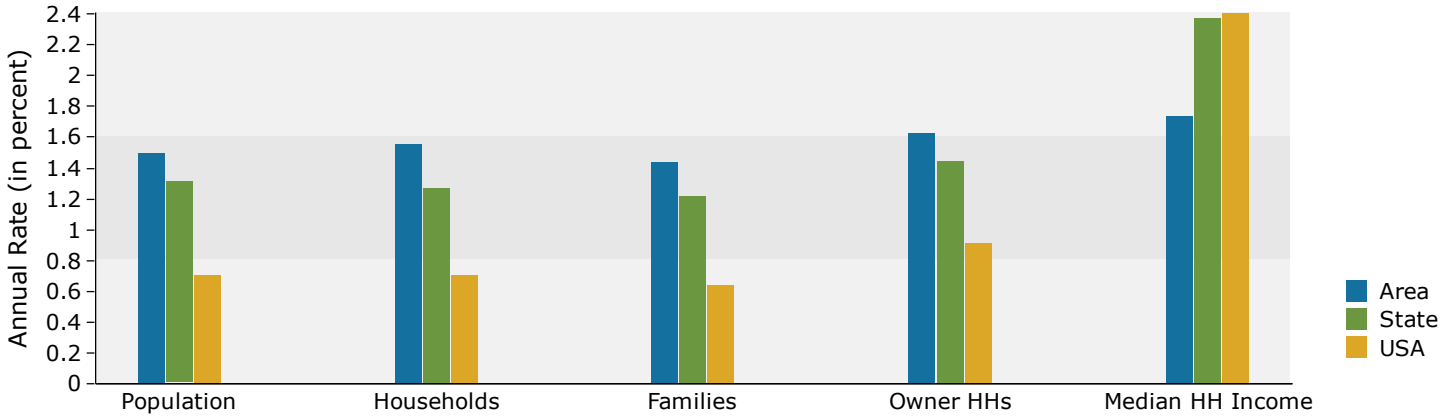
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,787	7.2%	1,909	6.5%	2,084	6.6%
5 - 9	1,483	6.0%	1,741	5.9%	1,846	5.8%
10 - 14	1,346	5.4%	1,600	5.4%	1,687	5.3%
15 - 19	1,556	6.3%	1,526	5.2%	1,650	5.2%
20 - 24	2,135	8.6%	2,147	7.3%	2,355	7.4%
25 - 34	3,954	15.9%	4,900	16.7%	5,013	15.8%
35 - 44	3,247	13.1%	3,725	12.7%	3,964	12.5%
45 - 54	3,317	13.3%	3,250	11.1%	3,483	11.0%
55 - 64	2,465	9.9%	3,253	11.1%	3,270	10.3%
65 - 74	1,527	6.1%	2,518	8.6%	2,909	9.2%
75 - 84	1,238	5.0%	1,640	5.6%	2,076	6.6%
85+	805	3.2%	1,155	3.9%	1,298	4.1%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,749	67.4%	18,513	63.1%	19,131	60.5%
Black Alone	4,598	18.5%	5,809	19.8%	6,499	20.5%
American Indian Alone	128	0.5%	150	0.5%	155	0.5%
Asian Alone	385	1.5%	523	1.8%	622	2.0%
Pacific Islander Alone	33	0.1%	39	0.1%	39	0.1%
Some Other Race Alone	2,201	8.9%	3,214	10.9%	3,881	12.3%
Two or More Races	767	3.1%	1,114	3.8%	1,308	4.1%
Hispanic Origin (Any Race)	6,080	24.5%	8,983	30.6%	10,654	33.7%

