Community Profile

College Plaza
8595 College Pkwy, Fort Myers, Florida, 33919
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,413	58,621	136,361
2020 Total Population	9,694	65,725	151,721
2020 Group Quarters	543	1,330	2,940
2026 Total Population	10,205	67,722	161,822
2026 Group Quarters	555	1,362	3,012
2031 Total Population	10,612	70,628	171,833
2026-2031 Annual Rate	0.79%	0.84%	1.21%
2026 Total Daytime Population	14,162	86,257	220,196
Workers	8,807	47,228	125,705
Residents	5,355	39,029	94,491

Household Summary			
2010 Total Households	4,356	28,714	64,010
2010 Average Household Size	1.92	2.03	2.10
2020 Total Households	4,737	31,718	71,238
2020 Average Household Size	1.93	2.03	2.09
2026 Total Households	5,167	33,797	78,107
2026 Average Household Size	1.87	1.96	2.03
2031 Total Households	5,457	35,725	84,086
2031 Average Household Size	1.84	1.94	2.01
2026-2031 Annual Rate	1.10%	1.12%	1.49%
2026 Families	2,533	18,225	44,756
2026 Average Family Size	2.60	2.59	2.64
2031 Families	2,678	19,227	48,162
2031 Average Family Size	2.56	2.55	2.60
2026-2031 Growth Rate	1.12%	1.08%	1.48%

Median Household Income			
2026	$78,611	$74,751	$78,442
2031	$91,543	$87,139	$93,193

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$60,653	$54,566	$56,100
2031	$72,160	$63,053	$65,218

2026 Households by Income			
Household Income Base	5,169	33,799	78,108
<$10,000	4.2%	5.0%	4.8%
$10,000-14,999	4.3%	2.7%	2.6%
$15,000-19,999	2.3%	2.8%	2.3%
$20,000-24,999	2.7%	2.5%	2.8%
$25,000-29,999	2.7%	3.0%	3.5%
$30,000-34,999	4.2%	5.0%	4.6%
$35,000-39,999	3.2%	4.1%	3.8%
$40,000-44,999	4.6%	4.4%	3.7%
$45,000-49,999	3.1%	3.5%	3.1%
$50,000-59,999	7.0%	6.9%	6.8%
$60,000-74,999	9.0%	10.4%	10.0%
$75000-99999	14.2%	11.7%	11.8%
$100,000-124,999	9.8%	12.4%	11.4%
$125,000-149,999	5.6%	6.9%	7.4%
$150000-199999	11.5%	8.8%	8.8%
$200,000-249,999	3.4%	3.5%	4.6%
$250,000-299,999	2.2%	2.1%	2.7%
$300,000-399,999	1.7%	1.5%	2.0%
$400,000-499,999	0.9%	0.8%	1.0%
$500,000+	3.4%	2.2%	2.5%
Average Household Income	$118,331	$108,909	$115,776

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	77	70	68
Percent of Income for Mortgage	29.0%	31.9%	33.0%
Wealth Index	102	100	110

Median Home Value			
2026	$388,150	$405,337	$440,421
2031	$524,499	$513,228	$539,872

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	3,287	21,858	51,127
<$50,000	0.8%	1.3%	1.7%
$50,000 - $99,999	2.0%	1.4%	1.7%
$100,000 - $149,999	5.5%	4.5%	3.7%
$150,000 - $199,999	4.7%	4.6%	3.3%
$200,000 - $249,999	6.7%	5.8%	4.5%
$250,000 - $299,999	9.3%	8.6%	6.8%
$300,000 - $399,999	24.0%	22.9%	20.3%
$400,000 - $499,999	12.9%	16.6%	19.7%
$500,000 - $749,999	16.9%	18.7%	23.3%
$750,000 - $999,999	10.9%	8.9%	8.8%
$1,000,000 - $1,499,999	3.2%	4.0%	4.1%
$1,500,000 - $1,999,999	0.8%	0.5%	0.6%
$2,000,000 +	2.4%	2.1%	1.6%
Average Home Value	$508,776	$508,280	$519,612

