



Community Comparison Report

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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 1.0 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	7,391	8,758	1.71%	335,113	440,888	2.78%	12,937,926	15,982,378	2.14%
Total Households	2,633	3,123	1.72%	140,124	188,599	3.02%	5,134,869	6,337,929	2.13%
Total Families	1,640	1,823	1.06%	99,698	127,611	2.5%	3,511,825	4,210,760	1.83%
Total Housing Units	2,965	3,416	1.43%	189,051	245,405	2.64%	6,100,262	7,302,947	1.82%
Average Household Size	2.74	2.66	-0.3%	2.35	2.31	-0.17%	2.46	2.46	0%
Average Family Size	3.36	3.34	-0.06%	2.74	2.73	-0.04%	2.95	2.98	0.1%
Median Household Income	\$20,456	\$25,517	2.24%	\$28,448	\$40,324	3.55%	\$27,483	\$38,843	3.52%
Average Household Income	\$23,158	\$32,168	3.34%	\$36,940	\$56,641	4.37%	\$36,517	\$53,504	3.89%
Per Capita Income	\$8,950	\$12,303	3.23%	\$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	8,758	100.0%	440,888	100.0%	15,982,378	100.0%
Population Reporting One Race	8,280	94.5%	434,035	98.4%	15,606,063	97.6%
White	3,357	38.3%	386,598	87.7%	12,465,029	78.0%
Black or African American	4,428	50.6%	29,035	6.6%	2,335,505	14.6%
American Indian or Alaska Native	33	0.4%	1,248	0.3%	53,541	0.3%
Asian	97	1.1%	3,400	0.8%	266,256	1.7%
Native Hawaiian or Other Pacific Islander	11	0.1%	209	0.0%	8,625	0.1%
Some Other Race	354	4.0%	13,545	3.1%	477,107	3.0%
Population Reporting Two or More Races	478	5.5%	6,853	1.6%	376,315	2.4%
Total Hispanic Population	1,076	12.3%	42,042	9.5%	2,682,715	16.8%
Population by Sex						
Male	4,346	49.6%	215,504	48.9%	7,797,715	48.8%
Female	4,412	50.4%	225,384	51.1%	8,184,663	51.2%
Population by Age						
Total	8,759	100.0%	440,888	100.0%	15,982,378	100.0%
Age 0 - 4	892	10.2%	22,970	5.2%	945,823	5.9%
Age 5 - 9	726	8.3%	24,224	5.5%	1,031,718	6.5%
Age 10 - 14	669	7.6%	25,034	5.7%	1,057,024	6.6%
Age 15 - 19	664	7.6%	22,501	5.1%	1,014,067	6.3%
Age 20 - 24	790	9.0%	18,816	4.3%	928,310	5.8%
Age 25 - 29	722	8.2%	21,797	4.9%	995,358	6.2%
Age 30 - 34	704	8.0%	24,694	5.6%	1,088,742	6.8%
Age 35 - 39	716	8.2%	29,498	6.7%	1,261,040	7.9%
Age 40 - 44	624	7.1%	29,734	6.7%	1,224,207	7.7%
Age 45 - 49	500	5.7%	27,349	6.2%	1,085,400	6.8%
Age 50 - 54	387	4.4%	27,484	6.2%	984,079	6.2%
Age 55 - 59	287	3.3%	26,820	6.1%	821,517	5.1%
Age 60 - 64	233	2.7%	27,856	6.3%	737,496	4.6%
Age 65 - 69	194	2.2%	29,921	6.8%	727,495	4.6%
Age 70 - 74	196	2.2%	30,642	7.0%	724,681	4.5%
Age 75 - 79	148	1.7%	25,148	5.7%	616,693	3.9%
Age 80 - 84	146	1.7%	15,482	3.5%	407,441	2.5%
Age 85+	161	1.8%	10,918	2.5%	331,287	2.1%
Median Age	29.4		45.2		38.7	
Age 18+	6,110	69.8%	354,500	80.4%	12,336,038	77.2%
Age 65+	845	9.6%	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	8,758	100.0%	440,888	100.0%	15,982,378	100.0%
In Households	8,295	94.7%	435,271	98.7%	15,593,433	97.6%
In Family Households	6,432	73.4%	358,572	81.3%	12,903,319	80.7%
Householder	1,885	21.5%	127,611	28.9%	4,210,760	26.3%
Spouse	889	10.2%	104,693	23.7%	3,192,266	20.0%
Child	2,634	30.1%	96,711	21.9%	4,171,924	26.1%
Other Relatives	685	7.8%	19,791	4.5%	954,061	6.0%
Nonrelatives	339	3.9%	9,766	2.2%	374,308	2.3%
In Nonfamily Households	1,863	21.3%	76,699	17.4%	2,690,114	16.8%
In Group Quarters	463	5.3%	5,617	1.3%	388,945	2.4%
Institutionalized Population	421	4.8%	4,188	0.9%	248,350	1.6%
Noninstitutionalized Population	42	0.5%	1,429	0.3%	140,595	0.9%
Population by Place of Birth and Citizenship Status						
Total	8,775	100.0%	440,888	100.0%	15,982,378	100.0%
Native	7,028	80.1%	400,526	90.8%	13,311,550	83.3%
Born in United States	6,749	76.9%	392,088	88.9%	12,890,489	80.7%
Born outside United States	279	3.2%	8,438	1.9%	421,061	2.6%
Foreign Born	1,747	19.9%	40,362	9.2%	2,670,828	16.7%
Naturalized Citizen	425	4.8%	15,380	3.5%	1,207,502	7.6%
Not a Citizen	1,322	15.1%	24,982	5.7%	1,463,326	9.2%
Population 15+ by Sex and Marital Status						
Total	6,446	100.0%	368,561	100.0%	12,946,990	100.0%
Females	3,248	50.4%	190,342	51.6%	6,714,003	51.9%
Never Married	1,118	17.3%	27,902	7.6%	1,373,809	10.6%
Married, not Separated	1,191	18.5%	111,182	30.2%	3,484,042	26.9%
Married, Separated	150	2.3%	3,271	0.9%	178,701	1.4%
Widowed	313	4.9%	26,085	7.1%	826,317	6.4%
Divorced	476	7.4%	21,902	5.9%	851,134	6.6%
Males	3,198	49.6%	178,219	48.4%	6,232,987	48.1%
Never Married	1,325	20.6%	37,082	10.1%	1,702,648	13.2%
Married, not Separated	1,242	19.3%	112,197	30.4%	3,548,756	27.4%
Married, Separated	93	1.4%	2,915	0.8%	130,459	1.0%
Widowed	72	1.1%	7,105	1.9%	199,697	1.5%
Divorced	466	7.2%	18,920	5.1%	651,427	5.0%
Population 3+ by School Enrollment						
Total	8,108	100.0%	427,331	100.0%	15,426,358	100.0%
Enrolled in Nursery/Preschool: Public School	121	1.5%	2,661	0.6%	126,129	0.8%
Enrolled in Nursery/Preschool: Private School	56	0.7%	3,165	0.7%	145,184	0.9%
Enrolled in Kindergarten: Public School	114	1.4%	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	1,099	13.6%	35,700	8.4%	1,516,033	9.8%
Enrolled in Grade 1-8: Private School	76	0.9%	4,460	1.0%	200,958	1.3%
Enrolled in Grade 9-12: Public School	510	6.3%	15,857	3.7%	763,486	4.9%
Enrolled in Grade 9-12: Private School	55	0.7%	1,822	0.4%	81,920	0.5%
Enrolled in College: Public School	225	2.8%	8,603	2.0%	585,708	3.8%
Enrolled in College: Private School	68	0.8%	1,884	0.4%	155,305	1.0%
Enrolled in Grad/Professional School: Public	22	0.3%	1,312	0.3%	89,910	0.6%
Enrolled in Grad/Professional School: Private	2	0.0%	740	0.2%	55,902	0.4%
Not Enrolled in School	5,758	71.0%	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	4,877	100.0%	327,672	100.0%	11,024,645	100.0%
Less than 9th Grade	586	12.0%	16,393	5.0%	739,222	6.7%
9th - 12th Grade, No Diploma	1,298	26.6%	41,627	12.7%	1,480,726	13.4%
High School Graduate	1,598	32.8%	106,623	32.5%	3,165,748	28.7%
Some College, No Degree	736	15.1%	74,189	22.6%	2,403,135	21.8%
Associate Degree	190	3.9%	19,687	6.0%	773,486	7.0%
Bachelor's Degree	339	7.0%	44,193	13.5%	1,573,121	14.3%
Master's/Professional/Doctorate Degree	130	2.7%	24,960	7.6%	889,207	8.1%
Population 16+ by Sex and Employment Status						
Total	6,321	100.0%	363,694	100.0%	12,744,825	100.0%
Females in Labor Force	1,861	29.4%	90,173	24.8%	3,491,052	27.4%
Civilian Employed	1,676	26.5%	86,496	23.8%	3,275,775	25.7%
Civilian Unemployed	185	2.9%	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	1,335	21.1%	97,891	26.9%	3,124,014	24.5%
Males in Labor Force	2,039	32.3%	103,641	28.5%	3,980,925	31.2%
Civilian Employed	1,856	29.4%	99,921	27.5%	3,719,272	29.2%
Civilian Unemployed	183	2.9%	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	1,086	17.2%	71,989	19.8%	2,148,834	16.9%
Population 16+ by Sex and Work Status in 1999						
Total	6,321	100.0%	363,694	100.0%	12,744,825	100.0%
Females	3,196	50.6%	188,064	51.7%	6,615,066	51.9%
Worked Full-time	1,132	17.9%	53,397	14.7%	2,035,596	16.0%
Worked Part-time	926	14.6%	45,612	12.5%	1,802,612	14.1%
Did Not Work	1,138	18.0%	89,055	24.5%	2,776,858	21.8%
Males	3,125	49.4%	175,630	48.3%	6,129,759	48.1%
Worked Full-time	1,401	22.2%	73,648	20.2%	2,835,638	22.2%
Worked Part-time	871	13.8%	39,677	10.9%	1,479,983	11.6%
Did Not Work	853	13.5%	62,305	17.1%	1,814,138	14.2%
Females 16+ by Employment Status and Age of Children						
Total	3,196	100.0%	188,064	100.0%	6,615,066	100.0%
Own Children <6 Only	336	10.5%	10,189	5.4%	426,131	6.4%
Employed/in Armed Forces	165	5.2%	6,434	3.4%	255,351	3.9%
Unemployed	43	1.3%	329	0.2%	19,075	0.3%
Not in Labor Force	128	4.0%	3,426	1.8%	151,705	2.3%
Own Children 6-17 Only	520	16.3%	22,901	12.2%	1,017,378	15.4%
Employed/in Armed Forces	354	11.1%	17,262	9.2%	719,149	10.9%
Unemployed	37	1.2%	481	0.3%	33,712	0.5%
Not in Labor Force	129	4.0%	5,158	2.7%	264,517	4.0%
Own Children <6 and 6-17	263	8.2%	8,405	4.5%	350,998	5.3%
Employed/in Armed Forces	120	3.8%	5,285	2.8%	203,237	3.1%
Unemployed	22	0.7%	338	0.2%	15,186	0.2%
Not in Labor Force	121	3.8%	2,782	1.5%	132,575	2.0%
No Own Children <18	2,077	65.0%	146,569	77.9%	4,820,559	72.9%
Employed/in Armed Forces	1,037	32.4%	57,515	30.6%	2,106,866	31.8%
Unemployed	83	2.6%	2,529	1.3%	138,476	2.1%
Not in Labor Force	957	29.9%	86,525	46.0%	2,575,217	38.9%