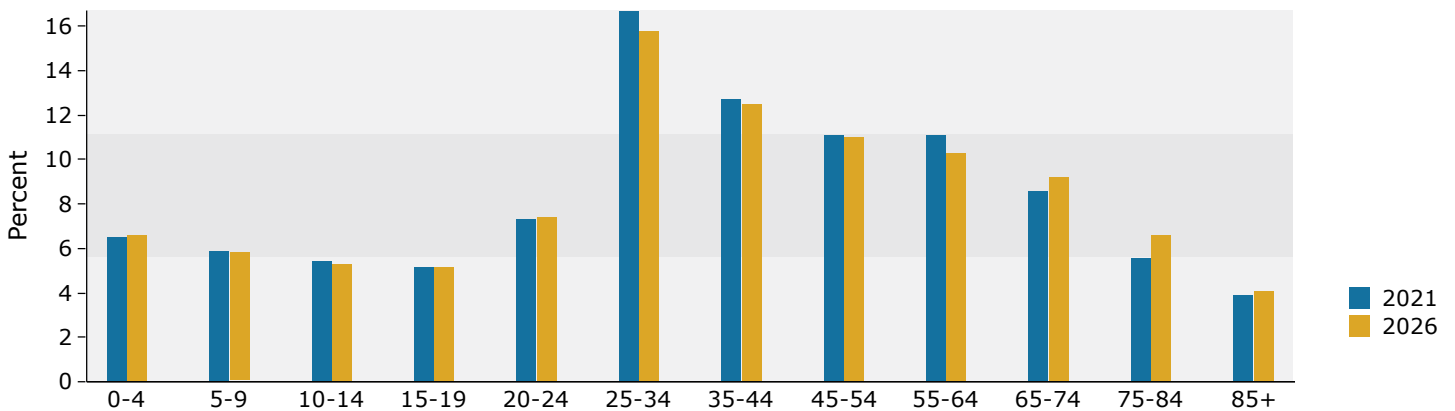
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

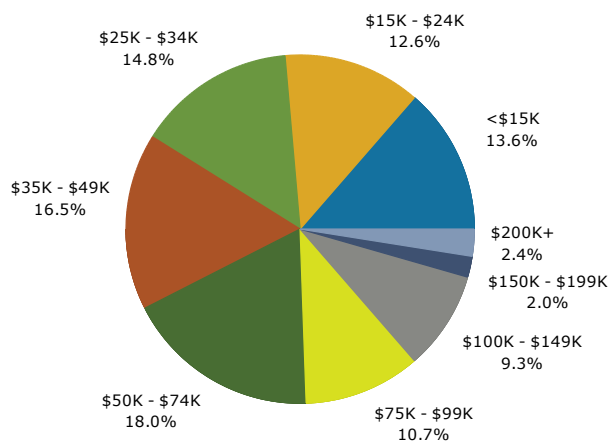
Trends 2021-2026



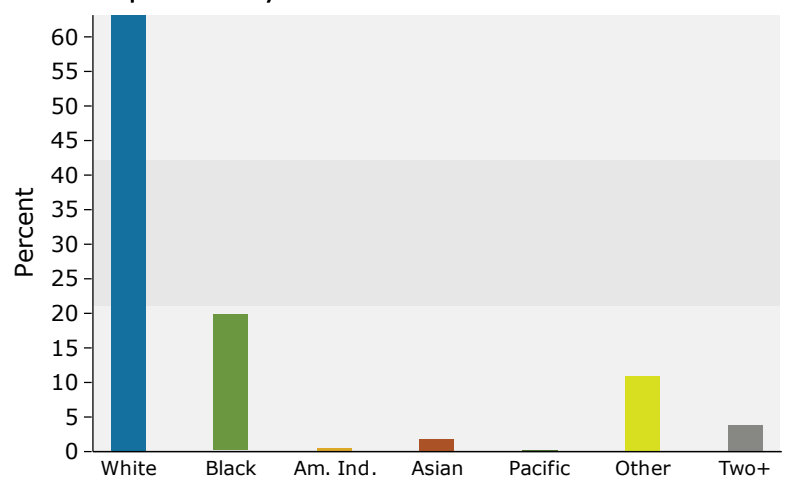
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 30.6%



Demographic and Income Profile

South Plaza
 4650 S Cleveland Ave, Fort Myers, Florida, 33907
 Drive Time: 10 minute radius

Prepared by Esri
 Latitude: 26.59386
 Longitude: -81.87201

Summary	Census 2010	2021	2026
Population	86,732	103,701	114,122
Households	38,948	46,658	51,743
Families	21,513	25,304	27,793
Average Household Size	2.17	2.18	2.17
Owner Occupied Housing Units	21,204	27,429	29,727
Renter Occupied Housing Units	17,744	19,228	22,016
Median Age	42.7	44.7	45.3
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.93%	1.31%	0.71%
Households	2.09%	1.27%	0.71%
Families	1.89%	1.22%	0.64%
Owner HHs	1.62%	1.45%	0.91%
Median Household Income	1.51%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	4,989	10.7%	4,748	9.2%
\$15,000 - \$24,999	4,766	10.2%	4,529	8.8%
\$25,000 - \$34,999	4,997	10.7%	5,065	9.8%
\$35,000 - \$49,999	6,710	14.4%	7,308	14.1%
\$50,000 - \$74,999	9,131	19.6%	10,407	20.1%
\$75,000 - \$99,999	6,127	13.1%	7,077	13.7%
\$100,000 - \$149,999	5,606	12.0%	6,971	13.5%
\$150,000 - \$199,999	1,848	4.0%	2,500	4.8%
\$200,000+	2,485	5.3%	3,139	6.1%
Median Household Income	\$53,592		\$57,769	
Average Household Income	\$75,230		\$84,072	
Per Capita Income	\$33,916		\$38,059	

