

## Demographic and Income Profile

10581 Ben C Pratt Six Mile Cypress Pkwy, Fort Myers, Florida,  
Ring: 2 mile radius

Prepared by Michael J. Frye, CCIM (239)

Latitude: 26.59098  
Longitude: -81.81460

Summary	Census 2010	Census 2020	2023	2028
Population	10,582	18,726	23,787	24,996
Households	4,757	8,658	10,757	11,316
Families	3,073	5,364	6,432	6,670
Average Household Size	2.20	2.14	2.20	2.19
Owner Occupied Housing Units	2,725	5,235	6,417	6,573
Renter Occupied Housing Units	2,030	3,423	4,340	4,743
Median Age	42.1	46.7	43.6	43.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.00%	0.63%	0.30%
Households	1.02%	0.77%	0.49%
Families	0.73%	0.74%	0.44%
Owner HHs	0.48%	0.93%	0.66%
Median Household Income	1.91%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	713	6.6%	688	6.1%
\$15,000 - \$24,999	535	5.0%	447	4.0%
\$25,000 - \$34,999	733	6.8%	611	5.4%
\$35,000 - \$49,999	1,260	11.7%	1,106	9.8%
\$50,000 - \$74,999	1,988	18.5%	2,143	18.9%
\$75,000 - \$99,999	1,355	12.6%	1,448	12.8%
\$100,000 - \$149,999	1,963	18.2%	2,238	19.8%
\$150,000 - \$199,999	725	6.7%	919	8.1%
\$200,000+	1,484	13.8%	1,715	15.2%

Median Household Income	\$77,126	\$84,768
Average Household Income	\$118,082	\$131,210
Per Capita Income	\$53,880	\$59,954

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	632	6.0%	780	4.2%	1,261	5.3%	1,371	5.5%
5 - 9	561	5.3%	782	4.2%	1,293	5.4%	1,358	5.4%
10 - 14	525	5.0%	801	4.3%	1,279	5.4%	1,335	5.3%
15 - 19	485	4.6%	789	4.2%	1,178	5.0%	1,231	4.9%
20 - 24	624	5.9%	1,245	6.6%	1,287	5.4%	1,342	5.4%
25 - 34	1,542	14.6%	2,589	13.8%	2,992	12.6%	3,040	12.2%
35 - 44	1,304	12.3%	2,046	10.9%	2,993	12.6%	3,214	12.9%
45 - 54	1,316	12.4%	2,001	10.7%	2,569	10.8%	2,709	10.8%
55 - 64	1,553	14.7%	2,581	13.8%	3,176	13.4%	2,928	11.7%
65 - 74	1,454	13.7%	3,108	16.6%	3,498	14.7%	3,542	14.2%
75 - 84	471	4.5%	1,679	9.0%	1,802	7.6%	2,317	9.3%
85+	116	1.1%	325	1.7%	456	1.9%	610	2.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,346	78.9%	13,184	70.4%	16,431	69.1%	16,572	66.3%
Black Alone	1,059	10.0%	1,425	7.6%	1,867	7.8%	2,101	8.4%
American Indian Alone	30	0.3%	38	0.2%	67	0.3%	78	0.3%
Asian Alone	316	3.0%	774	4.1%	993	4.2%	1,114	4.5%
Pacific Islander Alone	8	0.1%	5	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	538	5.1%	1,032	5.5%	1,416	6.0%	1,687	6.7%
Two or More Races	285	2.7%	2,268	12.1%	3,007	12.6%	3,437	13.8%

Hispanic Origin (Any Race)	1,727	16.3%	3,230	17.2%	4,331	18.2%	4,984	19.9%
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**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