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

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	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Civilian Employed Population 16+ by Occupation						
Total	3,529	100.0%	186,417	100.0%	6,995,047	100.0%
Management/Professional	653	18.5%	52,460	28.1%	2,206,193	31.5%
Service	917	26.0%	34,500	18.5%	1,183,660	16.9%
Sales/Office and Admin Support	923	26.2%	55,452	29.7%	2,066,191	29.5%
Farming/Fishing/Forestry	24	0.7%	1,527	0.8%	63,572	0.9%
Construction/Extraction/Maintenance	547	15.5%	25,105	13.5%	717,333	10.3%
Production/Transportation/Material Moving	465	13.2%	17,373	9.3%	758,098	10.8%
Civilian Employed Population 16+ by Industry						
Total	3,533	100.0%	186,417	100.0%	6,995,047	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	22	0.6%	2,099	1.1%	92,463	1.3%
Construction	442	12.5%	23,087	12.4%	562,111	8.0%
Manufacturing	191	5.4%	8,882	4.8%	507,870	7.3%
Wholesale Trade	101	2.9%	5,688	3.1%	278,360	4.0%
Retail Trade	517	14.6%	29,933	16.1%	943,449	13.5%
Transportation/Warehousing/Utilities	102	2.9%	7,515	4.0%	374,179	5.3%
Information	154	4.4%	4,769	2.6%	215,787	3.1%
Finance/Insurance/Real Estate/Rental/Leasing	165	4.7%	13,730	7.4%	563,552	8.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	345	9.8%	19,831	10.6%	739,516	10.6%
Educational/Health/Social Services	649	18.4%	32,350	17.4%	1,264,965	18.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	609	17.2%	21,544	11.6%	732,460	10.5%
Other Services	122	3.5%	9,255	5.0%	359,425	5.1%
Public Administration	114	3.2%	7,734	4.1%	360,910	5.2%
Workers 16+ by Place of Work						
Total	3,444	100.0%	182,581	100.0%	6,910,168	100.0%
Worked in State of Residence	3,439	99.9%	180,595	98.9%	6,830,544	98.8%
Worked in County of Residence	3,251	94.4%	161,939	88.7%	5,662,640	81.9%
Worked outside County of Residence	188	5.5%	18,656	10.2%	1,167,904	16.9%
Worked outside State of Residence	5	0.1%	1,986	1.1%	79,624	1.2%
Workers 16+ by Means of Transportation to Work						
Total	3,445	100.0%	182,581	100.0%	6,910,168	100.0%
Drove Alone - Car, Truck, or Van	2,228	64.7%	143,636	78.7%	5,445,527	78.8%
Carpooled - Car, Truck, or Van	794	23.0%	25,083	13.7%	893,766	12.9%
Public Transportation	117	3.4%	1,401	0.8%	129,075	1.9%
Walked	139	4.0%	2,695	1.5%	118,386	1.7%
Other Means	122	3.5%	3,434	1.9%	116,325	1.7%
Worked at Home	45	1.3%	6,332	3.5%	207,089	3.0%
Workers 16+ by Travel Time to Work						
Total	3,442	100.0%	182,581	100.0%	6,910,168	100.0%
Did not Work at Home	3,397	98.7%	176,249	96.5%	6,703,079	97.0%
Less than 5 minutes	103	3.0%	4,407	2.4%	155,487	2.3%
5 to 9 minutes	371	10.8%	17,360	9.5%	595,769	8.6%
10 to 19 minutes	1,223	35.5%	54,316	29.7%	2,007,979	29.1%
20 to 24 minutes	497	14.4%	29,744	16.3%	1,040,084	15.1%
25 to 34 minutes	625	18.2%	39,158	21.4%	1,482,984	21.5%
35 to 44 minutes	91	2.6%	9,476	5.2%	419,798	6.1%
45 to 59 minutes	234	6.8%	11,444	6.3%	534,237	7.7%
60 to 89 minutes	158	4.6%	6,229	3.4%	303,002	4.4%
90 or more minutes	95	2.8%	4,115	2.3%	163,739	2.4%
Worked at Home	45	1.3%	6,332	3.5%	207,089	3.0%
Average Travel Time to Work (in minutes)	25.4		25.0		26.2	

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Households by Type						
Total	3,123	100.0%	188,599	100.0%	6,337,929	100.0%
Family Households	1,823	58.4%	127,611	67.7%	4,210,760	66.4%
Married-couple Families	856	27.4%	104,693	55.5%	3,192,266	50.4%
With Related Children	460	14.7%	30,731	16.3%	1,290,424	20.4%
Other Family (No Spouse Present)	967	31.0%	22,918	12.2%	1,018,494	16.1%
With Related Children	768	24.6%	15,004	8.0%	659,382	10.4%
Nonfamily Households	1,300	41.6%	60,988	32.3%	2,127,169	33.6%
Householder Living Alone	933	29.9%	48,600	25.8%	1,687,303	26.6%
Householder Not Living Alone	367	11.8%	12,388	6.6%	439,866	6.9%
Households with Related Children	1,228	39.3%	45,735	24.2%	1,949,806	30.8%
Households by Age of Householder						
Total	3,122	100.0%	188,599	100.0%	6,337,929	100.0%
Householder Age 15 - 24	398	12.7%	6,108	3.2%	284,790	4.5%
Householder Age 25 - 34	725	23.2%	21,383	11.3%	942,967	14.9%
Householder Age 35 - 44	739	23.7%	31,533	16.7%	1,315,487	20.8%
Householder Age 45 - 54	513	16.4%	29,769	15.8%	1,157,171	18.3%
Householder Age 55 - 64	313	10.0%	30,190	16.0%	892,511	14.1%
Householder Age 65 - 74	231	7.4%	36,464	19.3%	885,191	14.0%
Householder Age 75 - 84	152	4.9%	26,499	14.1%	665,732	10.5%
Householder Age 85+	51	1.6%	6,653	3.5%	194,080	3.1%
Households by Size						
Total	3,125	100.0%	188,599	100.0%	6,337,929	100.0%
1 Person Household	934	29.9%	48,600	25.8%	1,687,303	26.6%
2 Person Household	901	28.8%	85,321	45.2%	2,330,104	36.8%
3 Person Household	547	17.5%	23,832	12.6%	977,117	15.4%
4 Person Household	376	12.0%	17,995	9.5%	776,458	12.3%
5 Person Household	202	6.5%	8,037	4.3%	351,132	5.5%
6 Person Household	92	2.9%	2,969	1.6%	132,086	2.1%
7+ Person Household	73	2.3%	1,845	1.0%	83,729	1.3%
Households by Poverty Status in 1999 and HH Type						
Total	3,107	100.0%	188,755	100.0%	6,341,121	100.0%
Below Poverty Level	740	23.8%	16,289	8.6%	743,525	11.7%
Married-couple Family	97	3.1%	4,170	2.2%	160,336	2.5%
Other Family - Male Householder, No Wife Present	41	1.3%	806	0.4%	35,538	0.6%
Other Family - Female Householder, No Husband Present	340	10.9%	3,620	1.9%	187,257	3.0%
Nonfamily Households	262	8.4%	7,693	4.1%	360,394	5.7%
At or Above Poverty Level	2,367	76.2%	172,466	91.4%	5,597,596	88.3%
Married-couple Family	890	28.6%	101,306	53.7%	3,081,691	48.6%
Other Family - Male Householder, No Wife Present	127	4.1%	5,966	3.2%	221,685	3.5%
Other Family - Female Householder, No Husband Present	403	13.0%	12,555	6.7%	551,902	8.7%
Nonfamily Households	947	30.5%	52,639	27.9%	1,742,318	27.5%