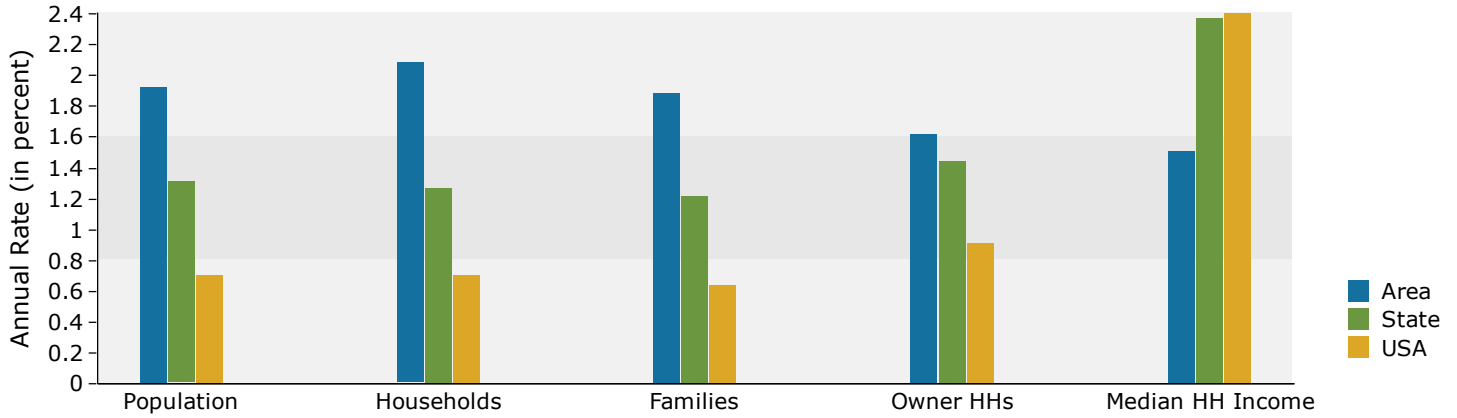
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,852	5.6%	5,310	5.1%	5,962	5.2%
5 - 9	4,514	5.2%	5,204	5.0%	5,681	5.0%
10 - 14	4,398	5.1%	5,072	4.9%	5,501	4.8%
15 - 19	4,846	5.6%	4,931	4.8%	5,345	4.7%
20 - 24	5,644	6.5%	5,941	5.7%	6,460	5.7%
25 - 34	11,142	12.8%	13,709	13.2%	14,336	12.6%
35 - 44	10,375	12.0%	12,013	11.6%	13,461	11.8%
45 - 54	12,098	13.9%	11,532	11.1%	12,199	10.7%
55 - 64	11,140	12.8%	13,750	13.3%	13,829	12.1%
65 - 74	8,363	9.6%	13,064	12.6%	14,829	13.0%
75 - 84	6,179	7.1%	8,612	8.3%	11,144	9.8%
85+	3,178	3.7%	4,564	4.4%	5,374	4.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	64,638	74.5%	73,613	71.0%	78,489	68.8%
Black Alone	13,789	15.9%	17,481	16.9%	20,010	17.5%
American Indian Alone	277	0.3%	338	0.3%	362	0.3%
Asian Alone	1,421	1.6%	2,104	2.0%	2,626	2.3%
Pacific Islander Alone	62	0.1%	83	0.1%	90	0.1%
Some Other Race Alone	4,456	5.1%	6,910	6.7%	8,659	7.6%
Two or More Races	2,088	2.4%	3,170	3.1%	3,885	3.4%
Hispanic Origin (Any Race)	13,784	15.9%	21,833	21.1%	27,019	23.7%

