



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 1.0 mile

Site Type: Radius

Summary	Site			County: Lee			State: Florida		
	1990	Census 2000	1990-2000 Annual Rate	1990	Census 2000	1990-2000 Annual Rate	1990	Census 2000	1990-2000 Annual Rate
Total Population	4,003	4,177	0.43%	335,113	440,888	2.78%	12,937,926	15,982,378	2.14%
Total Households	1,961	2,116	0.76%	140,124	188,599	3.02%	5,134,869	6,337,929	2.13%
Total Families	1,169	1,158	-0.09%	99,698	127,611	2.5%	3,511,825	4,210,760	1.83%
Total Housing Units	2,628	2,640	0.05%	189,051	245,405	2.64%	6,100,262	7,302,947	1.82%
Average Household Size	2.02	1.97	-0.25%	2.35	2.31	-0.17%	2.46	2.46	0%
Average Family Size	2.52	2.53	0.04%	2.74	2.73	-0.04%	2.95	2.98	0.1%
Median Household Income	\$25,330	\$34,264	3.07%	\$28,448	\$40,324	3.55%	\$27,483	\$38,843	3.52%
Average Household Income	\$32,432	\$43,649	3.01%	\$36,940	\$56,641	4.37%	\$36,517	\$53,504	3.89%
Per Capita Income	\$15,394	\$21,452	3.37%	\$15,623	\$24,542	4.62%	\$14,698	\$21,557	3.9%

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Race						
Total	4,177	100.0%	440,888	100.0%	15,982,378	100.0%
Population Reporting One Race	4,131	98.9%	434,035	98.4%	15,606,063	97.6%
White	3,947	94.5%	386,598	87.7%	12,465,029	78.0%
Black or African American	39	0.9%	29,035	6.6%	2,335,505	14.6%
American Indian or Alaska Native	19	0.5%	1,248	0.3%	53,541	0.3%
Asian	41	1.0%	3,400	0.8%	266,256	1.7%
Native Hawaiian or Other Pacific Islander	7	0.2%	209	0.0%	8,625	0.1%
Some Other Race	78	1.9%	13,545	3.1%	477,107	3.0%
Population Reporting Two or More Races	46	1.1%	6,853	1.6%	376,315	2.4%
Total Hispanic Population	211	5.1%	42,042	9.5%	2,682,715	16.8%
Population by Sex						
Male	2,069	49.5%	215,504	48.9%	7,797,715	48.8%
Female	2,108	50.5%	225,384	51.1%	8,184,663	51.2%
Population by Age						
Total	4,178	100.0%	440,888	100.0%	15,982,378	100.0%
Age 0 - 4	178	4.3%	22,970	5.2%	945,823	5.9%
Age 5 - 9	192	4.6%	24,224	5.5%	1,031,718	6.5%
Age 10 - 14	177	4.2%	25,034	5.7%	1,057,024	6.6%
Age 15 - 19	172	4.1%	22,501	5.1%	1,014,067	6.3%
Age 20 - 24	159	3.8%	18,816	4.3%	928,310	5.8%
Age 25 - 29	185	4.4%	21,797	4.9%	995,358	6.2%
Age 30 - 34	219	5.2%	24,694	5.6%	1,088,742	6.8%
Age 35 - 39	271	6.5%	29,498	6.7%	1,261,040	7.9%
Age 40 - 44	330	7.9%	29,734	6.7%	1,224,207	7.7%
Age 45 - 49	295	7.1%	27,349	6.2%	1,085,400	6.8%
Age 50 - 54	322	7.7%	27,484	6.2%	984,079	6.2%
Age 55 - 59	281	6.7%	26,820	6.1%	821,517	5.1%
Age 60 - 64	265	6.3%	27,856	6.3%	737,496	4.6%
Age 65 - 69	302	7.2%	29,921	6.8%	727,495	4.6%
Age 70 - 74	297	7.1%	30,642	7.0%	724,681	4.5%
Age 75 - 79	228	5.5%	25,148	5.7%	616,693	3.9%
Age 80 - 84	184	4.4%	15,482	3.5%	407,441	2.5%
Age 85+	121	2.9%	10,918	2.5%	331,287	2.1%
Median Age	48.5		45.2		38.7	
Age 18+	3,526	84.4%	354,500	80.4%	12,336,038	77.2%
Age 65+	1,132	27.1%	112,111	25.4%	2,807,597	17.6%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.



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	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Relationship and HH Type						
Total	4,178	100.0%	440,888	100.0%	15,982,378	100.0%
In Households	4,161	99.6%	435,271	98.7%	15,593,433	97.6%
In Family Households	3,019	72.3%	358,572	81.3%	12,903,319	80.7%
Householder	1,130	27.0%	127,611	28.9%	4,210,760	26.3%
Spouse	898	21.5%	104,693	23.7%	3,192,266	20.0%
Child	735	17.6%	96,711	21.9%	4,171,924	26.1%
Other Relatives	169	4.0%	19,791	4.5%	954,061	6.0%
Nonrelatives	87	2.1%	9,766	2.2%	374,308	2.3%
In Nonfamily Households	1,142	27.3%	76,699	17.4%	2,690,114	16.8%
In Group Quarters	17	0.4%	5,617	1.3%	388,945	2.4%
Institutionalized Population	17	0.4%	4,188	0.9%	248,350	1.6%
Noninstitutionalized Population	0	0.0%	1,429	0.3%	140,595	0.9%
Population by Place of Birth and Citizenship Status						
Total	4,179	100.0%	440,888	100.0%	15,982,378	100.0%
Native	3,983	95.3%	400,526	90.8%	13,311,550	83.3%
Born in United States	3,920	93.8%	392,088	88.9%	12,890,489	80.7%
Born outside United States	63	1.5%	8,438	1.9%	421,061	2.6%
Foreign Born	196	4.7%	40,362	9.2%	2,670,828	16.7%
Naturalized Citizen	78	1.9%	15,380	3.5%	1,207,502	7.6%
Not a Citizen	118	2.8%	24,982	5.7%	1,463,326	9.2%
Population 15+ by Sex and Marital Status						
Total	3,602	100.0%	368,561	100.0%	12,946,990	100.0%
Females	1,824	50.6%	190,342	51.6%	6,714,003	51.9%
Never Married	201	5.6%	27,902	7.6%	1,373,809	10.6%
Married, not Separated	909	25.2%	111,182	30.2%	3,484,042	26.9%
Married, Separated	57	1.6%	3,271	0.9%	178,701	1.4%
Widowed	300	8.3%	26,085	7.1%	826,317	6.4%
Divorced	357	9.9%	21,902	5.9%	851,134	6.6%
Males	1,778	49.4%	178,219	48.4%	6,232,987	48.1%
Never Married	383	10.6%	37,082	10.1%	1,702,648	13.2%
Married, not Separated	943	26.2%	112,197	30.4%	3,548,756	27.4%
Married, Separated	46	1.3%	2,915	0.8%	130,459	1.0%
Widowed	72	2.0%	7,105	1.9%	199,697	1.5%
Divorced	334	9.3%	18,920	5.1%	651,427	5.0%
Population 3+ by School Enrollment						
Total	4,044	100.0%	427,331	100.0%	15,426,358	100.0%
Enrolled in Nursery/Preschool: Public School	10	0.2%	2,661	0.6%	126,129	0.8%
Enrolled in Nursery/Preschool: Private School	15	0.4%	3,165	0.7%	145,184	0.9%
Enrolled in Kindergarten: Public School	46	1.1%	4,367	1.0%	175,960	1.1%
Enrolled in Kindergarten: Private School	2	0.0%	712	0.2%	36,784	0.2%
Enrolled in Grade 1-8: Public School	262	6.5%	35,700	8.4%	1,516,033	9.8%
Enrolled in Grade 1-8: Private School	22	0.5%	4,460	1.0%	200,958	1.3%
Enrolled in Grade 9-12: Public School	101	2.5%	15,857	3.7%	763,486	4.9%
Enrolled in Grade 9-12: Private School	5	0.1%	1,822	0.4%	81,920	0.5%
Enrolled in College: Public School	60	1.5%	8,603	2.0%	585,708	3.8%
Enrolled in College: Private School	20	0.5%	1,884	0.4%	155,305	1.0%
Enrolled in Grad/Professional School: Public	5	0.1%	1,312	0.3%	89,910	0.6%
Enrolled in Grad/Professional School: Private	1	0.0%	740	0.2%	55,902	0.4%
Not Enrolled in School	3,495	86.4%	346,048	81.0%	11,493,079	74.5%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



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	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population 25+ by Educational Attainment						
Total	3,310	100.0%	327,672	100.0%	11,024,645	100.0%
Less than 9th Grade	174	5.3%	16,393	5.0%	739,222	6.7%
9th - 12th Grade, No Diploma	558	16.9%	41,627	12.7%	1,480,726	13.4%
High School Graduate	1,229	37.1%	106,623	32.5%	3,165,748	28.7%
Some College, No Degree	719	21.7%	74,189	22.6%	2,403,135	21.8%
Associate Degree	203	6.1%	19,687	6.0%	773,486	7.0%
Bachelor's Degree	250	7.6%	44,193	13.5%	1,573,121	14.3%
Master's/Professional/Doctorate Degree	177	5.3%	24,960	7.6%	889,207	8.1%
Population 16+ by Sex and Employment Status						
Total	3,577	100.0%	363,694	100.0%	12,744,825	100.0%
Females in Labor Force	866	24.2%	90,173	24.8%	3,491,052	27.4%
Civilian Employed	847	23.7%	86,496	23.8%	3,275,775	25.7%
Civilian Unemployed	19	0.5%	3,677	1.0%	206,449	1.6%
In Armed Forces	0	0.0%	0	0.0%	8,828	0.1%
Females not in Labor Force	946	26.4%	97,891	26.9%	3,124,014	24.5%
Males in Labor Force	1,113	31.1%	103,641	28.5%	3,980,925	31.2%
Civilian Employed	1,076	30.1%	99,921	27.5%	3,719,272	29.2%
Civilian Unemployed	37	1.0%	3,557	1.0%	205,962	1.6%
In Armed Forces	0	0.0%	163	0.0%	55,691	0.4%
Males not in Labor Force	652	18.2%	71,989	19.8%	2,148,834	16.9%
Population 16+ by Sex and Work Status in 1999						
Total	3,577	100.0%	363,694	100.0%	12,744,825	100.0%
Females	1,812	50.7%	188,064	51.7%	6,615,066	51.9%
Worked Full-time	581	16.2%	53,397	14.7%	2,035,596	16.0%
Worked Part-time	390	10.9%	45,612	12.5%	1,802,612	14.1%
Did Not Work	841	23.5%	89,055	24.5%	2,776,858	21.8%
Males	1,765	49.3%	175,630	48.3%	6,129,759	48.1%
Worked Full-time	811	22.7%	73,648	20.2%	2,835,638	22.2%
Worked Part-time	335	9.4%	39,677	10.9%	1,479,983	11.6%
Did Not Work	619	17.3%	62,305	17.1%	1,814,138	14.2%
Females 16+ by Employment Status and Age of Children						
Total	1,812	100.0%	188,064	100.0%	6,615,066	100.0%
Own Children <6 Only	50	2.8%	10,189	5.4%	426,131	6.4%
Employed/in Armed Forces	34	1.9%	6,434	3.4%	255,351	3.9%
Unemployed	0	0.0%	329	0.2%	19,075	0.3%
Not in Labor Force	16	0.9%	3,426	1.8%	151,705	2.3%
Own Children 6-17 Only	218	12.0%	22,901	12.2%	1,017,378	15.4%
Employed/in Armed Forces	172	9.5%	17,262	9.2%	719,149	10.9%
Unemployed	2	0.1%	481	0.3%	33,712	0.5%
Not in Labor Force	44	2.4%	5,158	2.7%	264,517	4.0%
Own Children <6 and 6-17	74	4.1%	8,405	4.5%	350,998	5.3%
Employed/in Armed Forces	23	1.3%	5,285	2.8%	203,237	3.1%
Unemployed	2	0.1%	338	0.2%	15,186	0.2%
Not in Labor Force	49	2.7%	2,782	1.5%	132,575	2.0%
No Own Children <18	1,470	81.1%	146,569	77.9%	4,820,559	72.9%
Employed/in Armed Forces	618	34.1%	57,515	30.6%	2,106,866	31.8%
Unemployed	15	0.8%	2,529	1.3%	138,476	2.1%
Not in Labor Force	837	46.2%	86,525	46.0%	2,575,217	38.9%

