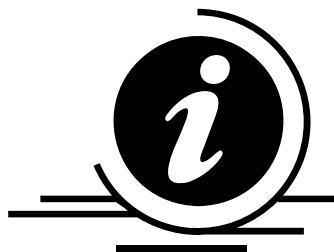




A publication of the Economic Development Office

LEE COUNTY



STATISTICAL DIGEST

March 2006

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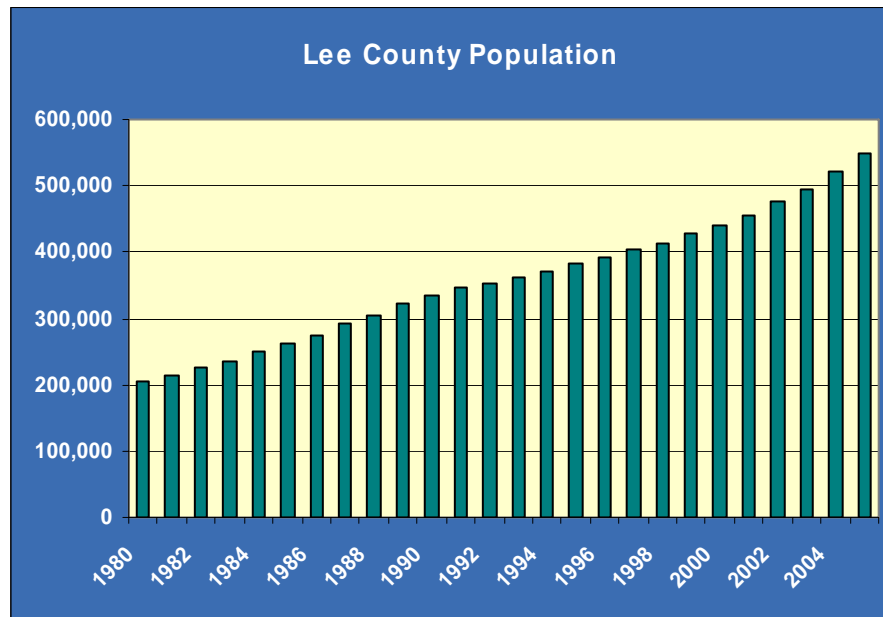
Section 1

Demographics

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1.1 Historical Profile



Source: Bureau of Economic and Business Research, University of Florida, "Florida County Perspective, Lee County 2005"

Population	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Population, April 1	205,266	214,536	226,596	234,471	250,442	262,710	275,387	291,393	304,875	321,537
School-age population (5-19)	39,510	39,954	40,502	41,071	42,093	43,201	44,643	46,499	48,180	50,138
Prime working-age population (20-54)	78,196	84,555	89,232	94,546	100,699	106,474	112,460	119,013	124,768	131,371
Senior population	45,871	49,553	52,347	55,582	59,197	62,678	66,433	70,605	74,078	78,079
Voting-age population (18+)	160,211	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Births	2,470	2,755	2,931	3,043	3,232	3,468	3,588	3,847	4,146	4,239
Deaths	2,417	2,575	2,549	2,792	2,860	3,061	3,301	3,450	3,406	3,650

Population	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Population, April 1	335,113	346,287	353,251	360,759	371,727	382,830	391,257	402,838	413,952	427,180
School-age population (5-19)	52,469	54,161	55,529	56,904	58,789	60,599	62,133	64,258	66,545	68,871
Prime working-age population (20-54)	138,840	142,899	146,085	149,271	153,777	158,065	160,894	165,199	169,856	174,542
Senior population	82,598	85,066	87,016	88,968	91,710	94,324	95,725	97,990	100,449	102,906
Voting-age population (18+)	269,118	276,046	281,244	286,404	294,051	301,231	307,220	316,056	325,600	335,235
Births	4,518	4,389	4,227	4,258	4,311	4,253	4,439	4,534	4,573	4,746
Deaths	3,742	3,703	3,939	4,199	4,285	4,384	4,550	4,611	4,572	4,912

Population	2000	2001	2002	2003	2004	2005
Population, April 1	440,888	454,918	475,073	495,088	521,253	549,442
School-age population (5-19)	71,759	73,957	76,626	78,462	*	*
Prime working-age population (20-54)	179,372	184,407	191,924	199,355	*	*
Senior population (65+)	112,111	114,588	119,879	121,912	129,568	*
Voting-age population (18+)	354,500	365,558	382,814	400,446	417,892	*
Births	5,179	5,318	5,389	5,653	5,920	*
Deaths	4,866	5,056	5,454	5,361	5,512	*

Source: University of Florida, Bureau of Economic and Business Research, "Florida County Perspectives, 2005" & "Florida Statistical Abstract 2005"
 * Not yet available

1.2 Age and Gender

Lee County Population by Age and Gender (2004 Estimate)

Age Group	Total	Percent of Population	Female	Percent of Female Population	Male	Percent of Male Population
0 to 4	28,368	5.4%	13,914	5.2%	14,454	5.7%
5 to 17	74,993	14.4%	36,408	13.7%	38,585	15.1%
18 to 34	86,916	16.7%	41,897	15.7%	45,019	17.6%
35 to 54	132,173	25.4%	66,904	25.1%	65,269	25.6%
55 to 64	69,235	13.3%	36,696	13.8%	32,539	12.8%
65 to 79	94,012	18.0%	49,811	18.7%	44,201	17.3%
80+	35,556	6.8%	20,508	7.7%	15,048	5.9%
Total	521,253	100%	266,138	51.1%	255,115	48.9%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 142", June 2005