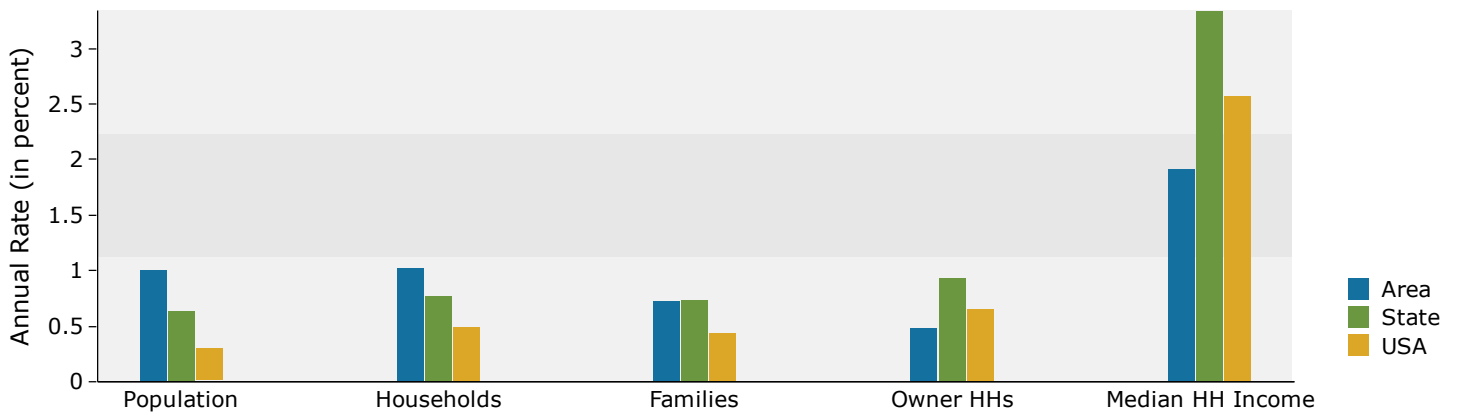
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Ring: 2 mile radius

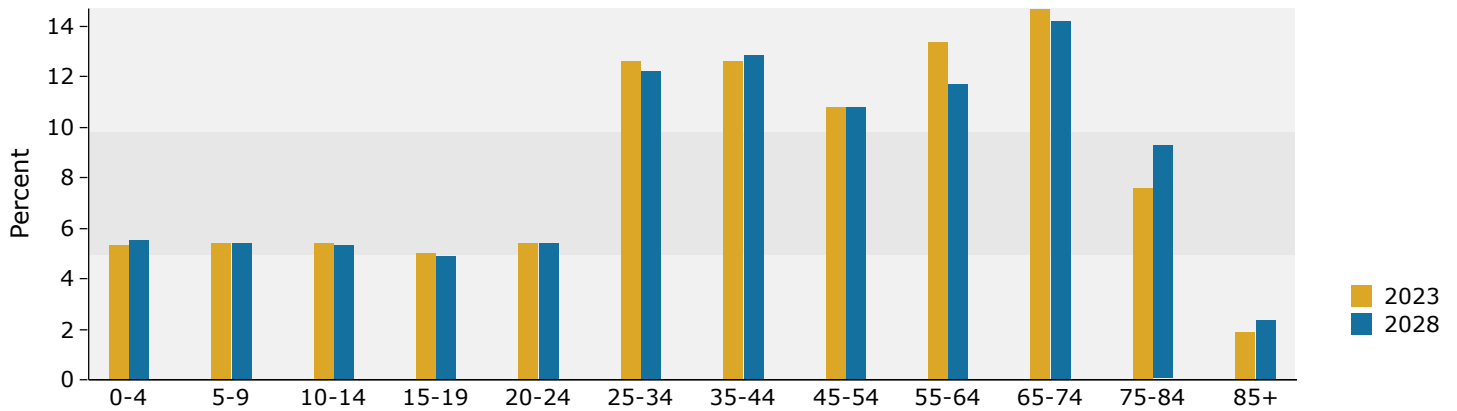
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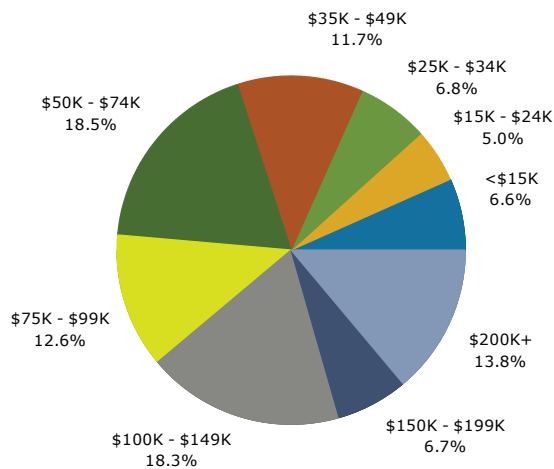
## Trends 2023-2028



