

1420 Santa Barbara Blvd
1420 Santa Barbara Blvd, Cape Coral, FL, 33991, USA

CENTURY 21 COMMERCIAL.

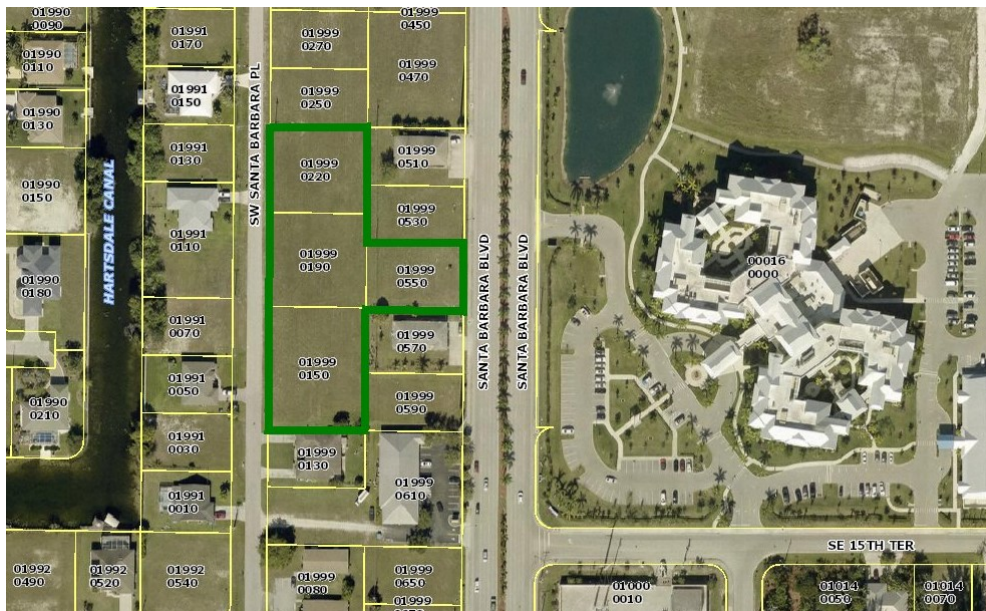
Demographic Analysis

Demographic Analysis Report

FOR

1420 SANTA BARBARA BLVD

1420 SANTA BARBARA BLVD, CAPE CORAL, FL,
33991, USA



Prepared by
Jack Martin, CCIM

Jack Martin, CCIM

Phone: 239-425-7777
Email: jack.martin@c2lsp.com
3409 Del Prado Blvd S, #103, Cape Coral FL
33904

Copyright 2011-2021 CRE Tech, Inc. All Rights Reserved.



PAGE 1

TABLE OF CONTENTS

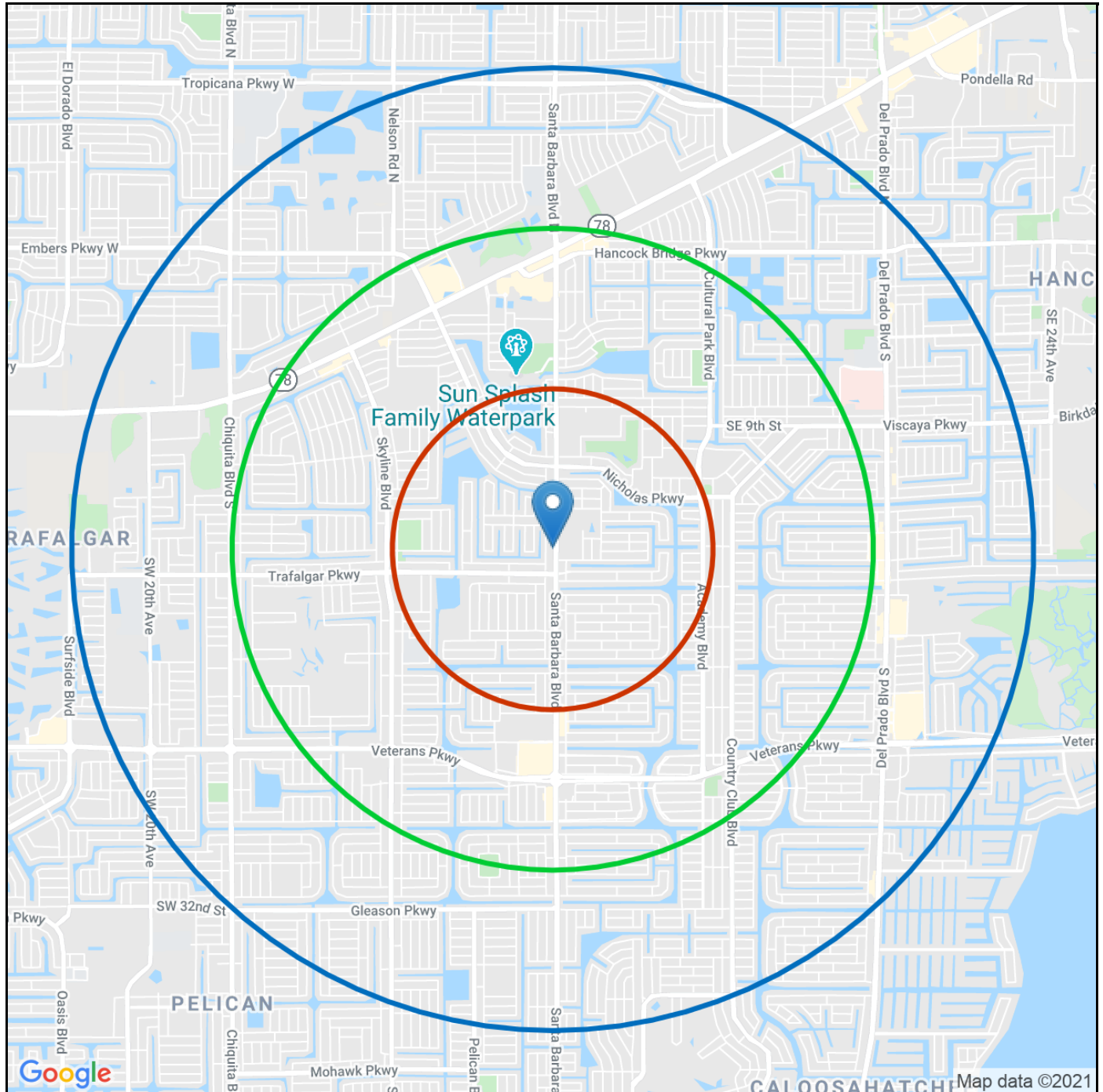
LOCATION/STUDY AREA MAP	3
INFOGRAPHIC: KEY FACTS	4
INFOGRAPHIC: COMMUNITY PROFILE	7
INFOGRAPHIC: PROPORTIONAL CIRCLES	10
INFOGRAPHIC: POPULATION TRENDS	13
DOMINANT TAPESTRY MAP	16
TRAFFIC COUNT MAP - CLOSE-UP	18

1420 Santa Barbara Blvd
1420 Santa Barbara Blvd, Cape Coral, FL, 33991, USA

CENTURY 21 COMMERCIAL.