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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 1.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Household Income in 1999						
Household Income Base	3,108	100.0%	188,755	100.0%	6,341,121	100.0%
< \$15,000	837	26.9%	25,215	13.4%	1,034,045	16.3%
\$15,000 - \$24,999	684	22.0%	26,895	14.2%	918,455	14.5%
\$25,000 - \$34,999	553	17.8%	28,254	15.0%	901,454	14.2%
\$35,000 - \$49,999	492	15.8%	36,016	19.1%	1,103,554	17.4%
\$50,000 - \$74,999	327	10.5%	36,886	19.5%	1,170,569	18.5%
\$75,000 - \$99,999	125	4.0%	15,489	8.2%	552,379	8.7%
\$100,000 - \$149,999	64	2.1%	11,413	6.0%	398,860	6.3%
\$150,000 - \$199,999	11	0.4%	3,380	1.8%	114,432	1.8%
\$200,000 +	15	0.5%	5,207	2.8%	147,373	2.3%
Median Household Income	\$25,517	-	\$40,324	-	\$38,843	-
Average Household Income	\$32,168	-	\$56,641	-	\$53,504	-
Families by Family Income in 1999						
Family Income Base	1,901	100.0%	128,423	100.0%	4,238,409	100.0%
< \$15,000	516	27.1%	10,281	8.0%	439,315	10.4%
\$15,000 - \$24,999	382	20.1%	14,621	11.4%	524,009	12.4%
\$25,000 - \$34,999	368	19.4%	18,779	14.6%	579,514	13.7%
\$35,000 - \$49,999	257	13.5%	25,962	20.2%	782,918	18.5%
\$50,000 - \$74,999	201	10.6%	29,254	22.8%	907,388	21.4%
\$75,000 - \$99,999	113	5.9%	12,775	9.9%	452,986	10.7%
\$100,000 - \$149,999	41	2.2%	9,459	7.4%	332,735	7.9%
\$150,000 - \$199,999	11	0.6%	2,900	2.3%	96,551	2.3%
\$200,000+	12	0.6%	4,392	3.4%	122,993	2.9%
Median Family Income	\$26,140	-	\$46,411	-	\$45,613	-
Average Family Income	\$33,769	-	\$64,570	-	\$61,238	-
Owner Occupied HUs by Value						
Total	901	100.0%	144,256	100.0%	4,441,711	100.0%
< \$50,000	374	41.5%	22,247	15.4%	734,424	16.5%
\$50,000 - \$99,999	466	51.7%	53,415	37.0%	1,718,436	38.7%
\$100,000 - \$149,999	32	3.6%	32,172	22.3%	960,655	21.6%
\$150,000 - \$199,999	15	1.7%	15,310	10.6%	463,940	10.4%
\$200,000 - \$299,999	14	1.6%	11,310	7.8%	314,200	7.1%
\$300,000 - \$499,999	0	0.0%	6,130	4.2%	158,354	3.6%
\$500,000 - \$999,999	0	0.0%	2,698	1.9%	67,552	1.5%
\$1,000,000+	0	0.0%	974	0.7%	24,150	0.5%
Median Home Value	\$57,427	-	\$96,711	-	\$93,210	-
Average Home Value	\$62,364	-	\$135,627	-	\$127,405	-
Specified Renter Occupied HUs by Contract Rent						
Total	2,204	100.0%	44,222	100.0%	1,889,455	100.0%
With Cash Rent	2,159	98.0%	42,072	95.1%	1,800,989	95.3%
< \$200	265	12.0%	2,164	4.9%	110,824	5.9%
\$200 - \$499	1,010	45.8%	13,591	30.7%	619,071	32.8%
\$500 - \$749	744	33.8%	18,438	41.7%	708,589	37.5%
\$750 - \$999	129	5.9%	4,783	10.8%	239,653	12.7%
\$1,000 - \$1,499	8	0.4%	1,800	4.1%	85,909	4.5%
\$1,500 - \$1,999	3	0.1%	860	1.9%	22,325	1.2%
\$2000+	0	0.0%	436	1.0%	14,618	0.8%
No Cash Rent	45	2.0%	2,150	4.9%	88,466	4.7%
Median Rent	\$455	-	\$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.

3056 Palm Ave
Fort Myers, FL 33901

Latitude: 26.621091
Longitude: -81.856172
Radius: 1.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Occupancy						
Total	3,486	100.0%	245,405	100.0%	7,302,947	100.0%
Occupied Housing Units	3,123	89.6%	188,599	76.9%	6,337,929	86.8%
Owner Occupied Housing Units	914	26.2%	144,245	58.8%	4,441,799	60.8%
Average Household Size	2.9	-	2.29	-	2.49	-
Renter Occupied Housing Units	2,209	63.4%	44,354	18.1%	1,896,130	26.0%
Average Household Size	2.56	-	2.38	-	2.39	-
Vacant Housing Units	363	10.4%	56,806	23.1%	965,018	13.2%
For Rent	211	6.1%	7,937	3.2%	195,336	2.7%
For Sale Only	42	1.2%	3,990	1.6%	101,667	1.4%
Rented or Sold, not Occupied	19	0.5%	1,966	0.8%	53,429	0.7%
For Seasonal/Recreational/Occasional Use	60	1.7%	39,502	16.1%	482,944	6.6%
For Migrant Workers	0	0.0%	84	0.0%	1,881	0.0%
Other Vacant	31	0.9%	3,327	1.4%	129,761	1.8%
Housing Units by Units in Structure						
Total	3,466	100.0%	245,405	100.0%	7,302,947	100.0%
1 Detached	1,141	32.9%	122,543	49.9%	3,816,527	52.3%
1 Attached	75	2.2%	11,968	4.9%	429,457	5.9%
2	325	9.4%	9,802	4.0%	196,327	2.7%
3 or 4	236	6.8%	10,688	4.4%	313,631	4.3%
5 to 9	440	12.7%	14,138	5.8%	363,281	5.0%
10 to 19	490	14.1%	13,441	5.5%	366,197	5.0%
20+	711	20.5%	22,883	9.3%	940,712	12.9%
Mobile Home	48	1.4%	38,084	15.5%	849,304	11.6%
Other	0	0.0%	1,858	0.8%	27,511	0.4%
Housing Units by Year Structure Built						
Total	3,394	100.0%	245,405	100.0%	7,302,947	100.0%
1999 to March 2000	178	5.2%	9,477	3.9%	214,120	2.9%
1995 to 1998	102	3.0%	28,457	11.6%	674,760	9.2%
1990 to 1994	275	8.1%	31,345	12.8%	768,470	10.5%
1980 to 1989	646	19.0%	81,099	33.0%	1,916,430	26.2%
1970 to 1979	702	20.7%	56,952	23.2%	1,686,263	23.1%
1969 or Earlier	1,491	43.9%	38,075	15.5%	2,042,904	28.0%
Median Year Structure Built	1973	-	1983	-	1980	-
Households by Year Householder Moved In						
Total	3,119	100.0%	188,599	100.0%	6,337,929	100.0%
Moved in 1999 to March 2000	1,287	41.3%	41,758	22.1%	1,420,535	22.4%
Moved in 1995 to 1998	918	29.4%	60,515	32.1%	1,991,209	31.4%
Moved in 1990 to 1994	325	10.4%	35,103	18.6%	1,099,721	17.4%
Moved in 1980 to 1989	312	10.0%	35,610	18.9%	1,074,907	17.0%
Moved in 1970 to 1979	129	4.1%	11,596	6.1%	478,089	7.5%
Moved in 1969 or Earlier	148	4.7%	4,017	2.1%	273,468	4.3%
Median Year Householder Moved In	1998	-	1996	-	1995	-
Households by Vehicles Available						
Total	3,118	100.0%	188,599	100.0%	6,337,929	100.0%
None	625	20.0%	10,873	5.8%	515,455	8.1%
1	1,551	49.7%	86,869	46.1%	2,626,233	41.4%
2	736	23.6%	71,717	38.0%	2,419,707	38.2%
3	113	3.6%	14,509	7.7%	596,885	9.4%
4	60	1.9%	3,475	1.8%	135,834	2.1%
5+	33	1.1%	1,156	0.6%	43,815	0.7%
Average Number of Vehicles Available	1.2	-	1.6	-	1.6	-



Community Comparison Report

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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
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	42,648	45,630	0.68%	335,113	440,888	2.78%	12,937,926	15,982,378	2.14%
Total Households	16,924	18,117	0.68%	140,124	188,599	3.02%	5,134,869	6,337,929	2.13%
Total Families	9,968	10,056	0.09%	99,698	127,611	2.5%	3,511,825	4,210,760	1.83%
Total Housing Units	19,738	20,600	0.43%	189,051	245,405	2.64%	6,100,262	7,302,947	1.82%
Average Household Size	2.43	2.39	-0.17%	2.35	2.31	-0.17%	2.46	2.46	0%
Average Family Size	3.11	3.12	0.03%	2.74	2.73	-0.04%	2.95	2.98	0.1%
Median Household Income	\$22,339	\$28,421	2.44%	\$28,448	\$40,324	3.55%	\$27,483	\$38,843	3.52%
Average Household Income	\$29,387	\$41,505	3.51%	\$36,940	\$56,641	4.37%	\$36,517	\$53,504	3.89%
Per Capita Income	\$12,129	\$17,520	3.75%	\$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	45,629	100.0%	440,888	100.0%	15,982,378	100.0%
Population Reporting One Race	44,246	97.0%	434,035	98.4%	15,606,063	97.6%
White	25,107	55.0%	386,598	87.7%	12,465,029	78.0%
Black or African American	16,500	36.2%	29,035	6.6%	2,335,505	14.6%
American Indian or Alaska Native	166	0.4%	1,248	0.3%	53,541	0.3%
Asian	456	1.0%	3,400	0.8%	266,256	1.7%
Native Hawaiian or Other Pacific Islander	46	0.1%	209	0.0%	8,625	0.1%
Some Other Race	1,971	4.3%	13,545	3.1%	477,107	3.0%
Population Reporting Two or More Races	1,383	3.0%	6,853	1.6%	376,315	2.4%
Total Hispanic Population	5,300	11.6%	42,042	9.5%	2,682,715	16.8%
Population by Sex						
Male	22,467	49.2%	215,504	48.9%	7,797,715	48.8%
Female	23,163	50.8%	225,384	51.1%	8,184,663	51.2%
Population by Age						
Total	45,632	100.0%	440,888	100.0%	15,982,378	100.0%
Age 0 - 4	3,583	7.9%	22,970	5.2%	945,823	5.9%
Age 5 - 9	3,332	7.3%	24,224	5.5%	1,031,718	6.5%
Age 10 - 14	3,150	6.9%	25,034	5.7%	1,057,024	6.6%
Age 15 - 19	3,120	6.8%	22,501	5.1%	1,014,067	6.3%
Age 20 - 24	3,633	8.0%	18,816	4.3%	928,310	5.8%
Age 25 - 29	3,747	8.2%	21,797	4.9%	995,358	6.2%
Age 30 - 34	3,377	7.4%	24,694	5.6%	1,088,742	6.8%
Age 35 - 39	3,513	7.7%	29,498	6.7%	1,261,040	7.9%
Age 40 - 44	3,211	7.0%	29,734	6.7%	1,224,207	7.7%
Age 45 - 49	2,727	6.0%	27,349	6.2%	1,085,400	6.8%
Age 50 - 54	2,298	5.0%	27,484	6.2%	984,079	6.2%
Age 55 - 59	1,744	3.8%	26,820	6.1%	821,517	5.1%
Age 60 - 64	1,485	3.3%	27,856	6.3%	737,496	4.6%
Age 65 - 69	1,390	3.0%	29,921	6.8%	727,495	4.6%
Age 70 - 74	1,415	3.1%	30,642	7.0%	724,681	4.5%
Age 75 - 79	1,234	2.7%	25,148	5.7%	616,693	3.9%
Age 80 - 84	1,148	2.5%	15,482	3.5%	407,441	2.5%
Age 85+	1,525	3.3%	10,918	2.5%	331,287	2.1%
Median Age	33.3		45.2		38.7	
Age 18+	33,794	74.1%	354,500	80.4%	12,336,038	77.2%
Age 65+	6,712	14.7%	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.