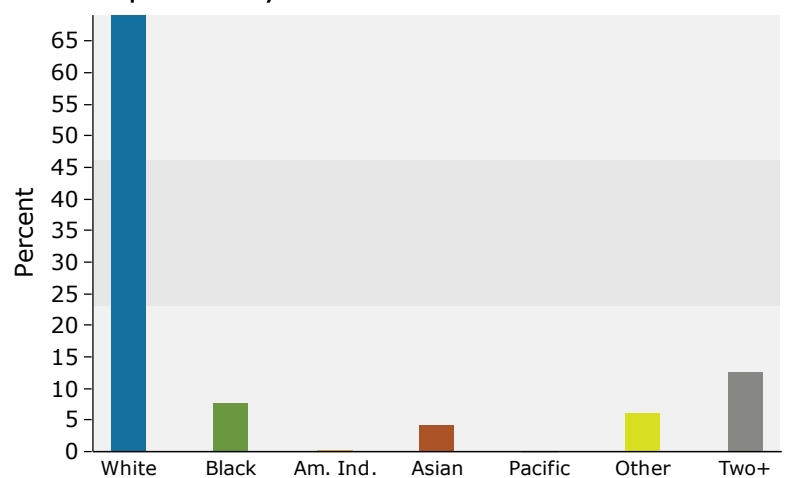
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 18.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## Demographic and Income Profile

10581 Ben C Pratt Six Mile Cypress Pkwy, Fort Myers, Florida,  
Ring: 5 mile radius

Prepared by Michael J. Frye, CCIM (239)

Latitude: 26.59098  
Longitude: -81.81460

Summary	Census 2010	Census 2020	2023	2028
Population	104,903	135,383	147,673	154,834
Households	42,866	56,433	62,491	65,969
Families	26,244	35,207	37,391	39,283
Average Household Size	2.37	2.33	2.30	2.29
Owner Occupied Housing Units	23,428	31,836	36,457	37,337
Renter Occupied Housing Units	19,437	24,597	26,034	28,632
Median Age	38.8	43.3	42.6	43.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.95%	0.63%	0.30%
Households	1.09%	0.77%	0.49%
Families	0.99%	0.74%	0.44%
Owner HHs	0.48%	0.93%	0.66%
Median Household Income	2.92%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	6,798	10.9%	6,408	9.7%
\$15,000 - \$24,999	5,314	8.5%	4,586	7.0%
\$25,000 - \$34,999	5,868	9.4%	5,361	8.1%
\$35,000 - \$49,999	7,088	11.3%	6,597	10.0%
\$50,000 - \$74,999	10,984	17.6%	11,264	17.1%
\$75,000 - \$99,999	7,724	12.4%	8,510	12.9%
\$100,000 - \$149,999	9,219	14.8%	10,977	16.6%
\$150,000 - \$199,999	3,774	6.0%	5,179	7.9%
\$200,000+	5,722	9.2%	7,088	10.7%

Median Household Income	\$61,717	\$71,285
Average Household Income	\$96,900	\$111,392
Per Capita Income	\$41,222	\$47,740

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,926	6.6%	6,911	5.1%	8,166	5.5%	8,745	5.6%
5 - 9	6,397	6.1%	7,369	5.4%	8,210	5.6%	8,352	5.4%
10 - 14	6,082	5.8%	7,283	5.4%	7,979	5.4%	8,175	5.3%
15 - 19	6,418	6.1%	7,285	5.4%	7,668	5.2%	7,726	5.0%
20 - 24	7,174	6.8%	8,145	6.0%	8,652	5.9%	9,090	5.9%
25 - 34	14,434	13.8%	17,616	13.0%	19,581	13.3%	19,339	12.5%
35 - 44	13,379	12.8%	15,656	11.6%	17,545	11.9%	18,692	12.1%
45 - 54	13,681	13.0%	15,042	11.1%	15,782	10.7%	16,044	10.4%
55 - 64	12,772	12.2%	17,852	13.2%	18,291	12.4%	17,389	11.2%
65 - 74	9,804	9.3%	18,803	13.9%	20,393	13.8%	21,195	13.7%
75 - 84	5,563	5.3%	10,014	7.4%	11,339	7.7%	15,064	9.7%
85+	2,273	2.2%	3,405	2.5%	4,065	2.8%	5,023	3.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	70,307	67.0%	79,551	58.8%	87,058	59.0%	89,045	57.5%
Black Alone	22,697	21.6%	23,219	17.2%	24,452	16.6%	26,038	16.8%
American Indian Alone	399	0.4%	745	0.6%	847	0.6%	959	0.6%
Asian Alone	2,056	2.0%	3,432	2.5%	3,967	2.7%	4,502	2.9%
Pacific Islander Alone	80	0.1%	35	0.0%	39	0.0%	44	0.0%
Some Other Race Alone	6,704	6.4%	11,591	8.6%	12,820	8.7%	14,098	9.1%
Two or More Races	2,660	2.5%	16,810	12.4%	18,490	12.5%	20,149	13.0%