Source: U.S. Census Bureau, Census 2000 Summary File 3.

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Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Civilian Employed Population 16+ by Occupation						
Total	1,921	100.0%	186,417	100.0%	6,995,047	100.0%
Management/Professional	478	24.9%	52,460	28.1%	2,206,193	31.5%
Service	275	14.3%	34,500	18.5%	1,183,660	16.9%
Sales/Office and Admin Support	600	31.2%	55,452	29.7%	2,066,191	29.5%
Farming/Fishing/Forestry	0	0.0%	1,527	0.8%	63,572	0.9%
Construction/Extraction/Maintenance	356	18.5%	25,105	13.5%	717,333	10.3%
Production/Transportation/Material Moving	212	11.0%	17,373	9.3%	758,098	10.8%
Civilian Employed Population 16+ by Industry						
Total	1,925	100.0%	186,417	100.0%	6,995,047	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	25	1.3%	2,099	1.1%	92,463	1.3%
Construction	263	13.7%	23,087	12.4%	562,111	8.0%
Manufacturing	87	4.5%	8,882	4.8%	507,870	7.3%
Wholesale Trade	83	4.3%	5,688	3.1%	278,360	4.0%
Retail Trade	269	14.0%	29,933	16.1%	943,449	13.5%
Transportation/Warehousing/Utilities	97	5.0%	7,515	4.0%	374,179	5.3%
Information	60	3.1%	4,769	2.6%	215,787	3.1%
Finance/Insurance/Real Estate/Rental/Leasing	111	5.8%	13,730	7.4%	563,552	8.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	194	10.1%	19,831	10.6%	739,516	10.6%
Educational/Health/Social Services	223	11.6%	32,350	17.4%	1,264,965	18.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	240	12.5%	21,544	11.6%	732,460	10.5%
Other Services	185	9.6%	9,255	5.0%	359,425	5.1%
Public Administration	88	4.6%	7,734	4.1%	360,910	5.2%
Workers 16+ by Place of Work						
Total	1,880	100.0%	182,581	100.0%	6,910,168	100.0%
Worked in State of Residence	1,880	100.0%	180,595	98.9%	6,830,544	98.8%
Worked in County of Residence	1,759	93.6%	161,939	88.7%	5,662,640	81.9%
Worked outside County of Residence	121	6.4%	18,656	10.2%	1,167,904	16.9%
Worked outside State of Residence	0	0.0%	1,986	1.1%	79,624	1.2%
Workers 16+ by Means of Transportation to Work						
Total	1,881	100.0%	182,581	100.0%	6,910,168	100.0%
Drove Alone - Car, Truck, or Van	1,406	74.7%	143,636	78.7%	5,445,527	78.8%
Carpooled - Car, Truck, or Van	227	12.1%	25,083	13.7%	893,766	12.9%
Public Transportation	78	4.1%	1,401	0.8%	129,075	1.9%
Walked	64	3.4%	2,695	1.5%	118,386	1.7%
Other Means	52	2.8%	3,434	1.9%	116,325	1.7%
Worked at Home	54	2.9%	6,332	3.5%	207,089	3.0%
Workers 16+ by Travel Time to Work						
Total	1,880	100.0%	182,581	100.0%	6,910,168	100.0%
Did not Work at Home	1,826	97.1%	176,249	96.5%	6,703,079	97.0%
Less than 5 minutes	41	2.2%	4,407	2.4%	155,487	2.3%
5 to 9 minutes	228	12.1%	17,360	9.5%	595,769	8.6%
10 to 19 minutes	602	32.0%	54,316	29.7%	2,007,979	29.1%
20 to 24 minutes	310	16.5%	29,744	16.3%	1,040,084	15.1%
25 to 34 minutes	325	17.3%	39,158	21.4%	1,482,984	21.5%
35 to 44 minutes	66	3.5%	9,476	5.2%	419,798	6.1%
45 to 59 minutes	140	7.4%	11,444	6.3%	534,237	7.7%
60 to 89 minutes	94	5.0%	6,229	3.4%	303,002	4.4%
90 or more minutes	20	1.1%	4,115	2.3%	163,739	2.4%
Worked at Home	54	2.9%	6,332	3.5%	207,089	3.0%
Average Travel Time to Work (in minutes)	23.2		25.0		26.2	

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Households by Type						
Total	2,116	100.0%	188,599	100.0%	6,337,929	100.0%
Family Households	1,158	54.7%	127,611	67.7%	4,210,760	66.4%
Married-couple Families	919	43.4%	104,693	55.5%	3,192,266	50.4%
With Related Children	238	11.2%	30,731	16.3%	1,290,424	20.4%
Other Family (No Spouse Present)	239	11.3%	22,918	12.2%	1,018,494	16.1%
With Related Children	144	6.8%	15,004	8.0%	659,382	10.4%
Nonfamily Households	958	45.3%	60,988	32.3%	2,127,169	33.6%
Householder Living Alone	791	37.4%	48,600	25.8%	1,687,303	26.6%
Householder Not Living Alone	167	7.9%	12,388	6.6%	439,866	6.9%
Households with Related Children	382	18.1%	45,735	24.2%	1,949,806	30.8%
Households by Age of Householder						
Total	2,117	100.0%	188,599	100.0%	6,337,929	100.0%
Householder Age 15 - 24	72	3.4%	6,108	3.2%	284,790	4.5%
Householder Age 25 - 34	198	9.4%	21,383	11.3%	942,967	14.9%
Householder Age 35 - 44	351	16.6%	31,533	16.7%	1,315,487	20.8%
Householder Age 45 - 54	381	18.0%	29,769	15.8%	1,157,171	18.3%
Householder Age 55 - 64	324	15.3%	30,190	16.0%	892,511	14.1%
Householder Age 65 - 74	409	19.3%	36,464	19.3%	885,191	14.0%
Householder Age 75 - 84	297	14.0%	26,499	14.1%	665,732	10.5%
Householder Age 85+	85	4.0%	6,653	3.5%	194,080	3.1%
Households by Size						
Total	2,117	100.0%	188,599	100.0%	6,337,929	100.0%
1 Person Household	791	37.4%	48,600	25.8%	1,687,303	26.6%
2 Person Household	877	41.4%	85,321	45.2%	2,330,104	36.8%
3 Person Household	224	10.6%	23,832	12.6%	977,117	15.4%
4 Person Household	135	6.4%	17,995	9.5%	776,458	12.3%
5 Person Household	57	2.7%	8,037	4.3%	351,132	5.5%
6 Person Household	18	0.9%	2,969	1.6%	132,086	2.1%
7+ Person Household	15	0.7%	1,845	1.0%	83,729	1.3%
Households by Poverty Status in 1999 and HH Type						
Total	2,082	100.0%	188,755	100.0%	6,341,121	100.0%
Below Poverty Level	232	11.1%	16,289	8.6%	743,525	11.7%
Married-couple Family	25	1.2%	4,170	2.2%	160,336	2.5%
Other Family - Male Householder, No Wife Present	0	0.0%	806	0.4%	35,538	0.6%
Other Family - Female Householder, No Husband Present	34	1.6%	3,620	1.9%	187,257	3.0%
Nonfamily Households	173	8.3%	7,693	4.1%	360,394	5.7%
At or Above Poverty Level	1,850	88.9%	172,466	91.4%	5,597,596	88.3%
Married-couple Family	887	42.6%	101,306	53.7%	3,081,691	48.6%
Other Family - Male Householder, No Wife Present	58	2.8%	5,966	3.2%	221,685	3.5%
Other Family - Female Householder, No Husband Present	182	8.7%	12,555	6.7%	551,902	8.7%
Nonfamily Households	723	34.7%	52,639	27.9%	1,742,318	27.5%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 1.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Household Income in 1999						
Household Income Base	2,082	100.0%	188,755	100.0%	6,341,121	100.0%
< \$15,000	443	21.3%	25,215	13.4%	1,034,045	16.3%
\$15,000 - \$24,999	358	17.2%	26,895	14.2%	918,455	14.5%
\$25,000 - \$34,999	254	12.2%	28,254	15.0%	901,454	14.2%
\$35,000 - \$49,999	455	21.9%	36,016	19.1%	1,103,554	17.4%
\$50,000 - \$74,999	322	15.5%	36,886	19.5%	1,170,569	18.5%
\$75,000 - \$99,999	138	6.6%	15,489	8.2%	552,379	8.7%
\$100,000 - \$149,999	73	3.5%	11,413	6.0%	398,860	6.3%
\$150,000 - \$199,999	22	1.1%	3,380	1.8%	114,432	1.8%
\$200,000 +	17	0.8%	5,207	2.8%	147,373	2.3%
Median Household Income	\$34,264	-	\$40,324	-	\$38,843	-
Average Household Income	\$43,649	-	\$56,641	-	\$53,504	-
Families by Family Income in 1999						
Family Income Base	1,187	100.0%	128,423	100.0%	4,238,409	100.0%
< \$15,000	132	11.1%	10,281	8.0%	439,315	10.4%
\$15,000 - \$24,999	149	12.6%	14,621	11.4%	524,009	12.4%
\$25,000 - \$34,999	193	16.3%	18,779	14.6%	579,514	13.7%
\$35,000 - \$49,999	272	22.9%	25,962	20.2%	782,918	18.5%
\$50,000 - \$74,999	259	21.8%	29,254	22.8%	907,388	21.4%
\$75,000 - \$99,999	101	8.5%	12,775	9.9%	452,986	10.7%
\$100,000 - \$149,999	65	5.5%	9,459	7.4%	332,735	7.9%
\$150,000 - \$199,999	13	1.1%	2,900	2.3%	96,551	2.3%
\$200,000+	3	0.3%	4,392	3.4%	122,993	2.9%
Median Family Income	\$43,211	-	\$46,411	-	\$45,613	-
Average Family Income	\$48,301	-	\$64,570	-	\$61,238	-
Owner Occupied HUs by Value						
Total	1,448	100.0%	144,256	100.0%	4,441,711	100.0%
< \$50,000	451	31.1%	22,247	15.4%	734,424	16.5%
\$50,000 - \$99,999	707	48.8%	53,415	37.0%	1,718,436	38.7%
\$100,000 - \$149,999	225	15.5%	32,172	22.3%	960,655	21.6%
\$150,000 - \$199,999	26	1.8%	15,310	10.6%	463,940	10.4%
\$200,000 - \$299,999	29	2.0%	11,310	7.8%	314,200	7.1%
\$300,000 - \$499,999	8	0.6%	6,130	4.2%	158,354	3.6%
\$500,000 - \$999,999	2	0.1%	2,698	1.9%	67,552	1.5%
\$1,000,000+	0	0.0%	974	0.7%	24,150	0.5%
Median Home Value	\$70,985	-	\$96,711	-	\$93,210	-
Average Home Value	\$74,296	-	\$135,627	-	\$127,405	-
Specified Renter Occupied HUs by Contract Rent						
Total	653	100.0%	44,222	100.0%	1,889,455	100.0%
With Cash Rent	630	96.5%	42,072	95.1%	1,800,989	95.3%
< \$200	62	9.5%	2,164	4.9%	110,824	5.9%
\$200 - \$499	293	44.9%	13,591	30.7%	619,071	32.8%
\$500 - \$749	241	36.9%	18,438	41.7%	708,589	37.5%
\$750 - \$999	28	4.3%	4,783	10.8%	239,653	12.7%
\$1,000 - \$1,499	6	0.9%	1,800	4.1%	85,909	4.5%
\$1,500 - \$1,999	0	0.0%	860	1.9%	22,325	1.2%
\$2000+	0	0.0%	436	1.0%	14,618	0.8%
No Cash Rent	23	3.5%	2,150	4.9%	88,466	4.7%
Median Rent	\$483	-	\$554	-	\$551	-
Average Rent	\$454	-	\$595	-	\$581	-