Demographic Analysis

Location/Study Area Map (Rings: 1, 2, 3 mile radius)



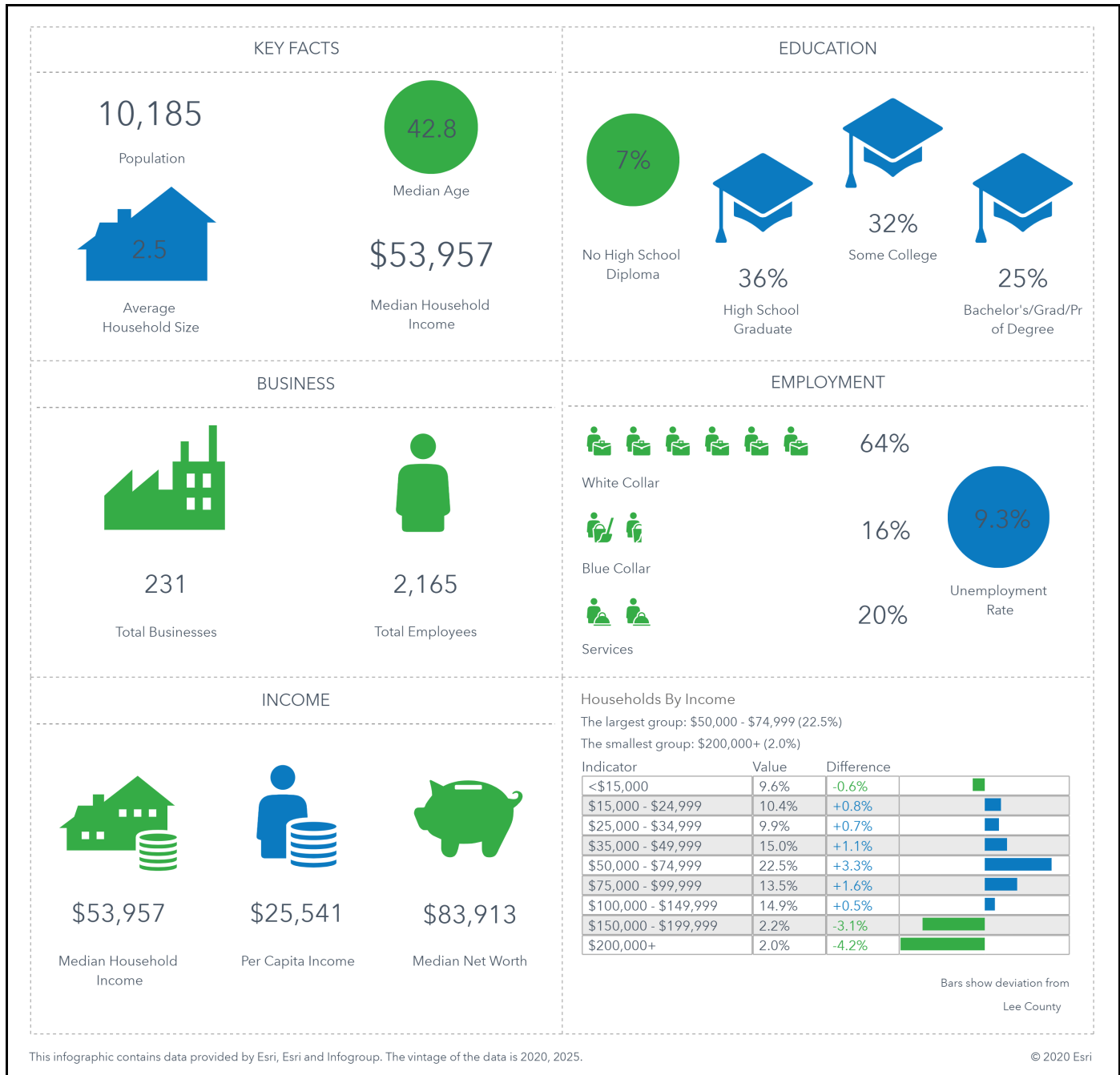
Jack Martin, CCIM
Phone: 239-425-7777
Email: jack.martin@c21sp.com
3409 Del Prado Blvd S, #103, Cape Coral FL
33904

Copyright 2011-2021 CRE Tech, Inc. All Rights Reserved.



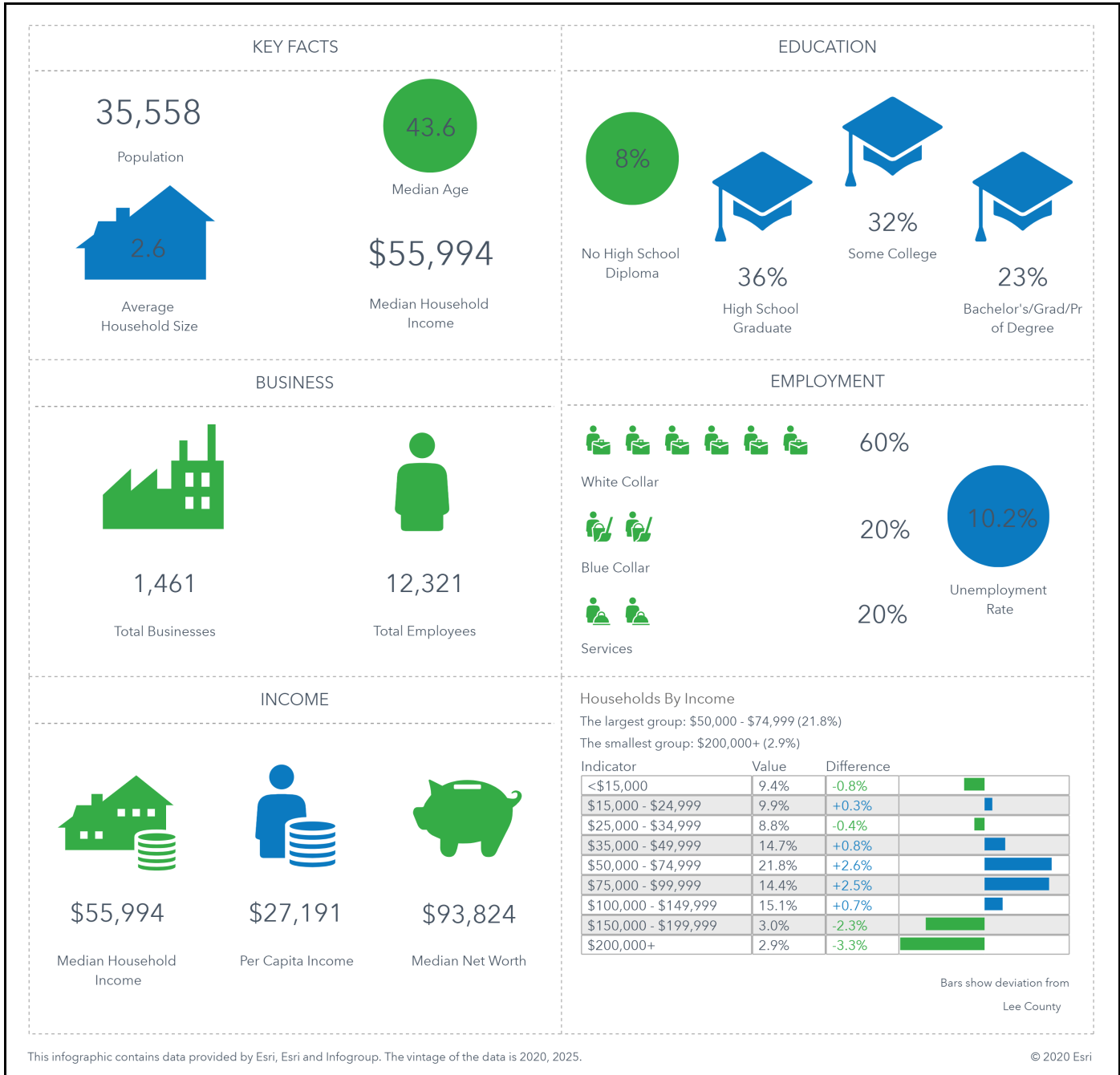
Demographic Analysis

Infographic: Key Facts (Ring: 1 mile radius)