Housing Unit Summary			
2010 Total Housing Units	5,801	38,226	86,756
Owner Occupied Housing Units	64.2%	63.3%	65.3%
Renter Occupied Housing Units	35.8%	36.7%	34.7%
Vacant Housing Units	24.9%	24.9%	26.2%
2020 Housing Units	5,810	40,555	91,848
Owner Occupied Housing Units	63.5%	62.6%	64.6%
Renter Occupied Housing Units	36.5%	37.4%	35.4%
Vacant Housing Units	18.2%	21.8%	22.4%
2026 Housing Units	6,335	42,841	99,873
Owner Occupied Housing Units	63.6%	64.7%	65.5%
Renter Occupied Housing Units	36.4%	35.3%	34.5%
Vacant Housing Units	18.4%	21.1%	21.8%
2031 Total Housing Units	6,751	45,641	107,690
Owner Occupied Housing Units	64.6%	65.8%	65.3%
Renter Occupied Housing Units	35.4%	34.2%	34.6%
Vacant Housing Units	19.2%	21.7%	21.9%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	4,791	32,310	77,817
Females	5,414	35,412	84,005

Median Age			
2010	51.0	49.0	49.3
2020	52.9	53.4	53.7
2026	53.3	54.0	54.1
2031	54.3	54.7	54.6

2026 Population by Age			
Total	10,203	67,721	161,821
0 - 4	3.0%	3.5%	3.6%
5 - 9	3.2%	3.6%	3.9%
10 - 14	3.0%	3.8%	3.9%
15 - 24	11.9%	9.1%	8.9%
25 - 34	10.0%	10.7%	10.2%
35 - 44	10.9%	10.6%	10.3%
45 - 54	9.3%	9.1%	9.6%
55 - 64	13.6%	13.4%	14.2%
65 - 74	15.6%	16.5%	16.4%
75 - 84	12.9%	13.9%	13.4%
85 +	6.1%	5.3%	5.0%
18 +	88.4%	86.7%	86.1%

2026 Population 15+ by Marital Status			
Total	9,263	60,335	143,333
Never Married	31.4%	27.2%	25.0%
Married	43.8%	49.1%	52.7%
Widowed	10.6%	9.6%	8.8%
Divorced	14.2%	14.0%	13.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	8,049	54,161	128,957
Less than 9th Grade	1.6%	2.2%	2.4%
9th - 12th Grade, No Diploma	3.5%	4.0%	3.7%
High School Graduate	17.9%	22.4%	24.9%
GED/Alternative Credential	3.4%	3.1%	3.4%
Some College, No Degree	22.2%	18.0%	17.2%
Associate Degree	12.2%	10.9%	10.6%
Bachelor's Degree	24.8%	23.6%	22.9%
Graduate/Professional Degree	14.4%	15.6%	14.9%

2020 Population by Race/Ethnicity			
Total	9,694	65,725	151,721
White Alone	81.2%	75.4%	74.8%
Black Alone	3.0%	5.1%	6.3%
American Indian Alone	0.2%	0.4%	0.4%
Asian Alone	4.1%	2.5%	2.3%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	3.4%	5.8%	5.5%
Two or More Races	3.4%	5.8%	5.5%
Hispanic Origin	10.7%	16.7%	16.2%
Diversity Index	45.9	57.6	57.9

2026 Population by Race/Ethnicity			
Total	10,206	67,723	161,821
White Alone	77.5%	72.1%	71.2%
Black Alone	3.6%	5.4%	6.6%
American Indian Alone	0.4%	0.6%	0.5%
Asian Alone	4.5%	2.8%	2.5%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	4.3%	6.8%	6.5%
Two or More Races	9.6%	12.3%	12.6%
Hispanic Origin	13.9%	19.9%	19.7%
Diversity Index	53.2	63.0	63.6

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	5,133	30,668	71,421
White Collar	69.6%	64.3%	64.0%
Management/Business/Financial	23.5%	18.0%	18.4%
Professional	23.0%	22.5%	22.6%
Sales	15.1%	11.5%	11.8%
Administrative Support	8.1%	12.2%	11.2%
Services	18.4%	19.3%	19.1%

