



Executive Summary

10581 Ben C Pratt Six Mile Cypress Pkwy, Fort Myers, Florida,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.59098
Longitude: -81.81460

	1 mile	3 miles	5 miles
Population			
2010 Population	2,574	24,922	104,903
2020 Population	4,513	42,770	135,383
2023 Population	6,444	52,761	147,673
2028 Population	6,549	57,131	154,834
2010-2020 Annual Rate	5.78%	5.55%	2.58%
2020-2023 Annual Rate	11.58%	6.67%	2.71%
2023-2028 Annual Rate	0.32%	1.60%	0.95%
2020 Male Population	46.8%	49.1%	48.9%
2020 Female Population	53.2%	50.9%	51.1%
2020 Median Age	51.5	49.1	43.3
2023 Male Population	48.0%	49.5%	49.1%
2023 Female Population	52.0%	50.5%	50.9%
2023 Median Age	44.2	43.8	42.6

In the identified area, the current year population is 147,673. In 2020, the Census count in the area was 135,383. The rate of change since 2020 was 2.71% annually. The five-year projection for the population in the area is 154,834 representing a change of 0.95% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 42.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	72.1%	68.0%	59.0%
2023 Black Alone	7.2%	10.0%	16.6%
2023 American Indian/Alaska Native Alone	0.4%	0.2%	0.6%
2023 Asian Alone	3.4%	4.0%	2.7%
2023 Pacific Islander Alone	0.1%	0.0%	0.0%
2023 Other Race	5.2%	6.2%	8.7%
2023 Two or More Races	11.7%	11.6%	12.5%
2023 Hispanic Origin (Any Race)	18.7%	17.9%	22.6%

Persons of Hispanic origin represent 22.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	137	121	101
2010 Households	1,216	10,385	42,866
2020 Households	2,303	18,509	56,433
2023 Households	3,085	22,938	62,491
2028 Households	3,152	25,041	65,969
2010-2020 Annual Rate	6.59%	5.95%	2.79%
2020-2023 Annual Rate	9.41%	6.82%	3.19%
2023-2028 Annual Rate	0.43%	1.77%	1.09%
2023 Average Household Size	2.09	2.17	2.30

The household count in this area has changed from 56,433 in 2020 to 62,491 in the current year, a change of 3.19% annually. The five-year projection of households is 65,969, a change of 1.09% annually from the current year total. Average household size is currently 2.30, compared to 2.33 in the year 2020. The number of families in the current year is 37,391 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	28.3%	29.8%	32.8%
Median Household Income			
2023 Median Household Income	\$79,609	\$74,280	\$61,717
2028 Median Household Income	\$95,519	\$83,330	\$71,285
2023-2028 Annual Rate	3.71%	2.33%	2.92%
Average Household Income			
2023 Average Household Income	\$129,437	\$113,554	\$96,900
2028 Average Household Income	\$146,920	\$127,929	\$111,392
2023-2028 Annual Rate	2.57%	2.41%	2.83%
Per Capita Income			
2023 Per Capita Income	\$61,325	\$49,529	\$41,222
2028 Per Capita Income	\$70,025	\$56,246	\$47,740
2023-2028 Annual Rate	2.69%	2.58%	2.98%
GINI Index			
2023 Gini Index	39.7	41.5	43.9

Households by Income

Current median household income is \$61,717 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,285 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$96,900 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$111,392 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$41,222 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,740 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	81	79	74
2010 Total Housing Units	2,263	15,560	57,983
2010 Owner Occupied Housing Units	672	5,782	23,428
2010 Renter Occupied Housing Units	542	4,602	19,437
2010 Vacant Housing Units	1,047	5,175	15,117
2020 Total Housing Units	3,814	25,026	70,008
2020 Owner Occupied Housing Units	1,454	11,605	31,836
2020 Renter Occupied Housing Units	849	6,904	24,597
2020 Vacant Housing Units	1,495	6,507	13,451
2023 Total Housing Units	4,430	29,427	75,645
2023 Owner Occupied Housing Units	1,858	13,369	36,457
2023 Renter Occupied Housing Units	1,227	9,569	26,034
2023 Vacant Housing Units	1,345	6,489	13,154
2028 Total Housing Units	4,474	31,333	79,358
2028 Owner Occupied Housing Units	1,939	13,692	37,337
2028 Renter Occupied Housing Units	1,213	11,349	28,632
2028 Vacant Housing Units	1,322	6,292	13,389

Socioeconomic Status Index

2023 Socioeconomic Status Index	60.3	54.8	46.6
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Currently, 48.2% of the 75,645 housing units in the area are owner occupied; 34.4%, renter occupied; and 17.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 70,008 housing units in the area and 19.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.41%. Median home value in the area is \$336,601, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.89% annually to \$351,866.

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