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions. Source: U.S. Census Bureau, Census 2000 Summary File 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 1.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Occupancy						
Total	2,629	100.0%	245,405	100.0%	7,302,947	100.0%
Occupied Housing Units	2,116	80.5%	188,599	76.9%	6,337,929	86.8%
Owner Occupied Housing Units	1,438	54.7%	144,245	58.8%	4,441,799	60.8%
Average Household Size	2.03	-	2.29	-	2.49	-
Renter Occupied Housing Units	678	25.8%	44,354	18.1%	1,896,130	26.0%
Average Household Size	1.84	-	2.38	-	2.39	-
Vacant Housing Units	513	19.5%	56,806	23.1%	965,018	13.2%
For Rent	95	3.6%	7,937	3.2%	195,336	2.7%
For Sale Only	52	2.0%	3,990	1.6%	101,667	1.4%
Rented or Sold, not Occupied	17	0.6%	1,966	0.8%	53,429	0.7%
For Seasonal/Recreational/Occasional Use	305	11.6%	39,502	16.1%	482,944	6.6%
For Migrant Workers	0	0.0%	84	0.0%	1,881	0.0%
Other Vacant	44	1.7%	3,327	1.4%	129,761	1.8%
Housing Units by Units in Structure						
Total	2,626	100.0%	245,405	100.0%	7,302,947	100.0%
1 Detached	1,032	39.3%	122,543	49.9%	3,816,527	52.3%
1 Attached	75	2.9%	11,968	4.9%	429,457	5.9%
2	124	4.7%	9,802	4.0%	196,327	2.7%
3 or 4	69	2.6%	10,688	4.4%	313,631	4.3%
5 to 9	156	5.9%	14,138	5.8%	363,281	5.0%
10 to 19	73	2.8%	13,441	5.5%	366,197	5.0%
20+	538	20.5%	22,883	9.3%	940,712	12.9%
Mobile Home	506	19.3%	38,084	15.5%	849,304	11.6%
Other	53	2.0%	1,858	0.8%	27,511	0.4%
Housing Units by Year Structure Built						
Total	2,637	100.0%	245,405	100.0%	7,302,947	100.0%
1999 to March 2000	1	0.0%	9,477	3.9%	214,120	2.9%
1995 to 1998	105	4.0%	28,457	11.6%	674,760	9.2%
1990 to 1994	107	4.1%	31,345	12.8%	768,470	10.5%
1980 to 1989	554	21.0%	81,099	33.0%	1,916,430	26.2%
1970 to 1979	785	29.8%	56,952	23.2%	1,686,263	23.1%
1969 or Earlier	1,085	41.1%	38,075	15.5%	2,042,904	28.0%
Median Year Structure Built	1973	-	1983	-	1980	-
Households by Year Householder Moved In						
Total	2,105	100.0%	188,599	100.0%	6,337,929	100.0%
Moved in 1999 to March 2000	505	24.0%	41,758	22.1%	1,420,535	22.4%
Moved in 1995 to 1998	570	27.1%	60,515	32.1%	1,991,209	31.4%
Moved in 1990 to 1994	363	17.2%	35,103	18.6%	1,099,721	17.4%
Moved in 1980 to 1989	392	18.6%	35,610	18.9%	1,074,907	17.0%
Moved in 1970 to 1979	171	8.1%	11,596	6.1%	478,089	7.5%
Moved in 1969 or Earlier	104	4.9%	4,017	2.1%	273,468	4.3%
Median Year Householder Moved In	1995	-	1996	-	1995	-
Households by Vehicles Available						
Total	2,107	100.0%	188,599	100.0%	6,337,929	100.0%
None	186	8.8%	10,873	5.8%	515,455	8.1%
1	1,083	51.4%	86,869	46.1%	2,626,233	41.4%
2	643	30.5%	71,717	38.0%	2,419,707	38.2%
3	149	7.1%	14,509	7.7%	596,885	9.4%
4	35	1.7%	3,475	1.8%	135,834	2.1%
5+	11	0.5%	1,156	0.6%	43,815	0.7%
Average Number of Vehicles Available	1.4	-	1.6	-	1.6	-

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



Community Comparison Report

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Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
Longitude: -81.887113
Radius: 3.0 mile

Summary	Site			County: Lee			State: Florida		
	1990	Census 2000	1990-2000 Annual Rate	1990	Census 2000	1990-2000 Annual Rate	1990	Census 2000	1990-2000 Annual Rate
Total Population	44,915	44,246	-0.15%	335,113	440,888	2.78%	12,937,926	15,982,378	2.14%
Total Households	19,685	20,078	0.2%	140,124	188,599	3.02%	5,134,869	6,337,929	2.13%
Total Families	12,728	11,909	-0.66%	99,698	127,611	2.5%	3,511,825	4,210,760	1.83%
Total Housing Units	24,505	24,387	-0.05%	189,051	245,405	2.64%	6,100,262	7,302,947	1.82%
Average Household Size	2.22	2.15	-0.32%	2.35	2.31	-0.17%	2.46	2.46	0%
Average Family Size	2.7	2.7	0%	2.74	2.73	-0.04%	2.95	2.98	0.1%
Median Household Income	\$22,927	\$30,965	3.05%	\$28,448	\$40,324	3.55%	\$27,483	\$38,843	3.52%
Average Household Income	\$29,362	\$42,912	3.87%	\$36,940	\$56,641	4.37%	\$36,517	\$53,504	3.89%
Per Capita Income	\$13,213	\$19,651	4.05%	\$15,623	\$24,542	4.62%	\$14,698	\$21,557	3.9%

