

**Medical Office**

2668 Winkler Ave.

1, 3, 5 mile radii : 2668 WINKLER AVE, FORT MYERS, FL 33901

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November 7, 2003

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## Demographic Snapshot Report

	1 Miles:	3 Miles:	5 Miles:
<b>2003 Population:</b>			
Total Population	7,667	54,946	117,581
Male Population	49.0%	49.5%	48.8%
Female Population	51.0%	50.5%	51.2%
Median Age	32.8	36.1	40.3
Population Density (per sq. mi.)	2,440.6	1,943.3	1,497.1
Employees	14,732	62,415	96,253
Establishments	1,109	5,413	9,396
<b>Income:</b>			
Median HH Income	\$29,700	\$35,959	\$39,337
Per Capita Income	\$17,668	\$21,644	\$22,695
Average HH Income	\$40,515	\$51,624	\$53,610
<b>Households:</b>			
Total Households	3,540	23,202	49,774
Average Household Size	2.13	2.28	2.30
Household Growth 1990 – 2000	16.26%	6.92%	11.77%
<b>Housing:</b>			
Owner Occupied Housing Units	18.6%	40.2%	51.3%
Renter Occupied Housing Units	66.0%	49.4%	35.8%
Vacant Housing Units	15.5%	10.4%	12.9%
<b>Race:</b>			
White	63.0%	67.5%	73.3%
Black	25.3%	24.4%	19.1%
American Indian, Eskimo, Aleut	0.4%	0.3%	0.3%
Asian or Pacific Islander	2.1%	1.2%	1.1%
Other	4.8%	3.8%	4.0%
<b>Ethnicity:</b>			
Hispanic	16.1%	13.7%	13.2%
Non-Hispanic	84.0%	86.3%	86.8%

## **Addendum**

### **Data Methodology**

The demographic data used in STDBonline are developed by Experian/Applied Geographic Solutions (AGS) using a variety of source data sets, including, but not limited to information from AGS's household level data file, current year estimates from the Census Bureau and Postal Service, and economic forecasts from private sources. In addition:

- \* These are the only US Estimates and Projections based on the most extensive household database available, summarized at the block group level. This is the demographic equivalent to an ongoing national census.
- \* This unique bottom-up approach using household data is complemented by a rigorous, standard demographic cohort-component technique at the county level and above. AGS control totals are based on Census Bureau estimates advanced methodically to the current year and projected out five years. AGS takes the position that 10-year projections introduce unacceptable levels of uncertainty.
- \* Migration effects, the most difficult to quantify for small area estimates, are taken into account through the Census Bureau's extensive analysis of IRS tax return data (maintaining strict confidentiality of individual records). From this, detailed county-to-county migration trends are established. AGS also takes into account undocumented immigration.
- \* AGS methods make use of the current census MARS (modified age, race, sex) tabulation that corrects the current census for errors in age reporting (for example, grouping around age 21 and 65) and reallocates Hispanics from the "other race" category to more specific race groups. Any current analysis of opportunities in emerging ethnic markets should take this into account.
- \* AGS list resources, GDT cartographic expertise, and Compusearch's years of demographic modeling experience represent a unique combination of leadership in the fields required for accurate estimates and projections.

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