

**Office Condo for Sale – Banyan Creek Professional Center**

12851 Banyan Creek

1, 3, 5 mile radii : 12851 BANYAN CREEK, FORT MYERS, FL 33908

Prepared By:

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## Demographic Snapshot Report

	1 Miles:	3 Miles:	5 Miles:
<b>2003 Population:</b>			
Total Population	1,588	19,878	62,541
Male Population	49.4%	47.3%	47.3%
Female Population	50.6%	52.7%	52.7%
Median Age	54.0	59.0	57.2
Population Density (per sq. mi.)	505.4	703.1	796.3
Employees	326	8,939	36,069
Establishments	35	958	4,199
<b>Income:</b>			
Median HH Income	\$57,852	\$41,727	\$42,870
Per Capita Income	\$45,165	\$30,428	\$33,191
Average HH Income	\$93,544	\$62,386	\$65,682
<b>Households:</b>			
Total Households	860	9,731	31,483
Average Household Size	2.07	2.00	1.96
Household Growth 1990 – 2000	259.83%	68.24%	35.10%
<b>Housing:</b>			
Owner Occupied Housing Units	56.3%	57.9%	56.1%
Renter Occupied Housing Units	9.5%	8.5%	11.5%
Vacant Housing Units	34.1%	33.7%	32.5%
<b>Race:</b>			
White	95.1%	92.5%	95.4%
Black	1.6%	3.8%	1.8%
American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian or Pacific Islander	0.8%	0.5%	0.6%
Other	0.6%	2.0%	1.1%
<b>Ethnicity:</b>			
Hispanic	4.1%	9.3%	6.4%
Non-Hispanic	95.9%	90.7%	93.6%

## **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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