Hispanic Origin (Any Race)	19,113	18.2%	30,133	22.3%	33,340	22.6%	35,906	23.2%
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**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

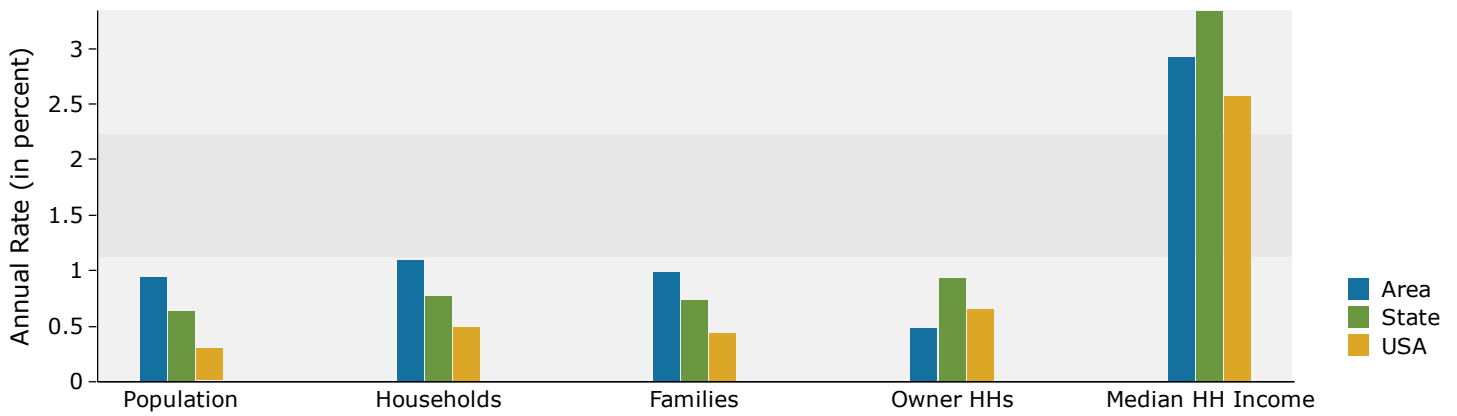
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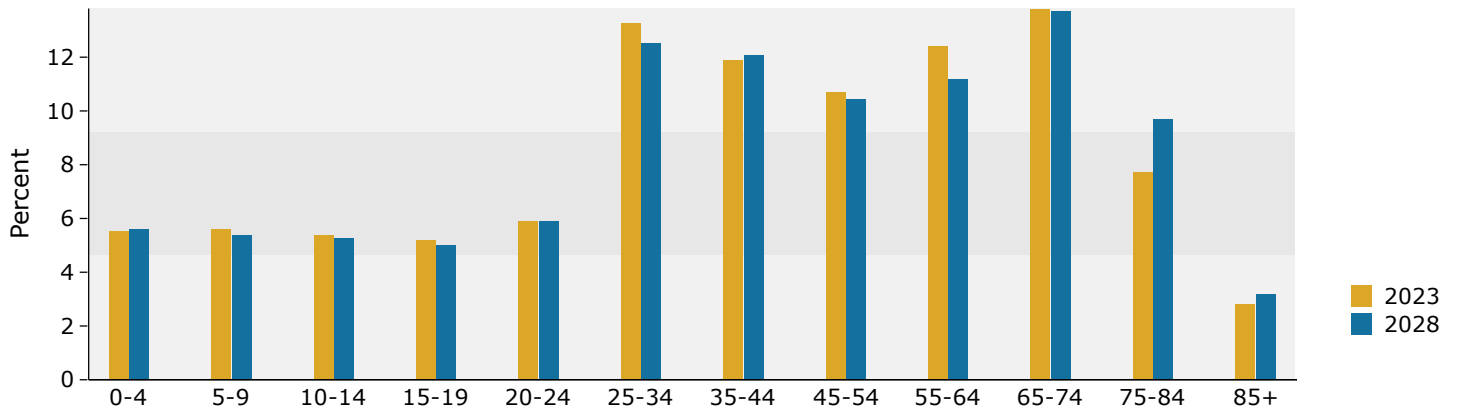
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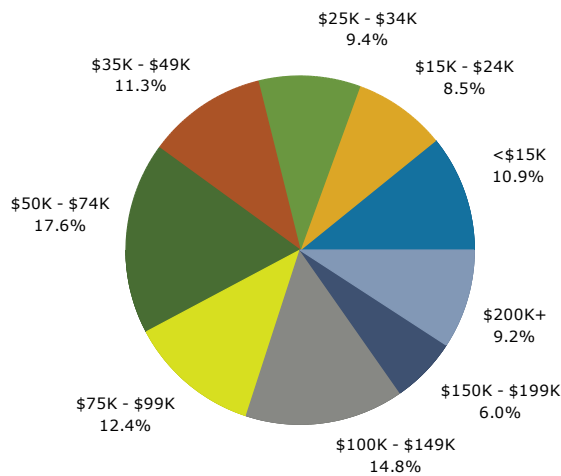
## Trends 2023-2028