2026 Employed Pop 16+ by Occupation			
Total	5,133	30,668	71,421
Blue Collar	11.9%	16.4%	16.9%
Farming/Forestry/Fishing	0.4%	0.4%	0.2%
Construction/Extraction	4.8%	6.0%	6.3%
Installation/Maintenance/Repair	3.1%	2.6%	2.7%
Production	1.1%	2.5%	2.4%
Transportation/Material Moving	2.5%	4.8%	5.3%
White Collar	69.6%	64.3%	64.0%
Management/Business/Financial	23.5%	18.0%	18.4%
Professional	23.0%	22.5%	22.6%
Sales	15.1%	11.5%	11.8%
Administrative Support	8.1%	12.2%	11.2%
Services	18.4%	19.3%	19.1%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,133	30,668	71,421
Population 16+ Employed	95.6%	95.1%	95.9%
Population 16+ Unemployment rate	4.4%	4.9%	4.1%
Population 16-24 Employed	15.2%	11.3%	10.9%
Population 16-24 Unemployment rate	7.8%	10.2%	8.8%
Population 25-54 Employed	52.2%	53.7%	53.7%
Population 25-54 Unemployment rate	2.2%	4.0%	3.4%
Population 55-64 Employed	18%	19%	20%
Population 55-64 Unemployment rate	4.5%	4.6%	3.9%
Population 65+ Employed	10%	11%	11%
Population 65+ Unemployment rate	9.9%	3.9%	3.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	4,906	29,177	68,477
Agriculture/Mining	0.1%	0.3%	0.2%
Construction	7.0%	9.8%	10.5%
Manufacturing	3.1%	3.1%	3.6%
Wholesale Trade	0.5%	1.0%	1.2%
Retail Trade	13.1%	13.0%	13.0%
Transportation/Utilities	4.0%	4.1%	4.9%
Information	0%	1%	1%
Finance/Insurance/Real Estate	12.4%	10.1%	9.7%
Services	58.2%	54.8%	52.4%
Public Administration	1.3%	2.5%	3.1%

2026 Consumer Spending			
Apparel & Services: Total $	$12,660,374	$76,019,073	$186,357,565
Average Spent	$2,450.24	$2,249.28	$2,385.93
Spending Potential Index	96	88	94
Education: Total $	$9,865,904	$56,494,257	$138,349,402
Average Spent	$1,909.41	$1,671.58	$1,771.28
Spending Potential Index	95	83	88
Entertainment/Recreation: Total $	$21,701,190	$129,459,059	$320,452,140
Average Spent	$4,199.96	$3,830.49	$4,102.73
Spending Potential Index	98	89	95
Food at Home: Total $	$39,619,881	$238,202,073	$587,456,424
Average Spent	$7,667.87	$7,048.02	$7,521.18
Spending Potential Index	97	89	95
Food Away from Home: Total $	$21,870,507	$131,477,466	$321,000,929
Average Spent	$4,232.73	$3,890.21	$4,109.76
Spending Potential Index	95	87	92
Health Care: Total $	$41,353,889	$252,940,004	$626,588,760
Average Spent	$8,003.46	$7,484.10	$8,022.18
Spending Potential Index	100	93	100
HH Furnishings & Equipment: Total $	$14,416,186	$87,408,276	$214,413,437
Average Spent	$2,790.05	$2,586.27	$2,745.12
Spending Potential Index	98	91	97
Personal Care Products & Services: Total $	$5,831,869	$35,514,404	$86,374,676
Average Spent	$1,128.68	$1,050.82	$1,105.85
Spending Potential Index	99	92	97

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$140,262,248	$851,644,355	$2,073,661,959
Average Spent	$27,145.78	$25,198.82	$26,548.99
Spending Potential Index	98	91	96
Support Payments/Gifts in Kind: Total $	$16,580,159	$103,318,655	$253,885,861
Average Spent	$3,208.86	$3,057.04	$3,250.49
Spending Potential Index	105	100	107
Travel: Total $	$18,530,098	$111,536,863	$274,832,831
Average Spent	$3,586.24	$3,300.20	$3,518.67
Spending Potential Index	98	90	96
Vehicle Maintenance & Repairs: Total $	$6,285,838	$37,869,985	$93,791,164
Average Spent	$1,216.54	$1,120.51	$1,200.80
Spending Potential Index	98	90	97

Top Tapestry Segment

1 mile

Emerging Hub (D1):

This segment is characterized by young, high-earning, mobile urban professionals.

Learn more about this segment...

3 miles

The Elders (J2):

This segment is characterized by retired suburban seniors in warm climates who travel seasonally.

Learn more about this segment...

5 miles

Silver and Gold (J4):

This segment is characterized by warm climates with seasonal vacancies and high net worth professionals.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.