

Date: April 22, 2005

Current Geography Selection: 1, 3, 5 mile radii: 12800 UNIVERSITY DR, FORT MYERS, FL 33907

Latitude: 26.556945 **Longitude:** -81.883663

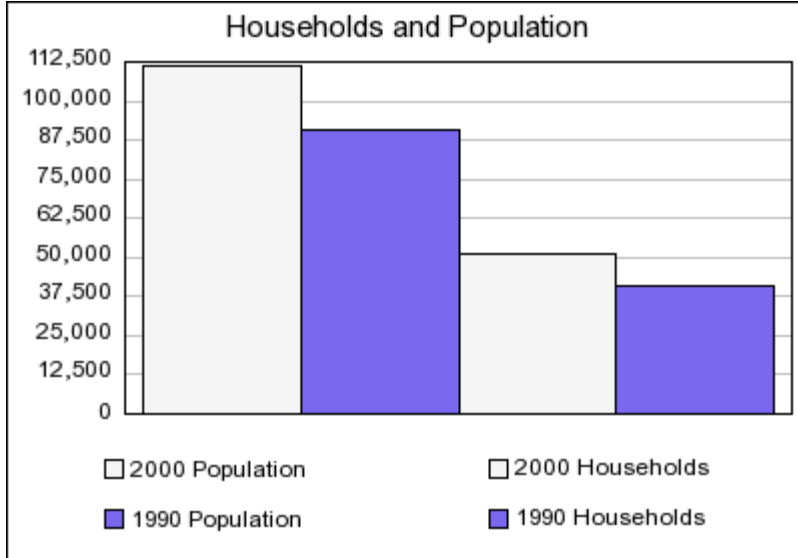
City: Villas CDP **Pop:** 12,566

County: Lee County **Pop:** 491,083

Zip: 33907 Fort Myers **Pop:** 21,585

Executive Summary Report with Charts

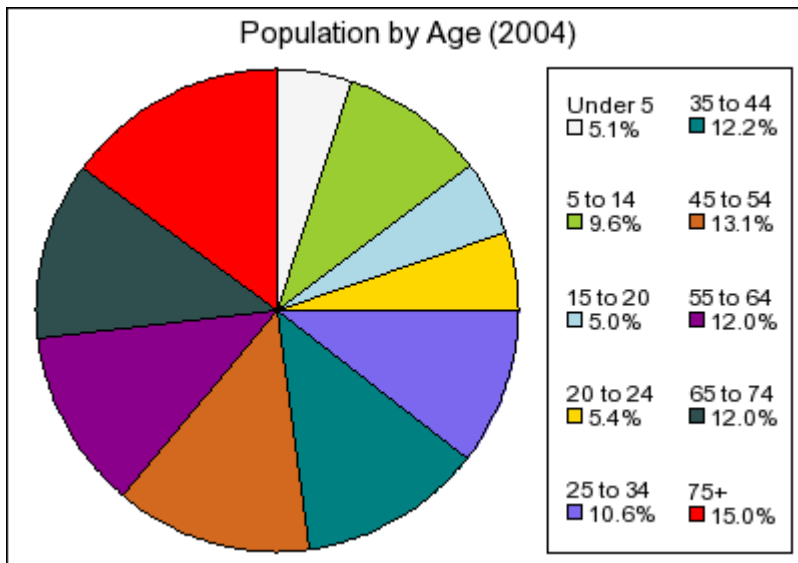
Population Demographics



The number of households in the study area in 1990 was **40,749** and changed to **51,144** in 2000, representing a change of **26%**. The household count in 2004 was **57,254** and the household projection for 2009 is **64,733**, a change of **13%**. The population in the study area in 1990 was **90,782** and in 2000 it was **111,527**, roughly a **23%** change. The population in 2004 was **123,113** and the projection for 2009 is **137,754** representing a change of **12%**.

