



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

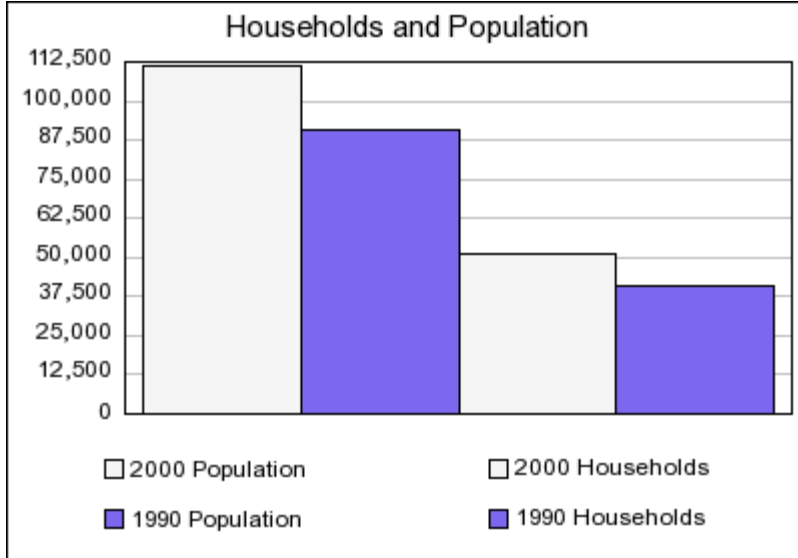
City: Villas CDP Pop: 12,566

County: Lee County Pop: 491,083

Zip: 33907 Fort Myers Pop: 21,585

## Executive Summary Report with Charts

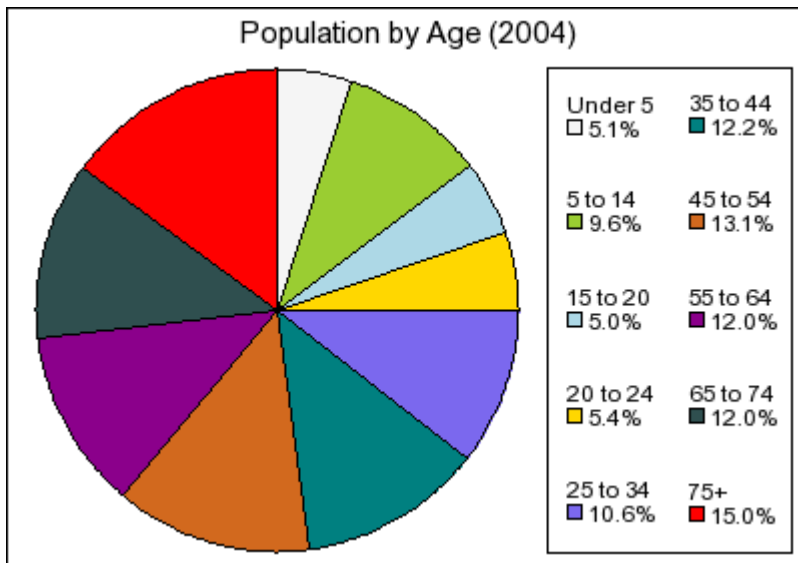
### Population Demographics



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.