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Race						
Total	44,246	100.0%	440,888	100.0%	15,982,378	100.0%
Population Reporting One Race	43,381	98.0%	434,035	98.4%	15,606,063	97.6%
White	35,447	80.1%	386,598	87.7%	12,465,029	78.0%
Black or African American	6,426	14.5%	29,035	6.6%	2,335,505	14.6%
American Indian or Alaska Native	193	0.4%	1,248	0.3%	53,541	0.3%
Asian	297	0.7%	3,400	0.8%	266,256	1.7%
Native Hawaiian or Other Pacific Islander	35	0.1%	209	0.0%	8,625	0.1%
Some Other Race	983	2.2%	13,545	3.1%	477,107	3.0%
Population Reporting Two or More Races	865	2.0%	6,853	1.6%	376,315	2.4%
Total Hispanic Population	3,125	7.1%	42,042	9.5%	2,682,715	16.8%
Population by Sex						
Male	21,442	48.5%	215,504	48.9%	7,797,715	48.8%
Female	22,804	51.5%	225,384	51.1%	8,184,663	51.2%
Population by Age						
Total	44,247	100.0%	440,888	100.0%	15,982,378	100.0%
Age 0 - 4	2,294	5.2%	22,970	5.2%	945,823	5.9%
Age 5 - 9	2,284	5.2%	24,224	5.5%	1,031,718	6.5%
Age 10 - 14	2,359	5.3%	25,034	5.7%	1,057,024	6.6%
Age 15 - 19	2,176	4.9%	22,501	5.1%	1,014,067	6.3%
Age 20 - 24	1,964	4.4%	18,816	4.3%	928,310	5.8%
Age 25 - 29	2,152	4.9%	21,797	4.9%	995,358	6.2%
Age 30 - 34	2,258	5.1%	24,694	5.6%	1,088,742	6.8%
Age 35 - 39	2,824	6.4%	29,498	6.7%	1,261,040	7.9%
Age 40 - 44	2,951	6.7%	29,734	6.7%	1,224,207	7.7%
Age 45 - 49	2,707	6.1%	27,349	6.2%	1,085,400	6.8%
Age 50 - 54	2,633	6.0%	27,484	6.2%	984,079	6.2%
Age 55 - 59	2,423	5.5%	26,820	6.1%	821,517	5.1%
Age 60 - 64	2,501	5.7%	27,856	6.3%	737,496	4.6%
Age 65 - 69	2,888	6.5%	29,921	6.8%	727,495	4.6%
Age 70 - 74	3,131	7.1%	30,642	7.0%	724,681	4.5%
Age 75 - 79	2,885	6.5%	25,148	5.7%	616,693	3.9%
Age 80 - 84	2,109	4.8%	15,482	3.5%	407,441	2.5%
Age 85+	1,708	3.9%	10,918	2.5%	331,287	2.1%
Median Age	46.6		45.2		38.7	
Age 18+	35,995	81.4%	354,500	80.4%	12,336,038	77.2%
Age 65+	12,721	28.8%	112,111	25.4%	2,807,597	17.6%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
Longitude: -81.887113
Radius: 3.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Relationship and HH Type						
Total	44,247	100.0%	440,888	100.0%	15,982,378	100.0%
In Households	43,140	97.5%	435,271	98.7%	15,593,433	97.6%
In Family Households	33,226	75.1%	358,572	81.3%	12,903,319	80.7%
Householder	11,794	26.7%	127,611	28.9%	4,210,760	26.3%
Spouse	8,905	20.1%	104,693	23.7%	3,192,266	20.0%
Child	9,155	20.7%	96,711	21.9%	4,171,924	26.1%
Other Relatives	2,302	5.2%	19,791	4.5%	954,061	6.0%
Nonrelatives	1,070	2.4%	9,766	2.2%	374,308	2.3%
In Nonfamily Households	9,914	22.4%	76,699	17.4%	2,690,114	16.8%
In Group Quarters	1,107	2.5%	5,617	1.3%	388,945	2.4%
Institutionalized Population	1,040	2.4%	4,188	0.9%	248,350	1.6%
Noninstitutionalized Population	67	0.2%	1,429	0.3%	140,595	0.9%
Population by Place of Birth and Citizenship Status						
Total	44,142	100.0%	440,888	100.0%	15,982,378	100.0%
Native	40,645	92.1%	400,526	90.8%	13,311,550	83.3%
Born in United States	39,877	90.3%	392,088	88.9%	12,890,489	80.7%
Born outside United States	768	1.7%	8,438	1.9%	421,061	2.6%
Foreign Born	3,497	7.9%	40,362	9.2%	2,670,828	16.7%
Naturalized Citizen	1,234	2.8%	15,380	3.5%	1,207,502	7.6%
Not a Citizen	2,263	5.1%	24,982	5.7%	1,463,326	9.2%
Population 15+ by Sex and Marital Status						
Total	37,181	100.0%	368,561	100.0%	12,946,990	100.0%
Females	19,308	51.9%	190,342	51.6%	6,714,003	51.9%
Never Married	3,029	8.1%	27,902	7.6%	1,373,809	10.6%
Married, not Separated	9,476	25.5%	111,182	30.2%	3,484,042	26.9%
Married, Separated	493	1.3%	3,271	0.9%	178,701	1.4%
Widowed	3,626	9.8%	26,085	7.1%	826,317	6.4%
Divorced	2,684	7.2%	21,902	5.9%	851,134	6.6%
Males	17,873	48.1%	178,219	48.4%	6,232,987	48.1%
Never Married	4,230	11.4%	37,082	10.1%	1,702,648	13.2%
Married, not Separated	9,812	26.4%	112,197	30.4%	3,548,756	27.4%
Married, Separated	445	1.2%	2,915	0.8%	130,459	1.0%
Widowed	914	2.5%	7,105	1.9%	199,697	1.5%
Divorced	2,472	6.6%	18,920	5.1%	651,427	5.0%
Population 3+ by School Enrollment						
Total	42,643	100.0%	427,331	100.0%	15,426,358	100.0%
Enrolled in Nursery/Preschool: Public School	257	0.6%	2,661	0.6%	126,129	0.8%
Enrolled in Nursery/Preschool: Private School	159	0.4%	3,165	0.7%	145,184	0.9%
Enrolled in Kindergarten: Public School	415	1.0%	4,367	1.0%	175,960	1.1%
Enrolled in Kindergarten: Private School	52	0.1%	712	0.2%	36,784	0.2%
Enrolled in Grade 1-8: Public School	3,484	8.2%	35,700	8.4%	1,516,033	9.8%
Enrolled in Grade 1-8: Private School	331	0.8%	4,460	1.0%	200,958	1.3%
Enrolled in Grade 9-12: Public School	1,712	4.0%	15,857	3.7%	763,486	4.9%
Enrolled in Grade 9-12: Private School	147	0.3%	1,822	0.4%	81,920	0.5%
Enrolled in College: Public School	715	1.7%	8,603	2.0%	585,708	3.8%
Enrolled in College: Private School	199	0.5%	1,884	0.4%	155,305	1.0%
Enrolled in Grad/Professional School: Public	92	0.2%	1,312	0.3%	89,910	0.6%
Enrolled in Grad/Professional School: Private	61	0.1%	740	0.2%	55,902	0.4%
Not Enrolled in School	35,019	82.1%	346,048	81.0%	11,493,079	74.5%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



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Hancock Bridge
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North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
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Radius: 3.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population 25+ by Educational Attainment						
Total	33,099	100.0%	327,672	100.0%	11,024,645	100.0%
Less than 9th Grade	2,119	6.4%	16,393	5.0%	739,222	6.7%
9th - 12th Grade, No Diploma	5,980	18.1%	41,627	12.7%	1,480,726	13.4%
High School Graduate	11,950	36.1%	106,623	32.5%	3,165,748	28.7%
Some College, No Degree	6,816	20.6%	74,189	22.6%	2,403,135	21.8%
Associate Degree	1,494	4.5%	19,687	6.0%	773,486	7.0%
Bachelor's Degree	2,944	8.9%	44,193	13.5%	1,573,121	14.3%
Master's/Professional/Doctorate Degree	1,796	5.4%	24,960	7.6%	889,207	8.1%
Population 16+ by Sex and Employment Status						
Total	36,673	100.0%	363,694	100.0%	12,744,825	100.0%
Females in Labor Force	8,535	23.3%	90,173	24.8%	3,491,052	27.4%
Civilian Employed	8,102	22.1%	86,496	23.8%	3,275,775	25.7%
Civilian Unemployed	433	1.2%	3,677	1.0%	206,449	1.6%
In Armed Forces	0	0.0%	0	0.0%	8,828	0.1%
Females not in Labor Force	10,538	28.7%	97,891	26.9%	3,124,014	24.5%
Males in Labor Force	9,805	26.7%	103,641	28.5%	3,980,925	31.2%
Civilian Employed	9,354	25.5%	99,921	27.5%	3,719,272	29.2%
Civilian Unemployed	451	1.2%	3,557	1.0%	205,962	1.6%
In Armed Forces	0	0.0%	163	0.0%	55,691	0.4%
Males not in Labor Force	7,795	21.3%	71,989	19.8%	2,148,834	16.9%
Population 16+ by Sex and Work Status in 1999						
Total	36,673	100.0%	363,694	100.0%	12,744,825	100.0%
Females	19,073	52.0%	188,064	51.7%	6,615,066	51.9%
Worked Full-time	5,032	13.7%	53,397	14.7%	2,035,596	16.0%
Worked Part-time	4,448	12.1%	45,612	12.5%	1,802,612	14.1%
Did Not Work	9,593	26.2%	89,055	24.5%	2,776,858	21.8%
Males	17,600	48.0%	175,630	48.3%	6,129,759	48.1%
Worked Full-time	6,985	19.0%	73,648	20.2%	2,835,638	22.2%
Worked Part-time	3,926	10.7%	39,677	10.9%	1,479,983	11.6%
Did Not Work	6,689	18.2%	62,305	17.1%	1,814,138	14.2%
Females 16+ by Employment Status and Age of Children						
Total	19,073	100.0%	188,064	100.0%	6,615,066	100.0%
Own Children <6 Only	870	4.6%	10,189	5.4%	426,131	6.4%
Employed/in Armed Forces	508	2.7%	6,434	3.4%	255,351	3.9%
Unemployed	52	0.3%	329	0.2%	19,075	0.3%
Not in Labor Force	310	1.6%	3,426	1.8%	151,705	2.3%
Own Children 6-17 Only	1,958	10.3%	22,901	12.2%	1,017,378	15.4%
Employed/in Armed Forces	1,409	7.4%	17,262	9.2%	719,149	10.9%
Unemployed	79	0.4%	481	0.3%	33,712	0.5%
Not in Labor Force	470	2.5%	5,158	2.7%	264,517	4.0%
Own Children <6 and 6-17	832	4.4%	8,405	4.5%	350,998	5.3%
Employed/in Armed Forces	484	2.5%	5,285	2.8%	203,237	3.1%
Unemployed	31	0.2%	338	0.2%	15,186	0.2%
Not in Labor Force	317	1.7%	2,782	1.5%	132,575	2.0%
No Own Children <18	15,413	80.8%	146,569	77.9%	4,820,559	72.9%
Employed/in Armed Forces	5,701	29.9%	57,515	30.6%	2,106,866	31.8%
Unemployed	271	1.4%	2,529	1.3%	138,476	2.1%
Not in Labor Force	9,441	49.5%	86,525	46.0%	2,575,217	38.9%

Source: U.S. Census Bureau, Census 2000 Summary File 3.

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 3.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Civilian Employed Population 16+ by Occupation						
Total	17,453	100.0%	186,417	100.0%	6,995,047	100.0%
Management/Professional	4,023	23.1%	52,460	28.1%	2,206,193	31.5%
Service	3,319	19.0%	34,500	18.5%	1,183,660	16.9%
Sales/Office and Admin Support	5,259	30.1%	55,452	29.7%	2,066,191	29.5%
Farming/Fishing/Forestry	54	0.3%	1,527	0.8%	63,572	0.9%
Construction/Extraction/Maintenance	2,794	16.0%	25,105	13.5%	717,333	10.3%
Production/Transportation/Material Moving	2,004	11.5%	17,373	9.3%	758,098	10.8%
Civilian Employed Population 16+ by Industry						
Total	17,456	100.0%	186,417	100.0%	6,995,047	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	127	0.7%	2,099	1.1%	92,463	1.3%
Construction	2,463	14.1%	23,087	12.4%	562,111	8.0%
Manufacturing	715	4.1%	8,882	4.8%	507,870	7.3%
Wholesale Trade	450	2.6%	5,688	3.1%	278,360	4.0%
Retail Trade	2,881	16.5%	29,933	16.1%	943,449	13.5%
Transportation/Warehousing/Utilities	823	4.7%	7,515	4.0%	374,179	5.3%
Information	533	3.1%	4,769	2.6%	215,787	3.1%
Finance/Insurance/Real Estate/Rental/Leasing	1,284	7.4%	13,730	7.4%	563,552	8.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	1,771	10.1%	19,831	10.6%	739,516	10.6%
Educational/Health/Social Services	2,880	16.5%	32,350	17.4%	1,264,965	18.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	1,666	9.5%	21,544	11.6%	732,460	10.5%
Other Services	1,053	6.0%	9,255	5.0%	359,425	5.1%
Public Administration	810	4.6%	7,734	4.1%	360,910	5.2%
Workers 16+ by Place of Work						
Total	17,053	100.0%	182,581	100.0%	6,910,168	100.0%
Worked in State of Residence	16,946	99.4%	180,595	98.9%	6,830,544	98.8%
Worked in County of Residence	15,985	93.7%	161,939	88.7%	5,662,640	81.9%
Worked outside County of Residence	961	5.6%	18,656	10.2%	1,167,904	16.9%
Worked outside State of Residence	107	0.6%	1,986	1.1%	79,624	1.2%
Workers 16+ by Means of Transportation to Work						
Total	17,054	100.0%	182,581	100.0%	6,910,168	100.0%
Drove Alone - Car, Truck, or Van	12,855	75.4%	143,636	78.7%	5,445,527	78.8%
Carpooled - Car, Truck, or Van	2,480	14.5%	25,083	13.7%	893,766	12.9%
Public Transportation	306	1.8%	1,401	0.8%	129,075	1.9%
Walked	399	2.3%	2,695	1.5%	118,386	1.7%
Other Means	512	3.0%	3,434	1.9%	116,325	1.7%
Worked at Home	502	2.9%	6,332	3.5%	207,089	3.0%
Workers 16+ by Travel Time to Work						
Total	17,055	100.0%	182,581	100.0%	6,910,168	100.0%
Did not Work at Home	16,553	97.1%	176,249	96.5%	6,703,079	97.0%
Less than 5 minutes	454	2.7%	4,407	2.4%	155,487	2.3%
5 to 9 minutes	1,629	9.6%	17,360	9.5%	595,769	8.6%
10 to 19 minutes	5,764	33.8%	54,316	29.7%	2,007,979	29.1%
20 to 24 minutes	2,987	17.5%	29,744	16.3%	1,040,084	15.1%
25 to 34 minutes	2,965	17.4%	39,158	21.4%	1,482,984	21.5%
35 to 44 minutes	660	3.9%	9,476	5.2%	419,798	6.1%
45 to 59 minutes	1,004	5.9%	11,444	6.3%	534,237	7.7%
60 to 89 minutes	729	4.3%	6,229	3.4%	303,002	4.4%
90 or more minutes	361	2.1%	4,115	2.3%	163,739	2.4%
Worked at Home	502	2.9%	6,332	3.5%	207,089	3.0%
Average Travel Time to Work (in minutes)	24.4		25.0		26.2	