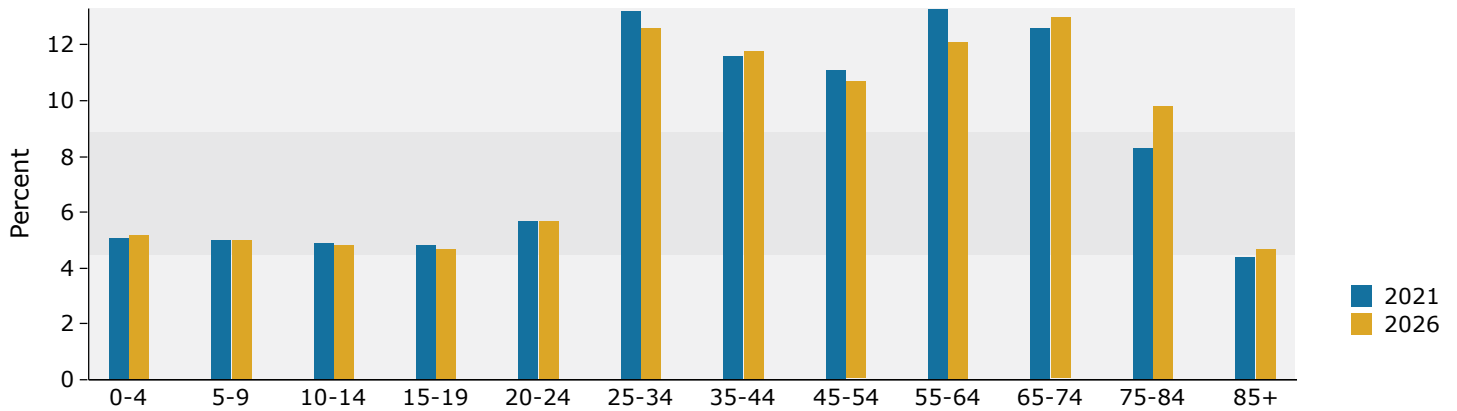
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

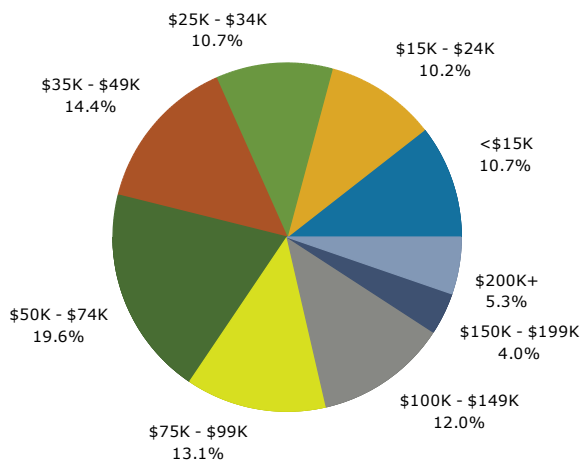
Trends 2021-2026



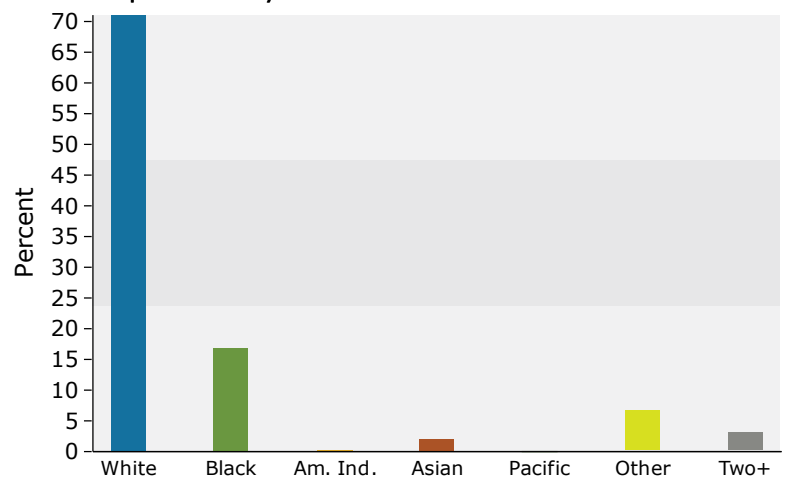
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 21.1%



Demographic and Income Profile

South Plaza
 4650 S Cleveland Ave, Fort Myers, Florida, 33907
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 26.59386
 Longitude: -81.87201