1.3 Population by Age Group

Lee County Population by Age Group

Age Group	2000 Population	2004 Population	Growth in Population 2000-2004	Percent Growth 2000-2004	Avg. Ann. Growth 2000-2004
0 to 4	22,970	28,368	5,398	23.5%	5.4%
5 to 17	63,418	74,993	11,575	18.3%	4.3%
18 to 34	73,648	86,916	13,268	18.0%	4.2%
35 to 54	114,065	132,173	18,108	15.9%	3.8%
55 to 64	54,676	69,235	14,559	26.6%	6.1%
65 to 79	85,711	94,012	8,301	9.7%	2.3%
80+	26,400	35,556	9,156	34.7%	7.7%
Total	440,888	521,253	80,365	18.2%	4.3%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 142", June 2005

Charlotte County Population by Age Group

Age Group	2000 Population	2004 Population	Growth in Population 2000-2004	Percent Growth 2000-2004	Avg. Ann. Growth 2000-2004
0 to 4	5,254	5,468	214	4.1%	1.0%
5 to 17	16,932	18,586	1,654	9.8%	2.4%
18 to 34	17,126	19,443	2,317	13.5%	3.2%
35 to 54	32,582	36,509	3,927	12.1%	2.9%
55 to 64	20,566	23,156	2,590	12.6%	3.0%
65 to 79	37,171	38,132	961	2.6%	0.6%
80+	11,996	15,691	3,695	30.8%	6.9%
Total	141,627	156,985	15,358	10.8%	2.6%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 142", June 2005

Collier County Population by Age Group

Age Group	2000 Population	2004 Population	Growth in Population 2000-2004	Percent Growth 2000-2004	Avg. Ann. Growth 2000-2004
0 to 4	13,441	16,862	3,421	25.5%	5.8%
5 to 17	36,500	44,614	8,114	22.2%	5.1%
18 to 34	44,973	54,004	9,031	20.1%	4.7%
35 to 54	62,973	76,821	13,848	22.0%	5.1%
55 to 64	31,977	40,026	8,049	25.2%	5.8%
65 to 79	48,386	55,487	7,101	14.7%	3.5%
80+	13,127	18,372	5,245	40.0%	8.8%
Total	251,377	306,186	54,809	21.8%	5.1%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population

1.4 Race and Ethnicity

Lee County Population by Age, Race and Ethnicity (2004 Estimate)

Age Group	All Races	Non-Hispanic White	Non-Hispanic Black	Other	Hispanic Origin
0 to 4	28,368	17,252	3,579	634	6,903
5 to 17	74,993	49,424	8,918	1,580	15,071
18 to 34	86,916	56,018	8,407	1,488	21,003
35 to 54	132,173	105,190	9,250	1,641	16,092
55 to 64	69,235	62,617	2,686	476	3,456
65 to 79	94,012	88,343	2,348	415	2,906
80+	35,556	34,268	567	101	620
Total	521,253	413,112	35,755	6,335	66,051

Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 142", June 2005

Lee County Population by Percentage, Race and Ethnicity (2004 Estimate)

Age Group	Non-Hispanic White	Non-Hispanic Black	Other	Hispanic Origin
0 to 4	3.3%	0.7%	0.1%	1.3%
5 to 17	9.5%	1.7%	0.3%	2.9%
18 to 34	10.7%	1.6%	0.3%	4.0%
35 to 54	20.2%	1.8%	0.3%	3.1%
55 to 64	12.0%	0.5%	0.1%	0.7%
65 to 79	16.9%	0.5%	0.1%	0.6%
80+	6.6%	0.1%	0.0%	0.1%
Total	79.3%	6.9%	1.2%	12.7%

Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 142", June 2005

1.5 Components of Population Change

Components of Population Change (2000-2004)

	Lee County	Charlotte	Collier	State of Florida
Total Population Change (2000-2004)	80,365	15,358	54,809	1,533,908
Net Natural Increase	488	(4,614)	4,303	161,472
Net Migration	79,877	19,972	50,506	1,372,436
Percent due to Natural Increase	0.6%	0%	7.9%	10.5%
Percent due to Net Migration	99.4%	100%	92.1%	89.5%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population, 2004"

Components of Population Change (1990-2000)

	Lee County	Charlotte	Collier	State of Florida
Total Population Change (1990-2000)	105,775	30,652	99,278	3,044,307
Net Natural Increase	910	(8,623)	7,155	448,216
Net Migration	104,865	39,275	92,123	2,596,091
Percent due to Natural Increase	0.9%	0.0%	7.2%	14.7%
Percent due to Net Migration	99.1%	100.0%	92.8%	85.3%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Statistical Abstract 2001"

1.6 Population Growth by Metropolitan Area

Population Growth in Florida Metropolitan Areas (2000-2005)

Metropolitan Area/County(ies)	2005 Population Estimate	2000 Census Population	Percent Change 2000-2004
Naples-Marco Island (Collier)	317,788	251,377	26.4%
Cape Coral-Fort Myers (Lee)	549,442	440,888	24.6%
Orlando (Lake, Orange, Osceola, Seminole)	1,953,354	1,644,563	4.5%
Port St. Lucie-Fort Pierce (Martin, St. Lucie)	381,098	319,426	19.3%
Ocala (Marion)	304,926	258,916	17.8%
Vero Beach (Indian River)	130,043	112,947	15.1%
Sarasota-Bradenton-Venice (Manatee, Sarasota)	672,231	589,963	13.9%
Punta Gorda (Charlotte)	154,030	141,627	8.8%
Jacksonville (Baker, Clay, Duval, Nassau, St. Johns)	1,277,763	1,122,750	13.8%
West Palm Beach-Boca Raton-Boynton Beach (Palm Beach)	1,265,900	1,131,191	11.9%
Palm Bay-Melbourne-Titusville (Brevard)	531,970	476,230	11.7%
Tallahassee (Gadsden, Jefferson, Leon, Wakulla)	359,924	320,304	7.9%
Lakeland (Polk)	541,840	483,924	12.0%
Deltona-Daytona Beach-Ormond Beach (Volusia)	494,649	443,343	11.6%
Fort Walton Beach-Crestview-Destin (Okaloosa)	188,939	170,498	10.8%
Gainesville (Alachua, Gilchrist)	256,985	232,392	10.6%
Tampa-St. Petersburg-Clearwater (Hernando, Hillsborough, Pasco, Pinellas)	2,636,972	2,396,013	10.1%
Pensacola-Ferry Pass-Brent (Escambia, Santa Rosa)	440,066	412,153	6.8%
Panama City-Lynn Haven (Bay)	161,721	148,217	9.1%
Fort Lauderdale-Pompano Beach-Deerfield Beach (Broward)	1,740,987	1,623,018	7.3%
Miami-Miami Beach Kendall (Miami-Dade)	2,422,075	2,253,779	7.5%