Source: U.S. Census Bureau, Census 2000 Summary File 3.

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
 Longitude: -81.887113
 Radius: 3.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Type						
Total	20,080	100.0%	188,599	100.0%	6,337,929	100.0%
Family Households	11,909	59.3%	127,611	67.7%	4,210,760	66.4%
Married-couple Families	8,980	44.7%	104,693	55.5%	3,192,266	50.4%
With Related Children	2,417	12.0%	30,731	16.3%	1,290,424	20.4%
Other Family (No Spouse Present)	2,929	14.6%	22,918	12.2%	1,018,494	16.1%
With Related Children	1,918	9.6%	15,004	8.0%	659,382	10.4%
Nonfamily Households	8,171	40.7%	60,988	32.3%	2,127,169	33.6%
Householder Living Alone	6,737	33.6%	48,600	25.8%	1,687,303	26.6%
Householder Not Living Alone	1,434	7.1%	12,388	6.6%	439,866	6.9%
Households with Related Children	4,335	21.6%	45,735	24.2%	1,949,806	30.8%
Households by Age of Householder						
Total	20,078	100.0%	188,599	100.0%	6,337,929	100.0%
Householder Age 15 - 24	693	3.5%	6,108	3.2%	284,790	4.5%
Householder Age 25 - 34	2,000	10.0%	21,383	11.3%	942,967	14.9%
Householder Age 35 - 44	3,114	15.5%	31,533	16.7%	1,315,487	20.8%
Householder Age 45 - 54	3,012	15.0%	29,769	15.8%	1,157,171	18.3%
Householder Age 55 - 64	2,891	14.4%	30,190	16.0%	892,511	14.1%
Householder Age 65 - 74	3,768	18.8%	36,464	19.3%	885,191	14.0%
Householder Age 75 - 84	3,415	17.0%	26,499	14.1%	665,732	10.5%
Householder Age 85+	1,185	5.9%	6,653	3.5%	194,080	3.1%
Households by Size						
Total	20,078	100.0%	188,599	100.0%	6,337,929	100.0%
1 Person Household	6,737	33.6%	48,600	25.8%	1,687,303	26.6%
2 Person Household	8,202	40.9%	85,321	45.2%	2,330,104	36.8%
3 Person Household	2,308	11.5%	23,832	12.6%	977,117	15.4%
4 Person Household	1,541	7.7%	17,995	9.5%	776,458	12.3%
5 Person Household	783	3.9%	8,037	4.3%	351,132	5.5%
6 Person Household	308	1.5%	2,969	1.6%	132,086	2.1%
7+ Person Household	199	1.0%	1,845	1.0%	83,729	1.3%
Households by Poverty Status in 1999 and HH Type						
Total	20,004	100.0%	188,755	100.0%	6,341,121	100.0%
Below Poverty Level	2,643	13.2%	16,289	8.6%	743,525	11.7%
Married-couple Family	439	2.2%	4,170	2.2%	160,336	2.5%
Other Family - Male Householder, No Wife Present	104	0.5%	806	0.4%	35,538	0.6%
Other Family - Female Householder, No Husband Present	627	3.1%	3,620	1.9%	187,257	3.0%
Nonfamily Households	1,473	7.4%	7,693	4.1%	360,394	5.7%
At or Above Poverty Level	17,361	86.8%	172,466	91.4%	5,597,596	88.3%
Married-couple Family	8,503	42.5%	101,306	53.7%	3,081,691	48.6%
Other Family - Male Householder, No Wife Present	719	3.6%	5,966	3.2%	221,685	3.5%
Other Family - Female Householder, No Husband Present	1,534	7.7%	12,555	6.7%	551,902	8.7%
Nonfamily Households	6,605	33.0%	52,639	27.9%	1,742,318	27.5%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 3.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Household Income in 1999						
Household Income Base	20,001	100.0%	188,755	100.0%	6,341,121	100.0%
< \$15,000	4,126	20.6%	25,215	13.4%	1,034,045	16.3%
\$15,000 - \$24,999	3,673	18.4%	26,895	14.2%	918,455	14.5%
\$25,000 - \$34,999	3,400	17.0%	28,254	15.0%	901,454	14.2%
\$35,000 - \$49,999	3,693	18.5%	36,016	19.1%	1,103,554	17.4%
\$50,000 - \$74,999	2,778	13.9%	36,886	19.5%	1,170,569	18.5%
\$75,000 - \$99,999	1,120	5.6%	15,489	8.2%	552,379	8.7%
\$100,000 - \$149,999	733	3.7%	11,413	6.0%	398,860	6.3%
\$150,000 - \$199,999	171	0.9%	3,380	1.8%	114,432	1.8%
\$200,000 +	307	1.5%	5,207	2.8%	147,373	2.3%
Median Household Income	\$30,965	-	\$40,324	-	\$38,843	-
Average Household Income	\$42,912	-	\$56,641	-	\$53,504	-
Families by Family Income in 1999						
Family Income Base	11,926	100.0%	128,423	100.0%	4,238,409	100.0%
< \$15,000	1,491	12.5%	10,281	8.0%	439,315	10.4%
\$15,000 - \$24,999	1,737	14.6%	14,621	11.4%	524,009	12.4%
\$25,000 - \$34,999	2,137	17.9%	18,779	14.6%	579,514	13.7%
\$35,000 - \$49,999	2,516	21.1%	25,962	20.2%	782,918	18.5%
\$50,000 - \$74,999	2,246	18.8%	29,254	22.8%	907,388	21.4%
\$75,000 - \$99,999	874	7.3%	12,775	9.9%	452,986	10.7%
\$100,000 - \$149,999	554	4.6%	9,459	7.4%	332,735	7.9%
\$150,000 - \$199,999	147	1.2%	2,900	2.3%	96,551	2.3%
\$200,000+	224	1.9%	4,392	3.4%	122,993	2.9%
Median Family Income	\$37,913	-	\$46,411	-	\$45,613	-
Average Family Income	\$50,443	-	\$64,570	-	\$61,238	-
Owner Occupied HUs by Value						
Total	13,976	100.0%	144,256	100.0%	4,441,711	100.0%
< \$50,000	5,070	36.3%	22,247	15.4%	734,424	16.5%
\$50,000 - \$99,999	5,955	42.6%	53,415	37.0%	1,718,436	38.7%
\$100,000 - \$149,999	1,698	12.1%	32,172	22.3%	960,655	21.6%
\$150,000 - \$199,999	609	4.4%	15,310	10.6%	463,940	10.4%
\$200,000 - \$299,999	416	3.0%	11,310	7.8%	314,200	7.1%
\$300,000 - \$499,999	151	1.1%	6,130	4.2%	158,354	3.6%
\$500,000 - \$999,999	45	0.3%	2,698	1.9%	67,552	1.5%
\$1,000,000+	32	0.2%	974	0.7%	24,150	0.5%
Median Home Value	\$61,548	-	\$96,711	-	\$93,210	-
Average Home Value	\$79,842	-	\$135,627	-	\$127,405	-
Specified Renter Occupied HUs by Contract Rent						
Total	6,103	100.0%	44,222	100.0%	1,889,455	100.0%
With Cash Rent	5,900	96.7%	42,072	95.1%	1,800,989	95.3%
< \$200	488	8.0%	2,164	4.9%	110,824	5.9%
\$200 - \$499	3,189	52.3%	13,591	30.7%	619,071	32.8%
\$500 - \$749	1,628	26.7%	18,438	41.7%	708,589	37.5%
\$750 - \$999	223	3.7%	4,783	10.8%	239,653	12.7%
\$1,000 - \$1,499	169	2.8%	1,800	4.1%	85,909	4.5%
\$1,500 - \$1,999	167	2.7%	860	1.9%	22,325	1.2%
\$2000+	36	0.6%	436	1.0%	14,618	0.8%
No Cash Rent	203	3.3%	2,150	4.9%	88,466	4.7%
Median Rent	\$446	-	\$554	-	\$551	-
Average Rent	\$499	-	\$595	-	\$581	-

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions. Source: U.S. Census Bureau, Census 2000 Summary File 3.