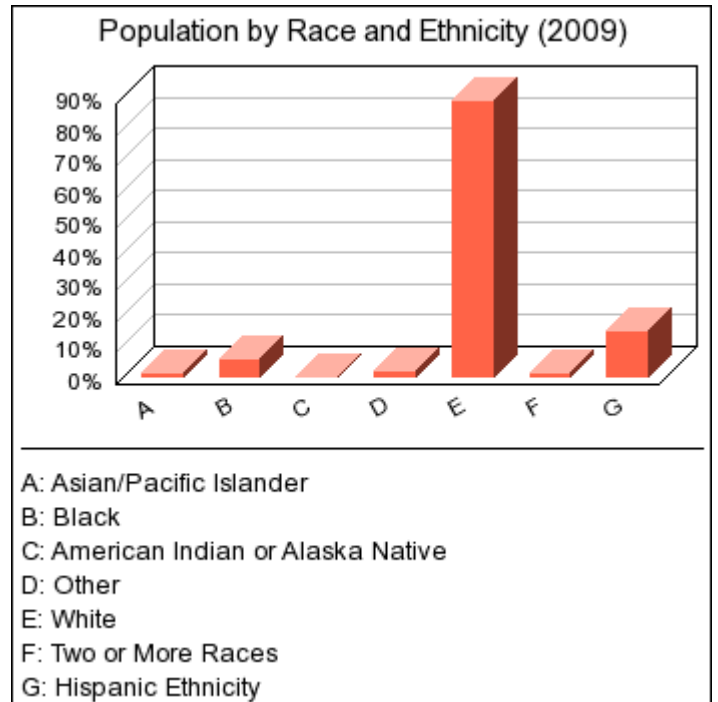
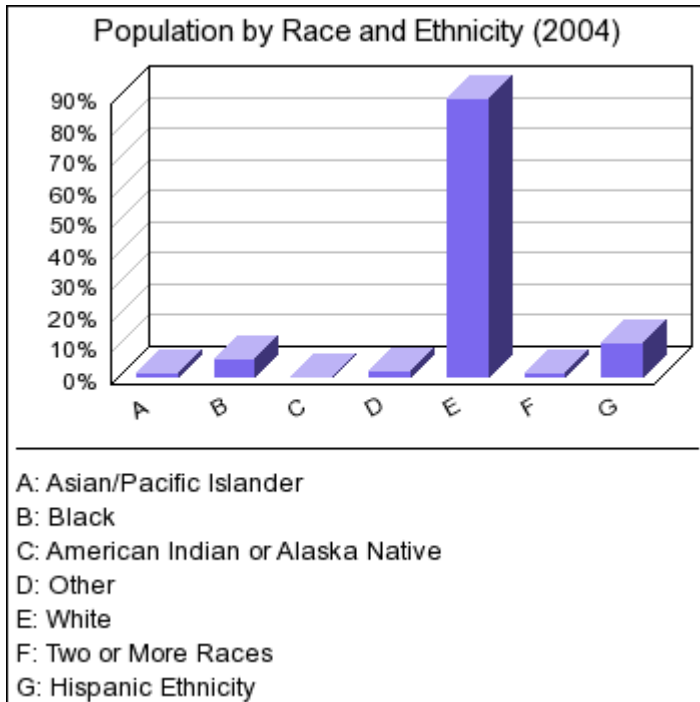
In 2004, females represented **51.9%** of the population with a median age of **48.8** and males represented **48.1%** of the population with a median age of **44.3** years.

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%

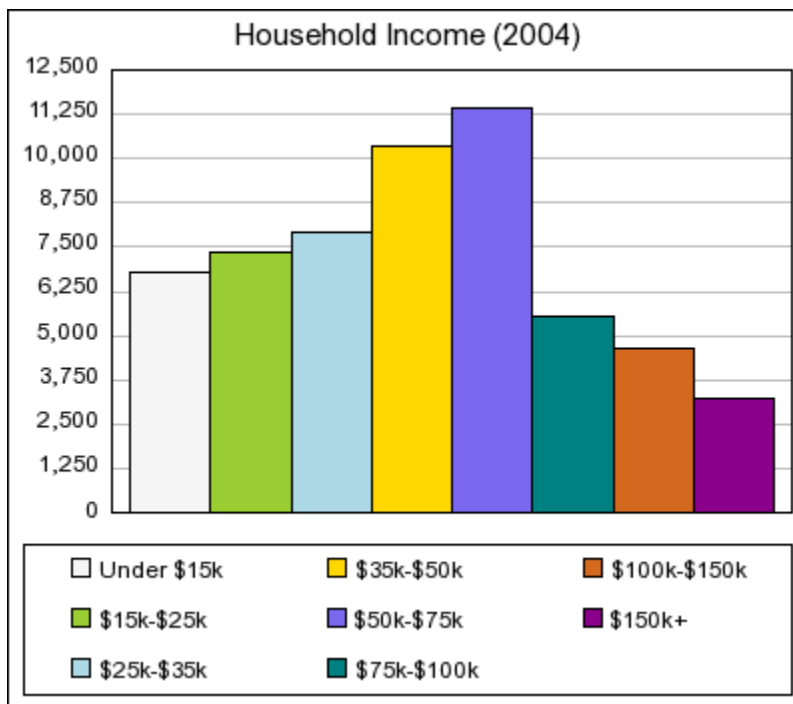
**Population by Race/Ethnicity**



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%

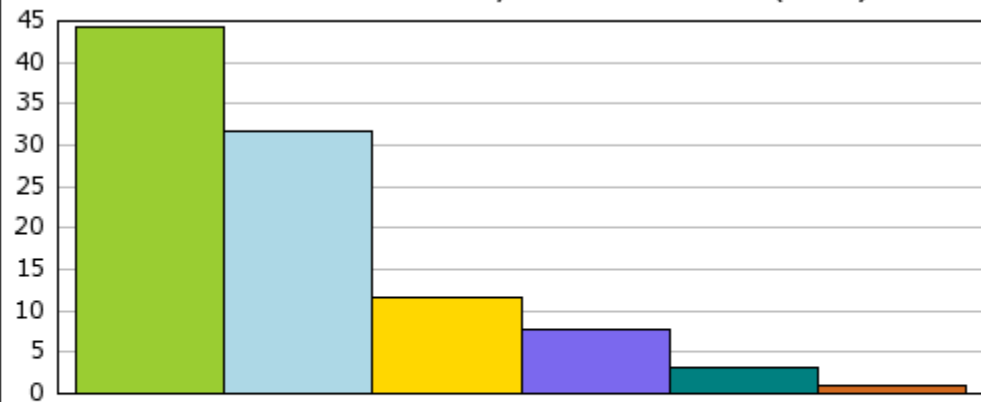
## Demographic Snapshot Summary Report with Charts