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 3.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Relationship and HH Type						
Total	45,629	100.0%	440,888	100.0%	15,982,378	100.0%
In Households	43,242	94.8%	435,271	98.7%	15,593,433	97.6%
In Family Households	32,745	71.8%	358,572	81.3%	12,903,319	80.7%
Householder	10,111	22.2%	127,611	28.9%	4,210,760	26.3%
Spouse	5,810	12.7%	104,693	23.7%	3,192,266	20.0%
Child	12,297	26.9%	96,711	21.9%	4,171,924	26.1%
Other Relatives	3,111	6.8%	19,791	4.5%	954,061	6.0%
Nonrelatives	1,416	3.1%	9,766	2.2%	374,308	2.3%
In Nonfamily Households	10,497	23.0%	76,699	17.4%	2,690,114	16.8%
In Group Quarters	2,387	5.2%	5,617	1.3%	388,945	2.4%
Institutionalized Population	2,241	4.9%	4,188	0.9%	248,350	1.6%
Noninstitutionalized Population	146	0.3%	1,429	0.3%	140,595	0.9%
Population by Place of Birth and Citizenship Status						
Total	45,646	100.0%	440,888	100.0%	15,982,378	100.0%
Native	40,125	87.9%	400,526	90.8%	13,311,550	83.3%
Born in United States	38,741	84.9%	392,088	88.9%	12,890,489	80.7%
Born outside United States	1,384	3.0%	8,438	1.9%	421,061	2.6%
Foreign Born	5,521	12.1%	40,362	9.2%	2,670,828	16.7%
Naturalized Citizen	1,553	3.4%	15,380	3.5%	1,207,502	7.6%
Not a Citizen	3,968	8.7%	24,982	5.7%	1,463,326	9.2%
Population 15+ by Sex and Marital Status						
Total	35,471	100.0%	368,561	100.0%	12,946,990	100.0%
Females	18,297	51.6%	190,342	51.6%	6,714,003	51.9%
Never Married	5,394	15.2%	27,902	7.6%	1,373,809	10.6%
Married, not Separated	6,639	18.7%	111,182	30.2%	3,484,042	26.9%
Married, Separated	793	2.2%	3,271	0.9%	178,701	1.4%
Widowed	2,733	7.7%	26,085	7.1%	826,317	6.4%
Divorced	2,738	7.7%	21,902	5.9%	851,134	6.6%
Males	17,174	48.4%	178,219	48.4%	6,232,987	48.1%
Never Married	6,351	17.9%	37,082	10.1%	1,702,648	13.2%
Married, not Separated	7,045	19.9%	112,197	30.4%	3,548,756	27.4%
Married, Separated	617	1.7%	2,915	0.8%	130,459	1.0%
Widowed	700	2.0%	7,105	1.9%	199,697	1.5%
Divorced	2,461	6.9%	18,920	5.1%	651,427	5.0%
Population 3+ by School Enrollment						
Total	43,400	100.0%	427,331	100.0%	15,426,358	100.0%
Enrolled in Nursery/Preschool: Public School	468	1.1%	2,661	0.6%	126,129	0.8%
Enrolled in Nursery/Preschool: Private School	359	0.8%	3,165	0.7%	145,184	0.9%
Enrolled in Kindergarten: Public School	544	1.3%	4,367	1.0%	175,960	1.1%
Enrolled in Kindergarten: Private School	93	0.2%	712	0.2%	36,784	0.2%
Enrolled in Grade 1-8: Public School	5,062	11.7%	35,700	8.4%	1,516,033	9.8%
Enrolled in Grade 1-8: Private School	425	1.0%	4,460	1.0%	200,958	1.3%
Enrolled in Grade 9-12: Public School	2,063	4.8%	15,857	3.7%	763,486	4.9%
Enrolled in Grade 9-12: Private School	260	0.6%	1,822	0.4%	81,920	0.5%
Enrolled in College: Public School	1,080	2.5%	8,603	2.0%	585,708	3.8%
Enrolled in College: Private School	370	0.9%	1,884	0.4%	155,305	1.0%
Enrolled in Grad/Professional School: Public	178	0.4%	1,312	0.3%	89,910	0.6%
Enrolled in Grad/Professional School: Private	91	0.2%	740	0.2%	55,902	0.4%
Not Enrolled in School	32,407	74.7%	346,048	81.0%	11,493,079	74.5%



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Site Type: Radius

Latitude: 26.621091
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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	28,820	100.0%	327,672	100.0%	11,024,645	100.0%
Less than 9th Grade	2,719	9.4%	16,393	5.0%	739,222	6.7%
9th - 12th Grade, No Diploma	5,529	19.2%	41,627	12.7%	1,480,726	13.4%
High School Graduate	8,526	29.6%	106,623	32.5%	3,165,748	28.7%
Some College, No Degree	5,328	18.5%	74,189	22.6%	2,403,135	21.8%
Associate Degree	1,491	5.2%	19,687	6.0%	773,486	7.0%
Bachelor's Degree	3,326	11.5%	44,193	13.5%	1,573,121	14.3%
Master's/Professional/Doctorate Degree	1,901	6.6%	24,960	7.6%	889,207	8.1%
Population 16+ by Sex and Employment Status						
Total	34,914	100.0%	363,694	100.0%	12,744,825	100.0%
Females in Labor Force	9,996	28.6%	90,173	24.8%	3,491,052	27.4%
Civilian Employed	9,326	26.7%	86,496	23.8%	3,275,775	25.7%
Civilian Unemployed	670	1.9%	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	8,047	23.0%	97,891	26.9%	3,124,014	24.5%
Males in Labor Force	10,717	30.7%	103,641	28.5%	3,980,925	31.2%
Civilian Employed	10,096	28.9%	99,921	27.5%	3,719,272	29.2%
Civilian Unemployed	621	1.8%	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	6,154	17.6%	71,989	19.8%	2,148,834	16.9%
Population 16+ by Sex and Work Status in 1999						
Total	34,915	100.0%	363,694	100.0%	12,744,825	100.0%
Females	18,043	51.7%	188,064	51.7%	6,615,066	51.9%
Worked Full-time	5,853	16.8%	53,397	14.7%	2,035,596	16.0%
Worked Part-time	5,033	14.4%	45,612	12.5%	1,802,612	14.1%
Did Not Work	7,157	20.5%	89,055	24.5%	2,776,858	21.8%
Males	16,872	48.3%	175,630	48.3%	6,129,759	48.1%
Worked Full-time	7,763	22.2%	73,648	20.2%	2,835,638	22.2%
Worked Part-time	4,494	12.9%	39,677	10.9%	1,479,983	11.6%
Did Not Work	4,615	13.2%	62,305	17.1%	1,814,138	14.2%
Females 16+ by Employment Status and Age of Children						
Total	18,043	100.0%	188,064	100.0%	6,615,066	100.0%
Own Children <6 Only	1,373	7.6%	10,189	5.4%	426,131	6.4%
Employed/in Armed Forces	805	4.5%	6,434	3.4%	255,351	3.9%
Unemployed	137	0.8%	329	0.2%	19,075	0.3%
Not in Labor Force	431	2.4%	3,426	1.8%	151,705	2.3%
Own Children 6-17 Only	2,464	13.7%	22,901	12.2%	1,017,378	15.4%
Employed/in Armed Forces	1,716	9.5%	17,262	9.2%	719,149	10.9%
Unemployed	119	0.7%	481	0.3%	33,712	0.5%
Not in Labor Force	629	3.5%	5,158	2.7%	264,517	4.0%
Own Children <6 and 6-17	1,144	6.3%	8,405	4.5%	350,998	5.3%
Employed/in Armed Forces	678	3.8%	5,285	2.8%	203,237	3.1%
Unemployed	72	0.4%	338	0.2%	15,186	0.2%
Not in Labor Force	394	2.2%	2,782	1.5%	132,575	2.0%
No Own Children <18	13,062	72.4%	146,569	77.9%	4,820,559	72.9%
Employed/in Armed Forces	6,127	34.0%	57,515	30.6%	2,106,866	31.8%
Unemployed	342	1.9%	2,529	1.3%	138,476	2.1%
Not in Labor Force	6,593	36.5%	86,525	46.0%	2,575,217	38.9%

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

3056 Palm Ave
Fort Myers, FL 33901

Latitude: 26.621091
Longitude: -81.856172
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	19,424	100.0%	186,417	100.0%	6,995,047	100.0%
Management/Professional	5,042	26.0%	52,460	28.1%	2,206,193	31.5%
Service	4,442	22.9%	34,500	18.5%	1,183,660	16.9%
Sales/Office and Admin Support	5,358	27.6%	55,452	29.7%	2,066,191	29.5%
Farming/Fishing/Forestry	168	0.9%	1,527	0.8%	63,572	0.9%
Construction/Extraction/Maintenance	2,379	12.2%	25,105	13.5%	717,333	10.3%
Production/Transportation/Material Moving	2,035	10.5%	17,373	9.3%	758,098	10.8%
Civilian Employed Population 16+ by Industry						
Total	19,420	100.0%	186,417	100.0%	6,995,047	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	191	1.0%	2,099	1.1%	92,463	1.3%
Construction	2,042	10.5%	23,087	12.4%	562,111	8.0%
Manufacturing	915	4.7%	8,882	4.8%	507,870	7.3%
Wholesale Trade	564	2.9%	5,688	3.1%	278,360	4.0%
Retail Trade	2,966	15.3%	29,933	16.1%	943,449	13.5%
Transportation/Warehousing/Utilities	542	2.8%	7,515	4.0%	374,179	5.3%
Information	719	3.7%	4,769	2.6%	215,787	3.1%
Finance/Insurance/Real Estate/Rental/Leasing	1,143	5.9%	13,730	7.4%	563,552	8.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	2,373	12.2%	19,831	10.6%	739,516	10.6%
Educational/Health/Social Services	3,676	18.9%	32,350	17.4%	1,264,965	18.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	2,487	12.8%	21,544	11.6%	732,460	10.5%
Other Services	976	5.0%	9,255	5.0%	359,425	5.1%
Public Administration	826	4.3%	7,734	4.1%	360,910	5.2%
Workers 16+ by Place of Work						
Total	18,984	100.0%	182,581	100.0%	6,910,168	100.0%
Worked in State of Residence	18,894	99.5%	180,595	98.9%	6,830,544	98.8%
Worked in County of Residence	17,877	94.2%	161,939	88.7%	5,662,640	81.9%
Worked outside County of Residence	1,017	5.4%	18,656	10.2%	1,167,904	16.9%
Worked outside State of Residence	90	0.5%	1,986	1.1%	79,624	1.2%
Workers 16+ by Means of Transportation to Work						
Total	18,984	100.0%	182,581	100.0%	6,910,168	100.0%
Drove Alone - Car, Truck, or Van	13,597	71.6%	143,636	78.7%	5,445,527	78.8%
Carpooled - Car, Truck, or Van	3,465	18.3%	25,083	13.7%	893,766	12.9%
Public Transportation	434	2.3%	1,401	0.8%	129,075	1.9%
Walked	657	3.5%	2,695	1.5%	118,386	1.7%
Other Means	511	2.7%	3,434	1.9%	116,325	1.7%
Worked at Home	320	1.7%	6,332	3.5%	207,089	3.0%
Workers 16+ by Travel Time to Work						
Total	18,984	100.0%	182,581	100.0%	6,910,168	100.0%
Did not Work at Home	18,664	98.3%	176,249	96.5%	6,703,079	97.0%
Less than 5 minutes	601	3.2%	4,407	2.4%	155,487	2.3%
5 to 9 minutes	2,258	11.9%	17,360	9.5%	595,769	8.6%
10 to 19 minutes	7,445	39.2%	54,316	29.7%	2,007,979	29.1%
20 to 24 minutes	2,676	14.1%	29,744	16.3%	1,040,084	15.1%
25 to 34 minutes	3,001	15.8%	39,158	21.4%	1,482,984	21.5%
35 to 44 minutes	564	3.0%	9,476	5.2%	419,798	6.1%
45 to 59 minutes	956	5.0%	11,444	6.3%	534,237	7.7%
60 to 89 minutes	758	4.0%	6,229	3.4%	303,002	4.4%
90 or more minutes	405	2.1%	4,115	2.3%	163,739	2.4%
Worked at Home	320	1.7%	6,332	3.5%	207,089	3.0%
Average Travel Time to Work (in minutes)	22.6		25.0		26.2	