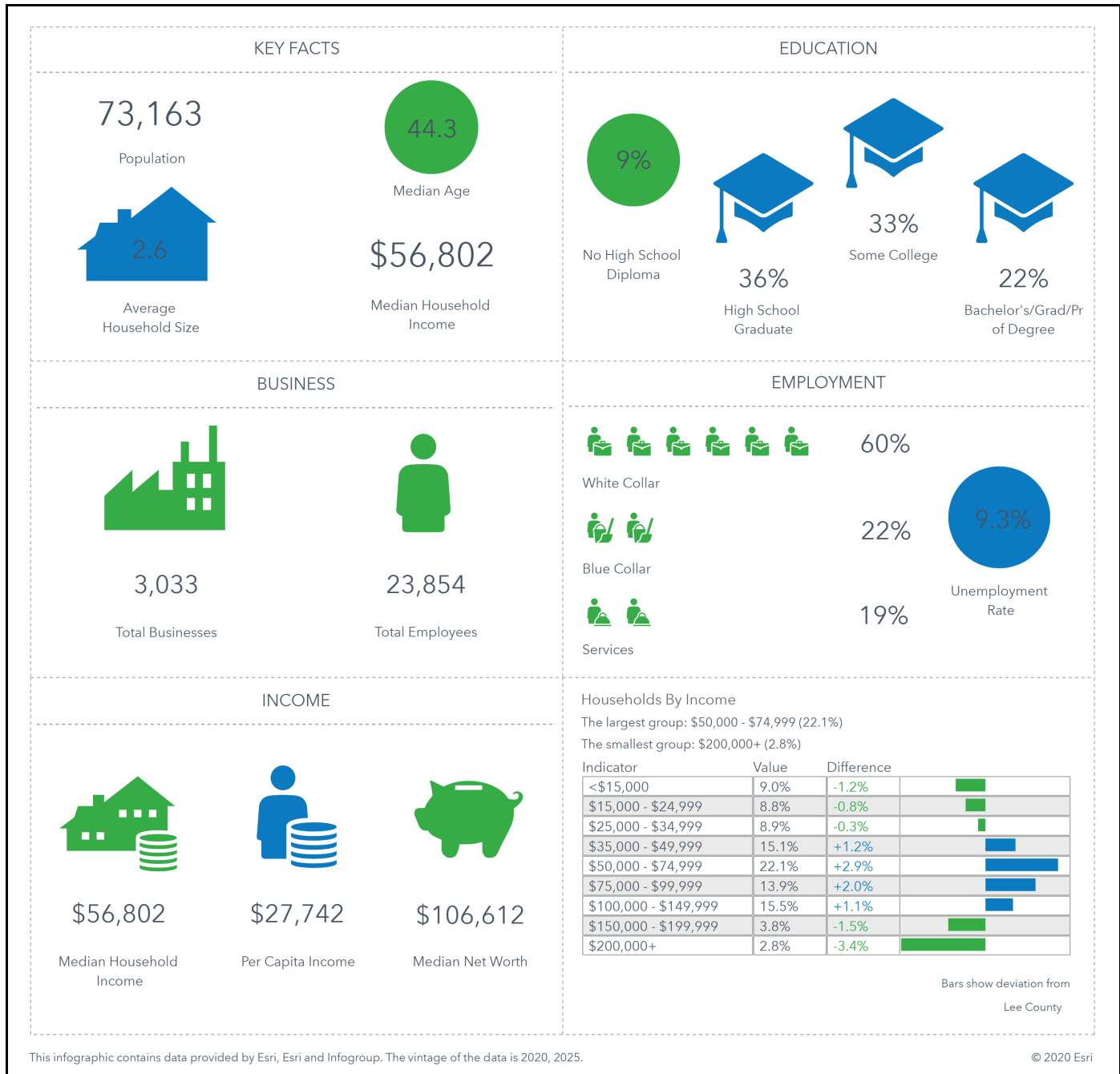
Demographic Analysis

Infographic: Key Facts (Ring: 2 mile radius)



Demographic Analysis

Infographic: Key Facts (Ring: 3 mile radius)

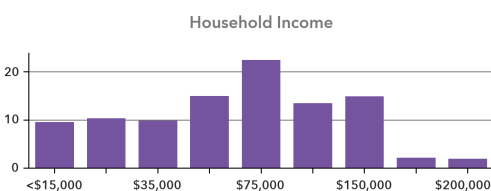
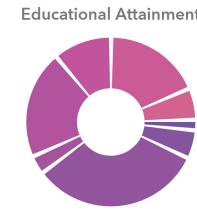
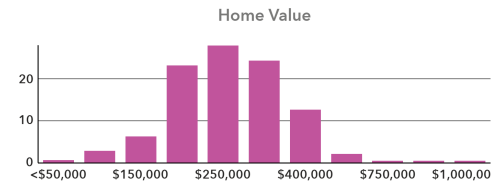
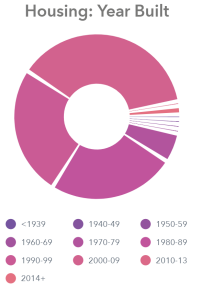
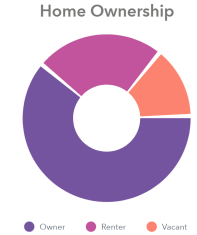
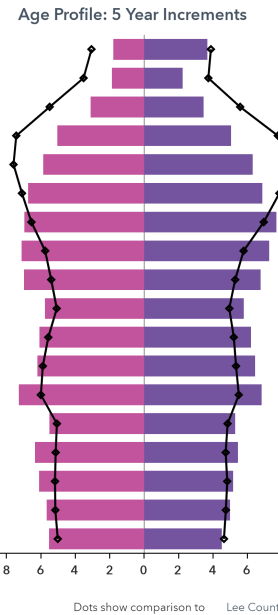
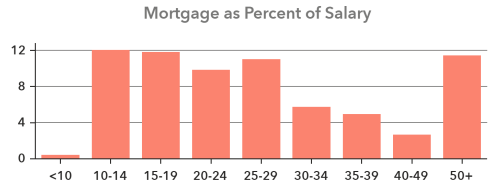


Demographic Analysis

Infographic: Community Profile (Ring: 1 mile radius)

COMMUNITY PROFILE

10,185 Population Total
1.7% Pop Growth
2.5 Average HH Size
58.9 Diversity Index
42.8 Median Age
\$53,957 Median HH Income
\$83,913 Median Net Worth
\$230,520 Median Home Value
20% Under 18
62% Ages 18 to 65
18% Aged 66+



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esti forecasts for 2018 and 2023.

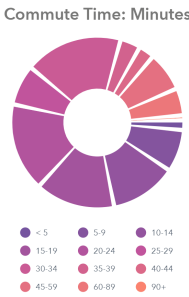
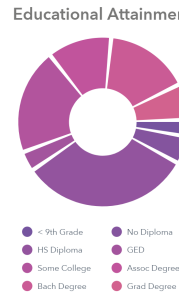
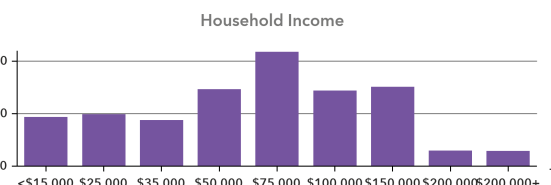
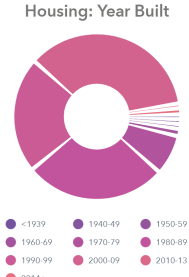
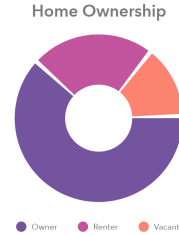
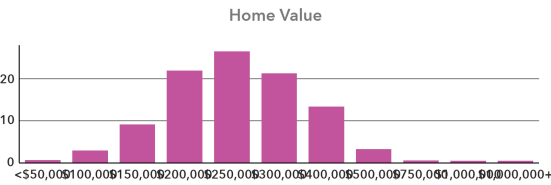
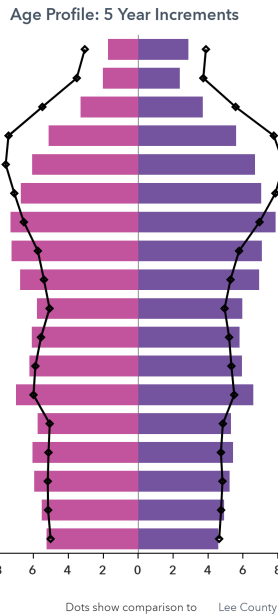
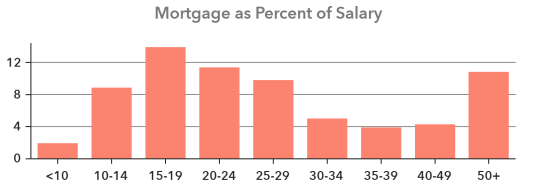


