

**2.21 Acre Corner on Lee Blvd**

3507 Lee Blvd

1, 3, 5 mile radii : 3507 LEE BLVD, LEHIGH ACRES, FL 33971

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## Demographic Snapshot Report

	1 Miles:	3 Miles:	5 Miles:
<b>2002 Population:</b>			
Total Population	1,752	12,638	31,762
Male Population	876	6,097	15,443
Percent Male	50.0%	48.2%	48.6%
Female Population	876	6,541	16,318
Percent Female	50.0%	51.8%	51.4%
Median Age	31	36	38
Employees	763	4,425	8,133
<b>Income:</b>			
Median HH Income	\$40,892	\$37,349	\$38,035
Per Capita Income	\$19,613	\$17,037	\$19,374
Average HH Income	\$64,426	\$46,464	\$51,439
<b>Households:</b>			
Total Households	533	4,619	11,868
Average Household Size	3.24	2.69	2.64
<b>Race:</b>			
White	84.4%	86.1%	86.6%
Black	9.9%	8.8%	8.4%
American Indian, Eskimo, Aleut	0.9%	0.4%	0.3%
Asian or Pacific Islander	1.8%	1.0%	0.9%
Other	2.9%	3.7%	3.7%
<b>Ethnicity:</b>			
Hispanic	15.7%	15.0%	13.7%
Non-Hispanic	84.3%	85.0%	86.3%

## **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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