Community Comparison Report

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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 3.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Type						
Total	18,117	100.0%	188,599	100.0%	6,337,929	100.0%
Family Households	10,056	55.5%	127,611	67.7%	4,210,760	66.4%
Married-couple Families	5,761	31.8%	104,693	55.5%	3,192,266	50.4%
With Related Children	2,580	14.2%	30,731	16.3%	1,290,424	20.4%
Other Family (No Spouse Present)	4,295	23.7%	22,918	12.2%	1,018,494	16.1%
With Related Children	3,196	17.6%	15,004	8.0%	659,382	10.4%
Nonfamily Households	8,061	44.5%	60,988	32.3%	2,127,169	33.6%
Householder Living Alone	6,230	34.4%	48,600	25.8%	1,687,303	26.6%
Householder Not Living Alone	1,831	10.1%	12,388	6.6%	439,866	6.9%
Households with Related Children	5,776	31.9%	45,735	24.2%	1,949,806	30.8%
Households by Age of Householder						
Total	18,116	100.0%	188,599	100.0%	6,337,929	100.0%
Householder Age 15 - 24	1,631	9.0%	6,108	3.2%	284,790	4.5%
Householder Age 25 - 34	3,589	19.8%	21,383	11.3%	942,967	14.9%
Householder Age 35 - 44	3,713	20.5%	31,533	16.7%	1,315,487	20.8%
Householder Age 45 - 54	2,955	16.3%	29,769	15.8%	1,157,171	18.3%
Householder Age 55 - 64	2,022	11.2%	30,190	16.0%	892,511	14.1%
Householder Age 65 - 74	1,836	10.1%	36,464	19.3%	885,191	14.0%
Householder Age 75 - 84	1,527	8.4%	26,499	14.1%	665,732	10.5%
Householder Age 85+	843	4.7%	6,653	3.5%	194,080	3.1%
Households by Size						
Total	18,117	100.0%	188,599	100.0%	6,337,929	100.0%
1 Person Household	6,231	34.4%	48,600	25.8%	1,687,303	26.6%
2 Person Household	5,590	30.9%	85,321	45.2%	2,330,104	36.8%
3 Person Household	2,678	14.8%	23,832	12.6%	977,117	15.4%
4 Person Household	1,892	10.4%	17,995	9.5%	776,458	12.3%
5 Person Household	967	5.3%	8,037	4.3%	351,132	5.5%
6 Person Household	435	2.4%	2,969	1.6%	132,086	2.1%
7+ Person Household	324	1.8%	1,845	1.0%	83,729	1.3%
Households by Poverty Status in 1999 and HH Type						
Total	18,221	100.0%	188,755	100.0%	6,341,121	100.0%
Below Poverty Level	3,503	19.2%	16,289	8.6%	743,525	11.7%
Married-couple Family	376	2.1%	4,170	2.2%	160,336	2.5%
Other Family - Male Householder, No Wife Present	163	0.9%	806	0.4%	35,538	0.6%
Other Family - Female Householder, No Husband Present	1,319	7.2%	3,620	1.9%	187,257	3.0%
Nonfamily Households	1,645	9.0%	7,693	4.1%	360,394	5.7%
At or Above Poverty Level	14,718	80.8%	172,466	91.4%	5,597,596	88.3%
Married-couple Family	5,470	30.0%	101,306	53.7%	3,081,691	48.6%
Other Family - Male Householder, No Wife Present	807	4.4%	5,966	3.2%	221,685	3.5%
Other Family - Female Householder, No Husband Present	2,004	11.0%	12,555	6.7%	551,902	8.7%
Nonfamily Households	6,437	35.3%	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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 3.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Household Income in 1999						
Household Income Base	18,222	100.0%	188,755	100.0%	6,341,121	100.0%
< \$15,000	4,378	24.0%	25,215	13.4%	1,034,045	16.3%
\$15,000 - \$24,999	3,499	19.2%	26,895	14.2%	918,455	14.5%
\$25,000 - \$34,999	3,084	16.9%	28,254	15.0%	901,454	14.2%
\$35,000 - \$49,999	2,940	16.1%	36,016	19.1%	1,103,554	17.4%
\$50,000 - \$74,999	2,182	12.0%	36,886	19.5%	1,170,569	18.5%
\$75,000 - \$99,999	1,025	5.6%	15,489	8.2%	552,379	8.7%
\$100,000 - \$149,999	667	3.7%	11,413	6.0%	398,860	6.3%
\$150,000 - \$199,999	136	0.7%	3,380	1.8%	114,432	1.8%
\$200,000 +	311	1.7%	5,207	2.8%	147,373	2.3%
Median Household Income	\$28,421	-	\$40,324	-	\$38,843	-
Average Household Income	\$41,505	-	\$56,641	-	\$53,504	-
Families by Family Income in 1999						
Family Income Base	10,139	100.0%	128,423	100.0%	4,238,409	100.0%
< \$15,000	1,948	19.2%	10,281	8.0%	439,315	10.4%
\$15,000 - \$24,999	1,715	16.9%	14,621	11.4%	524,009	12.4%
\$25,000 - \$34,999	1,735	17.1%	18,779	14.6%	579,514	13.7%
\$35,000 - \$49,999	1,616	15.9%	25,962	20.2%	782,918	18.5%
\$50,000 - \$74,999	1,470	14.5%	29,254	22.8%	907,388	21.4%
\$75,000 - \$99,999	824	8.1%	12,775	9.9%	452,986	10.7%
\$100,000 - \$149,999	477	4.7%	9,459	7.4%	332,735	7.9%
\$150,000 - \$199,999	100	1.0%	2,900	2.3%	96,551	2.3%
\$200,000+	254	2.5%	4,392	3.4%	122,993	2.9%
Median Family Income	\$32,618	-	\$46,411	-	\$45,613	-
Average Family Income	\$48,610	-	\$64,570	-	\$61,238	-
Owner Occupied HUs by Value						
Total	7,355	100.0%	144,256	100.0%	4,441,711	100.0%
< \$50,000	1,998	27.2%	22,247	15.4%	734,424	16.5%
\$50,000 - \$99,999	3,317	45.1%	53,415	37.0%	1,718,436	38.7%
\$100,000 - \$149,999	871	11.8%	32,172	22.3%	960,655	21.6%
\$150,000 - \$199,999	474	6.4%	15,310	10.6%	463,940	10.4%
\$200,000 - \$299,999	431	5.9%	11,310	7.8%	314,200	7.1%
\$300,000 - \$499,999	161	2.2%	6,130	4.2%	158,354	3.6%
\$500,000 - \$999,999	60	0.8%	2,698	1.9%	67,552	1.5%
\$1,000,000+	43	0.6%	974	0.7%	24,150	0.5%
Median Home Value	\$71,962	-	\$96,711	-	\$93,210	-
Average Home Value	\$102,411	-	\$135,627	-	\$127,405	-
Specified Renter Occupied HUs by Contract Rent						
Total	10,766	100.0%	44,222	100.0%	1,889,455	100.0%
With Cash Rent	10,527	97.8%	42,072	95.1%	1,800,989	95.3%
< \$200	1,263	11.7%	2,164	4.9%	110,824	5.9%
\$200 - \$499	3,866	35.9%	13,591	30.7%	619,071	32.8%
\$500 - \$749	4,068	37.8%	18,438	41.7%	708,589	37.5%
\$750 - \$999	619	5.7%	4,783	10.8%	239,653	12.7%
\$1,000 - \$1,499	176	1.6%	1,800	4.1%	85,909	4.5%
\$1,500 - \$1,999	439	4.1%	860	1.9%	22,325	1.2%
\$2000+	96	0.9%	436	1.0%	14,618	0.8%
No Cash Rent	239	2.2%	2,150	4.9%	88,466	4.7%
Median Rent	\$505	-	\$554	-	\$551	-
Average Rent	\$538	-	\$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