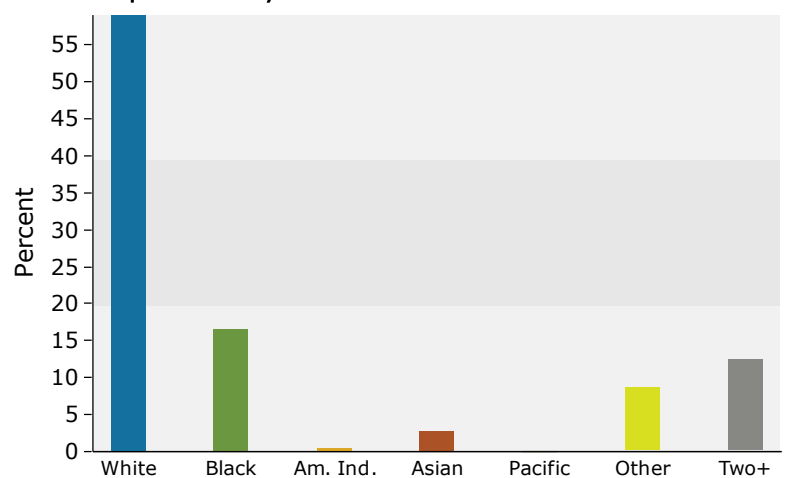
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 22.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## Demographic and Income Profile

10581 Ben C Pratt Six Mile Cypress Pkwy, Fort Myers, Florida,  
Ring: 10 mile radius

Prepared by Michael J. Frye, CCIM (239)

Latitude: 26.59098  
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Summary	Census 2010	Census 2020	2023	2028
Population	355,999	431,512	461,154	476,394
Households	147,566	178,901	192,740	200,461
Families	93,870	114,174	120,061	124,236
Average Household Size	2.36	2.35	2.34	2.32
Owner Occupied Housing Units	98,320	118,403	134,419	139,530
Renter Occupied Housing Units	49,244	60,498	58,321	60,931
Median Age	42.9	46.3	45.8	46.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.65%	0.63%	0.30%
Households	0.79%	0.77%	0.49%
Families	0.69%	0.74%	0.44%
Owner HHs	0.75%	0.93%	0.66%
Median Household Income	3.04%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	19,179	10.0%	17,270	8.6%
\$15,000 - \$24,999	15,700	8.1%	12,931	6.5%
\$25,000 - \$34,999	18,606	9.7%	16,289	8.1%
\$35,000 - \$49,999	21,619	11.2%	19,375	9.7%
\$50,000 - \$74,999	36,874	19.1%	37,625	18.8%
\$75,000 - \$99,999	26,872	13.9%	29,327	14.6%
\$100,000 - \$149,999	29,409	15.3%	35,382	17.7%
\$150,000 - \$199,999	10,202	5.3%	14,362	7.2%
\$200,000+	14,279	7.4%	17,900	8.9%
Median Household Income	\$61,992		\$71,995	
Average Household Income	\$91,919		\$106,543	
Per Capita Income	\$38,504		\$44,910	

