

**For Lease**

11390 Summerlin Square Drive

1, 3, 5 mile radii : 11390 SUMMERLIN SQUARE DR, FORT MYERS BEACH, FL  
33931

Prepared By:

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RE/MAX Realty Group

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## Demographic Snapshot Report

	1 Miles:	3 Miles:	5 Miles:
<b>2003 Population:</b>			
Total Population	4,378	25,489	57,875
Male Population	47.9%	48.2%	47.4%
Female Population	52.1%	51.8%	52.6%
Median Age	65.7	58.7	57.3
Population Density (per sq. mi.)	1,393.6	901.5	736.9
Employees	1,711	12,099	24,966
Establishments	291	1,467	3,065
<b>Income:</b>			
Median HH Income	\$34,146	\$40,758	\$42,396
Per Capita Income	\$23,489	\$33,846	\$32,971
Average HH Income	\$42,596	\$68,310	\$65,197
<b>Households:</b>			
Total Households	2,401	12,764	29,340
Average Household Size	1.80	1.97	1.95
Household Growth 1990 – 2000	36.96%	47.38%	32.35%
<b>Housing:</b>			
Owner Occupied Housing Units	49.8%	51.0%	54.8%
Renter Occupied Housing Units	6.7%	10.1%	12.9%
Vacant Housing Units	43.5%	39.0%	32.3%
<b>Race:</b>			
White	97.0%	93.6%	95.2%
Black	0.7%	3.0%	1.8%
American Indian, Eskimo, Aleut	0.1%	0.2%	0.1%
Asian or Pacific Islander	0.3%	0.5%	0.6%
Other	1.2%	1.8%	1.2%
<b>Ethnicity:</b>			
Hispanic	7.0%	8.3%	6.8%
Non-Hispanic	93.0%	91.7%	93.2%

## **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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