Source: U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economics and Business Research

1.7 Household Characteristics

Number of Households and Average Household Size (1990, 2000, and 2005)

	Lee County		Florida		
	Households	Average Household Size*	Households	Average Household Size*	
1990	140,124	2.35	5,134,869	2.46	
2000	188,599	2.31	6,338,075	2.46	
2005	235,150	2.31	7,109,208	2.46	

* Estimated as of April 1st

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 143", January 2006

Households by Type

	Lee County			Florida		
	Families	Living Alone	Other Non-Families	Families	Living Alone	Other Non-Families
2000	68.0%	25.8%	6.2%	66.8%	26.6%	6.6%
2004	69.1%	26.4%	4.5%	65.6%	27.7%	6.6%

Source: U.S. Department of Commerce, Bureau of the Census

Section 2

Labor Force and Income

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2.1 Labor Force and Employment

Labor Force

	2000	2002	2003	2004	2005
Lee County	207,750	226,792	236,071	247,719	266,861
% Change From Previous		9.2%	4.1%	4.9%	7.7%
Charlotte	55,163	57,943	58,265	60,501	62,279
% Change From Previous		3.9%	0.6%	3.8%	2.9%
Collier	116,109	128,181	131,993	136,834	144,344
% Change From Previous		3.6%	3.0%	3.7%	5.5%

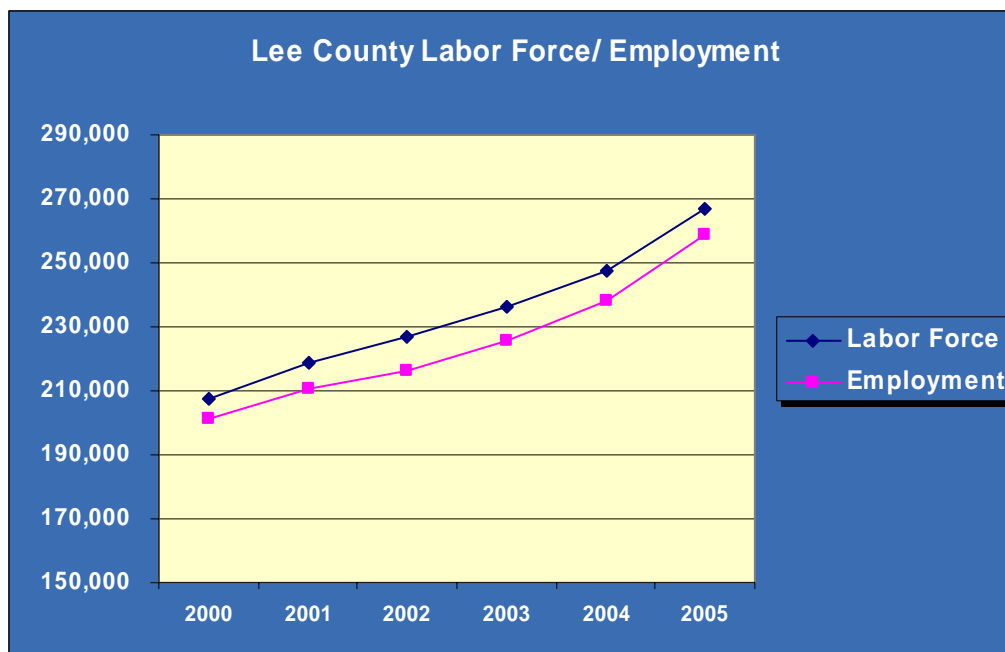
Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

Employment

	2000	2002	2003	2004	2005
Lee County	201,047	216,317	225,761	238,163	259,053
% Change From Previous		7.6%	4.4%	5.5%	8.8%
Charlotte	53,120	54,876	55,324	57,479	59,908
% Change From Previous		3.3%	0.8%	3.9%	4.2%
Collier	111,793	121,950	125,822	131,323	139,794
% Change From Previous		9.1%	3.2%	4.4%	6.5%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

Employment (2000-2005)



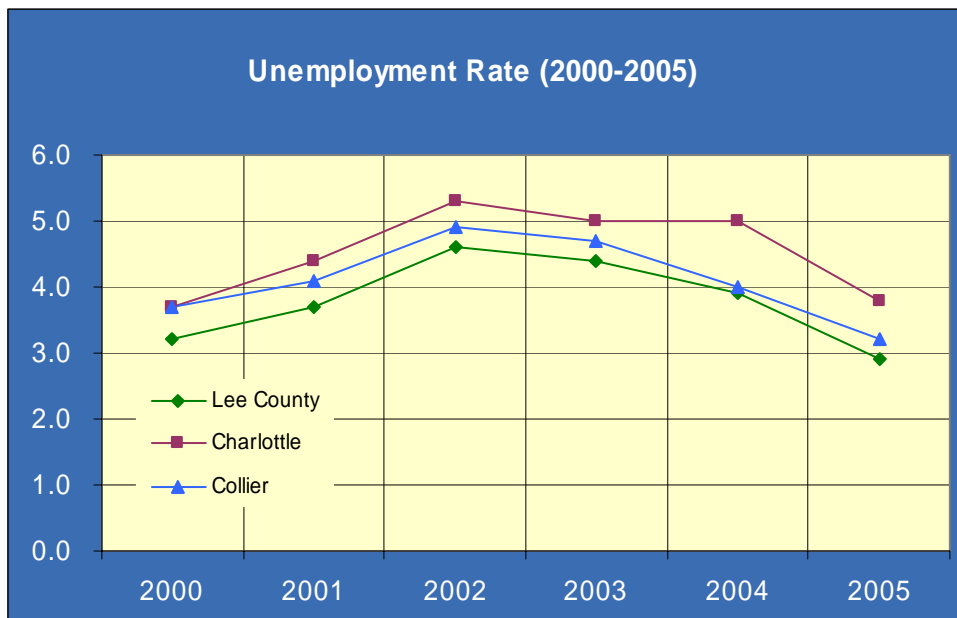
Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