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,329	5.7%	20,050	4.6%	22,742	4.9%	24,237	5.1%
5 - 9	19,955	5.6%	21,536	5.0%	23,537	5.1%	23,952	5.0%
10 - 14	20,073	5.6%	22,680	5.3%	23,454	5.1%	24,230	5.1%
15 - 19	21,991	6.2%	25,193	5.8%	24,721	5.4%	24,826	5.2%
20 - 24	21,711	6.1%	26,482	6.1%	25,957	5.6%	26,189	5.5%
25 - 34	40,941	11.5%	48,653	11.3%	55,819	12.1%	54,477	11.4%
35 - 44	42,108	11.8%	45,395	10.5%	50,669	11.0%	55,412	11.6%
45 - 54	47,995	13.5%	48,111	11.1%	48,933	10.6%	48,000	10.1%
55 - 64	47,233	13.3%	61,534	14.3%	61,387	13.3%	56,593	11.9%
65 - 74	39,376	11.1%	63,958	14.8%	68,845	14.9%	70,456	14.8%
75 - 84	24,530	6.9%	35,860	8.3%	40,596	8.8%	50,503	10.6%
85+	9,758	2.7%	12,061	2.8%	14,493	3.1%	17,517	3.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	281,559	79.1%	285,792	66.2%	302,154	65.5%	304,661	64.0%
Black Alone	39,097	11.0%	43,548	10.1%	46,732	10.1%	49,355	10.4%
American Indian Alone	1,370	0.4%	2,669	0.6%	2,998	0.7%	3,324	0.7%
Asian Alone	5,550	1.6%	8,580	2.0%	9,725	2.1%	10,788	2.3%
Pacific Islander Alone	217	0.1%	159	0.0%	172	0.0%	182	0.0%
Some Other Race Alone	20,153	5.7%	35,512	8.2%	39,131	8.5%	42,793	9.0%
Two or More Races	8,053	2.3%	55,253	12.8%	60,243	13.1%	65,290	13.7%
Hispanic Origin (Any Race)	67,279	18.9%	101,679	23.6%	111,534	24.2%	119,229	25.0%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