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)



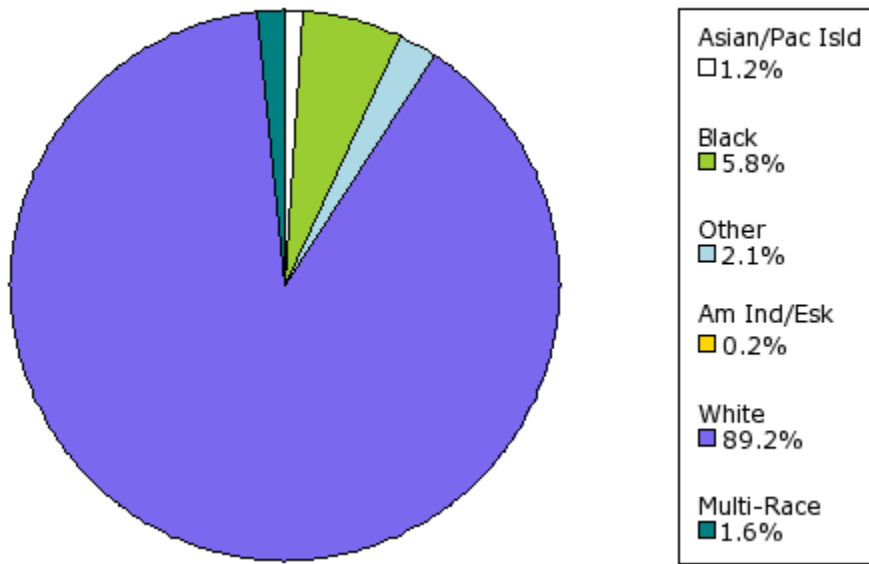
2 People per Household	4 People per Household
1 Person per Household	5 People per Household
3 People per Household	6+ People per Household

Population by Age (2004)

