

**Midpoint Professional Center**

4755 Summerlin Rd.

1, 3, 5 mile radii : 4755 SUMMERLIN RD, FORT MYERS, FL 33919

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## Demographic Snapshot Report

	1 Miles:	3 Miles:	5 Miles:
<b>2003 Population:</b>			
Total Population	11,056	55,449	143,515
Male Population	47.7%	48.7%	48.0%
Female Population	52.3%	51.3%	52.0%
Median Age	37.5	39.8	43.8
Population Density (per sq. mi.)	3,519.2	1,961.1	1,827.3
Employees	8,335	55,358	106,671
Establishments	1,046	5,201	11,197
<b>Income:</b>			
Median HH Income	\$42,701	\$39,669	\$41,149
Per Capita Income	\$27,047	\$25,249	\$24,180
Average HH Income	\$62,202	\$57,187	\$54,995
<b>Households:</b>			
Total Households	4,796	24,403	63,464
Average Household Size	2.24	2.20	2.23
Household Growth 1990 – 2000	12.90%	7.61%	16.41%
<b>Housing:</b>			
Owner Occupied Housing Units	49.2%	47.3%	57.6%
Renter Occupied Housing Units	41.6%	41.6%	29.2%
Vacant Housing Units	9.2%	11.0%	13.1%
<b>Race:</b>			
White	88.1%	80.3%	81.3%
Black	6.3%	12.1%	13.0%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.3%
Asian or Pacific Islander	1.4%	1.3%	1.1%
Other	2.5%	3.5%	2.5%
<b>Ethnicity:</b>			
Hispanic	10.7%	13.0%	10.1%
Non-Hispanic	89.3%	87.0%	89.9%

## **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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