2.2 Unemployment

Unemployment rate

	2000	2001	2002	2003	2004	2005
Lee County	3.2	3.7	4.6	4.4	3.9	2.9
Charlotte	3.7	4.4	5.3	5.0	5.0	3.8
Collier	3.7	4.1	4.9	4.7	4.0	3.2

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics



Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

Initial Claims for Unemployment Compensation

	2000	2001	2002	2003	2004	2005
Lee County	7,557	9,500	12,953	12,631	17,174	11,189
% Change From Previous		25.7%	36.3%	-2.5%	36.0%	-34.8%
Florida	373,531	522,754	559,179	535,455	638,613	542,845
% Change From Previous		39.9%	7.0%	-4.2%	19.3%	-15.0%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Unemployment Compensation Files

2.3 Employment by Industry

Non-Agricultural Employment by Industry, Cape Coral-Fort Myers MSA

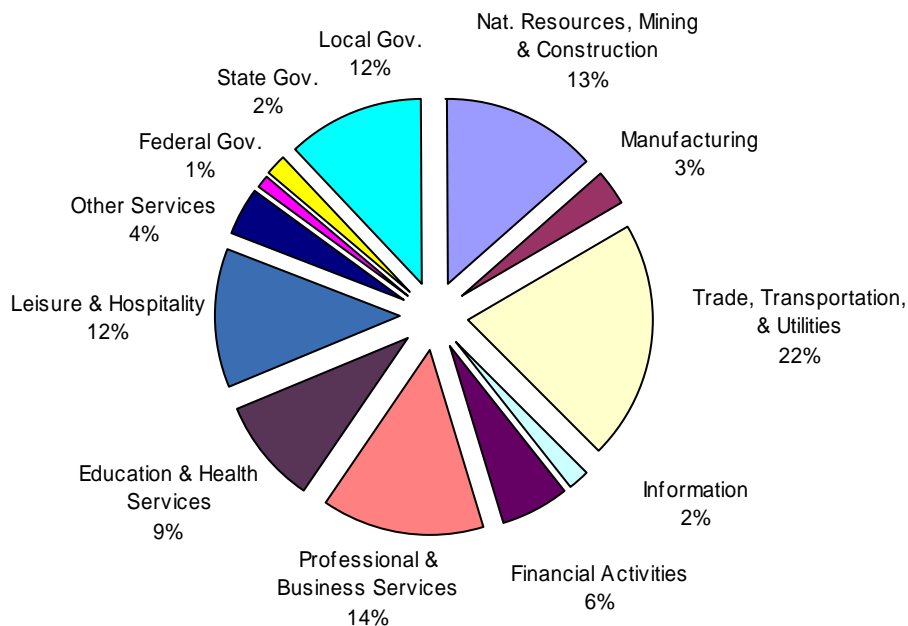
	2000	2001	2002	2003	2004	2005	Average Annual Change
Natural Resources, Mining, and Construction	18.6	20.4	21.8	23.0	26.5	28.9	9.3%
Manufacturing	6.8	6.4	6.4	6.1	6.2	6.4	-1.1%
Trade, Transportation, and Utilities	37.9	39.1	39.4	40.7	43.0	44.2	3.1%
Information	5.0	4.9	4.4	4.5	4.3	4.3	-2.9%
Financial Activities	9.4	10.5	10.7	11.1	11.9	12.5	5.9%
Professional and Business Services	20.9	23.6	24.6	25.6	27.9	29.6	7.3%
Education and Health Services	17.1	16.8	17.3	18.0	19.0	19.4	2.6%
Leisure and Hospitality	20.5	21.4	22.6	23.6	25.1	26.4	5.2%
Other Services	7.0	7.3	8.2	8.6	8.4	8.5	4.1%
Federal Government	2.1	2.0	2.0	2.2	2.3	2.3	2.0%
State Government	3.9	3.9	4.0	4.1	4.2	4.2	1.5%
Local Government	20.0	20.5	21.1	22.5	24.2	25.5	5.0%
Total	169.1	176.8	182.5	190.0	202.7	212.2	4.7%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Current Employment Statistics

Numbers are in thousands (rounded to the nearest hundred).

Sum of detail may not equal totals due to rounding or the exclusion of certain industries from publication.

Non-Agricultural Employment by Industry, Cape Coral-Fort Myers MSA



Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Current Employment Statistics

2.4 Employment by Industry

Projected Employment by Industry

Industry	Employment		Annual Change	
	2005	2013	Total	Percent
Total, All Industries	231,812	273,470	5,207	2.25
Professional and Business Services	27,340	37,062	1,215	4.44
Leisure and Hospitality	26,751	30,747	500	1.87
Education and Health Services	20,241	25,968	716	3.54
Construction	28,982	35,349	796	2.75
Financial Activities	12,424	14,249	228	1.84
Local Government	24,173	29,050	610	2.52
Transportation and Warehousing	2,586	2,789	25	0.98
Other Services (Except Government)	8,602	10,078	184	2.14
Wholesale Trade	6,476	7,691	152	2.35
Information	4,274	4,951	85	1.98
Retail Trade	34,064	38,077	502	1.47
State Government	4,395	5,307	114	2.59
Federal Government	2,320	2,466	18	0.79
Self-Employed and Unpaid Family Workers	17,909	18,952	130	0.73
Manufacturing	6,410	7,084	84	1.31
Agriculture, Forestry, Fishing and Hunting	3,829	2,720	-139	-3.62