Demographic Analysis

Infographic: Community Profile (Ring: 2 mile radius)

COMMUNITY PROFILE

35,558 Population Total
1.7% Pop Growth
2.6 Average HH Size
59.3 Diversity Index
43.6 Median Age
\$55,994 Median HH Income
\$93,824 Median Net Worth
\$228,887 Median Home Value
19% Under 18
62% Ages 18 to 65
18% Aged 66+



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esti forecasts for 2018 and 2023.



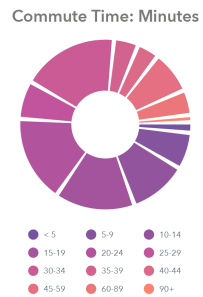
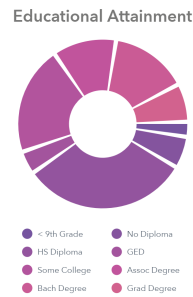
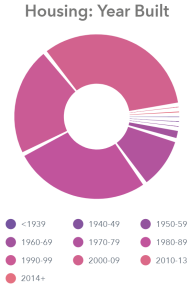
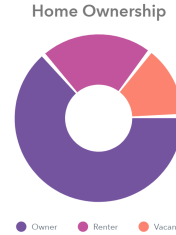
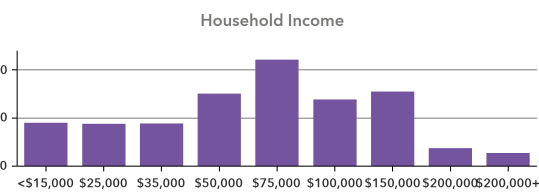
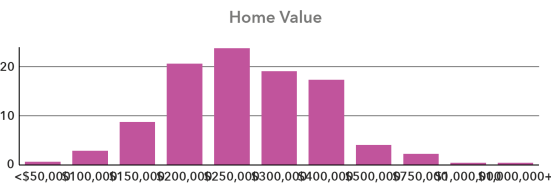
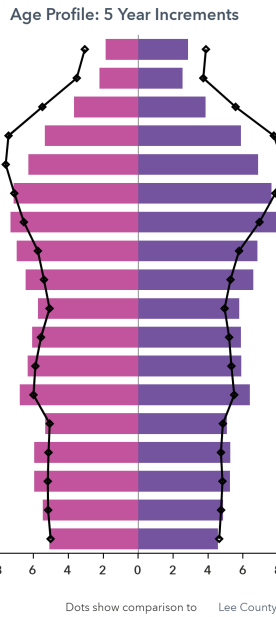
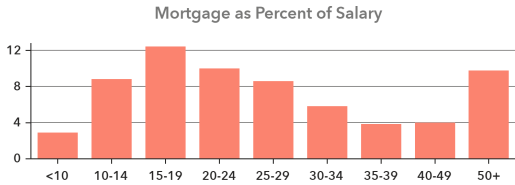
Demographic Analysis

Infographic: Community Profile (Ring: 3 mile radius)

COMMUNITY PROFILE

73,163 1.6% 2.6 57.4 44.3 \$56,802 \$106,612 \$236,067 19% 62% 19%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

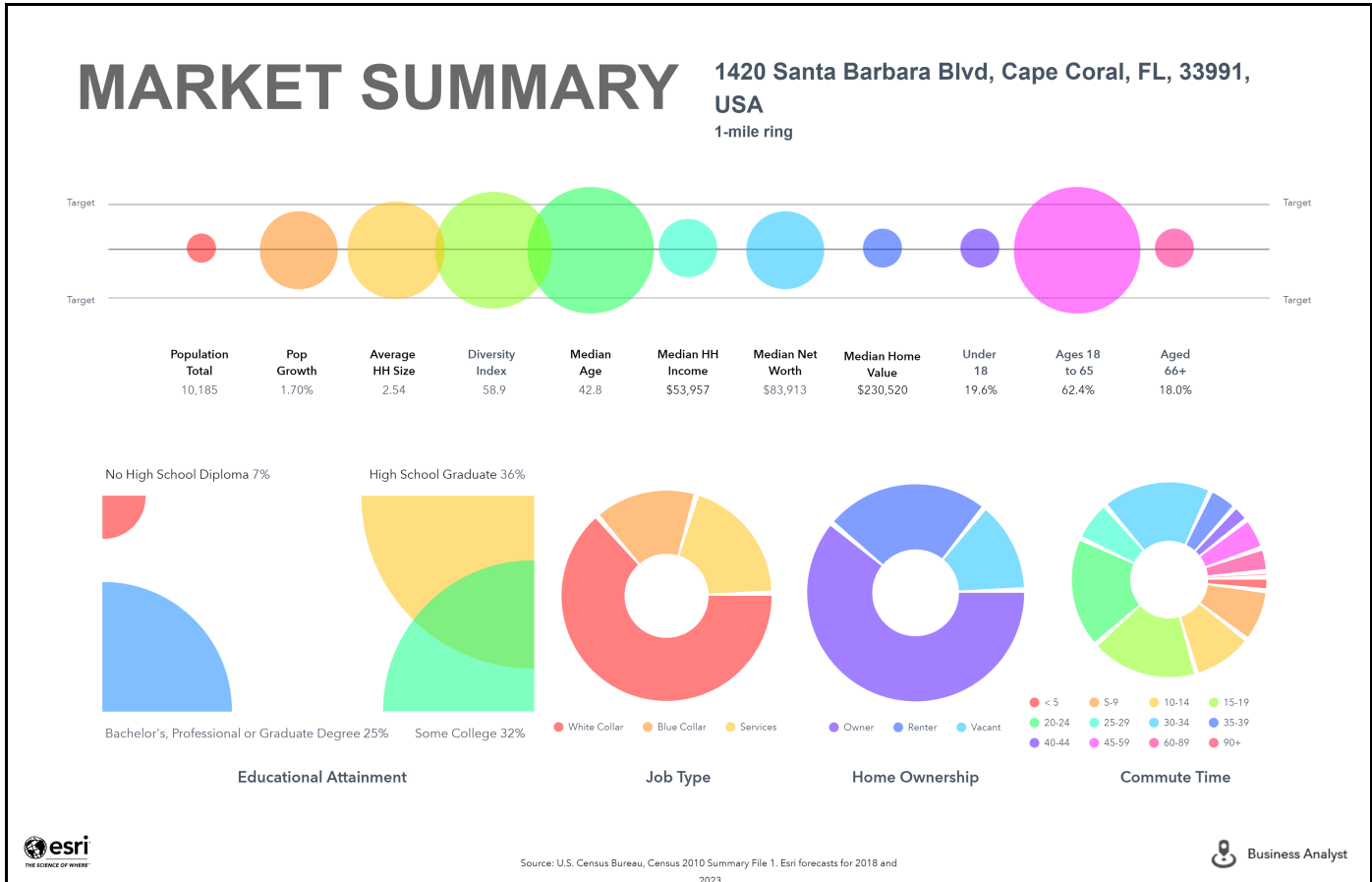


Source: U.S. Census Bureau, Census 2010 Summary File 1. Est. forecasts for 2018 and 2023.