	1990 Census	2000 Census	2004 Estimate	2009 Projection	Percent Change	
					1990 to 2000	2004 to 2009
Total Population	90,782	111,527	123,113	137,754	22.9%	11.9%
Total Households	40,749	51,144	57,254	64,733	25.5%	13.1%

Population by Age



In 1990, the median age of the total population in the study area was **43.9**, and in 2000, it was **47.2**. The median age in 2004 is **46.6** and it is predicted to change in five years to **46.7** years.

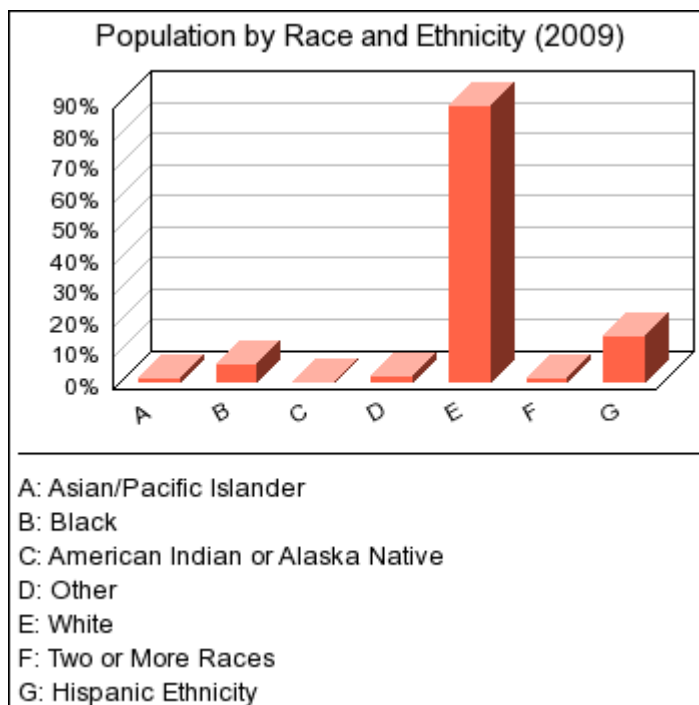
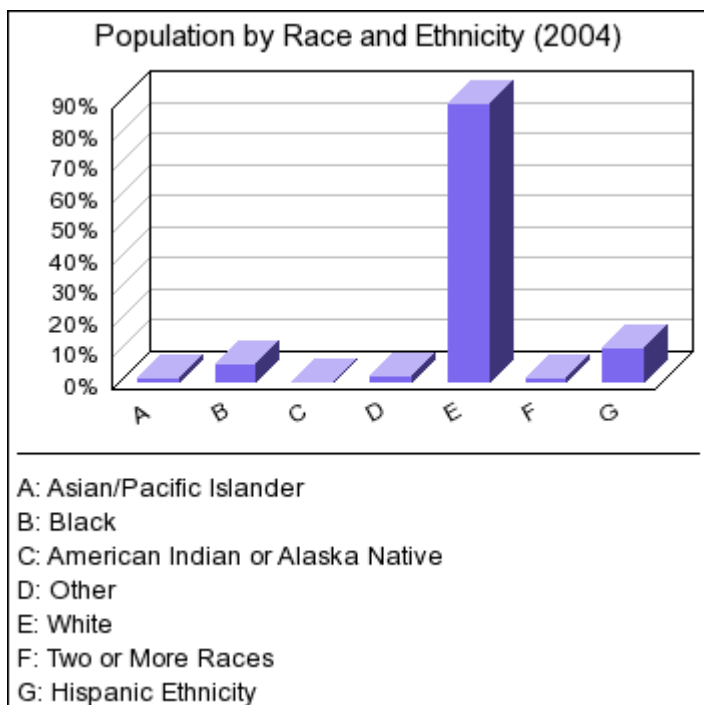
In 2004, females represented **51.9%** of the population with a median age of **48.8** and males represented **48.1%** of the population with a median age of **44.3** years.

In 2004, the most prominent age group in this geography is **75 +** years. The age group least represented in this geography is **15 to 19** years.