3056 Palm Ave
Fort Myers, FL 33901

Latitude: 26.621091
Longitude: -81.856172
Radius: 3.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Occupancy						
Total	20,598	100.0%	245,405	100.0%	7,302,947	100.0%
Occupied Housing Units	18,117	88.0%	188,599	76.9%	6,337,929	86.8%
Owner Occupied Housing Units	7,340	35.6%	144,245	58.8%	4,441,799	60.8%
Average Household Size	2.52	-	2.29	-	2.49	-
Renter Occupied Housing Units	10,777	52.3%	44,354	18.1%	1,896,130	26.0%
Average Household Size	2.3	-	2.38	-	2.39	-
Vacant Housing Units	2,481	12.0%	56,806	23.1%	965,018	13.2%
For Rent	1,241	6.0%	7,937	3.2%	195,336	2.7%
For Sale Only	231	1.1%	3,990	1.6%	101,667	1.4%
Rented or Sold, not Occupied	160	0.8%	1,966	0.8%	53,429	0.7%
For Seasonal/Recreational/Occasional Use	623	3.0%	39,502	16.1%	482,944	6.6%
For Migrant Workers	1	0.0%	84	0.0%	1,881	0.0%
Other Vacant	225	1.1%	3,327	1.4%	129,761	1.8%
Housing Units by Units in Structure						
Total	20,605	100.0%	245,405	100.0%	7,302,947	100.0%
1 Detached	7,942	38.5%	122,543	49.9%	3,816,527	52.3%
1 Attached	429	2.1%	11,968	4.9%	429,457	5.9%
2	1,011	4.9%	9,802	4.0%	196,327	2.7%
3 or 4	1,085	5.3%	10,688	4.4%	313,631	4.3%
5 to 9	1,777	8.6%	14,138	5.8%	363,281	5.0%
10 to 19	2,196	10.7%	13,441	5.5%	366,197	5.0%
20+	5,462	26.5%	22,883	9.3%	940,712	12.9%
Mobile Home	663	3.2%	38,084	15.5%	849,304	11.6%
Other	40	0.2%	1,858	0.8%	27,511	0.4%
Housing Units by Year Structure Built						
Total	20,605	100.0%	245,405	100.0%	7,302,947	100.0%
1999 to March 2000	669	3.2%	9,477	3.9%	214,120	2.9%
1995 to 1998	775	3.8%	28,457	11.6%	674,760	9.2%
1990 to 1994	1,578	7.7%	31,345	12.8%	768,470	10.5%
1980 to 1989	4,409	21.4%	81,099	33.0%	1,916,430	26.2%
1970 to 1979	4,214	20.5%	56,952	23.2%	1,686,263	23.1%
1969 or Earlier	8,960	43.5%	38,075	15.5%	2,042,904	28.0%
Median Year Structure Built	1973	-	1983	-	1980	-
Households by Year Householder Moved In						
Total	18,139	100.0%	188,599	100.0%	6,337,929	100.0%
Moved in 1999 to March 2000	6,370	35.1%	41,758	22.1%	1,420,535	22.4%
Moved in 1995 to 1998	5,043	27.8%	60,515	32.1%	1,991,209	31.4%
Moved in 1990 to 1994	2,277	12.6%	35,103	18.6%	1,099,721	17.4%
Moved in 1980 to 1989	2,268	12.5%	35,610	18.9%	1,074,907	17.0%
Moved in 1970 to 1979	1,167	6.4%	11,596	6.1%	478,089	7.5%
Moved in 1969 or Earlier	1,014	5.6%	4,017	2.1%	273,468	4.3%
Median Year Householder Moved In	1997	-	1996	-	1995	-
Households by Vehicles Available						
Total	18,139	100.0%	188,599	100.0%	6,337,929	100.0%
None	3,295	18.2%	10,873	5.8%	515,455	8.1%
1	8,728	48.1%	86,869	46.1%	2,626,233	41.4%
2	4,720	26.0%	71,717	38.0%	2,419,707	38.2%
3	1,031	5.7%	14,509	7.7%	596,885	9.4%
4	238	1.3%	3,475	1.8%	135,834	2.1%
5+	127	0.7%	1,156	0.6%	43,815	0.7%
Average Number of Vehicles Available	1.3	-	1.6	-	1.6	-