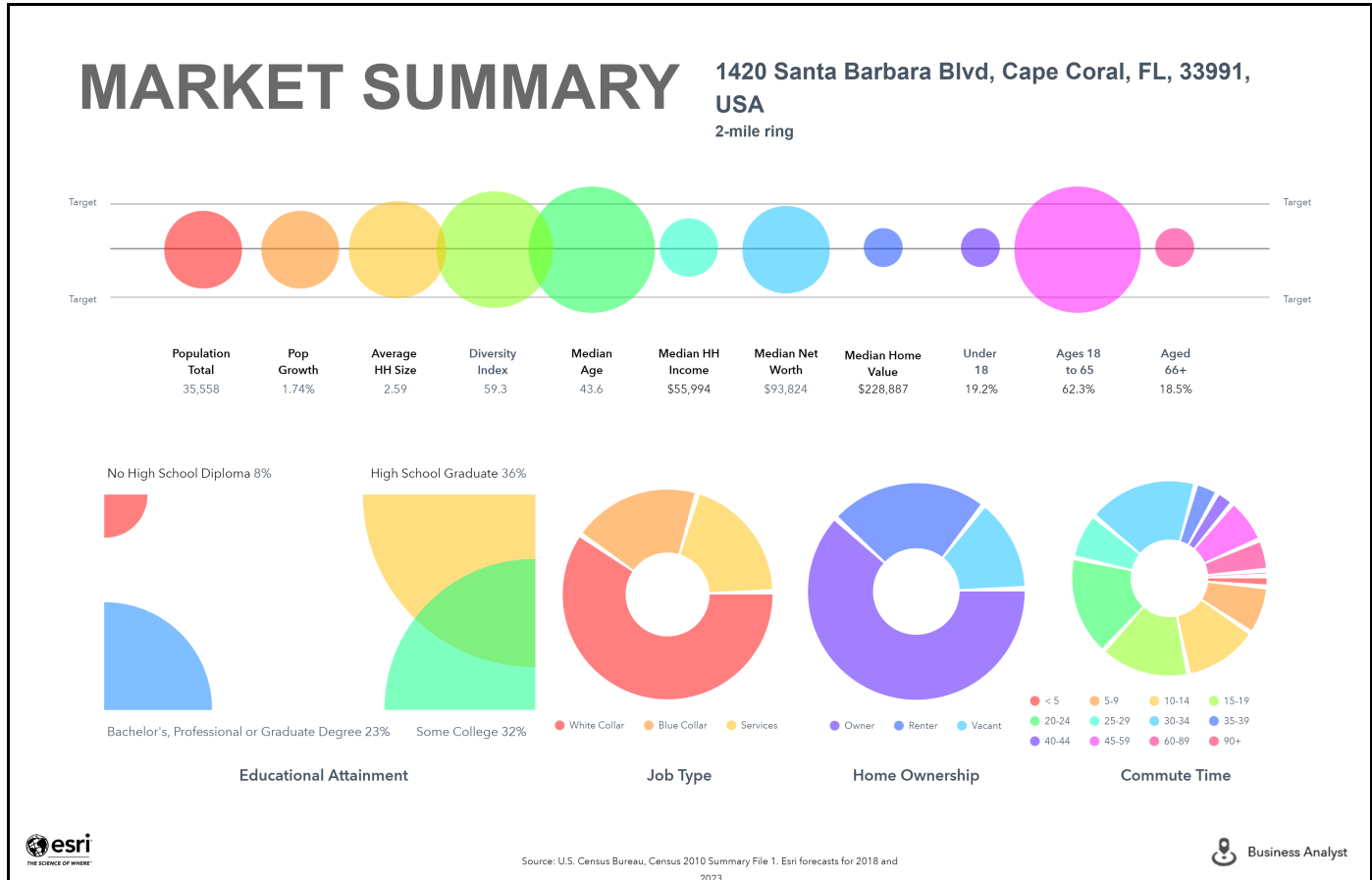
Demographic Analysis

Infographic: Proportional Circles (Ring: 1 mile radius)



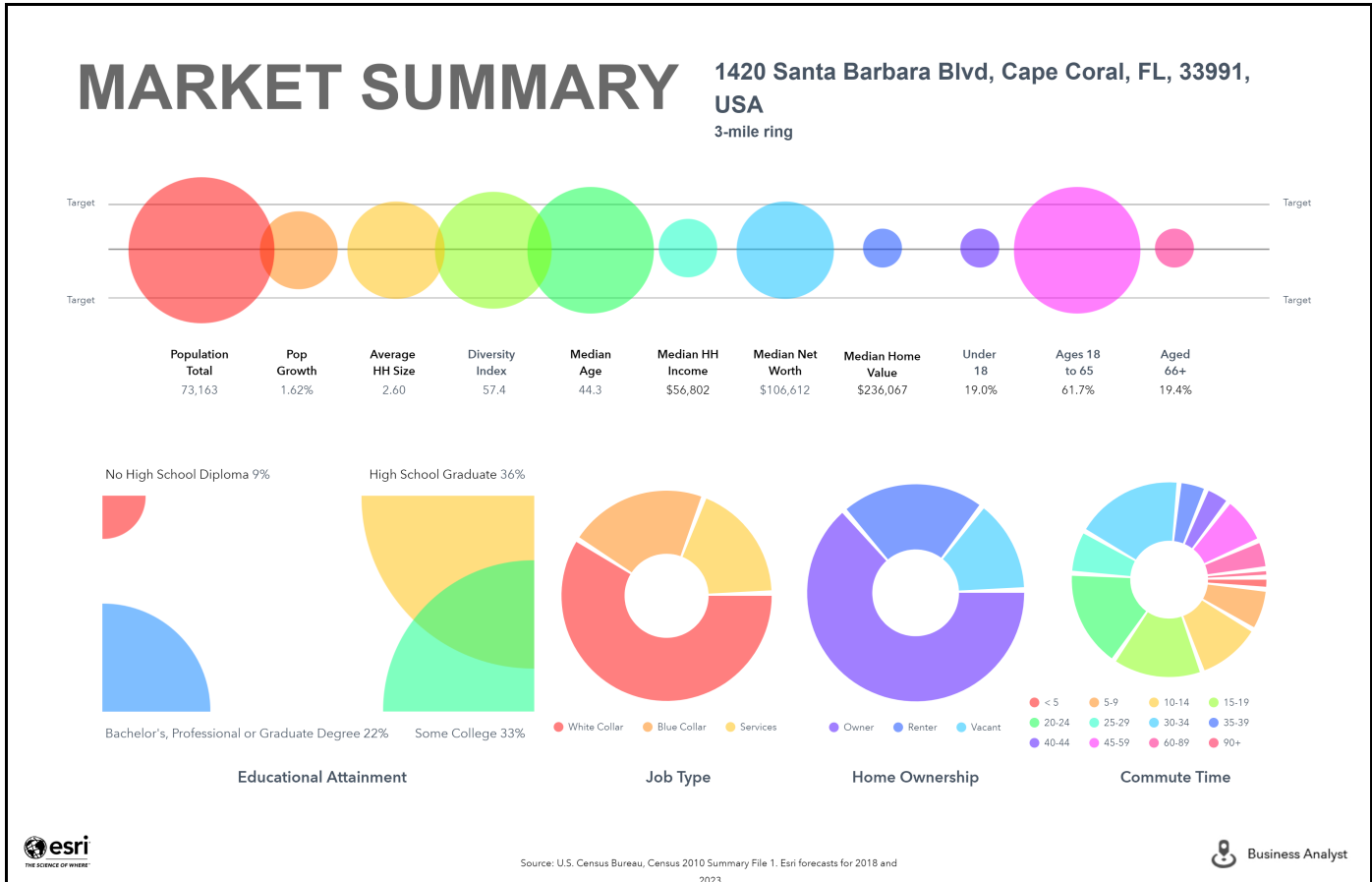
Demographic Analysis

Infographic: Proportional Circles (Ring: 2 mile radius)