	1990 Census	2000 Census	2004 Estimate	2009 Projection	Percent Change	
Age Groups					1990 to 2000	2004 to 2009
0 to 4	4,470 4.9%	5,224 4.7%	6,237 5.1%	7,174 5.2%	16.9%	15.0%

5 to 14	7,883	8.7%	10,305	9.2%	11,780	9.6%	13,216	9.6%	30.7%	12.2%
15 to 19	4,431	4.9%	5,003	4.5%	6,150	5.0%	7,279	5.3%	12.9%	18.4%
20 to 24	5,461	6.0%	5,220	4.7%	6,655	5.4%	8,190	5.9%	-4.4%	23.1%
25 to 34	12,724	14.0%	12,440	11.2%	13,110	10.6%	14,306	10.4%	-2.2%	9.1%
35 to 44	11,659	12.8%	14,450	13.0%	15,000	12.2%	15,573	11.3%	23.9%	3.8%
45 to 54	9,305	10.3%	14,259	12.8%	16,143	13.1%	18,616	13.5%	53.2%	15.3%
55 to 64	10,865	12.0%	13,520	12.1%	14,808	12.0%	16,539	12.0%	24.4%	11.7%
65 to 74	14,118	15.6%	15,206	13.6%	14,718	12.0%	15,705	11.4%	7.7%	6.7%
75 +	9,862	10.9%	15,900	14.3%	18,511	15.0%	21,155	15.4%	61.2%	14.3%

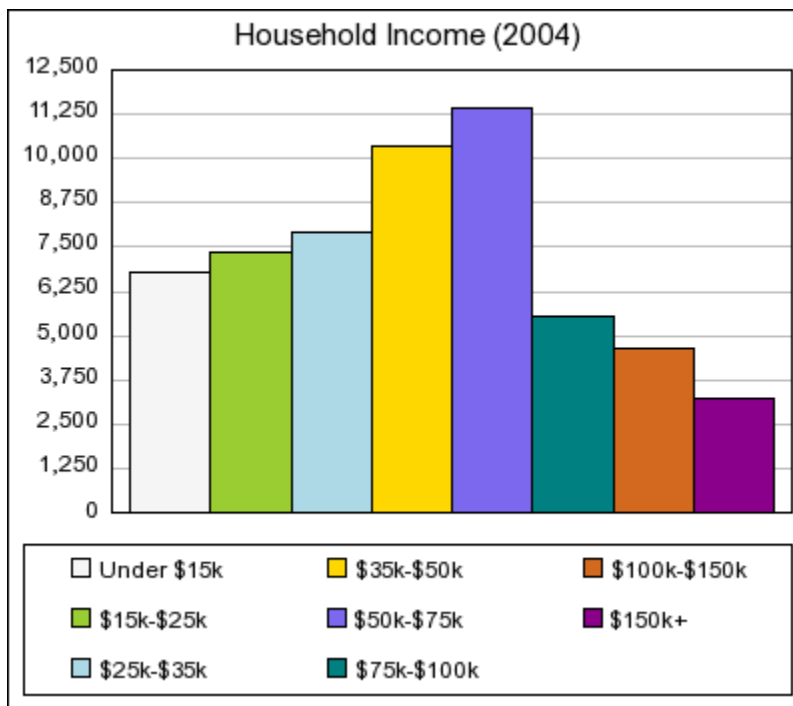
Population by Race/Ethnicity



In 2004, the predominant race/ethnicity category in this study area is **White**. The race & ethnicity category least represented in this geography is **American Indian, Ala.**