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 3.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Occupancy						
Total	24,315	100.0%	245,405	100.0%	7,302,947	100.0%
Occupied Housing Units	20,078	82.6%	188,599	76.9%	6,337,929	86.8%
Owner Occupied Housing Units	14,027	57.7%	144,245	58.8%	4,441,799	60.8%
Average Household Size	2.11	-	2.29	-	2.49	-
Renter Occupied Housing Units	6,051	24.9%	44,354	18.1%	1,896,130	26.0%
Average Household Size	2.23	-	2.38	-	2.39	-
Vacant Housing Units	4,237	17.4%	56,806	23.1%	965,018	13.2%
For Rent	733	3.0%	7,937	3.2%	195,336	2.7%
For Sale Only	558	2.3%	3,990	1.6%	101,667	1.4%
Rented or Sold, not Occupied	184	0.8%	1,966	0.8%	53,429	0.7%
For Seasonal/Recreational/Occasional Use	2,408	9.9%	39,502	16.1%	482,944	6.6%
For Migrant Workers	0	0.0%	84	0.0%	1,881	0.0%
Other Vacant	354	1.5%	3,327	1.4%	129,761	1.8%
Housing Units by Units in Structure						
Total	24,338	100.0%	245,405	100.0%	7,302,947	100.0%
1 Detached	9,880	40.6%	122,543	49.9%	3,816,527	52.3%
1 Attached	649	2.7%	11,968	4.9%	429,457	5.9%
2	1,037	4.3%	9,802	4.0%	196,327	2.7%
3 or 4	872	3.6%	10,688	4.4%	313,631	4.3%
5 to 9	1,388	5.7%	14,138	5.8%	363,281	5.0%
10 to 19	999	4.1%	13,441	5.5%	366,197	5.0%
20+	2,244	9.2%	22,883	9.3%	940,712	12.9%
Mobile Home	7,161	29.4%	38,084	15.5%	849,304	11.6%
Other	108	0.4%	1,858	0.8%	27,511	0.4%
Housing Units by Year Structure Built						
Total	24,413	100.0%	245,405	100.0%	7,302,947	100.0%
1999 to March 2000	176	0.7%	9,477	3.9%	214,120	2.9%
1995 to 1998	877	3.6%	28,457	11.6%	674,760	9.2%
1990 to 1994	1,453	6.0%	31,345	12.8%	768,470	10.5%
1980 to 1989	6,369	26.1%	81,099	33.0%	1,916,430	26.2%
1970 to 1979	7,712	31.6%	56,952	23.2%	1,686,263	23.1%
1969 or Earlier	7,826	32.1%	38,075	15.5%	2,042,904	28.0%
Median Year Structure Built	1976	-	1983	-	1980	-
Households by Year Householder Moved In						
Total	20,095	100.0%	188,599	100.0%	6,337,929	100.0%
Moved in 1999 to March 2000	4,413	22.0%	41,758	22.1%	1,420,535	22.4%
Moved in 1995 to 1998	5,664	28.2%	60,515	32.1%	1,991,209	31.4%
Moved in 1990 to 1994	3,436	17.1%	35,103	18.6%	1,099,721	17.4%
Moved in 1980 to 1989	4,148	20.6%	35,610	18.9%	1,074,907	17.0%
Moved in 1970 to 1979	1,620	8.1%	11,596	6.1%	478,089	7.5%
Moved in 1969 or Earlier	814	4.1%	4,017	2.1%	273,468	4.3%
Median Year Householder Moved In	1995	-	1996	-	1995	-
Households by Vehicles Available						
Total	20,097	100.0%	188,599	100.0%	6,337,929	100.0%
None	2,171	10.8%	10,873	5.8%	515,455	8.1%
1	10,379	51.6%	86,869	46.1%	2,626,233	41.4%
2	5,839	29.1%	71,717	38.0%	2,419,707	38.2%
3	1,245	6.2%	14,509	7.7%	596,885	9.4%
4	296	1.5%	3,475	1.8%	135,834	2.1%
5+	167	0.8%	1,156	0.6%	43,815	0.7%
Average Number of Vehicles Available	1.4	-	1.6	-	1.6	-



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
 Longitude: -81.887113
 Radius: 5.0 mile

Summary	Site			County: Lee			State: Florida		
	1990	Census 2000	1990-2000 Annual Rate	1990	Census 2000	1990-2000 Annual Rate	1990	Census 2000	1990-2000 Annual Rate
Total Population	106,529	113,369	0.62%	335,113	440,888	2.78%	12,937,926	15,982,378	2.14%
Total Households	42,837	46,504	0.82%	140,124	188,599	3.02%	5,134,869	6,337,929	2.13%
Total Families	29,319	29,699	0.13%	99,698	127,611	2.5%	3,511,825	4,210,760	1.83%
Total Housing Units	51,211	54,067	0.54%	189,051	245,405	2.64%	6,100,262	7,302,947	1.82%
Average Household Size	2.45	2.40	-0.21%	2.35	2.31	-0.17%	2.46	2.46	0%
Average Family Size	2.91	2.91	0%	2.74	2.73	-0.04%	2.95	2.98	0.1%
Median Household Income	\$23,795	\$31,691	2.91%	\$28,448	\$40,324	3.55%	\$27,483	\$38,843	3.52%
Average Household Income	\$30,157	\$42,927	3.59%	\$36,940	\$56,641	4.37%	\$36,517	\$53,504	3.89%
Per Capita Income	\$12,341	\$17,868	3.77%	\$15,623	\$24,542	4.62%	\$14,698	\$21,557	3.9%

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Race						
Total	113,369	100.0%	440,888	100.0%	15,982,378	100.0%
Population Reporting One Race	110,828	97.8%	434,035	98.4%	15,606,063	97.6%
White	84,586	74.6%	386,598	87.7%	12,465,029	78.0%
Black or African American	20,188	17.8%	29,035	6.6%	2,335,505	14.6%
American Indian or Alaska Native	480	0.4%	1,248	0.3%	53,541	0.3%
Asian	876	0.8%	3,400	0.8%	266,256	1.7%
Native Hawaiian or Other Pacific Islander	96	0.1%	209	0.0%	8,625	0.1%
Some Other Race	4,602	4.1%	13,545	3.1%	477,107	3.0%
Population Reporting Two or More Races	2,541	2.2%	6,853	1.6%	376,315	2.4%
Total Hispanic Population	12,883	11.4%	42,042	9.5%	2,682,715	16.8%
Population by Sex						
Male	55,438	48.9%	215,504	48.9%	7,797,715	48.8%
Female	57,931	51.1%	225,384	51.1%	8,184,663	51.2%
Population by Age						
Total	113,370	100.0%	440,888	100.0%	15,982,378	100.0%
Age 0 - 4	7,233	6.4%	22,970	5.2%	945,823	5.9%
Age 5 - 9	7,395	6.5%	24,224	5.5%	1,031,718	6.5%
Age 10 - 14	7,680	6.8%	25,034	5.7%	1,057,024	6.6%
Age 15 - 19	6,925	6.1%	22,501	5.1%	1,014,067	6.3%
Age 20 - 24	6,195	5.5%	18,816	4.3%	928,310	5.8%
Age 25 - 29	6,555	5.8%	21,797	4.9%	995,358	6.2%
Age 30 - 34	6,758	6.0%	24,694	5.6%	1,088,742	6.8%
Age 35 - 39	7,938	7.0%	29,498	6.7%	1,261,040	7.9%
Age 40 - 44	7,809	6.9%	29,734	6.7%	1,224,207	7.7%
Age 45 - 49	7,058	6.2%	27,349	6.2%	1,085,400	6.8%
Age 50 - 54	6,429	5.7%	27,484	6.2%	984,079	6.2%
Age 55 - 59	5,549	4.9%	26,820	6.1%	821,517	5.1%
Age 60 - 64	5,460	4.8%	27,856	6.3%	737,496	4.6%
Age 65 - 69	5,957	5.3%	29,921	6.8%	727,495	4.6%
Age 70 - 74	6,289	5.5%	30,642	7.0%	724,681	4.5%
Age 75 - 79	5,501	4.9%	25,148	5.7%	616,693	3.9%
Age 80 - 84	3,754	3.3%	15,482	3.5%	407,441	2.5%
Age 85+	2,885	2.5%	10,918	2.5%	331,287	2.1%
Median Age	40.0		45.2		38.7	
Age 18+	86,827	76.6%	354,500	80.4%	12,336,038	77.2%
Age 65+	24,386	21.5%	112,111	25.4%	2,807,597	17.6%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
Longitude: -81.887113
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Relationship and HH Type						
Total	113,368	100.0%	440,888	100.0%	15,982,378	100.0%
In Households	111,456	98.3%	435,271	98.7%	15,593,433	97.6%
In Family Households	89,982	79.4%	358,572	81.3%	12,903,319	80.7%
Householder	29,682	26.2%	127,611	28.9%	4,210,760	26.3%
Spouse	21,204	18.7%	104,693	23.7%	3,192,266	20.0%
Child	28,674	25.3%	96,711	21.9%	4,171,924	26.1%
Other Relatives	6,990	6.2%	19,791	4.5%	954,061	6.0%
Nonrelatives	3,432	3.0%	9,766	2.2%	374,308	2.3%
In Nonfamily Households	21,474	18.9%	76,699	17.4%	2,690,114	16.8%
In Group Quarters	1,912	1.7%	5,617	1.3%	388,945	2.4%
Institutionalized Population	1,662	1.5%	4,188	0.9%	248,350	1.6%
Noninstitutionalized Population	250	0.2%	1,429	0.3%	140,595	0.9%
Population by Place of Birth and Citizenship Status						
Total	113,282	100.0%	440,888	100.0%	15,982,378	100.0%
Native	102,954	90.9%	400,526	90.8%	13,311,550	83.3%
Born in United States	100,107	88.4%	392,088	88.9%	12,890,489	80.7%
Born outside United States	2,847	2.5%	8,438	1.9%	421,061	2.6%
Foreign Born	10,328	9.1%	40,362	9.2%	2,670,828	16.7%
Naturalized Citizen	3,510	3.1%	15,380	3.5%	1,207,502	7.6%
Not a Citizen	6,818	6.0%	24,982	5.7%	1,463,326	9.2%
Population 15+ by Sex and Marital Status						
Total	90,921	100.0%	368,561	100.0%	12,946,990	100.0%
Females	47,012	51.7%	190,342	51.6%	6,714,003	51.9%
Never Married	9,145	10.1%	27,902	7.6%	1,373,809	10.6%
Married, not Separated	22,924	25.2%	111,182	30.2%	3,484,042	26.9%
Married, Separated	1,473	1.6%	3,271	0.9%	178,701	1.4%
Widowed	6,986	7.7%	26,085	7.1%	826,317	6.4%
Divorced	6,484	7.1%	21,902	5.9%	851,134	6.6%
Males	43,909	48.3%	178,219	48.4%	6,232,987	48.1%
Never Married	11,934	13.1%	37,082	10.1%	1,702,648	13.2%
Married, not Separated	23,405	25.7%	112,197	30.4%	3,548,756	27.4%
Married, Separated	1,065	1.2%	2,915	0.8%	130,459	1.0%
Widowed	1,878	2.1%	7,105	1.9%	199,697	1.5%
Divorced	5,627	6.2%	18,920	5.1%	651,427	5.0%
Population 3+ by School Enrollment						
Total	108,807	100.0%	427,331	100.0%	15,426,358	100.0%
Enrolled in Nursery/Preschool: Public School	928	0.9%	2,661	0.6%	126,129	0.8%
Enrolled in Nursery/Preschool: Private School	619	0.6%	3,165	0.7%	145,184	0.9%
Enrolled in Kindergarten: Public School	1,329	1.2%	4,367	1.0%	175,960	1.1%
Enrolled in Kindergarten: Private School	167	0.2%	712	0.2%	36,784	0.2%
Enrolled in Grade 1-8: Public School	11,276	10.4%	35,700	8.4%	1,516,033	9.8%
Enrolled in Grade 1-8: Private School	1,008	0.9%	4,460	1.0%	200,958	1.3%
Enrolled in Grade 9-12: Public School	4,933	4.5%	15,857	3.7%	763,486	4.9%
Enrolled in Grade 9-12: Private School	481	0.4%	1,822	0.4%	81,920	0.5%
Enrolled in College: Public School	1,977	1.8%	8,603	2.0%	585,708	3.8%
Enrolled in College: Private School	565	0.5%	1,884	0.4%	155,305	1.0%
Enrolled in Grad/Professional School: Public	241	0.2%	1,312	0.3%	89,910	0.6%
Enrolled in Grad/Professional School: Private	165	0.2%	740	0.2%	55,902	0.4%
Not Enrolled in School	85,118	78.2%	346,048	81.0%	11,493,079	74.5%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
Longitude: -81.887113
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population 25+ by Educational Attainment						
Total	77,701	100.0%	327,672	100.0%	11,024,645	100.0%
Less than 9th Grade	6,049	7.8%	16,393	5.0%	739,222	6.7%
9th - 12th Grade, No Diploma	14,446	18.6%	41,627	12.7%	1,480,726	13.4%
High School Graduate	26,809	34.5%	106,623	32.5%	3,165,748	28.7%
Some College, No Degree	15,350	19.8%	74,189	22.6%	2,403,135	21.8%
Associate Degree	3,720	4.8%	19,687	6.0%	773,486	7.0%
Bachelor's Degree	7,173	9.2%	44,193	13.5%	1,573,121	14.3%
Master's/Professional/Doctorate Degree	4,154	5.3%	24,960	7.6%	889,207	8.1%
Population 16+ by Sex and Employment Status						
Total	89,457	100.0%	363,694	100.0%	12,744,825	100.0%
Females in Labor Force	23,112	25.8%	90,173	24.8%	3,491,052	27.4%
Civilian Employed	21,828	24.4%	86,496	23.8%	3,275,775	25.7%
Civilian Unemployed	1,284	1.4%	3,677	1.0%	206,449	1.6%
In Armed Forces	0	0.0%	0	0.0%	8,828	0.1%
Females not in Labor Force	23,219	26.0%	97,891	26.9%	3,124,014	24.5%
Males in Labor Force	26,226	29.3%	103,641	28.5%	3,980,925	31.2%
Civilian Employed	24,982	27.9%	99,921	27.5%	3,719,272	29.2%
Civilian Unemployed	1,225	1.4%	3,557	1.0%	205,962	1.6%
In Armed Forces	19	0.0%	163	0.0%	55,691	0.4%
Males not in Labor Force	16,900	18.9%	71,989	19.8%	2,148,834	16.9%
Population 16+ by Sex and Work Status in 1999						
Total	89,457	100.0%	363,694	100.0%	12,744,825	100.0%
Females	46,331	51.8%	188,064	51.7%	6,615,066	51.9%
Worked Full-time	13,554	15.2%	53,397	14.7%	2,035,596	16.0%
Worked Part-time	11,665	13.0%	45,612	12.5%	1,802,612	14.1%
Did Not Work	21,112	23.6%	89,055	24.5%	2,776,858	21.8%
Males	43,126	48.2%	175,630	48.3%	6,129,759	48.1%
Worked Full-time	18,388	20.6%	73,648	20.2%	2,835,638	22.2%
Worked Part-time	10,159	11.4%	39,677	10.9%	1,479,983	11.6%
Did Not Work	14,579	16.3%	62,305	17.1%	1,814,138	14.2%
Females 16+ by Employment Status and Age of Children						
Total	46,329	100.0%	188,064	100.0%	6,615,066	100.0%
Own Children <6 Only	2,827	6.1%	10,189	5.4%	426,131	6.4%
Employed/in Armed Forces	1,604	3.5%	6,434	3.4%	255,351	3.9%
Unemployed	165	0.4%	329	0.2%	19,075	0.3%
Not in Labor Force	1,058	2.3%	3,426	1.8%	151,705	2.3%
Own Children 6-17 Only	6,287	13.6%	22,901	12.2%	1,017,378	15.4%
Employed/in Armed Forces	4,653	10.0%	17,262	9.2%	719,149	10.9%
Unemployed	201	0.4%	481	0.3%	33,712	0.5%
Not in Labor Force	1,433	3.1%	5,158	2.7%	264,517	4.0%
Own Children <6 and 6-17	2,502	5.4%	8,405	4.5%	350,998	5.3%
Employed/in Armed Forces	1,472	3.2%	5,285	2.8%	203,237	3.1%
Unemployed	134	0.3%	338	0.2%	15,186	0.2%
Not in Labor Force	896	1.9%	2,782	1.5%	132,575	2.0%
No Own Children <18	34,713	74.9%	146,569	77.9%	4,820,559	72.9%
Employed/in Armed Forces	14,098	30.4%	57,515	30.6%	2,106,866	31.8%
Unemployed	783	1.7%	2,529	1.3%	138,476	2.1%
Not in Labor Force	19,832	42.8%	86,525	46.0%	2,575,217	38.9%