Summary	Census 2010	2021	2026
Population	230,003	278,967	305,968
Households	99,754	120,816	132,774
Families	60,606	72,166	78,787
Average Household Size	2.26	2.27	2.27
Owner Occupied Housing Units	63,397	81,510	88,335
Renter Occupied Housing Units	36,357	39,306	44,438
Median Age	44.8	47.0	47.3
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.86%	1.31%	0.71%
Households	1.91%	1.27%	0.71%
Families	1.77%	1.22%	0.64%
Owner HHs	1.62%	1.45%	0.91%
Median Household Income	1.88%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	11,353	9.4%	10,547	7.9%
\$15,000 - \$24,999	11,976	9.9%	11,183	8.4%
\$25,000 - \$34,999	12,045	10.0%	11,730	8.8%
\$35,000 - \$49,999	16,488	13.6%	17,190	12.9%
\$50,000 - \$74,999	24,235	20.1%	26,933	20.3%
\$75,000 - \$99,999	16,797	13.9%	19,614	14.8%
\$100,000 - \$149,999	15,914	13.2%	19,842	14.9%
\$150,000 - \$199,999	5,323	4.4%	7,204	5.4%
\$200,000+	6,685	5.5%	8,530	6.4%
Median Household Income	\$56,595		\$62,119	
Average Household Income	\$78,453		\$88,416	
Per Capita Income	\$33,965		\$38,405	

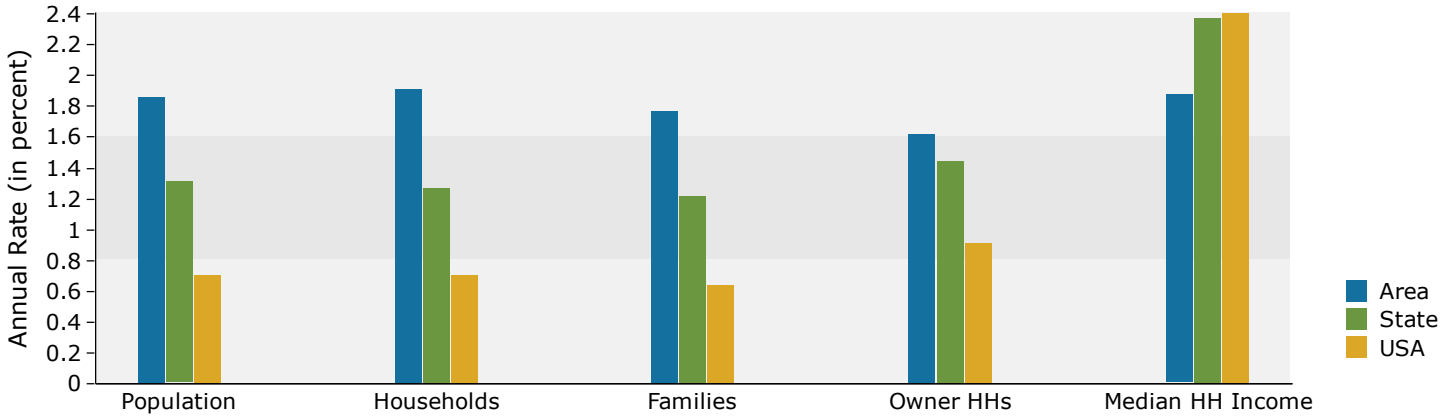
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,917	5.2%	13,241	4.7%	14,856	4.9%
5 - 9	12,065	5.2%	13,404	4.8%	14,692	4.8%
10 - 14	12,251	5.3%	13,439	4.8%	14,675	4.8%
15 - 19	12,962	5.6%	13,327	4.8%	14,249	4.7%
20 - 24	13,017	5.7%	14,644	5.2%	15,514	5.1%
25 - 34	26,309	11.4%	34,292	12.3%	36,179	11.8%
35 - 44	27,169	11.8%	30,932	11.1%	35,493	11.6%
45 - 54	32,427	14.1%	31,440	11.3%	32,566	10.6%
55 - 64	31,649	13.8%	39,134	14.0%	39,101	12.8%
65 - 74	25,447	11.1%	39,283	14.1%	43,787	14.3%
75 - 84	17,173	7.5%	24,609	8.8%	31,814	10.4%
85+	7,617	3.3%	11,219	4.0%	13,041	4.3%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	182,486	79.3%	212,277	76.1%	226,606	74.1%
Black Alone	26,227	11.4%	33,618	12.1%	38,315	12.5%
American Indian Alone	894	0.4%	1,073	0.4%	1,146	0.4%
Asian Alone	3,742	1.6%	5,739	2.1%	7,202	2.4%
Pacific Islander Alone	141	0.1%	188	0.1%	210	0.1%
Some Other Race Alone	11,376	4.9%	18,046	6.5%	22,616	7.4%
Two or More Races	5,139	2.2%	8,026	2.9%	9,874	3.2%
Hispanic Origin (Any Race)	39,003	17.0%	62,875	22.5%	77,761	25.4%