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

2.5 Projected Employment by Occupation

Fastest Growing Occupations

	2005 Employment	2013 Employment	Total Emp. Change	Percentage Annual Change
Medical Records & Health Information Technicians	342	508	166	6.07%
Medical Assistants	1,064	1,573	509	5.98%
Farmworkers, Farm & Ranch Animals	2,231	3,290	1,059	5.93%
Tile & Marble Setters	1,193	1,757	564	5.91%
Network Systems and Data Communications Analysts	248	355	107	5.39%
Court Reporters	334	476	142	5.31%
Kindergarten Teachers, Except Special Education	240	341	101	5.26%
Employment, Recruitment, and Placement Specialists	269	367	98	4.55%
Secondary School Teachers, Except Special & Vocational Education	699	952	253	4.52%
Cardiovascular Technologists & Technicians	112	152	40	4.46%
Medical and Health Services Managers	261	353	92	4.41%
Personal Financial Advisors	237	319	82	4.32%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

Occupations Gaining the Most New Jobs

	2005 Employment	2013 Employment	Total Emp. Change	Percentage Annual Change
Child Care Workers	1,274	1,600	326	3.20%
Truck Drivers, Heavy & Tractor Trailer	2,164	2,467	303	1.75%
Construction Managers	1,366	1,658	292	2.67%
Electricians	1,378	1,659	281	2.55%
Radiologic Technologists & Technicians	968	1,246	278	3.59%
Cement Masons & Concrete Finishers	990	1,267	277	3.50%
Food Preparation Workers	1,282	1,555	273	2.66%
First-Line Supervisors of Retail Sales Workers	2,825	3,087	262	1.16%
First-Line Supervisors of Office & Administration Support Workers	2,073	2,334	261	1.57%
Teachers Assistants	1,049	1,305	256	3.05%
Police & Sheriff's Patrol	1,040	1,296	256	3.08%
Secondary School Teachers, Except Special & Vocational Education	699	952	253	4.52%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

2.6 Median Family Income

Median Household Income

	1990	2000	2001	2002	2003	2004
Lee County	\$28,448	\$40,766	\$39,726	\$43,242	\$39,836	\$45,077
Collier County	\$34,001	\$48,289	-	-	-	-
Charlotte County	\$25,746	\$36,379	-	-	-	-
Florida	\$27,483	\$38,054	\$38,048	\$39,265	\$39,871	\$41,236
U.S.	\$30,056	\$41,486	\$42,317	\$43,057	\$43,564	\$44,684

Source: U.S. Census Bureau

Median Family Income Estimates

	2001	2002	2003	2004	2005	2006
Lee County	\$49,000	\$52,100	\$51,700	\$54,100	\$54,100	\$56,000
Florida	\$49,400	\$51,800	\$50,200	\$51,900	\$52,550	\$54,800
U.S.	\$52,500	\$54,400	\$56,500	\$57,500	\$58,000	\$59,600

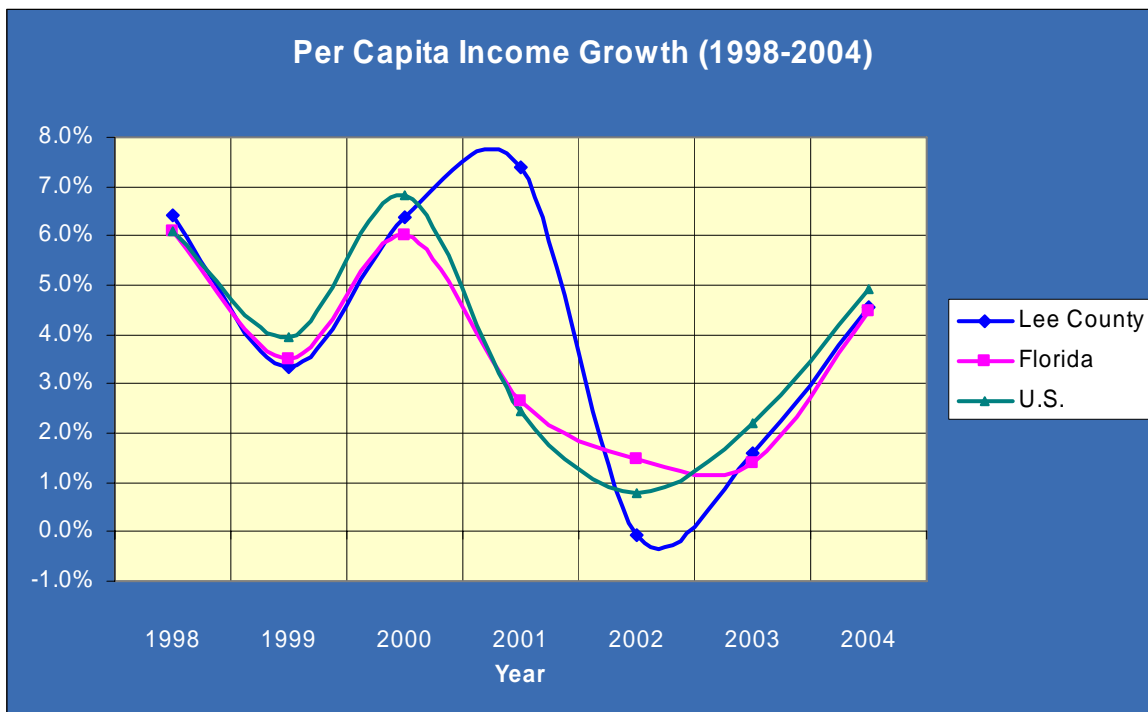
Source: U.S. Department of Housing and Urban Development