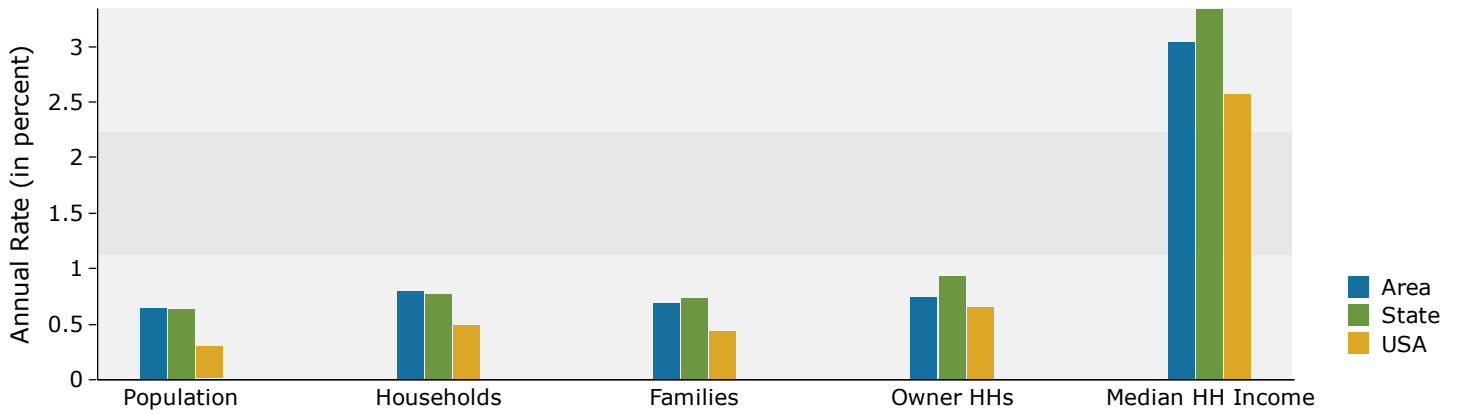
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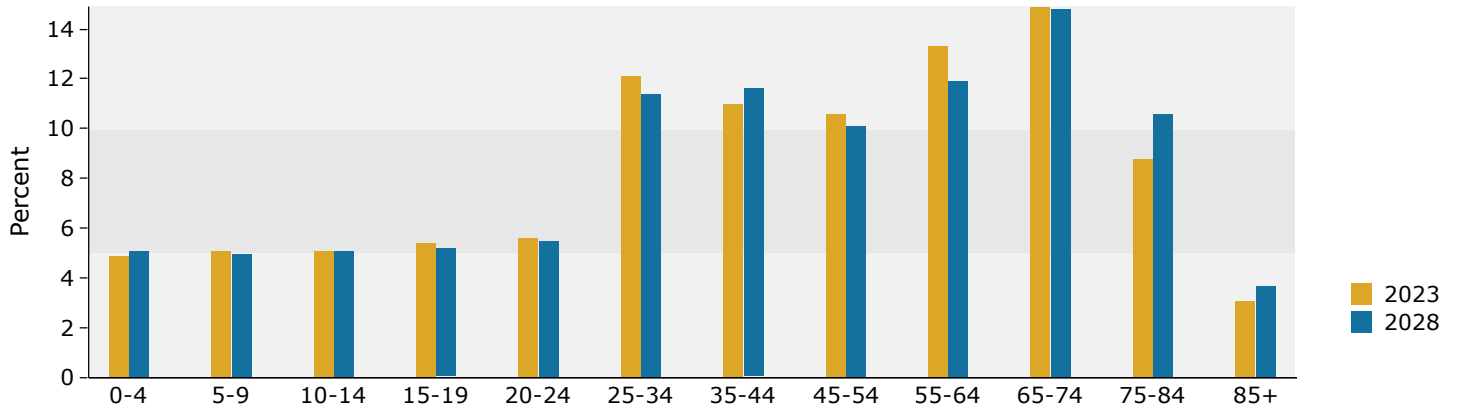
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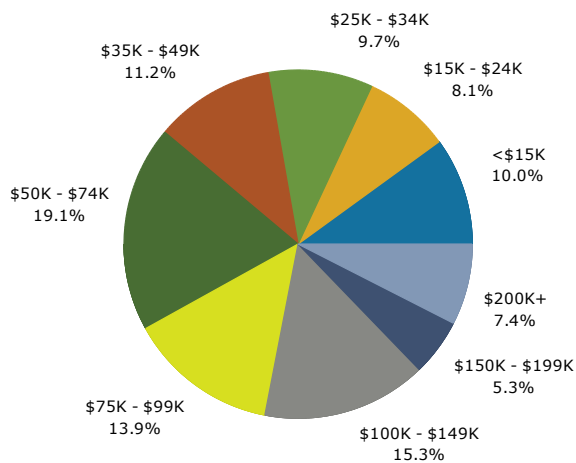
## Trends 2023-2028



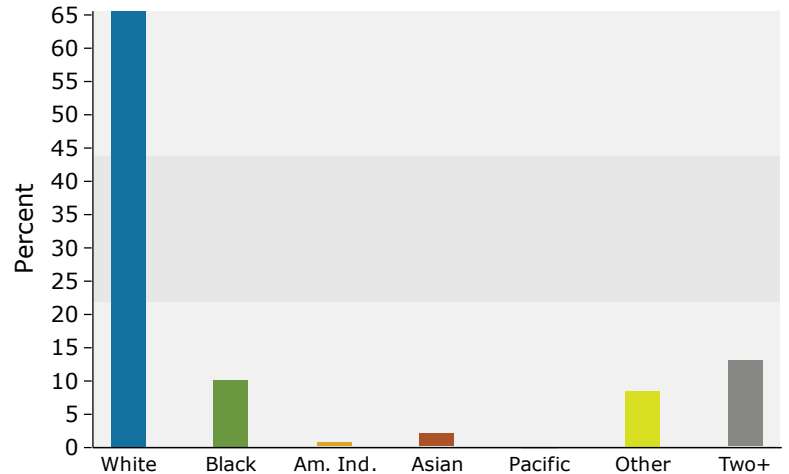
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 24.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.