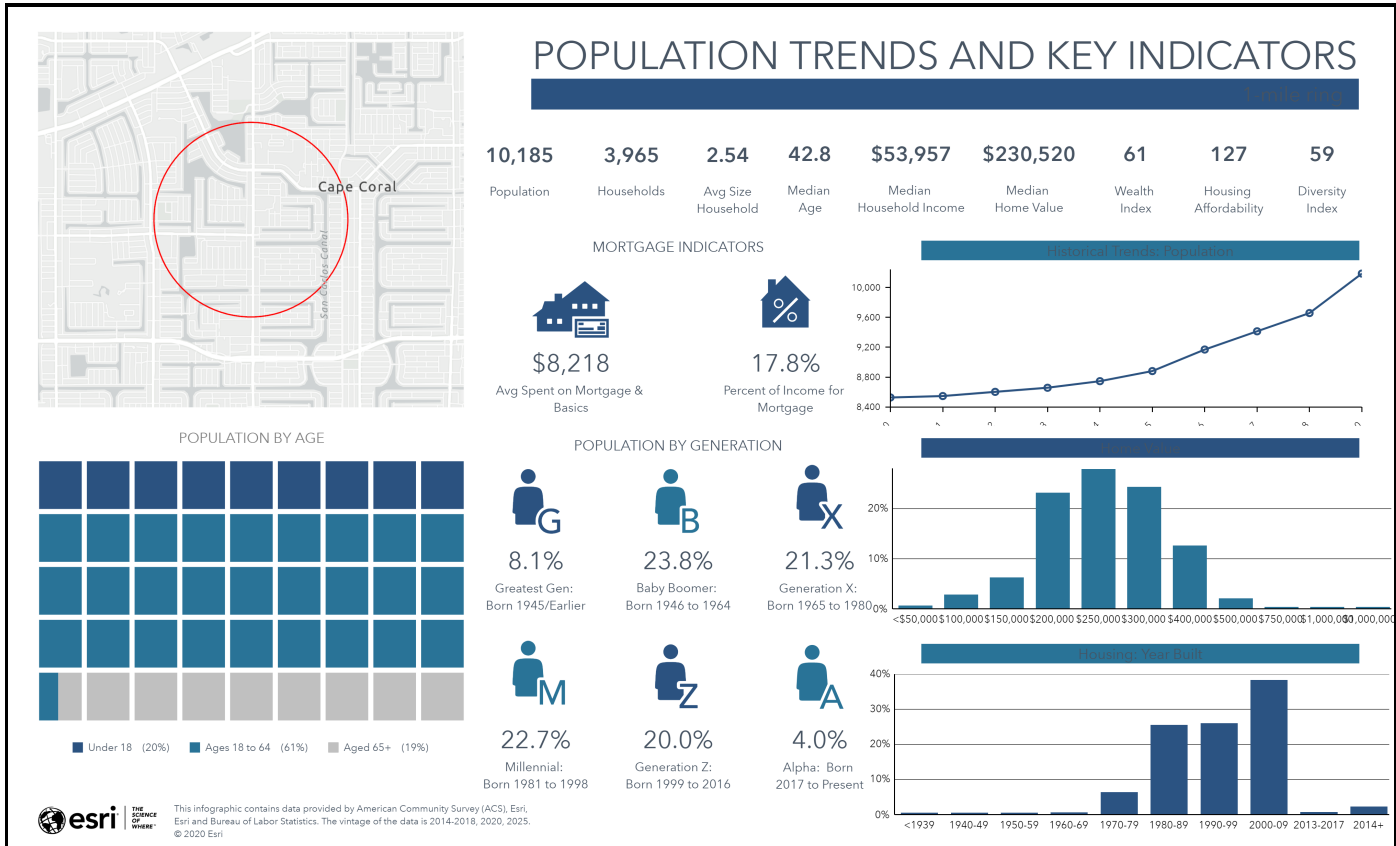
Demographic Analysis

Infographic: Proportional Circles (Ring: 3 mile radius)



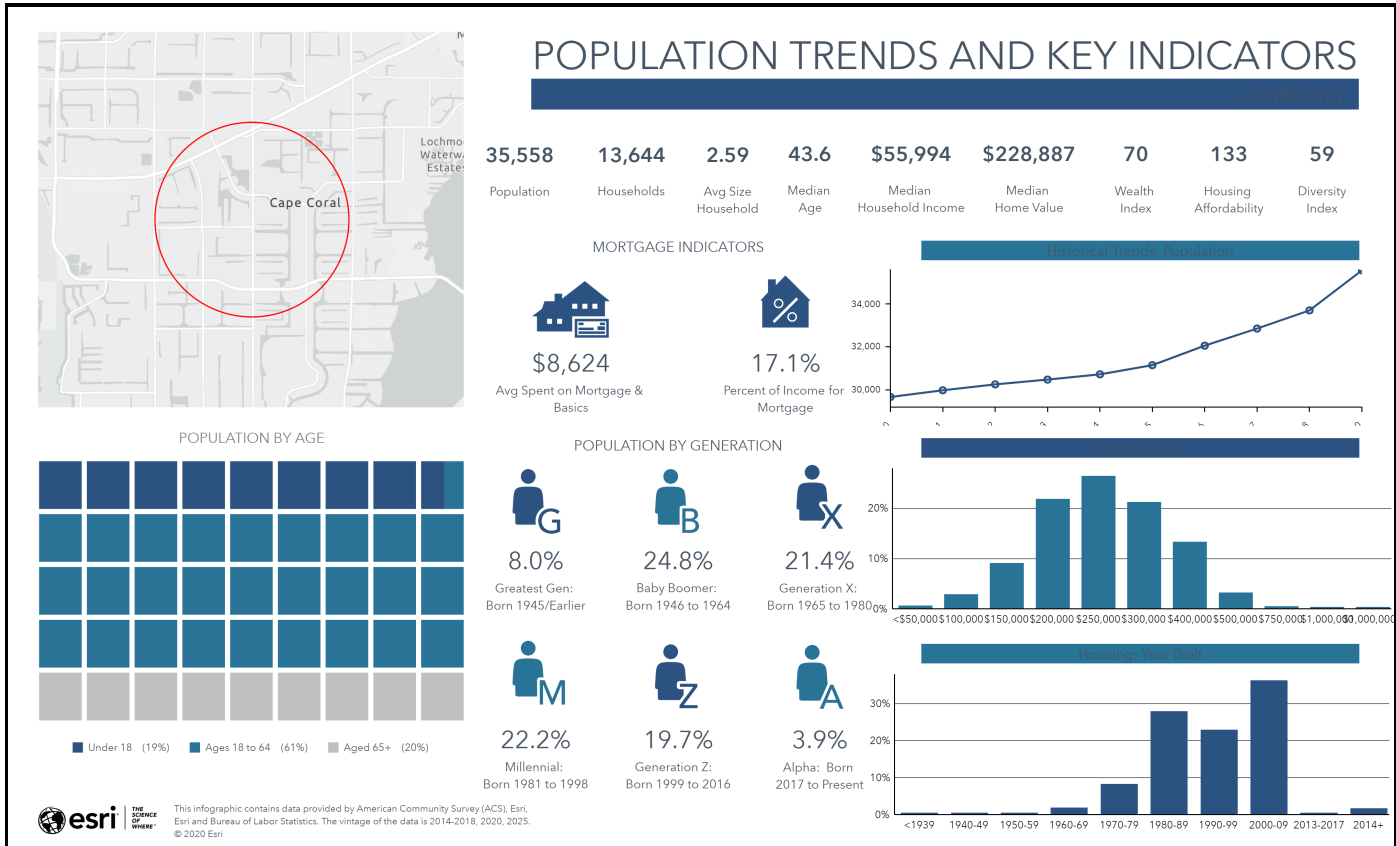
Demographic Analysis

Infographic: Population Trends (Ring: 1 mile radius)