2.7 Per Capita Income

Per Capita Income

	1998	1999	2000	2001	2002	2003	2004
Lee County	\$26,388	\$27,265	\$29,006	\$31,155	\$31,130	\$31,629	\$33,073
% Change From Previous	6.4%	3.3%	6.4%	7.4%	-0.1%	1.6%	4.6%
Florida	\$25,987	\$26,894	\$28,509	\$29,268	\$29,700	\$30,116	\$31,460
% Change From Previous	6.1%	3.5%	6.0%	2.7%	1.5%	1.4%	4.5%
U.S.	\$26,883	\$27,939	\$29,845	\$30,575	\$30,814	\$31,487	\$33,041
% Change From Previous	6.1%	3.9%	6.8%	2.4%	0.8%	2.2%	4.9%

Source: U.S. Department of Commerce, Bureau of Economic Analysis



Source: U.S. Department of Commerce, Bureau of Economic Analysis

2.8 Average Annual Employment/Wages

Average Annual Employment and Wages by Ownership (2004)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Lee County			
All Ownerships	15,913	197,211	\$33,969
Private Ownerships	15,756	167,362	\$33,029
Federal Government	32	2,256	\$53,996
State Government	79	3,805	\$34,675
Local Government	46	23,788	\$38,570
Florida			
All Ownerships	531,583	7,467,090	\$35,159
Private Ownerships	526,110	6,426,345	\$34,427
Federal Government	1,122	126,773	\$56,138
State Government	3,007	204,876	\$35,224
Local Government	1,344	709,095	\$38,020

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment and Wages Program (ES-202).

Average Annual Employment and Wages, Select Private Industries (2004)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Lee County			
Construction	2,678	26,251	\$37,364
Manufacturing	466	6,265	\$36,050
Information	196	4,107	\$45,859
Financial Activities	2,112	11,687	\$42,066
Professional and Business Services	2,947	23,268	\$37,005
Health Care and Social Assistance	1,112	24,221	\$40,167
Florida			
Construction	60,851	499,443	\$36,730
Manufacturing	16,555	389,061	\$42,464
Information	9,486	168,414	\$50,780
Financial Activities	60,173	504,488	\$49,489
Professional and Business Services	110,357	1,301,004	\$36,732
Health Care and Social Assistance	43,749	855,608	\$38,466

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment and Wages Program (ES-202).

2.9 Occupational Employment and Wages

Occupational Emp. And Wages, 1,000+ Employment, Cape Coral-Fort Myers MSA (2005)

Occupational Title	2004 Employment	Hourly Wage (2005 wage estimates in dollars)			
		Mean	Median	Entry**	Exp***
Total all occupations	192,870	16.15	12.73	8.10	20.19
Retail Salespersons	9,470	12.93	10.74	7.61	15.61
Cashiers	6,070	8.63	8.33	7.12	9.38
Waiters and Waitresses	5,470	7.06	6.43	6.05	7.57
Office Clerks, General	4,840	11.35	10.85	8.17	12.93
Food Preparation & Serving Workers, Including Fast Food	3,840	7.34	7.00	6.07	7.96
Customer Service Representatives	3,280	13.26	12.74	9.62	15.07
Bookkeeping, Accounting, and Auditing Clerks	3,260	13.94	13.38	9.73	16.03
Landscaping and Grounds keeping Workers	3,230	10.43	9.92	7.69	11.80
Stock Clerks and Order Fillers	2,820	9.91	9.70	7.64	11.05
Sales Representatives, Wholesale and Manufacturing	2,480	23.58	18.76	11.94	29.40
Carpenters	2,470	15.24	15.17	11.56	17.08
Secretaries, Except Legal, Medical, and Executive	2,430	12.29	12.06	8.94	13.96
Truck Drivers, Heavy and Tractor-Trailer	2,280	16.52	16.01	11.84	18.87
Maintenance and Repair Workers, General	2,250	14.14	13.29	9.70	16.36
Executive Secretaries and Administrative Assistants	2,180	15.71	15.12	11.82	17.65
First-Line Supervisors./Managers of Office	2,080	20.31	18.70	13.79	23.56
General and Operations Managers	2,070	44.90	37.36	21.05	56.82
Receptionists and Information Clerks	2,040	10.58	10.55	8.17	11.77
Janitors, Cleaners, Except Maids & Housekeeping Cleaners	2,000	9.75	8.88	7.23	11.01
Laborers and Freight, Stock, and Material Movers, Hand	1,850	9.35	8.91	7.08	10.49
Security Guards	1,810	9.27	9.05	7.06	10.38
Nursing Aides, Orderlies, and Attendants	1,800	10.35	10.34	8.70	11.18
First-Line Sup./Mangers. of Const. Trades & Extraction	1,770	23.60	21.65	15.28	27.75
Maids and Housekeeping Cleaners	1,730	8.38	8.11	6.77	9.19
Truck Drivers, Light or Delivery Services	1,670	12.09	10.80	8.03	14.12
Cooks, Restaurant	1,490	11.23	10.95	8.82	12.43
Counter Attendants, Cafeteria, & Coffee Shop	1,440	8.05	7.89	6.34	8.90
Automotive Service Technicians and Mechanics	1,270	17.90	16.52	11.10	21.29
Electricians	1,260	15.47	15.85	12.15	17.13
Accountants and Auditors	1,240	25.83	23.80	16.89	30.30
Cement Masons and Concrete Finishers	1,210	15.00	14.07	10.05	17.48
Bartenders	1,100	9.43	7.14	6.13	11.10
Medical Assistants	1,060	11.72	11.83	9.78	12.68

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Occupational Employment Statistics and Wages

** Entry Wage - This is the wage an entry-level worker might expect to make. It is defined as the average (mean) wage earned by the lowest third of all workers in a given occupation.

*** Experienced Wage - This wage represents what an experienced worker might expect to make. It is defined as the average (mean) wage earned by the upper two-thirds of all workers in a given occupation.

