

16240 S Tamiami Trail Site Type: Radius	16240 S Tamiami Trl Fort Myers, FL 33908 Radius: 1.0 mile	16240 S Tamiami Trl Fort Myers, FL 33908 Radius: 3.0 mile	16240 S Tamiami Trl Fort Myers, FL 33908 Radius: 5.0 mile
2008 Population			
Total Population	4,420	31,355	112,956
Male Population	47.0%	48.1%	48.0%
Female Population	53.0%	51.9%	52.0%
Median Age	65.0	54.6	50.7
2008 Income			
Median HH Income	\$54,570	\$53,072	\$53,162
Per Capita Income	\$43,774	\$36,162	\$33,742
Average HH Income	\$81,903	\$75,215	\$72,814
2008 Households			
Total Households	2,329	14,790	52,158
Average Household Size	1.90	2.11	2.14
1990-2000 Annual Rate	2.99%	3.66%	3.52%
2008 Housing			
Owner Occupied Housing Units	61.9%	59.3%	59.0%
Renter Occupied Housing Units	6.8%	15.5%	18.5%
Vacant Housing Units	31.3%	25.2%	22.5%
Population			
1990 Population	2,668	14,823	59,990
2000 Population	3,421	20,106	81,590
2008 Population	4,420	31,355	112,956
2013 Population	5,315	39,486	141,809
1990-2000 Annual Rate	2.52%	3.1%	3.12%
2000-2008 Annual Rate	3.15%	5.53%	4.02%
2008-2013 Annual Rate	3.76%	4.72%	4.65%

In the identified market area, the current year population is 112,956. In 2000, the Census count in the market area was 81,590. The rate of change since 2000 was 4.02 percent annually. The five-year projection for the population in the market area is 141,809, representing a change of 4.65 percent annually from 2008 to 2013. Currently, the population is 48.0 percent male and 52.0 percent female.

Households			
1990 Households	1,301	6,604	25,878
2000 Households	1,747	9,462	36,574
2008 Households	2,329	14,790	52,158
2013 Households	2,813	18,696	66,034
1990-2000 Annual Rate	2.99%	3.66%	3.52%
2000-2008 Annual Rate	3.55%	5.56%	4.4%
2008-2013 Annual Rate	3.85%	4.8%	4.83%

The household count in this market area has changed from 36,574 in 2000 to 52,158 in the current year, a change of 4.4 percent annually. The five-year projection of households is 66,034, a change of 4.83 percent annually from the current year total. Average household size is currently 2.14, compared to 2.20 in the year 2000. The number of families in the current year is 32,385 in the market area.

Housing

Currently, 59.0 percent of the 67,306 housing units in the market area are owner occupied; 18.5 percent, renter occupied; and 22.5 percent are vacant. In 2000, there were 45,683 housing units— 61.2 percent owner occupied, 18.7 percent renter occupied and 20.0 percent vacant. The rate of change in housing units since 2000 is 4.81 percent. Median home value in the market area is \$224,771, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.2 percent annually to \$227,015. From 2000 to the current year, median home value changed by 9.85 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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Median Household Income			
1990 Median HH Income	\$33,101	\$34,304	\$33,200
2000 Median HH Income	\$46,194	\$45,567	\$43,659
2008 Median HH Income	\$54,570	\$53,072	\$53,162
2013 Median HH Income	\$65,883	\$63,408	\$64,202
1990-2000 Annual Rate	3.39%	2.88%	2.78%
2000-2008 Annual Rate	2.04%	1.87%	2.42%
2008-2013 Annual Rate	3.84%	3.62%	3.85%
Per Capita Income			
1990 Per Capita Income	\$23,618	\$20,921	\$18,944
2000 Per Capita Income	\$36,052	\$30,341	\$26,905
2008 Per Capita Income	\$43,774	\$36,162	\$33,742
2013 Per Capita Income	\$54,837	\$44,023	\$41,290
1990-2000 Annual Rate	4.32%	3.79%	3.57%
2000-2008 Annual Rate	2.38%	2.15%	2.78%
2008-2013 Annual Rate	4.61%	4.01%	4.12%
Average Household Income			
1990 Average Household Income	\$47,439	\$46,963	\$43,786
2000 Average Household Income	\$69,391	\$63,929	\$58,815
2008 Average HH Income	\$81,903	\$75,215	\$72,814
2013 Average HH Income	\$101,997	\$91,058	\$88,505
1990-2000 Annual Rate	3.88%	3.13%	2.99%
2000-2008 Annual Rate	2.03%	1.99%	2.62%
2008-2013 Annual Rate	4.49%	3.9%	3.98%

Households by Income

Current median household income is \$53,162 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$64,202 in five years. In 2000, median household income was \$43,659, compared to \$33,200 in 1990.

Current average household income is \$72,814 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$88,505 in five years. In 2000, average household income was \$58,815, compared to \$43,786 in 1990.

Current per capita income is \$33,742 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$41,290 in five years. In 2000, the per capita income was \$26,905, compared to \$18,944 in 1990.

Population by Employment

Total Businesses	424	2,342	7,891
Total Employees	2,496	16,358	49,571

Currently, 95.6 percent of the civilian labor force in the identified market area is employed and 4.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.2 percent of the civilian labor force, and unemployment will be 3.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 54.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 61.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 18.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 82.4 percent of the market area population drove alone to work, and 3.3 percent worked at home. The average travel time to work in 2000 was 23.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 27.3 percent were high school graduates only (29.6 percent in the U.S.)
- 7.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 19.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 11.2 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)