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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
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	104,305	113,068	0.81%	335,113	440,888	2.78%	12,937,926	15,982,378	2.14%
Total Households	42,322	46,474	0.94%	140,124	188,599	3.02%	5,134,869	6,337,929	2.13%
Total Families	27,848	28,446	0.21%	99,698	127,611	2.5%	3,511,825	4,210,760	1.83%
Total Housing Units	50,343	53,676	0.64%	189,051	245,405	2.64%	6,100,262	7,302,947	1.82%
Average Household Size	2.41	2.37	-0.17%	2.35	2.31	-0.17%	2.46	2.46	0%
Average Family Size	2.91	2.93	0.07%	2.74	2.73	-0.04%	2.95	2.98	0.1%
Median Household Income	\$25,882	\$34,062	2.78%	\$28,448	\$40,324	3.55%	\$27,483	\$38,843	3.52%
Average Household Income	\$33,573	\$47,213	3.47%	\$36,940	\$56,641	4.37%	\$36,517	\$53,504	3.89%
Per Capita Income	\$13,836	\$19,870	3.69%	\$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	113,069	100.0%	440,888	100.0%	15,982,378	100.0%
Population Reporting One Race	110,452	97.7%	434,035	98.4%	15,606,063	97.6%
White	81,905	72.4%	386,598	87.7%	12,465,029	78.0%
Black or African American	21,753	19.2%	29,035	6.6%	2,335,505	14.6%
American Indian or Alaska Native	429	0.4%	1,248	0.3%	53,541	0.3%
Asian	1,116	1.0%	3,400	0.8%	266,256	1.7%
Native Hawaiian or Other Pacific Islander	91	0.1%	209	0.0%	8,625	0.1%
Some Other Race	5,158	4.6%	13,545	3.1%	477,107	3.0%
Population Reporting Two or More Races	2,617	2.3%	6,853	1.6%	376,315	2.4%
Total Hispanic Population	14,737	13.0%	42,042	9.5%	2,682,715	16.8%
Population by Sex						
Male	55,629	49.2%	215,504	48.9%	7,797,715	48.8%
Female	57,439	50.8%	225,384	51.1%	8,184,663	51.2%
Population by Age						
Total	113,066	100.0%	440,888	100.0%	15,982,378	100.0%
Age 0 - 4	7,477	6.6%	22,970	5.2%	945,823	5.9%
Age 5 - 9	7,263	6.4%	24,224	5.5%	1,031,718	6.5%
Age 10 - 14	7,195	6.4%	25,034	5.7%	1,057,024	6.6%
Age 15 - 19	6,969	6.2%	22,501	5.1%	1,014,067	6.3%
Age 20 - 24	7,352	6.5%	18,816	4.3%	928,310	5.8%
Age 25 - 29	7,791	6.9%	21,797	4.9%	995,358	6.2%
Age 30 - 34	7,437	6.6%	24,694	5.6%	1,088,742	6.8%
Age 35 - 39	8,116	7.2%	29,498	6.7%	1,261,040	7.9%
Age 40 - 44	7,910	7.0%	29,734	6.7%	1,224,207	7.7%
Age 45 - 49	7,198	6.4%	27,349	6.2%	1,085,400	6.8%
Age 50 - 54	6,560	5.8%	27,484	6.2%	984,079	6.2%
Age 55 - 59	5,440	4.8%	26,820	6.1%	821,517	5.1%
Age 60 - 64	4,911	4.3%	27,856	6.3%	737,496	4.6%
Age 65 - 69	5,167	4.6%	29,921	6.8%	727,495	4.6%
Age 70 - 74	5,268	4.7%	30,642	7.0%	724,681	4.5%
Age 75 - 79	4,560	4.0%	25,148	5.7%	616,693	3.9%
Age 80 - 84	3,349	3.0%	15,482	3.5%	407,441	2.5%
Age 85+	3,103	2.7%	10,918	2.5%	331,287	2.1%
Median Age	38.1		45.2		38.7	
Age 18+	87,014	77.0%	354,500	80.4%	12,336,038	77.2%
Age 65+	21,447	19.0%	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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population by Relationship and HH Type						
Total	113,069	100.0%	440,888	100.0%	15,982,378	100.0%
In Households	110,020	97.3%	435,271	98.7%	15,593,433	97.6%
In Family Households	86,598	76.6%	358,572	81.3%	12,903,319	80.7%
Householder	28,387	25.1%	127,611	28.9%	4,210,760	26.3%
Spouse	19,848	17.6%	104,693	23.7%	3,192,266	20.0%
Child	28,039	24.8%	96,711	21.9%	4,171,924	26.1%
Other Relatives	6,958	6.2%	19,791	4.5%	954,061	6.0%
Nonrelatives	3,366	3.0%	9,766	2.2%	374,308	2.3%
In Nonfamily Households	23,422	20.7%	76,699	17.4%	2,690,114	16.8%
In Group Quarters	3,049	2.7%	5,617	1.3%	388,945	2.4%
Institutionalized Population	2,788	2.5%	4,188	0.9%	248,350	1.6%
Noninstitutionalized Population	261	0.2%	1,429	0.3%	140,595	0.9%
Population by Place of Birth and Citizenship Status						
Total	112,962	100.0%	440,888	100.0%	15,982,378	100.0%
Native	100,147	88.7%	400,526	90.8%	13,311,550	83.3%
Born in United States	97,113	86.0%	392,088	88.9%	12,890,489	80.7%
Born outside United States	3,034	2.7%	8,438	1.9%	421,061	2.6%
Foreign Born	12,815	11.3%	40,362	9.2%	2,670,828	16.7%
Naturalized Citizen	3,982	3.5%	15,380	3.5%	1,207,502	7.6%
Not a Citizen	8,833	7.8%	24,982	5.7%	1,463,326	9.2%
Population 15+ by Sex and Marital Status						
Total	90,803	100.0%	368,561	100.0%	12,946,990	100.0%
Females	46,754	51.5%	190,342	51.6%	6,714,003	51.9%
Never Married	10,422	11.5%	27,902	7.6%	1,373,809	10.6%
Married, not Separated	21,399	23.6%	111,182	30.2%	3,484,042	26.9%
Married, Separated	1,472	1.6%	3,271	0.9%	178,701	1.4%
Widowed	6,807	7.5%	26,085	7.1%	826,317	6.4%
Divorced	6,654	7.3%	21,902	5.9%	851,134	6.6%
Males	44,049	48.5%	178,219	48.4%	6,232,987	48.1%
Never Married	13,522	14.9%	37,082	10.1%	1,702,648	13.2%
Married, not Separated	22,235	24.5%	112,197	30.4%	3,548,756	27.4%
Married, Separated	1,147	1.3%	2,915	0.8%	130,459	1.0%
Widowed	1,694	1.9%	7,105	1.9%	199,697	1.5%
Divorced	5,451	6.0%	18,920	5.1%	651,427	5.0%
Population 3+ by School Enrollment						
Total	108,372	100.0%	427,331	100.0%	15,426,358	100.0%
Enrolled in Nursery/Preschool: Public School	925	0.9%	2,661	0.6%	126,129	0.8%
Enrolled in Nursery/Preschool: Private School	686	0.6%	3,165	0.7%	145,184	0.9%
Enrolled in Kindergarten: Public School	1,285	1.2%	4,367	1.0%	175,960	1.1%
Enrolled in Kindergarten: Private School	237	0.2%	712	0.2%	36,784	0.2%
Enrolled in Grade 1-8: Public School	10,910	10.1%	35,700	8.4%	1,516,033	9.8%
Enrolled in Grade 1-8: Private School	1,158	1.1%	4,460	1.0%	200,958	1.3%
Enrolled in Grade 9-12: Public School	4,639	4.3%	15,857	3.7%	763,486	4.9%
Enrolled in Grade 9-12: Private School	657	0.6%	1,822	0.4%	81,920	0.5%
Enrolled in College: Public School	2,426	2.2%	8,603	2.0%	585,708	3.8%
Enrolled in College: Private School	676	0.6%	1,884	0.4%	155,305	1.0%
Enrolled in Grad/Professional School: Public	385	0.4%	1,312	0.3%	89,910	0.6%
Enrolled in Grad/Professional School: Private	216	0.2%	740	0.2%	55,902	0.4%
Not Enrolled in School	84,172	77.7%	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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Population 25+ by Educational Attainment						
Total	76,848	100.0%	327,672	100.0%	11,024,645	100.0%
Less than 9th Grade	6,059	7.9%	16,393	5.0%	739,222	6.7%
9th - 12th Grade, No Diploma	12,250	15.9%	41,627	12.7%	1,480,726	13.4%
High School Graduate	23,095	30.1%	106,623	32.5%	3,165,748	28.7%
Some College, No Degree	15,935	20.7%	74,189	22.6%	2,403,135	21.8%
Associate Degree	4,554	5.9%	19,687	6.0%	773,486	7.0%
Bachelor's Degree	9,670	12.6%	44,193	13.5%	1,573,121	14.3%
Master's/Professional/Doctorate Degree	5,285	6.9%	24,960	7.6%	889,207	8.1%
Population 16+ by Sex and Employment Status						
Total	89,492	100.0%	363,694	100.0%	12,744,825	100.0%
Females in Labor Force	24,473	27.3%	90,173	24.8%	3,491,052	27.4%
Civilian Employed	23,151	25.9%	86,496	23.8%	3,275,775	25.7%
Civilian Unemployed	1,322	1.5%	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	21,623	24.2%	97,891	26.9%	3,124,014	24.5%
Males in Labor Force	28,068	31.4%	103,641	28.5%	3,980,925	31.2%
Civilian Employed	26,789	29.9%	99,921	27.5%	3,719,272	29.2%
Civilian Unemployed	1,269	1.4%	3,557	1.0%	205,962	1.6%
In Armed Forces	10	0.0%	163	0.0%	55,691	0.4%
Males not in Labor Force	15,328	17.1%	71,989	19.8%	2,148,834	16.9%
Population 16+ by Sex and Work Status in 1999						
Total	89,493	100.0%	363,694	100.0%	12,744,825	100.0%
Females	46,097	51.5%	188,064	51.7%	6,615,066	51.9%
Worked Full-time	14,573	16.3%	53,397	14.7%	2,035,596	16.0%
Worked Part-time	11,924	13.3%	45,612	12.5%	1,802,612	14.1%
Did Not Work	19,600	21.9%	89,055	24.5%	2,776,858	21.8%
Males	43,396	48.5%	175,630	48.3%	6,129,759	48.1%
Worked Full-time	20,012	22.4%	73,648	20.2%	2,835,638	22.2%
Worked Part-time	10,668	11.9%	39,677	10.9%	1,479,983	11.6%
Did Not Work	12,716	14.2%	62,305	17.1%	1,814,138	14.2%
Females 16+ by Employment Status and Age of Children						
Total	46,097	100.0%	188,064	100.0%	6,615,066	100.0%
Own Children <6 Only	3,060	6.6%	10,189	5.4%	426,131	6.4%
Employed/in Armed Forces	1,793	3.9%	6,434	3.4%	255,351	3.9%
Unemployed	181	0.4%	329	0.2%	19,075	0.3%
Not in Labor Force	1,086	2.4%	3,426	1.8%	151,705	2.3%
Own Children 6-17 Only	6,035	13.1%	22,901	12.2%	1,017,378	15.4%
Employed/in Armed Forces	4,328	9.4%	17,262	9.2%	719,149	10.9%
Unemployed	208	0.5%	481	0.3%	33,712	0.5%
Not in Labor Force	1,499	3.3%	5,158	2.7%	264,517	4.0%
Own Children <6 and 6-17	2,461	5.3%	8,405	4.5%	350,998	5.3%
Employed/in Armed Forces	1,429	3.1%	5,285	2.8%	203,237	3.1%
Unemployed	144	0.3%	338	0.2%	15,186	0.2%
Not in Labor Force	888	1.9%	2,782	1.5%	132,575	2.0%
No Own Children <18	34,541	74.9%	146,569	77.9%	4,820,559	72.9%
Employed/in Armed Forces	15,601	33.8%	57,515	30.6%	2,106,866	31.8%
Unemployed	789	1.7%	2,529	1.3%	138,476	2.1%
Not in Labor Force	18,151	39.4%	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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Civilian Employed Population 16+ by Occupation						
Total	49,943	100.0%	186,417	100.0%	6,995,047	100.0%
Management/Professional	13,437	26.9%	52,460	28.1%	2,206,193	31.5%
Service	10,107	20.2%	34,500	18.5%	1,183,660	16.9%
Sales/Office and Admin Support	14,055	28.1%	55,452	29.7%	2,066,191	29.5%
Farming/Fishing/Forestry	533	1.1%	1,527	0.8%	63,572	0.9%
Construction/Extraction/Maintenance	6,704	13.4%	25,105	13.5%	717,333	10.3%
Production/Transportation/Material Moving	5,107	10.2%	17,373	9.3%	758,098	10.8%
Civilian Employed Population 16+ by Industry						
Total	49,941	100.0%	186,417	100.0%	6,995,047	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	646	1.3%	2,099	1.1%	92,463	1.3%
Construction	5,971	12.0%	23,087	12.4%	562,111	8.0%
Manufacturing	2,334	4.7%	8,882	4.8%	507,870	7.3%
Wholesale Trade	1,445	2.9%	5,688	3.1%	278,360	4.0%
Retail Trade	7,610	15.2%	29,933	16.1%	943,449	13.5%
Transportation/Warehousing/Utilities	1,793	3.6%	7,515	4.0%	374,179	5.3%
Information	1,516	3.0%	4,769	2.6%	215,787	3.1%
Finance/Insurance/Real Estate/Rental/Leasing	3,235	6.5%	13,730	7.4%	563,552	8.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	5,282	10.6%	19,831	10.6%	739,516	10.6%
Educational/Health/Social Services	9,354	18.7%	32,350	17.4%	1,264,965	18.1%
Arts/Entertainment/Recreation/Accommodation/Food Services	5,910	11.8%	21,544	11.6%	732,460	10.5%
Other Services	2,643	5.3%	9,255	5.0%	359,425	5.1%
Public Administration	2,202	4.4%	7,734	4.1%	360,910	5.2%
Workers 16+ by Place of Work						
Total	48,997	100.0%	182,581	100.0%	6,910,168	100.0%
Worked in State of Residence	48,683	99.4%	180,595	98.9%	6,830,544	98.8%
Worked in County of Residence	45,541	92.9%	161,939	88.7%	5,662,640	81.9%
Worked outside County of Residence	3,142	6.4%	18,656	10.2%	1,167,904	16.9%
Worked outside State of Residence	314	0.6%	1,986	1.1%	79,624	1.2%
Workers 16+ by Means of Transportation to Work						
Total	48,997	100.0%	182,581	100.0%	6,910,168	100.0%
Drove Alone - Car, Truck, or Van	36,821	75.1%	143,636	78.7%	5,445,527	78.8%
Carpooled - Car, Truck, or Van	8,118	16.6%	25,083	13.7%	893,766	12.9%
Public Transportation	761	1.6%	1,401	0.8%	129,075	1.9%
Walked	1,041	2.1%	2,695	1.5%	118,386	1.7%
Other Means	1,069	2.2%	3,434	1.9%	116,325	1.7%
Worked at Home	1,187	2.4%	6,332	3.5%	207,089	3.0%
Workers 16+ by Travel Time to Work						
Total	48,995	100.0%	182,581	100.0%	6,910,168	100.0%
Did not Work at Home	47,808	97.6%	176,249	96.5%	6,703,079	97.0%
Less than 5 minutes	1,254	2.6%	4,407	2.4%	155,487	2.3%
5 to 9 minutes	5,371	11.0%	17,360	9.5%	595,769	8.6%
10 to 19 minutes	18,056	36.9%	54,316	29.7%	2,007,979	29.1%
20 to 24 minutes	8,007	16.3%	29,744	16.3%	1,040,084	15.1%
25 to 34 minutes	8,024	16.4%	39,158	21.4%	1,482,984	21.5%
35 to 44 minutes	1,642	3.4%	9,476	5.2%	419,798	6.1%
45 to 59 minutes	2,565	5.2%	11,444	6.3%	534,237	7.7%
60 to 89 minutes	1,858	3.8%	6,229	3.4%	303,002	4.4%
90 or more minutes	1,031	2.1%	4,115	2.3%	163,739	2.4%
Worked at Home	1,187	2.4%	6,332	3.5%	207,089	3.0%
Average Travel Time to Work (in minutes)	23.0		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