Source: U.S. Census Bureau, Census 2000 Summary File 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 5.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Civilian Employed Population 16+ by Occupation						
Total	46,806	100.0%	186,417	100.0%	6,995,047	100.0%
Management/Professional	10,751	23.0%	52,460	28.1%	2,206,193	31.5%
Service	9,482	20.3%	34,500	18.5%	1,183,660	16.9%
Sales/Office and Admin Support	13,375	28.6%	55,452	29.7%	2,066,191	29.5%
Farming/Fishing/Forestry	433	0.9%	1,527	0.8%	63,572	0.9%
Construction/Extraction/Maintenance	7,302	15.6%	25,105	13.5%	717,333	10.3%
Production/Transportation/Material Moving	5,463	11.7%	17,373	9.3%	758,098	10.8%
Civilian Employed Population 16+ by Industry						
Total	46,809	100.0%	186,417	100.0%	6,995,047	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	563	1.2%	2,099	1.1%	92,463	1.3%
Construction	6,419	13.7%	23,087	12.4%	562,111	8.0%
Manufacturing	2,283	4.9%	8,882	4.8%	507,870	7.3%
Wholesale Trade	1,266	2.7%	5,688	3.1%	278,360	4.0%
Retail Trade	7,269	15.5%	29,933	16.1%	943,449	13.5%
Transportation/Warehousing/Utilities	1,939	4.1%	7,515	4.0%	374,179	5.3%
Information	1,328	2.8%	4,769	2.6%	215,787	3.1%
Finance/Insurance/Real Estate/Rental/Leasing	2,873	6.1%	13,730	7.4%	563,552	8.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	4,699	10.0%	19,831	10.6%	739,516	10.6%
Educational/Health/Social Services	8,313	17.8%	32,350	17.4%	1,264,965	18.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	5,235	11.2%	21,544	11.6%	732,460	10.5%
Other Services	2,644	5.6%	9,255	5.0%	359,425	5.1%
Public Administration	1,978	4.2%	7,734	4.1%	360,910	5.2%
Workers 16+ by Place of Work						
Total	45,751	100.0%	182,581	100.0%	6,910,168	100.0%
Worked in State of Residence	45,493	99.4%	180,595	98.9%	6,830,544	98.8%
Worked in County of Residence	42,982	93.9%	161,939	88.7%	5,662,640	81.9%
Worked outside County of Residence	2,511	5.5%	18,656	10.2%	1,167,904	16.9%
Worked outside State of Residence	258	0.6%	1,986	1.1%	79,624	1.2%
Workers 16+ by Means of Transportation to Work						
Total	45,751	100.0%	182,581	100.0%	6,910,168	100.0%
Drove Alone - Car, Truck, or Van	34,227	74.8%	143,636	78.7%	5,445,527	78.8%
Carpooled - Car, Truck, or Van	8,002	17.5%	25,083	13.7%	893,766	12.9%
Public Transportation	648	1.4%	1,401	0.8%	129,075	1.9%
Walked	804	1.8%	2,695	1.5%	118,386	1.7%
Other Means	1,016	2.2%	3,434	1.9%	116,325	1.7%
Worked at Home	1,054	2.3%	6,332	3.5%	207,089	3.0%
Workers 16+ by Travel Time to Work						
Total	45,751	100.0%	182,581	100.0%	6,910,168	100.0%
Did not Work at Home	44,697	97.7%	176,249	96.5%	6,703,079	97.0%
Less than 5 minutes	1,158	2.5%	4,407	2.4%	155,487	2.3%
5 to 9 minutes	4,596	10.0%	17,360	9.5%	595,769	8.6%
10 to 19 minutes	15,337	33.5%	54,316	29.7%	2,007,979	29.1%
20 to 24 minutes	8,002	17.5%	29,744	16.3%	1,040,084	15.1%
25 to 34 minutes	8,372	18.3%	39,158	21.4%	1,482,984	21.5%
35 to 44 minutes	1,605	3.5%	9,476	5.2%	419,798	6.1%
45 to 59 minutes	2,719	5.9%	11,444	6.3%	534,237	7.7%
60 to 89 minutes	1,871	4.1%	6,229	3.4%	303,002	4.4%
90 or more minutes	1,037	2.3%	4,115	2.3%	163,739	2.4%
Worked at Home	1,054	2.3%	6,332	3.5%	207,089	3.0%
Average Travel Time to Work (in minutes)	24.3		25.0		26.2	

Source: U.S. Census Bureau, Census 2000 Summary File 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Site Type: Radius