Race & Ethnicity	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
	Count	%	Count	%	Count	%	Count	%	1990 to 2000	2004 to 2009
White	86,639	95.4%	99,691	89.4%	109,771	89.2%	122,630	89.0%	15.1%	11.7%
Black	2,463	2.7%	6,244	5.6%	7,114	5.8%	8,130	5.9%	153.5%	14.3%
American Indian or Alaska Native	139	0.1%	217	0.2%	232	0.2%	265	0.2%	56.1%	14.5%
Asian	674	0.7%	1,331	1.2%	1,477	1.2%	1,647	1.2%	97.5%	11.5%
Other Race	868	1.0%	2,265	2.0%	2,567	2.1%	2,911	2.1%	161.0%	13.4%
Two or More Races			1,779	1.6%	1,953	1.6%	2,170	1.6%		11.1%
Hispanic Ethnicity	3,370	3.7%	8,628	7.7%	13,224	10.7%	20,034	14.5%	156.0%	51.5%
Not Hispanic or Latino	87,412	96.3%	102,899	92.3%	109,888	89.3%	117,720	85.5%	17.7%	7.1%

Households by Income



In 2004 the predominant household income category in this study area is **\$50K - \$75K**, and the income group that is least represented in this geography is **\$150K +**.

HH Income Categories	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
	Count	%	Count	%	Count	%	Count	%	1990 to 2000	2004 to 2009
\$0 - \$15,000	7,075	17.4%	6,495	12.7%	6,801	11.9%	7,098	11.0%	-8.2%	4.4%
\$15,000 - \$24,999	8,247	20.2%	7,551	14.8%	7,330	12.8%	6,593	10.2%	-8.4%	-10.1%
\$25,000 - \$34,999	7,932	19.5%	7,504	14.7%	7,904	13.8%	8,541	13.2%	-5.4%	8.1%
\$35,000 - \$49,999	7,526	18.5%	9,497	18.6%	10,334	18.0%	10,364	16.0%	26.2%	0.3%
\$50,000 - \$74,999	5,768	14.2%	9,948	19.5%	11,443	20.0%	13,208	20.4%	205.6%	15.4%
\$75,000 - \$99,999	1,827	4.5%	4,188	8.2%	5,533	9.7%	7,617	11.8%	129.2%	37.7%
\$100,000 - \$149,999	1,407	3.5%	3,440	6.7%	4,665	8.1%	6,574	10.2%	144.5%	40.9%
\$150,000 +	979	2.4%	2,521	4.9%	3,243	5.7%	4,739	7.3%	157.5%	46.1%
Average Hhld Income	\$41,711		\$57,235		\$60,849		\$63,682		37.2%	4.7%
Median Hhld Income	\$31,278		\$40,810		\$44,166		\$49,707		30.5%	12.5%
Per Capita Income	\$18,864		\$26,246		\$28,631		\$30,259		39.1%	5.7%

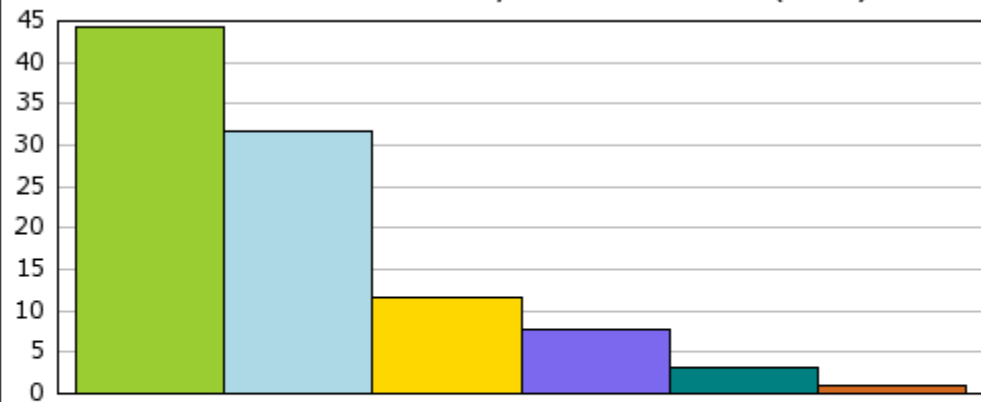
Demographic Snapshot Summary Report with Charts

Household Income (2004)



Under \$15k 11.9%	\$25k-\$35k 13.8%	\$50k-\$75k 20.0%	\$100k-\$150k 8.1%
\$15k-\$25k 12.8%	\$35k-\$50k 18.0%	\$75k-\$100k 9.7%	\$150k+ 5.7%