3056 Palm Ave
Fort Myers, FL 33901

Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Type						
Total	46,473	100.0%	188,599	100.0%	6,337,929	100.0%
Family Households	28,446	61.2%	127,611	67.7%	4,210,760	66.4%
Married-couple Families	19,891	42.8%	104,693	55.5%	3,192,266	50.4%
With Related Children	7,279	15.7%	30,731	16.3%	1,290,424	20.4%
Other Family (No Spouse Present)	8,555	18.4%	22,918	12.2%	1,018,494	16.1%
With Related Children	5,965	12.8%	15,004	8.0%	659,382	10.4%
Nonfamily Households	18,027	38.8%	60,988	32.3%	2,127,169	33.6%
Householder Living Alone	14,002	30.1%	48,600	25.8%	1,687,303	26.6%
Householder Not Living Alone	4,025	8.7%	12,388	6.6%	439,866	6.9%
Households with Related Children	13,244	28.5%	45,735	24.2%	1,949,806	30.8%
Households by Age of Householder						
Total	46,474	100.0%	188,599	100.0%	6,337,929	100.0%
Householder Age 15 - 24	2,941	6.3%	6,108	3.2%	284,790	4.5%
Householder Age 25 - 34	7,340	15.8%	21,383	11.3%	942,967	14.9%
Householder Age 35 - 44	8,792	18.9%	31,533	16.7%	1,315,487	20.8%
Householder Age 45 - 54	7,884	17.0%	29,769	15.8%	1,157,171	18.3%
Householder Age 55 - 64	6,138	13.2%	30,190	16.0%	892,511	14.1%
Householder Age 65 - 74	6,512	14.0%	36,464	19.3%	885,191	14.0%
Householder Age 75 - 84	5,140	11.1%	26,499	14.1%	665,732	10.5%
Householder Age 85+	1,727	3.7%	6,653	3.5%	194,080	3.1%
Households by Size						
Total	46,473	100.0%	188,599	100.0%	6,337,929	100.0%
1 Person Household	14,002	30.1%	48,600	25.8%	1,687,303	26.6%
2 Person Household	17,206	37.0%	85,321	45.2%	2,330,104	36.8%
3 Person Household	6,511	14.0%	23,832	12.6%	977,117	15.4%
4 Person Household	4,694	10.1%	17,995	9.5%	776,458	12.3%
5 Person Household	2,327	5.0%	8,037	4.3%	351,132	5.5%
6 Person Household	981	2.1%	2,969	1.6%	132,086	2.1%
7+ Person Household	752	1.6%	1,845	1.0%	83,729	1.3%
Households by Poverty Status in 1999 and HH Type						
Total	46,450	100.0%	188,755	100.0%	6,341,121	100.0%
Below Poverty Level	6,407	13.8%	16,289	8.6%	743,525	11.7%
Married-couple Family	1,032	2.2%	4,170	2.2%	160,336	2.5%
Other Family - Male Householder, No Wife Present	361	0.8%	806	0.4%	35,538	0.6%
Other Family - Female Householder, No Husband Present	2,126	4.6%	3,620	1.9%	187,257	3.0%
Nonfamily Households	2,888	6.2%	7,693	4.1%	360,394	5.7%
At or Above Poverty Level	40,043	86.2%	172,466	91.4%	5,597,596	88.3%
Married-couple Family	18,856	40.6%	101,306	53.7%	3,081,691	48.6%
Other Family - Male Householder, No Wife Present	1,798	3.9%	5,966	3.2%	221,685	3.5%
Other Family - Female Householder, No Husband Present	4,534	9.8%	12,555	6.7%	551,902	8.7%
Nonfamily Households	14,855	32.0%	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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Site Type: Radius

Latitude: 26.621091
Longitude: -81.856172
Radius: 5.0 mile

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Households by Household Income in 1999						
Household Income Base	46,451	100.0%	188,755	100.0%	6,341,121	100.0%
< \$15,000	8,741	18.8%	25,215	13.4%	1,034,045	16.3%
\$15,000 - \$24,999	7,830	16.9%	26,895	14.2%	918,455	14.5%
\$25,000 - \$34,999	7,217	15.5%	28,254	15.0%	901,454	14.2%
\$35,000 - \$49,999	8,365	18.0%	36,016	19.1%	1,103,554	17.4%
\$50,000 - \$74,999	7,525	16.2%	36,886	19.5%	1,170,569	18.5%
\$75,000 - \$99,999	3,170	6.8%	15,489	8.2%	552,379	8.7%
\$100,000 - \$149,999	2,192	4.7%	11,413	6.0%	398,860	6.3%
\$150,000 - \$199,999	562	1.2%	3,380	1.8%	114,432	1.8%
\$200,000 +	849	1.8%	5,207	2.8%	147,373	2.3%
Median Household Income	\$34,062	-	\$40,324	-	\$38,843	-
Average Household Income	\$47,213	-	\$56,641	-	\$53,504	-
Families by Family Income in 1999						
Family Income Base	28,705	100.0%	128,423	100.0%	4,238,409	100.0%
< \$15,000	3,902	13.6%	10,281	8.0%	439,315	10.4%
\$15,000 - \$24,999	4,196	14.6%	14,621	11.4%	524,009	12.4%
\$25,000 - \$34,999	4,430	15.4%	18,779	14.6%	579,514	13.7%
\$35,000 - \$49,999	5,221	18.2%	25,962	20.2%	782,918	18.5%
\$50,000 - \$74,999	5,565	19.4%	29,254	22.8%	907,388	21.4%
\$75,000 - \$99,999	2,593	9.0%	12,775	9.9%	452,986	10.7%
\$100,000 - \$149,999	1,704	5.9%	9,459	7.4%	332,735	7.9%
\$150,000 - \$199,999	459	1.6%	2,900	2.3%	96,551	2.3%
\$200,000+	635	2.2%	4,392	3.4%	122,993	2.9%
Median Family Income	\$39,716	-	\$46,411	-	\$45,613	-
Average Family Income	\$53,564	-	\$64,570	-	\$61,238	-
Owner Occupied HUs by Value						
Total	27,198	100.0%	144,256	100.0%	4,441,711	100.0%
< \$50,000	5,364	19.7%	22,247	15.4%	734,424	16.5%
\$50,000 - \$99,999	11,972	44.0%	53,415	37.0%	1,718,436	38.7%
\$100,000 - \$149,999	5,150	18.9%	32,172	22.3%	960,655	21.6%
\$150,000 - \$199,999	2,389	8.8%	15,310	10.6%	463,940	10.4%
\$200,000 - \$299,999	1,483	5.5%	11,310	7.8%	314,200	7.1%
\$300,000 - \$499,999	617	2.3%	6,130	4.2%	158,354	3.6%
\$500,000 - \$999,999	133	0.5%	2,698	1.9%	67,552	1.5%
\$1,000,000+	90	0.3%	974	0.7%	24,150	0.5%
Median Home Value	\$83,312	-	\$96,711	-	\$93,210	-
Average Home Value	\$106,876	-	\$135,627	-	\$127,405	-
Specified Renter Occupied HUs by Contract Rent						
Total	19,252	100.0%	44,222	100.0%	1,889,455	100.0%
With Cash Rent	18,753	97.4%	42,072	95.1%	1,800,989	95.3%
< \$200	1,649	8.6%	2,164	4.9%	110,824	5.9%
\$200 - \$499	7,099	36.9%	13,591	30.7%	619,071	32.8%
\$500 - \$749	7,671	39.8%	18,438	41.7%	708,589	37.5%
\$750 - \$999	1,466	7.6%	4,783	10.8%	239,653	12.7%
\$1,000 - \$1,499	294	1.5%	1,800	4.1%	85,909	4.5%
\$1,500 - \$1,999	467	2.4%	860	1.9%	22,325	1.2%
\$2000+	107	0.6%	436	1.0%	14,618	0.8%
No Cash Rent	499	2.6%	2,150	4.9%	88,466	4.7%
Median Rent	\$514	-	\$554	-	\$551	-
Average Rent	\$535	-	\$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

3056 Palm Ave
Fort Myers, FL 33901

Latitude: 26.621091
Longitude: -81.856172
Radius: 5.0 mile

Site Type: Radius

	Site		County: Lee		State: Florida	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Occupancy						
Total	53,677	100.0%	245,405	100.0%	7,302,947	100.0%
Occupied Housing Units	46,474	86.6%	188,599	76.9%	6,337,929	86.8%
Owner Occupied Housing Units	27,176	50.6%	144,245	58.8%	4,441,799	60.8%
Average Household Size	2.36	-	2.29	-	2.49	-
Renter Occupied Housing Units	19,298	36.0%	44,354	18.1%	1,896,130	26.0%
Average Household Size	2.38	-	2.38	-	2.39	-
Vacant Housing Units	7,203	13.4%	56,806	23.1%	965,018	13.2%
For Rent	2,151	4.0%	7,937	3.2%	195,336	2.7%
For Sale Only	795	1.5%	3,990	1.6%	101,667	1.4%
Rented or Sold, not Occupied	363	0.7%	1,966	0.8%	53,429	0.7%
For Seasonal/Recreational/Occasional Use	3,276	6.1%	39,502	16.1%	482,944	6.6%
For Migrant Workers	5	0.0%	84	0.0%	1,881	0.0%
Other Vacant	613	1.1%	3,327	1.4%	129,761	1.8%
Housing Units by Units in Structure						
Total	53,682	100.0%	245,405	100.0%	7,302,947	100.0%
1 Detached	24,507	45.7%	122,543	49.9%	3,816,527	52.3%
1 Attached	2,713	5.1%	11,968	4.9%	429,457	5.9%
2	2,990	5.6%	9,802	4.0%	196,327	2.7%
3 or 4	3,612	6.7%	10,688	4.4%	313,631	4.3%
5 to 9	3,704	6.9%	14,138	5.8%	363,281	5.0%
10 to 19	4,378	8.2%	13,441	5.5%	366,197	5.0%
20+	7,496	14.0%	22,883	9.3%	940,712	12.9%
Mobile Home	4,103	7.6%	38,084	15.5%	849,304	11.6%
Other	179	0.3%	1,858	0.8%	27,511	0.4%
Housing Units by Year Structure Built						
Total	53,681	100.0%	245,405	100.0%	7,302,947	100.0%
1999 to March 2000	1,231	2.3%	9,477	3.9%	214,120	2.9%
1995 to 1998	2,433	4.5%	28,457	11.6%	674,760	9.2%
1990 to 1994	4,050	7.5%	31,345	12.8%	768,470	10.5%
1980 to 1989	15,012	28.0%	81,099	33.0%	1,916,430	26.2%
1970 to 1979	14,071	26.2%	56,952	23.2%	1,686,263	23.1%
1969 or Earlier	16,884	31.5%	38,075	15.5%	2,042,904	28.0%
Median Year Structure Built	1977	-	1983	-	1980	-
Households by Year Householder Moved In						
Total	46,501	100.0%	188,599	100.0%	6,337,929	100.0%
Moved in 1999 to March 2000	13,025	28.0%	41,758	22.1%	1,420,535	22.4%
Moved in 1995 to 1998	13,559	29.2%	60,515	32.1%	1,991,209	31.4%
Moved in 1990 to 1994	7,113	15.3%	35,103	18.6%	1,099,721	17.4%
Moved in 1980 to 1989	7,557	16.3%	35,610	18.9%	1,074,907	17.0%
Moved in 1970 to 1979	3,314	7.1%	11,596	6.1%	478,089	7.5%
Moved in 1969 or Earlier	1,933	4.2%	4,017	2.1%	273,468	4.3%
Median Year Householder Moved In	1996	-	1996	-	1995	-
Households by Vehicles Available						
Total	46,500	100.0%	188,599	100.0%	6,337,929	100.0%
None	5,172	11.1%	10,873	5.8%	515,455	8.1%
1	21,517	46.3%	86,869	46.1%	2,626,233	41.4%
2	15,480	33.3%	71,717	38.0%	2,419,707	38.2%
3	3,240	7.0%	14,509	7.7%	596,885	9.4%
4	791	1.7%	3,475	1.8%	135,834	2.1%
5+	300	0.6%	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.