



# Housing Profile

10581 Ben C Pratt Six Mile Cypress Pkwy, Fort Myers, Florida,  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 26.59098  
Longitude: -81.81460

Population		Households	
2020 Total Population	4,513	2023 Median Household Income	\$79,609
2023 Total Population	6,444	2028 Median Household Income	\$95,519
2028 Total Population	6,549	2023-2028 Annual Rate	3.71%
2023-2028 Annual Rate	0.32%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,814	100.0%	4,430	100.0%	4,474	100.0%
Occupied	2,303	60.4%	3,085	69.6%	3,152	70.5%
Owner	1,454	38.1%	1,858	41.9%	1,939	43.3%
Renter	849	22.3%	1,227	27.7%	1,213	27.1%
Vacant	1,495	39.2%	1,345	30.4%	1,322	29.5%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	1,858	100.0%	1,939	100.0%
<\$50,000	10	0.5%	9	0.5%
\$50,000-\$99,999	0	0.0%	0	0.0%
\$100,000-\$149,999	27	1.5%	8	0.4%
\$150,000-\$199,999	55	3.0%	46	2.4%
\$200,000-\$249,999	128	6.9%	107	5.5%
\$250,000-\$299,999	216	11.6%	185	9.5%
\$300,000-\$399,999	654	35.2%	643	33.2%
\$400,000-\$499,999	347	18.7%	408	21.0%
\$500,000-\$749,999	291	15.7%	346	17.8%
\$750,000-\$999,999	95	5.1%	137	7.1%
\$1,000,000-\$1,499,999	34	1.8%	49	2.5%
\$1,500,000-\$1,999,999	1	0.1%	1	0.1%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$375,382	\$395,568
Average Value	\$428,283	\$460,031

Census 2020 Housing Units	Number	Percent
Total	3,814	100.0%
Housing Units In Urbanized Areas	3,814	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,454	100.0%
Owned with a Mortgage/Loan	834	57.4%
Owned Free and Clear	620	42.6%

**Data Note:** Persons of Hispanic Origin may be of any race.

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



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## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,495	100.0%
For Rent	570	38.1%
Rented- Not Occupied	17	1.1%
For Sale Only	19	1.3%
Sold - Not Occupied	13	0.9%
Seasonal/Recreational/Occasional Use	847	56.7%
For Migrant Workers	1	0.1%
Other Vacant	27	1.8%

## Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,303	1,454	63.1%
15-24	99	6	6.1%
25-34	305	120	39.3%
35-44	270	113	41.9%
45-54	315	154	48.9%
55-59	163	98	60.1%
60-64	203	150	73.9%
65-74	548	468	85.4%
75-84	336	297	88.4%
85+	64	48	75.0%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,303	1,454	63.1%
White Alone	1,804	1,294	71.7%
Black/African American Alone	126	24	19.0%
American Indian/Alaska Native	4	2	50.0%
Asian Alone	53	27	50.9%
Pacific Islander Alone	5	2	40.0%
Other Race Alone	74	21	28.4%
Two or More Races	237	83	35.0%
Hispanic Origin	328	97	29.6%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,303	1,454	63.1%
1-Person	745	409	54.9%
2-Person	1,094	838	76.6%
3-Person	216	102	47.2%
4-Person	148	70	47.3%
5-Person	57	22	38.6%
6-Person	24	6	25.0%
7+ Person	18	6	33.3%

## 2023 Housing Affordability

Housing Affordability Index	81
Percent of Income for Mortgage	28.3%

**Data Note:** Persons of Hispanic Origin may be of any race.

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



# Housing Profile

10581 Ben C Pratt Six Mile Cypress Pkwy, Fort Myers, Florida,  
Ring: 3 mile radius

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Population		Households	
2020 Total Population	42,770	2023 Median Household Income	\$74,280
2023 Total Population	52,761	2028 Median Household Income	\$83,330
2028 Total Population	57,131	2023-2028 Annual Rate	2.33%
2023-2028 Annual Rate	1.60%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	25,026	100.0%	29,427	100.0%	31,333	100.0%
Occupied	18,509	74.0%	22,938	77.9%	25,041	79.9%
Owner	11,605	46.4%	13,369	45.4%	13,692	43.7%
Renter	6,904	27.6%	9,569	32.5%	11,349	36.2%
Vacant	6,507	26.0%	6,489	22.1%	6,292	20.1%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	13,367	100.0%	13,690	100.0%
<\$50,000	57	0.4%	58	0.4%
\$50,000-\$99,999	97	0.7%	137	1.0%
\$100,000-\$149,999	227	1.7%	79	0.6%
\$150,000-\$199,999	341	2.6%	321	2.3%
\$200,000-\$249,999	994	7.4%	878	6.4%
\$250,000-\$299,999	1,664	12.4%	1,433	10.5%
\$300,000-\$399,999	4,877	36.5%	4,796	35.0%
\$400,000-\$499,999	2,998	22.4%	3,462	25.3%
\$500,000-\$749,999	1,610	12.0%	1,878	13.7%
\$750,000-\$999,999	284	2.1%	367	2.7%
\$1,000,000-\$1,499,999	124	0.9%	156	1.1%
\$1,500,000-\$1,999,999	43	0.3%	52	0.4%
\$2,000,000+	51	0.4%	73	0.5%

Median Value	\$367,736	\$382,131
Average Value	\$406,509	\$427,394

Census 2020 Housing Units	Number	Percent
Total	25,026	100.0%
Housing Units In Urbanized Areas	25,026	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	11,606	100.0%
Owned with a Mortgage/Loan	6,913	59.6%
Owned Free and Clear	4,693	40.4%