Percent of Households by Persons Per HH (2004)



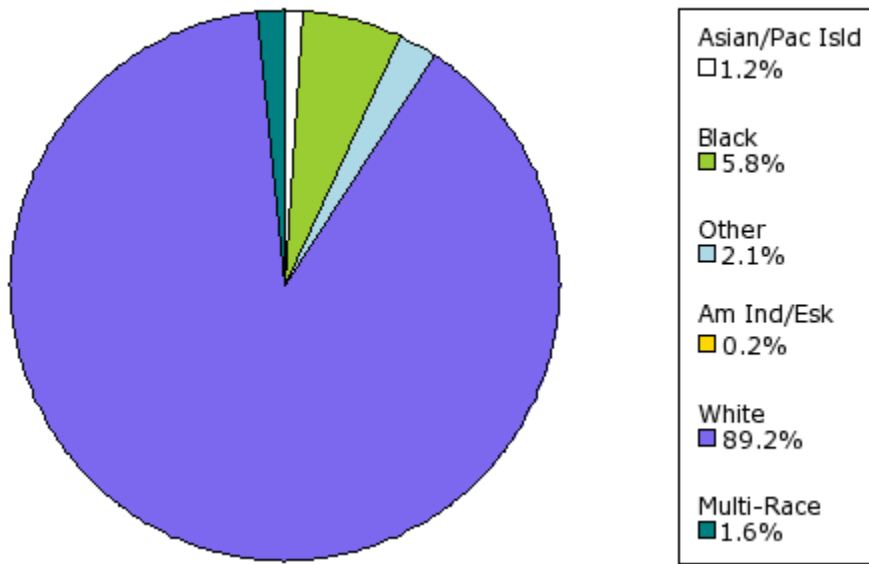
2 People per Household	4 People per Household
1 Person per Household	5 People per Household
3 People per Household	6+ People per Household

Population by Age (2004)