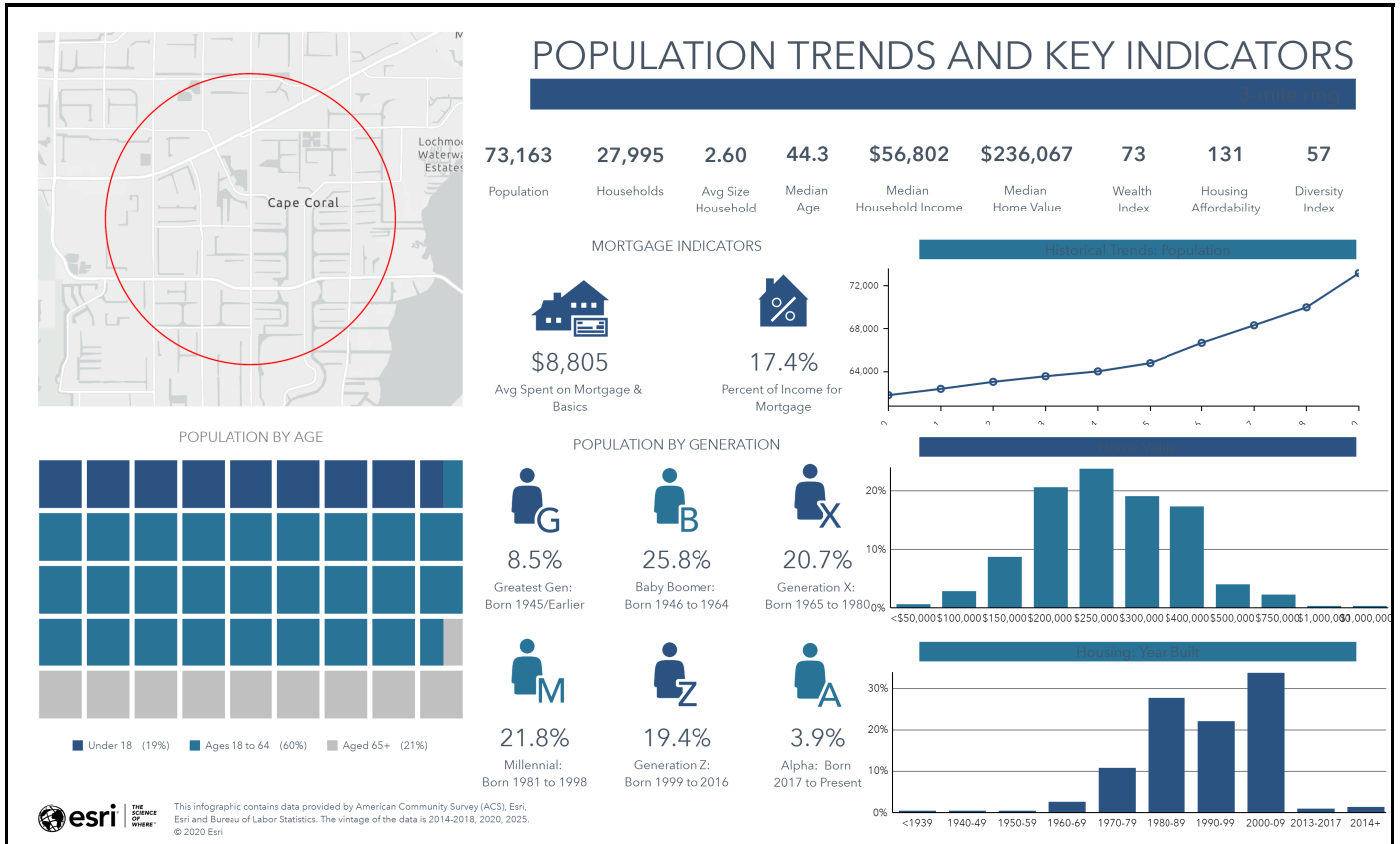
Demographic Analysis

Infographic: Population Trends (Ring: 2 mile radius)



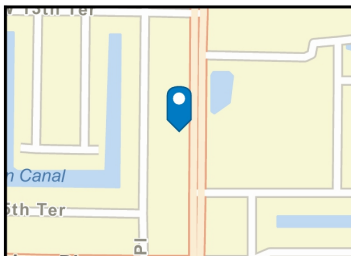
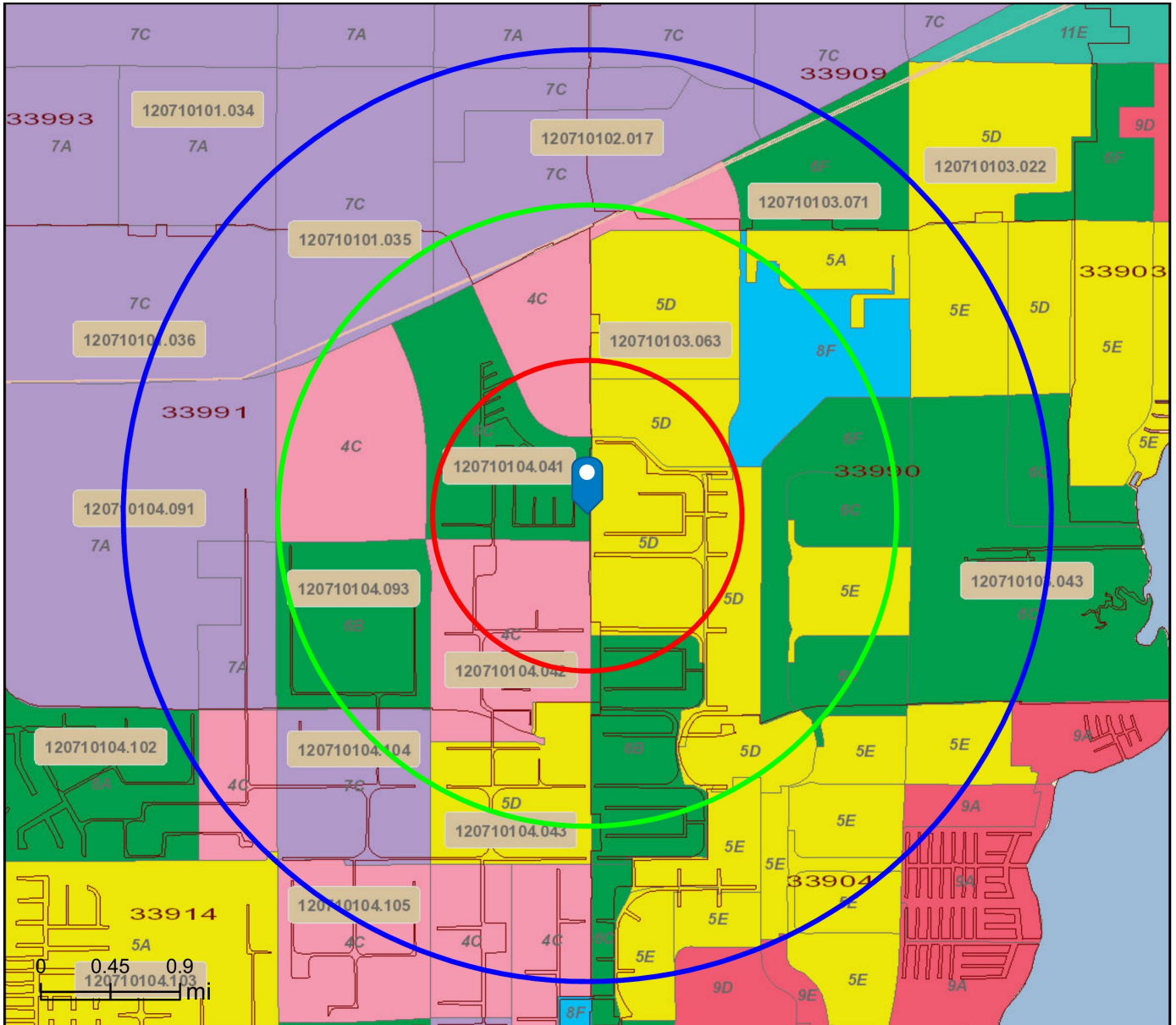
Demographic Analysis