2.10 Lee County Companies

Lee County Companies by Number of Employees

	Total Businesses	Number of Businesses Classified By Number of Employees					
		1-4	5-9	10-49	50-249	250-999	1000+
Forestry, Fishing, Hunting, Agricultural Support	25	15	5	5	0	0	0
Mining	11	7	1	0	3	0	0
Utilities	33	12	6	11	3	1	0
Construction	2,026	1,274	294	363	93	2	0
Manufacturing	436	208	90	110	24	4	0
Wholesale Trade	647	383	119	130	14	1	0
Retail Trade	2,218	1,030	576	494	112	6	0
Transportation & Warehousing	321	210	41	58	12	0	0
Information	234	119	36	56	20	3	0
Finance & Insurance	866	512	179	165	10	0	0
Real Estate, Rental & Leasing	1,024	774	133	103	11	3	0
Professional, Scientific & Technical Services	1,514	1,107	203	185	19	0	0
Management of Companies & Enterprises Admin, Support, Waste Mgt, Remediation Services	49	17	6	14	10	2	0
Educational Services	944	618	146	129	45	4	2
Health Care and Social Assistance	101	70	11	14	5	1	0
Arts, Entertainment & Recreation	1,199	577	290	267	53	9	3
Accommodation & Food Services	214	105	32	45	31	1	0
Other Services (except public administ.)	965	346	149	366	100	4	0
Unclassified	1,352	860	278	204	10	0	0
TOTAL	30	29	0	1	0	0	0
	14,209	8,273	2,595	2,720	575	41	5

Source: U.S. Census, County Business Patterns, 2003 – Data release 2005

Section 3

Economic Factors

Topics

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3.1 Taxable Sales

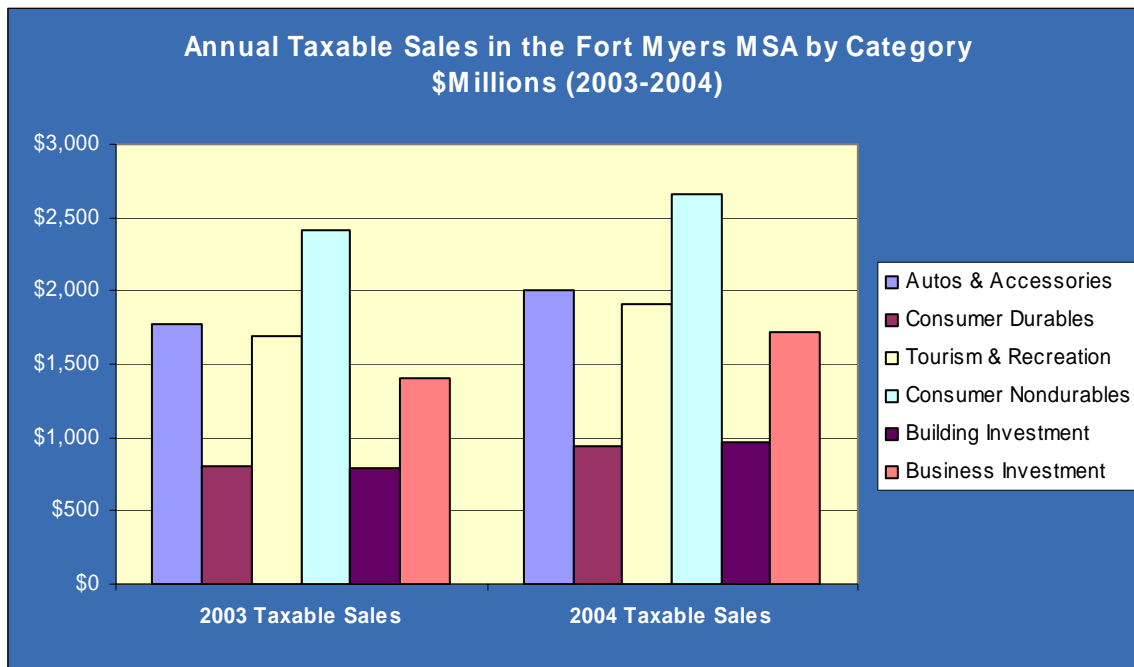
Annual Taxable Sales, Fort Myers-Cape Coral MSA and Florida

Year	Fort Myers MSA	Change from Previous Year	State of Florida	Change from Previous Year
1995	\$4.82	4.6%	177.45	6.0%
1996	\$5.20	7.9%	191.03	7.7%
1997	\$5.60	7.7%	203.06	6.3%
1998	\$6.10	8.9%	217.21	7.0%
1999	\$6.83	12.0%	236.05	8.7%
2000	\$7.60	11.3%	252.15	6.8%
2001	\$7.94	4.5%	255.12	1.2%
2002	\$8.21	3.4%	252.91	-0.9%
2003	\$8.89	8.3%	265.11	4.8%
2004	\$10.21	14.8%	290.26	9.5%

Note: Taxable sales in \$Billions of dollars

Source: Florida Department of Revenue

Annual Taxable Sales, Fort Myers MSA by Category



Source: Florida Department of Revenue

3.2 County to County Worker Flows

Residence County by Workplace County

Residence County	Workplace County	2000 Count	2000 Percent
Lee County	Lee County	161,939	88.7%
Lee County	Collier County	14,374	7.9%
Lee County	Charlotte County	1,447	0.8%
Collier County	Lee County	5,068	4.9%
Charlotte County	Lee County	3,646	7.3%
Hendry County	Lee County	1,164	8.1%
Glades County	Lee County	275	7.7%

Source: U.S. Department of Commerce, Bureau of the Census 2000

3.3 Annual Visitor Trends

Annual Visitor Trends-Total Visits

	1999	2000	2001	2002	2003	2004	2005
Person Visits	1,866,123	1,946,154	1,962,571	1,951,446	2,001,828	2,026,921	2,047,540