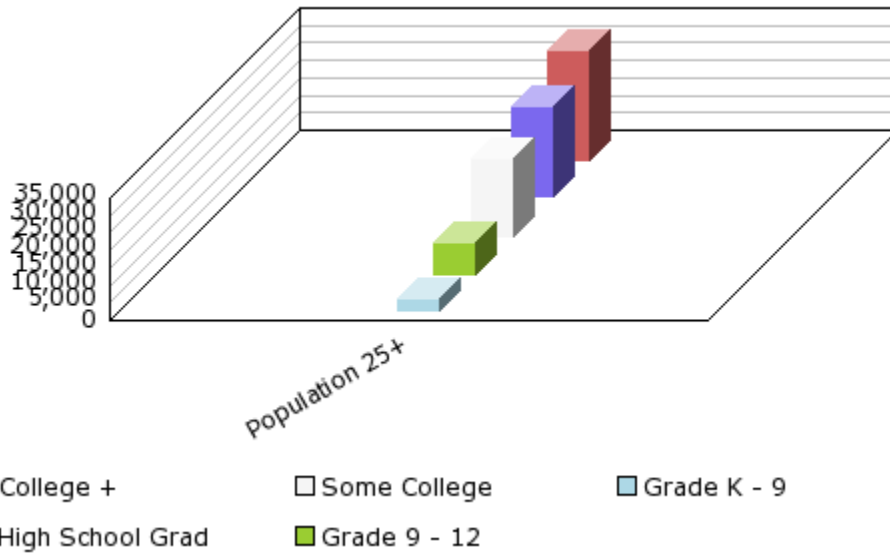


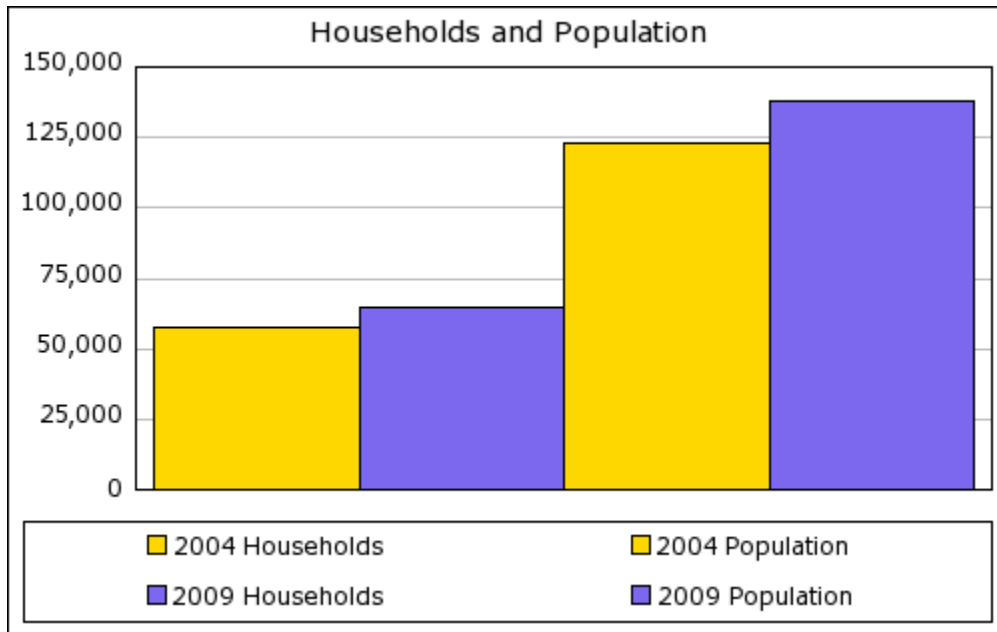
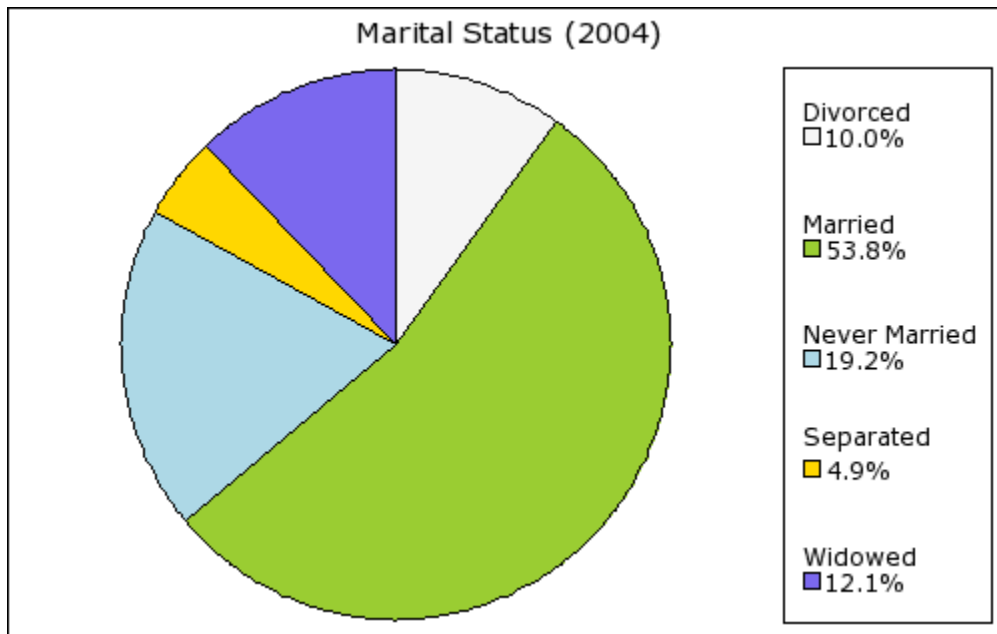
Under 5 5.1%	20 to 24 5.4%	35 to 44 12.2%	55 to 64 12.0%
5 to 19 14.6%	25 to 34 10.6%	45 to 54 13.1%	65+ 27.0%

Population by Race (2004)



Education (2004)