Infographic: Population Trends (Ring: 3 mile radius)



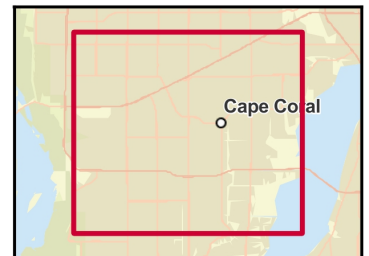
Demographic Analysis

Dominant Tapestry Map



Tapestry LifeMode

- | | |
|---|---|
| ■ L1: Affluent Estates | ■ L8: Middle Ground |
| ■ L2: Upscale Avenues | ■ L9: Senior Styles |
| ■ L3: Uptown Individuals | ■ L10: Rustic Outposts |
| ■ L4: Family Landscapes | ■ L11: Midtown Singles |
| ■ L5: GenXurban | ■ L12: Hometown |
| ■ L6: Cozy Country | ■ L13: Next Wave |
| ■ L7: Ethnic Enclaves | ■ L14: Scholars and Patriots |



Source: Esri

Demographic Analysis

Dominant Tapestry Map

Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

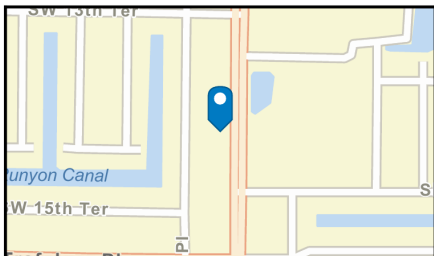
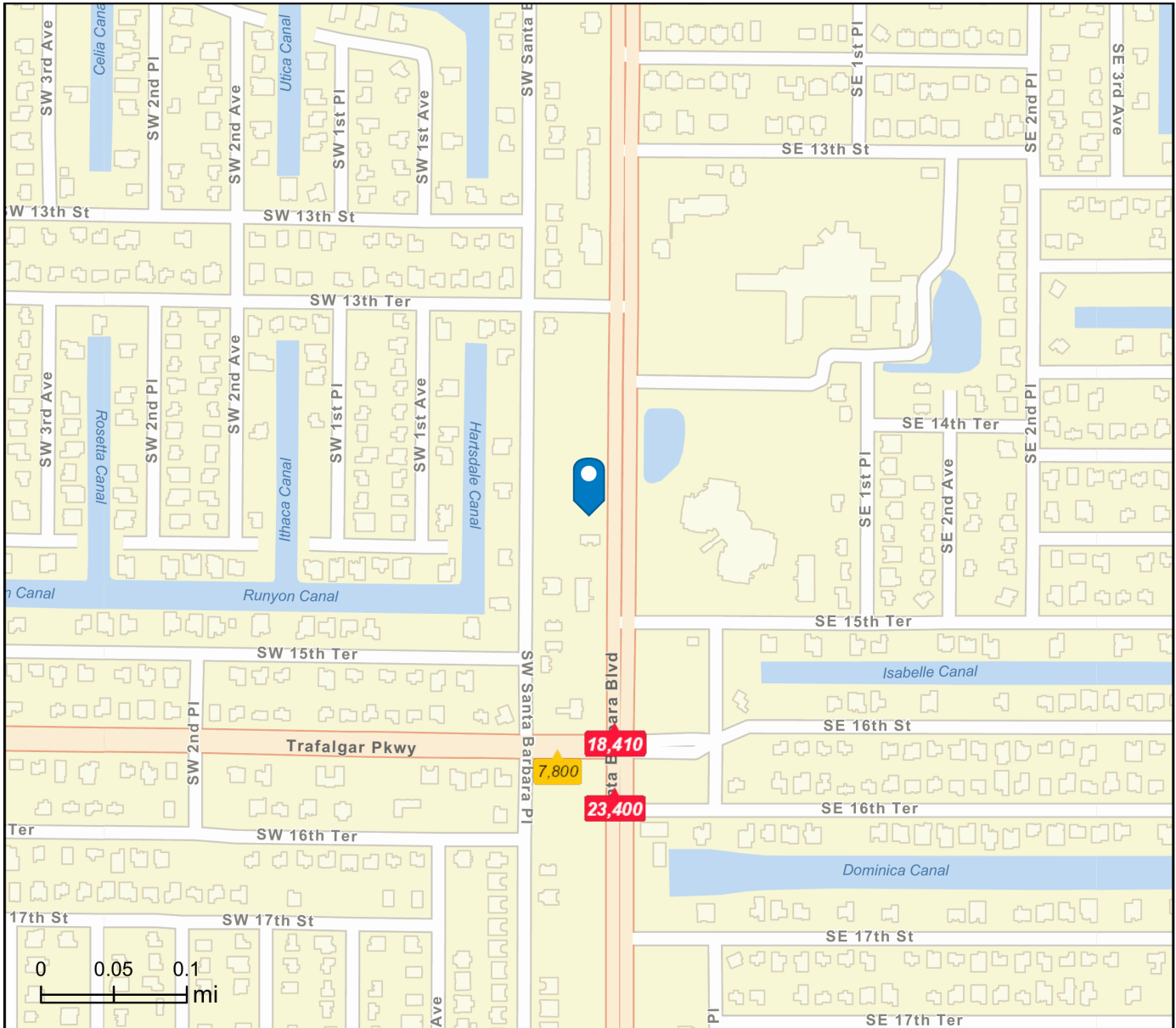
- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

1420 Santa Barbara Blvd
 1420 Santa Barbara Blvd, Cape Coral, FL, 33991, USA

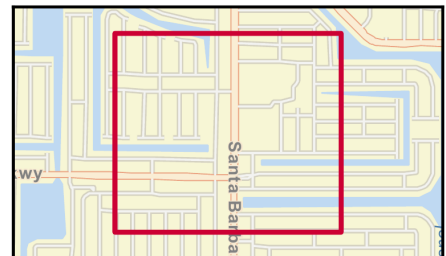
CENTURY 21 COMMERCIAL.

Demographic Analysis

Traffic Count Map - Close-up



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

Jack Martin, CCIM
 Phone: 2395425777
 Email: jack.martin@c21sp.com
 3409 Del Prado Blvd S, #103, Cape Coral FL
 33904

Copyright 2011-2021 CRE Tech, Inc. All Rights Reserved.