Latitude: 26.663662
 Longitude: -81.887113
 Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Type						
Total	46,503	100.0%	188,599	100.0%	6,337,929	100.0%
Family Households	29,698	63.9%	127,611	67.7%	4,210,760	66.4%
Married-couple Families	21,210	45.6%	104,693	55.5%	3,192,266	50.4%
With Related Children	7,300	15.7%	30,731	16.3%	1,290,424	20.4%
Other Family (No Spouse Present)	8,488	18.3%	22,918	12.2%	1,018,494	16.1%
With Related Children	5,985	12.9%	15,004	8.0%	659,382	10.4%
Nonfamily Households	16,805	36.1%	60,988	32.3%	2,127,169	33.6%
Householder Living Alone	13,300	28.6%	48,600	25.8%	1,687,303	26.6%
Householder Not Living Alone	3,505	7.5%	12,388	6.6%	439,866	6.9%
Households with Related Children	13,285	28.6%	45,735	24.2%	1,949,806	30.8%
Households by Age of Householder						
Total	46,506	100.0%	188,599	100.0%	6,337,929	100.0%
Householder Age 15 - 24	2,295	4.9%	6,108	3.2%	284,790	4.5%
Householder Age 25 - 34	6,175	13.3%	21,383	11.3%	942,967	14.9%
Householder Age 35 - 44	8,422	18.1%	31,533	16.7%	1,315,487	20.8%
Householder Age 45 - 54	7,522	16.2%	29,769	15.8%	1,157,171	18.3%
Householder Age 55 - 64	6,385	13.7%	30,190	16.0%	892,511	14.1%
Householder Age 65 - 74	7,603	16.3%	36,464	19.3%	885,191	14.0%
Householder Age 75 - 84	6,236	13.4%	26,499	14.1%	665,732	10.5%
Householder Age 85+	1,868	4.0%	6,653	3.5%	194,080	3.1%
Households by Size						
Total	46,503	100.0%	188,599	100.0%	6,337,929	100.0%
1 Person Household	13,299	28.6%	48,600	25.8%	1,687,303	26.6%
2 Person Household	17,786	38.2%	85,321	45.2%	2,330,104	36.8%
3 Person Household	6,436	13.8%	23,832	12.6%	977,117	15.4%
4 Person Household	4,783	10.3%	17,995	9.5%	776,458	12.3%
5 Person Household	2,436	5.2%	8,037	4.3%	351,132	5.5%
6 Person Household	1,024	2.2%	2,969	1.6%	132,086	2.1%
7+ Person Household	739	1.6%	1,845	1.0%	83,729	1.3%
Households by Poverty Status in 1999 and HH Type						
Total	46,582	100.0%	188,755	100.0%	6,341,121	100.0%
Below Poverty Level	6,869	14.7%	16,289	8.6%	743,525	11.7%
Married-couple Family	1,283	2.8%	4,170	2.2%	160,336	2.5%
Other Family - Male Householder, No Wife Present	329	0.7%	806	0.4%	35,538	0.6%
Other Family - Female Householder, No Husband Present	2,130	4.6%	3,620	1.9%	187,257	3.0%
Nonfamily Households	3,127	6.7%	7,693	4.1%	360,394	5.7%
At or Above Poverty Level	39,713	85.3%	172,466	91.4%	5,597,596	88.3%
Married-couple Family	20,073	43.1%	101,306	53.7%	3,081,691	48.6%
Other Family - Male Householder, No Wife Present	1,925	4.1%	5,966	3.2%	221,685	3.5%
Other Family - Female Householder, No Husband Present	4,266	9.2%	12,555	6.7%	551,902	8.7%
Nonfamily Households	13,449	28.9%	52,639	27.9%	1,742,318	27.5%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.

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3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 5.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Household Income in 1999						
Household Income Base	46,580	100.0%	188,755	100.0%	6,341,121	100.0%
< \$15,000	9,523	20.4%	25,215	13.4%	1,034,045	16.3%
\$15,000 - \$24,999	8,170	17.5%	26,895	14.2%	918,455	14.5%
\$25,000 - \$34,999	7,791	16.7%	28,254	15.0%	901,454	14.2%
\$35,000 - \$49,999	8,515	18.3%	36,016	19.1%	1,103,554	17.4%
\$50,000 - \$74,999	7,018	15.1%	36,886	19.5%	1,170,569	18.5%
\$75,000 - \$99,999	2,730	5.9%	15,489	8.2%	552,379	8.7%
\$100,000 - \$149,999	1,823	3.9%	11,413	6.0%	398,860	6.3%
\$150,000 - \$199,999	400	0.9%	3,380	1.8%	114,432	1.8%
\$200,000 +	610	1.3%	5,207	2.8%	147,373	2.3%
Median Household Income	\$31,691	-	\$40,324	-	\$38,843	-
Average Household Income	\$42,927	-	\$56,641	-	\$53,504	-
Families by Family Income in 1999						
Family Income Base	30,005	100.0%	128,423	100.0%	4,238,409	100.0%
< \$15,000	4,300	14.3%	10,281	8.0%	439,315	10.4%
\$15,000 - \$24,999	4,485	14.9%	14,621	11.4%	524,009	12.4%
\$25,000 - \$34,999	5,205	17.3%	18,779	14.6%	579,514	13.7%
\$35,000 - \$49,999	6,104	20.3%	25,962	20.2%	782,918	18.5%
\$50,000 - \$74,999	5,561	18.5%	29,254	22.8%	907,388	21.4%
\$75,000 - \$99,999	2,190	7.3%	12,775	9.9%	452,986	10.7%
\$100,000 - \$149,999	1,362	4.5%	9,459	7.4%	332,735	7.9%
\$150,000 - \$199,999	328	1.1%	2,900	2.3%	96,551	2.3%
\$200,000+	470	1.6%	4,392	3.4%	122,993	2.9%
Median Family Income	\$37,073	-	\$46,411	-	\$45,613	-
Average Family Income	\$48,209	-	\$64,570	-	\$61,238	-
Owner Occupied HUs by Value						
Total	30,678	100.0%	144,256	100.0%	4,441,711	100.0%
< \$50,000	9,363	30.5%	22,247	15.4%	734,424	16.5%
\$50,000 - \$99,999	13,187	43.0%	53,415	37.0%	1,718,436	38.7%
\$100,000 - \$149,999	4,799	15.6%	32,172	22.3%	960,655	21.6%
\$150,000 - \$199,999	1,757	5.7%	15,310	10.6%	463,940	10.4%
\$200,000 - \$299,999	977	3.2%	11,310	7.8%	314,200	7.1%
\$300,000 - \$499,999	391	1.3%	6,130	4.2%	158,354	3.6%
\$500,000 - \$999,999	119	0.4%	2,698	1.9%	67,552	1.5%
\$1,000,000+	85	0.3%	974	0.7%	24,150	0.5%
Median Home Value	\$69,268	-	\$96,711	-	\$93,210	-
Average Home Value	\$87,995	-	\$135,627	-	\$127,405	-
Specified Renter Occupied HUs by Contract Rent						
Total	15,791	100.0%	44,222	100.0%	1,889,455	100.0%
With Cash Rent	15,293	96.8%	42,072	95.1%	1,800,989	95.3%
< \$200	1,608	10.2%	2,164	4.9%	110,824	5.9%
\$200 - \$499	6,820	43.2%	13,591	30.7%	619,071	32.8%
\$500 - \$749	5,293	33.5%	18,438	41.7%	708,589	37.5%
\$750 - \$999	872	5.5%	4,783	10.8%	239,653	12.7%
\$1,000 - \$1,499	285	1.8%	1,800	4.1%	85,909	4.5%
\$1,500 - \$1,999	361	2.3%	860	1.9%	22,325	1.2%
\$2000+	54	0.3%	436	1.0%	14,618	0.8%
No Cash Rent	498	3.2%	2,150	4.9%	88,466	4.7%
Median Rent	\$475	-	\$554	-	\$551	-
Average Rent	\$496	-	\$595	-	\$581	-

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions. Source: U.S. Census Bureau, Census 2000 Summary File 3.



Community Comparison Report

Prepared by Dan Miller, The Miller Alliance RE/MAX Realty Group

Hancock Bridge
3404 Hancock Bridge Pkwy
North Fort Myers, FL 33903

Latitude: 26.663662
Longitude: -81.887113
Radius: 5.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Occupancy						
Total	54,185	100.0%	245,405	100.0%	7,302,947	100.0%
Occupied Housing Units	46,504	85.8%	188,599	76.9%	6,337,929	86.8%
Owner Occupied Housing Units	30,709	56.7%	144,245	58.8%	4,441,799	60.8%
Average Household Size	2.35	-	2.29	-	2.49	-
Renter Occupied Housing Units	15,795	29.2%	44,354	18.1%	1,896,130	26.0%
Average Household Size	2.49	-	2.38	-	2.39	-
Vacant Housing Units	7,681	14.2%	56,806	23.1%	965,018	13.2%
For Rent	1,810	3.3%	7,937	3.2%	195,336	2.7%
For Sale Only	1,027	1.9%	3,990	1.6%	101,667	1.4%
Rented or Sold, not Occupied	380	0.7%	1,966	0.8%	53,429	0.7%
For Seasonal/Recreational/Occasional Use	3,653	6.7%	39,502	16.1%	482,944	6.6%
For Migrant Workers	2	0.0%	84	0.0%	1,881	0.0%
Other Vacant	809	1.5%	3,327	1.4%	129,761	1.8%
Housing Units by Units in Structure						
Total	54,177	100.0%	245,405	100.0%	7,302,947	100.0%
1 Detached	25,786	47.6%	122,543	49.9%	3,816,527	52.3%
1 Attached	1,307	2.4%	11,968	4.9%	429,457	5.9%
2	2,533	4.7%	9,802	4.0%	196,327	2.7%
3 or 4	2,056	3.8%	10,688	4.4%	313,631	4.3%
5 to 9	2,586	4.8%	14,138	5.8%	363,281	5.0%
10 to 19	2,181	4.0%	13,441	5.5%	366,197	5.0%
20+	5,319	9.8%	22,883	9.3%	940,712	12.9%
Mobile Home	12,164	22.5%	38,084	15.5%	849,304	11.6%
Other	245	0.5%	1,858	0.8%	27,511	0.4%
Housing Units by Year Structure Built						
Total	54,059	100.0%	245,405	100.0%	7,302,947	100.0%
1999 to March 2000	899	1.7%	9,477	3.9%	214,120	2.9%
1995 to 1998	2,711	5.0%	28,457	11.6%	674,760	9.2%
1990 to 1994	4,251	7.9%	31,345	12.8%	768,470	10.5%
1980 to 1989	15,951	29.5%	81,099	33.0%	1,916,430	26.2%
1970 to 1979	14,729	27.2%	56,952	23.2%	1,686,263	23.1%
1969 or Earlier	15,518	28.7%	38,075	15.5%	2,042,904	28.0%
Median Year Structure Built	1978	-	1983	-	1980	-
Households by Year Householder Moved In						
Total	46,512	100.0%	188,599	100.0%	6,337,929	100.0%
Moved in 1999 to March 2000	11,155	24.0%	41,758	22.1%	1,420,535	22.4%
Moved in 1995 to 1998	13,513	29.1%	60,515	32.1%	1,991,209	31.4%
Moved in 1990 to 1994	7,537	16.2%	35,103	18.6%	1,099,721	17.4%
Moved in 1980 to 1989	9,217	19.8%	35,610	18.9%	1,074,907	17.0%
Moved in 1970 to 1979	3,294	7.1%	11,596	6.1%	478,089	7.5%
Moved in 1969 or Earlier	1,796	3.9%	4,017	2.1%	273,468	4.3%
Median Year Householder Moved In	1995	-	1996	-	1995	-
Households by Vehicles Available						
Total	46,514	100.0%	188,599	100.0%	6,337,929	100.0%
None	4,910	10.6%	10,873	5.8%	515,455	8.1%
1	22,581	48.5%	86,869	46.1%	2,626,233	41.4%
2	14,478	31.1%	71,717	38.0%	2,419,707	38.2%
3	3,231	6.9%	14,509	7.7%	596,885	9.4%
4	944	2.0%	3,475	1.8%	135,834	2.1%
5+	370	0.8%	1,156	0.6%	43,815	0.7%
Average Number of Vehicles Available	1.4	-	1.6	-	1.6	-

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.