Demographic Detail Summary Report

Population Demographics

					Percent Change	
	1990 Census	2000 Census	2004 Estimate	2009 Projection	1990 to 2000	2004 to 2009
Total Population	90,782	111,527	123,113	137,754	22.9%	11.9%
Population Density (Pop/Sq Mi)	1,155.9	1,420.0	1,567.5	1,753.9	22.9%	11.9%
Total Households	40,749	51,144	57,254	64,733	25.5%	13.1%

Population by Gender:

	1990	%	2000	%	2004	%	2009	%	1990 to 2000	2004 to 2009
Male	42,967	47.3%	53,452	47.9%	59,278	48.1%	66,577	48.3%	24.4%	12.3%
Female	47,815	52.7%	58,075	52.1%	63,835	51.9%	71,177	51.7%	21.5%	11.5%

Population by Race/Ethnicity

Percent Change

	1990 Census		2000 Census		2004 Estimate		2009 Projection		1990 to 2000	2004 to 2009
White	86,639	95.4%	99,691	89.4%	109,771	89.2%	122,630	89.0%	15.1%	11.7%
Black	2,463	2.7%	6,244	5.6%	7,114	5.8%	8,130	5.9%	153.5%	14.3%
American Indian or Alaska Native	139	0.1%	217	0.2%	232	0.2%	265	0.2%	56.1%	14.5%
Asian	674	0.7%	1,331	1.2%	1,477	1.2%	1,647	1.2%	97.5%	11.5%
Some Other Race	868	1.0%	2,265	2.0%	2,567	2.1%	2,911	2.1%	161.0%	13.4%
Two or More Races			1,779	1.6%	1,953	1.6%	2,170	1.6%		11.1%
Hispanic Ethnicity	3,370	3.7%	8,628	7.7%	13,224	10.7%	20,034	14.5%	156.0%	51.5%
Not Hispanic or Latino	87,412	96.3%	102,899	92.3%	109,888	89.3%	117,720	85.5%	17.7%	7.1%

Population by Age

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
								1990 to 2000	2004 to 2009	
0 to 4	4,470	4.9%	5,224	4.7%	6,237	5.1%	7,174	5.2%	16.9%	15.0%
5 to 14	7,883	8.7%	10,305	9.2%	11,780	9.6%	13,216	9.6%	30.7%	12.2%
15 to 19	4,431	4.9%	5,003	4.5%	6,150	5.0%	7,279	5.3%	12.9%	18.4%
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55 to 64	10,865	12.0%	13,520	12.1%	14,808	12.0%	16,539	12.0%	24.4%	11.7%
65 to 74	14,118	15.6%	15,206	13.6%	14,718	12.0%	15,705	11.4%	7.7%	6.7%
75 to 84	7,945	8.8%	11,980	10.7%	13,014	10.6%	14,612	10.6%	50.8%	12.3%
85+	1,917	2.1%	3,920	3.5%	5,497	4.5%	6,543	4.8%	104.5%	19.0%

Median Age:

Total Population	43.9	47.2	46.6	46.7
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Households by Income

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
								1990 to 2000	2004 to 2009	
\$0 - \$15,000	7,075	17.4%	6,495	12.7%	6,801	11.9%	7,098	11.0%	-8.2%	4.4%
\$15,000 - \$24,999	8,247	20.2%	7,551	14.8%	7,330	12.8%	6,593	10.2%	-8.4%	-10.1%
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\$150,000 +	979	2.4%	2,521	4.9%	3,243	5.7%	4,739	7.3%	157.5%	46.1%
Average Hhld Income	\$41,711		\$57,235		\$60,849		\$63,682		37.2%	4.7%
Median Hhld Income	\$31,278		\$40,810		\$44,166		\$49,707		30.5%	12.5%
Per Capita Income	\$18,864		\$26,246		\$28,631		\$30,259		39.1%	5.7%