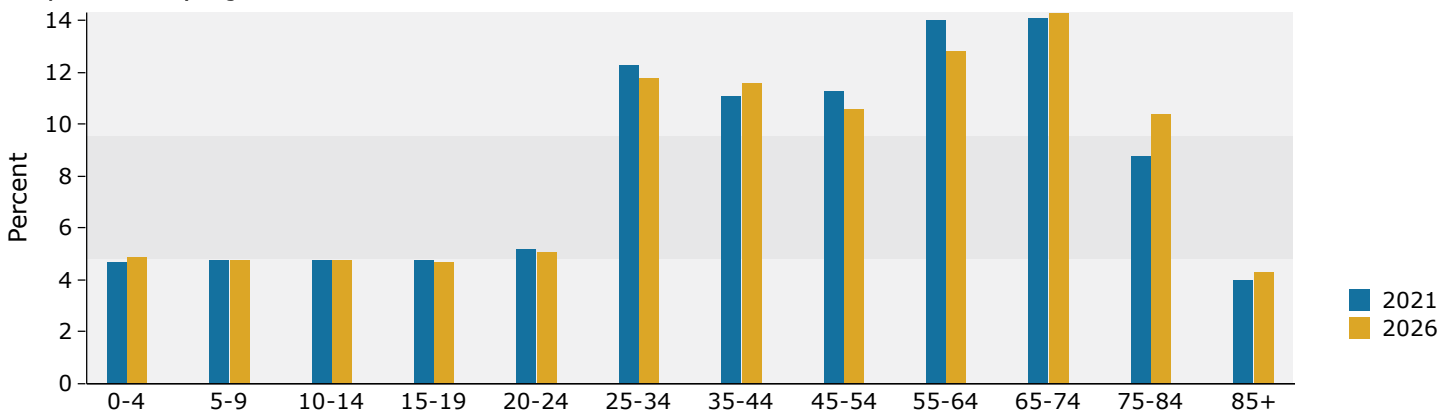
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

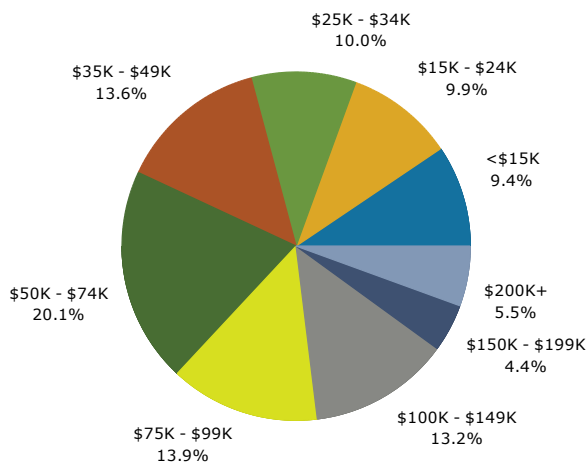
Trends 2021-2026



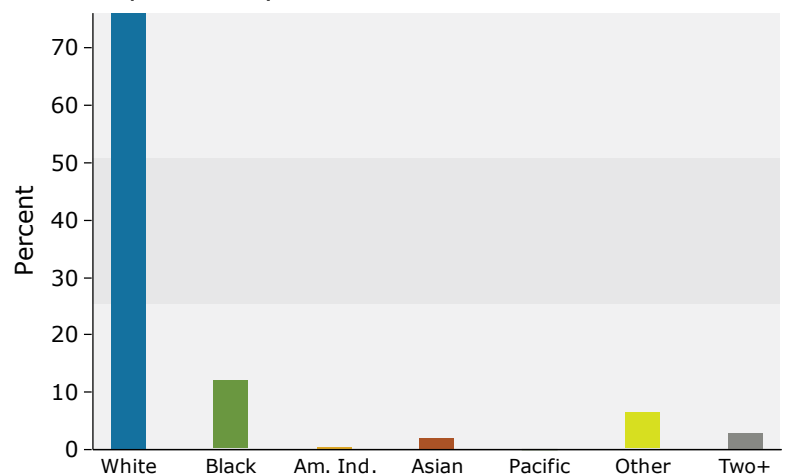
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 22.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.