**Data Note:** Persons of Hispanic Origin may be of any race.

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



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## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	6,507	100.0%
For Rent	1,582	24.3%
Rented- Not Occupied	63	1.0%
For Sale Only	351	5.4%
Sold - Not Occupied	193	3.0%
Seasonal/Recreational/Occasional Use	3,742	57.5%
For Migrant Workers	4	0.1%
Other Vacant	572	8.8%

## Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	18,509	11,605	62.7%
15-24	831	72	8.7%
25-34	2,413	676	28.0%
35-44	2,280	1,045	45.8%
45-54	2,485	1,393	56.1%
55-59	1,529	1,035	67.7%
60-64	1,746	1,330	76.2%
65-74	4,300	3,723	86.6%
75-84	2,303	1,983	86.1%
85+	622	348	55.9%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	18,509	11,605	62.7%
White Alone	13,898	9,997	71.9%
Black/African American Alone	1,422	394	27.7%
American Indian/Alaska Native	52	25	48.1%
Asian Alone	549	390	71.0%
Pacific Islander Alone	8	3	37.5%
Other Race Alone	766	183	23.9%
Two or More Races	1,813	613	33.8%
Hispanic Origin	2,506	761	30.4%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	18,509	11,605	62.7%
1-Person	5,156	2,540	49.3%
2-Person	8,732	6,480	74.2%
3-Person	2,116	1,188	56.1%
4-Person	1,474	867	58.8%
5-Person	666	360	54.1%
6-Person	218	107	49.1%
7+ Person	148	63	42.6%

## 2023 Housing Affordability

Housing Affordability Index	79
Percent of Income for Mortgage	29.8%

Data Note: Persons of Hispanic Origin may be of any race.

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



# Housing Profile

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

Prepared by Esri  
Latitude: 26.59098  
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Population		Households	
2020 Total Population	135,383	2023 Median Household Income	\$61,717
2023 Total Population	147,673	2028 Median Household Income	\$71,285
2028 Total Population	154,834	2023-2028 Annual Rate	2.92%
2023-2028 Annual Rate	0.95%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	70,008	100.0%	75,645	100.0%	79,358	100.0%
Occupied	56,433	80.6%	62,491	82.6%	65,969	83.1%
Owner	31,836	45.5%	36,457	48.2%	37,337	47.0%
Renter	24,597	35.1%	26,034	34.4%	28,632	36.1%
Vacant	13,451	19.2%	13,154	17.4%	13,389	16.9%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	36,450	100.0%	37,331	100.0%
<\$50,000	1,097	3.0%	1,122	3.0%
\$50,000-\$99,999	1,771	4.9%	2,506	6.7%
\$100,000-\$149,999	1,745	4.8%	601	1.6%
\$150,000-\$199,999	1,843	5.1%	1,872	5.0%
\$200,000-\$249,999	3,136	8.6%	2,965	7.9%
\$250,000-\$299,999	4,840	13.3%	4,333	11.6%
\$300,000-\$399,999	10,363	28.4%	10,154	27.2%
\$400,000-\$499,999	5,707	15.7%	6,575	17.6%
\$500,000-\$749,999	4,313	11.8%	5,043	13.5%
\$750,000-\$999,999	837	2.3%	1,082	2.9%
\$1,000,000-\$1,499,999	477	1.3%	652	1.7%
\$1,500,000-\$1,999,999	128	0.4%	154	0.4%
\$2,000,000+	193	0.5%	272	0.7%
Median Value	\$336,601		\$351,866	
Average Value	\$373,531		\$396,057	

Census 2020 Housing Units	Number	Percent
Total	70,008	100.0%
Housing Units In Urbanized Areas	69,559	99.4%
Rural Housing Units	449	0.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	31,837	100.0%
Owned with a Mortgage/Loan	19,214	60.4%
Owned Free and Clear	12,623	39.6%

**Data Note:** Persons of Hispanic Origin may be of any race.

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



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Ring: 5 mile radius

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Latitude: 26.59098  
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## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	13,451	100.0%
For Rent	3,651	27.1%
Rented- Not Occupied	284	2.1%
For Sale Only	935	7.0%
Sold - Not Occupied	403	3.0%
Seasonal/Recreational/Occasional Use	6,897	51.3%
For Migrant Workers	20	0.1%
Other Vacant	1,261	9.4%

## Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	56,433	31,836	56.4%
15-24	2,473	261	10.6%
25-34	8,121	2,083	25.6%
35-44	8,167	3,428	42.0%
45-54	8,357	4,423	52.9%
55-59	4,968	3,084	62.1%
60-64	5,097	3,552	69.7%
65-74	11,183	8,901	79.6%
75-84	6,039	4,890	81.0%
85+	2,028	1,214	59.9%

## Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	56,433	31,836	56.4%
White Alone	37,698	25,240	67.0%
Black/African American Alone	8,119	2,761	34.0%
American Indian/Alaska Native	256	81	31.6%
Asian Alone	1,168	756	64.7%
Pacific Islander Alone	25	10	40.0%
Other Race Alone	3,453	943	27.3%
Two or More Races	5,712	2,045	35.8%
Hispanic Origin	9,608	2,916	30.3%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	56,433	31,836	56.4%
1-Person	16,494	7,778	47.2%
2-Person	22,614	15,366	67.9%
3-Person	7,398	3,732	50.4%
4-Person	5,517	2,898	52.5%
5-Person	2,710	1,286	47.5%
6-Person	1,028	479	46.6%
7+ Person	673	298	44.3%

## 2023 Housing Affordability

Housing Affordability Index	74
Percent of Income for Mortgage	32.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

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