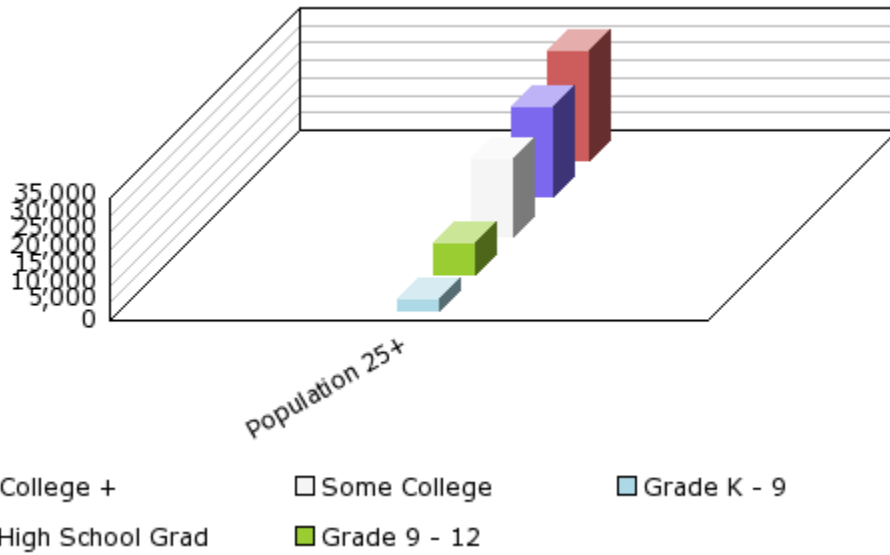


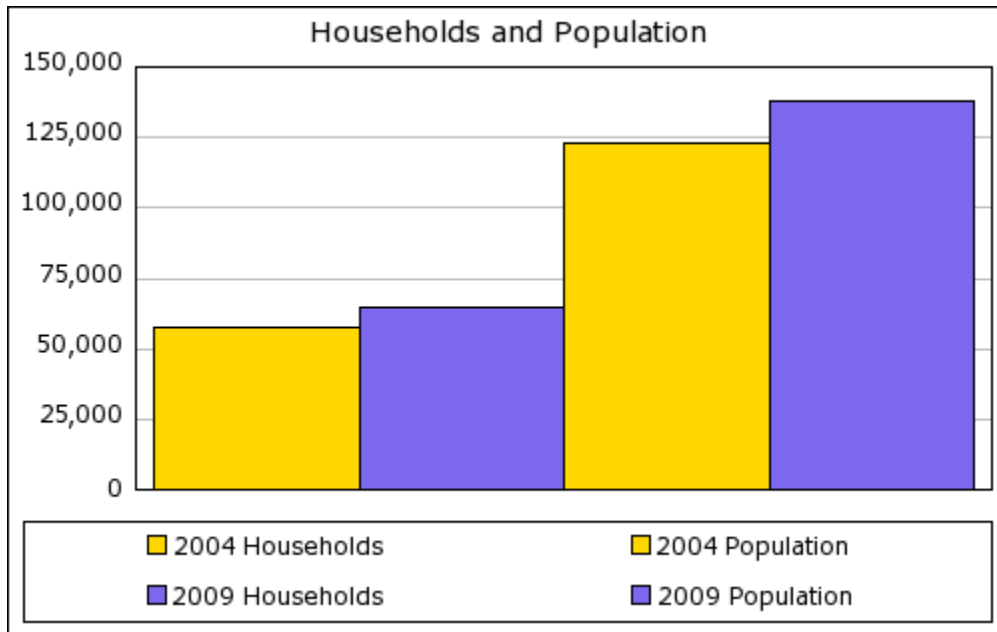
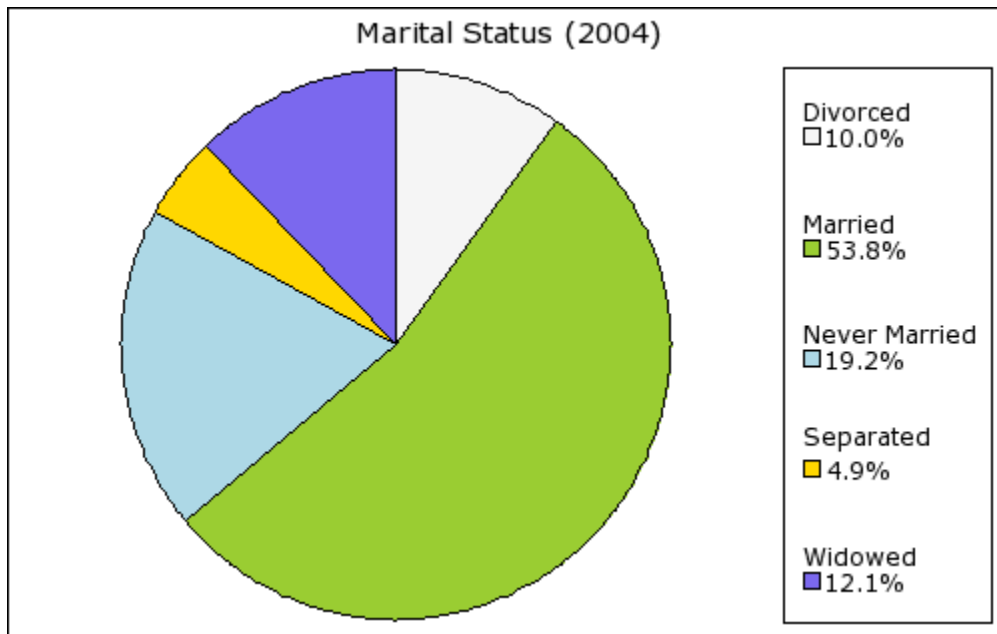
Under 5 5.1%	20 to 24 5.4%	35 to 44 12.2%	55 to 64 12.0%
5 to 19 14.6%	25 to 34 10.6%	45 to 54 13.1%	65+ 27.0%

Population by Race (2004)



Education (2004)





## Demographic Detail Summary Report

### Population Demographics

					<b>Percent Change</b>	
	<b>1990 Census</b>	<b>2000 Census</b>	<b>2004 Estimate</b>	<b>2009 Projection</b>	<b>1990 to 2000</b>	<b>2004 to 2009</b>
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	1990 %	2000	2000 %	2004	2004 %	2009	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**

	<b>1990 Census</b>		<b>2000 Census</b>		<b>2004 Estimate</b>		<b>2009 Projection</b>		<b>1990 to 2000</b>	<b>2004 to 2009</b>
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

	<b>1990 Census</b>		<b>2000 Census</b>		<b>2004 Estimate</b>		<b>2009 Projection</b>		<b>Percent Change</b>	
								<b>1990 to 2000</b>	<b>2004 to 2009</b>	
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 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

	<b>1990 Census</b>		<b>2000 Census</b>		<b>2004 Estimate</b>		<b>2009 Projection</b>		<b>Percent Change</b>	
								<b>1990 to 2000</b>	<b>2004 to 2009</b>	
\$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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\$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%
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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

	<b>1990 Census</b>		<b>2000 Census</b>		<b>2004 Estimate</b>		<b>2009 Projection</b>		<b>Percent Change</b>	
								<b>1990 to 2000</b>	<b>2004 to 2009</b>	
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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