Employment and Business

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
								1990 to 2000	2004 to 2009	
Age 16 + Population	77,634		94,950		103,836		115,881		22.3%	11.6%
In Labor Force	43,488	56.0%	50,806	53.5%	55,172	53.1%	61,221	52.8%	16.8%	11.0%
Employed	41,709	95.9%	48,783	96.0%	53,018	96.1%	58,846	96.1%	17.0%	11.0%
Unemployed	1,707	3.9%	1,991	3.9%	2,116	3.8%	2,332	3.8%	16.7%	10.2%

In Armed Forces	69	0.1%	32	0.1%	38	0.1%	43	0.1%	-53.9%	13.4%
Not In Labor Force	34,147	44.0%	44,144	46.5%	48,664	46.9%	54,660	47.2%	29.3%	12.3%
Number of Employees (Daytime Pop)	84,535									
Number of Establishments	9,318									
Emp in Blue Collar Occupations			17,193	35.2%						
Emp in White Collar Occupations			31,590	64.8%						

Housing Units

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
									1990 to 2000	2004 to 2009
Total Housing Units	50,543		62,039		69,528		78,821		22.7%	13.4%
Owner Occupied	26,903	53.2%	35,163	56.7%	40,562	58.3%	47,451	60.2%	30.7%	17.0%
Renter Occupied	13,846	27.4%	15,981	25.8%	16,692	24.0%	17,283	21.9%	15.4%	3.5%
Vacant	9,793	19.4%	10,895	17.6%	12,275	17.7%	14,087	17.9%	11.3%	14.8%

Vehicles Available

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
									1990 to 2000	2004 to 2009
Average Vehicles Per Household	1.60		1.20		1.50		1.70		-21.5%	13.8%
0 Vehicles Available	2,135	4.8%	3,346	6.5%	3,686	6.4%	4,015	6.2%	56.7%	8.9%
1 Vehicle Available	19,043	42.5%	24,630	48.2%	27,681	48.4%	31,290	48.3%	29.3%	13.0%
2+ Vehicles Available	23,618	52.7%	23,168	45.3%	25,887	45.2%	29,428	45.5%	-1.9%	13.7%

Marital Status

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
									1990 to 2000	2004 to 2009
Age 15+ Population	78,426		95,999		105,064		117,323		22.4%	11.7%
Married, Spouse Present	47,335	60.4%	51,919	54.1%	56,530	53.8%	61,615	52.5%	9.7%	9.0%
Married, Spouse Absent	1,138	1.5%	4,281	4.5%	5,132	4.9%	6,967	5.9%	276.1%	35.8%
Divorced	7,938	10.1%	11,444	11.9%	10,523	10.0%	11,212	9.6%	44.2%	6.5%
Widowed	7,572	9.7%	9,908	10.3%	12,705	12.1%	14,940	12.7%	30.8%	17.6%
Never Married	14,445	18.4%	18,445	19.2%	20,175	19.2%	22,588	19.3%	27.7%	12.0%

Educational Attainment

	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change	
									1990 to 2000	2004 to 2009
Age 25+ Population	68,534		85,775		92,290		102,073		25.2%	-2.8%
Grade K - 8	3,291	4.8%	2,531	3.0%	3,578	3.9%	4,073	4.0%	-23.1%	13.8%
Grade 9 - 12	8,060	11.8%	8,558	10.0%	9,223	10.0%	10,204	10.0%	6.2%	10.6%
High School Graduate	21,313	31.1%	24,052	28.0%	25,868	28.0%	28,473	27.9%	12.9%	10.1%
Some College, No Degree	15,895	23.2%	20,805	24.3%	22,299	24.2%	24,574	24.1%	30.9%	10.2%
Associates Degree	4,248	6.2%	5,721	6.7%	6,064	6.6%	6,649	6.5%	34.7%	9.6%
Bachelor's Degree	10,314	15.1%	14,985	17.5%	16,143	17.5%	17,926	17.6%	45.3%	11.0%

Graduate Degree	5,417	7.9%	8,427	9.8%	9,116	9.9%	10,174	10.0%	55.6%	11.6%
No Schooling Completed			696	0.8%						

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.

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