Source: Lee County Visitor & Convention Bureau



Annual Visitor Trends-Annual Visitor Spending

	1999	2000	2001	2002	2003	2004	2005
Visitor Spending	\$972	\$1,044	\$1,081	\$1,080	\$1,127	\$1,165	\$1,235

Note: Data in Millions

Source: Lee County Visitor and Convention Bureau



3.4 Florida County Retail Price Index

Florida County Retail Price Index (Q3 2004)

County	Total	Food	Medical Care	Housing	Other Goods & Services	Transportation
Lee	96.64	100.47	99.87	92.91	99.20	97.18
Collier	101.35	101.84	100.22	102.31	101.16	99.83
Charlotte	96.03	101.07	91.61	92.57	98.80	97.43
Orange	95.32	99.62	97.54	89.60	100.07	97.19
Miami-Dade	109.02	98.06	112.71	119.02	100.06	106.50

Note: Each index is constructed so that the population-weighted average is 100. The Florida County Retail Price Index is an index of the relative income required to purchase the same basket of goods and services purchased by the average Floridian in each of Florida's counties at a particular point in time, in this case third quarter 2004. Source: University of Florida, Bureau of Economic and Business Research

3.5 Consumer Price Index (CPI-U)

Consumer Price Index for all Urban Consumers

	1997	1998	1999	2000	2001	2002	2003	2004	2005
U.S. City Average	160.5	163.0	166.6	172.2	177.1	179.9	184.0	188.9	195.3
% Change from Previous	2.3%	1.6%	2.2%	3.4%	2.8%	1.6%	2.3%	2.7%	3.4%
South Region	156.9	158.9	162.0	167.2	171.1	173.3	177.3	181.8	188.3
% Change from Previous	2.1%	1.3%	2.0%	3.2%	2.3%	1.3%	2.3%	2.5%	3.6%

Source: U.S. Bureau of Labor Statistics

Consumer Price Index - All Urban Consumers - Area: South urban									
Year	All Items	Apparel	Education & Communication	Food and Beverages	Housing	Medical Care	Recreation	Transportation	Other Goods and Services
1995	149.0	144.4		146.7	140.0	219.1		138.4	198.7
1996	153.6	142.1		152.3	145.0	226.9		141.7	207.1
1997	156.9	143.2		156.2	148.4	233.2		142.5	216.4
1998	158.9	144.6	100.1	159.2	150.9	240.1	101.3	139.2	230.4
1999	162.0	142.9	100.9	162.3	153.6	246.9	101.8	141.7	251.4
2000	167.2	141.5	102.1	166.4	157.9	256.3	102.9	150.7	264.5
2001	171.1	140.0	105.0	171.1	163.0	265.8	104.7	150.8	276.4
2002	173.3	136.9	107.9	174.0	165.2	277.1	105.9	149.7	285.7
2003	177.3	133.5	108.8	177.9	169.6	288.6	107.7	154.1	287.2
2004	181.8	131.4	109.5	184.2	173.7	299.9	109.0	160.1	291.9
2005	188.3	131.2	110.7	188.5	179.5	311.9	109.6	172.3	299.7

Source: U.S. Bureau of Labor Statistics

3.6 Banking Deposits

Banking Deposits as of June 2005

Institution Name	No. of Offices	Deposits (\$000)	Market Share
Bank of America NA	35	2,003,569	19.4%
Wachovia Bank National ASSN	36	1,840,001	17.8%
SunTrust Bank	24	1,369,795	13.3%
Fifth Third Bank	15	1,048,602	10.2%
Colonial Bank National ASSN	15	594,424	5.8%
World Savings Bank FSB	3	346,922	3.4%
AmSouth Bank	9	322,945	3.1%
First Community Bank of SW FL	1	278,109	2.7%
Riverside Bank of the Gulf Coast	5	270,238	2.6%
Third FS&LA of Cleveland	2	257,751	2.5%
Ironstone Bank	3	242,547	2.4%
Northern Trust Bank of FL NA	3	227,683	2.2%
Florida Gulf Bank	5	217,818	2.1%
Busey Bank Florida	3	209,840	2.0%
Old Florida Bank	3	193,920	1.9%
Edison National Bank	3	150,306	1.5%
Florida Community Bank	4	125,077	1.2%
Pelican National Bank	5	98,277	1.0%
TIB BANK	2	98,386	1.0%
Orion Bank	2	95,257	0.9%
Sanibel Captiva Community Bank	2	92,565	0.9%
Community Bank of Cape Coral	1	62,742	0.6%
Encore Bank	1	45,685	0.4%
JPMorgan Chase Bank NA	1	44,760	0.4%
Community Bank of Naples NA	1	34,922	0.3%
Brach Banking & Trust CO	1	16,544	0.2%
Englewood Bank	1	16,871	0.2%
M&I Bank FSB	1	7,001	0.1%
First Bank of Clewiston	1	2,679	0.0%
Number of Institutions in the Market: 29	188	10,315,236	100.0%

Source: FDIC 2005 Deposit Market Share Report

3.7 SWFIA and Page Field Activities

SWFL International Airport Freight Air Cargo

Air Freight-lbs	2005	2004	2003	2002	2001	2000	1999
Int'l Freight In	1,155,674	1,830,704	1,751,014	1,675,432	1,582,144	1,393,287	1,308,851
Domestic Freight In	22,774,871	19,165,319	17,613,284	17,617,757	18,413,471	18,422,180	17,593,250
Int'l Freight Out	1,205,348	1,305,159	974,622	977,118	1,445,359	1,575,661	1,696,659
Domestic Freight Out	13,337,785	10,725,142	10,974,617	11,989,436	10,989,923	10,284,881	9,201,010
Total Domestic Freight	36,112,656	29,890,461	28,587,901	29,607,193	29,403,394	28,707,061	26,794,260
Total Int'l Freight	2,361,022	3,135,863	2,725,636	2,652,550	3,027,502	2,968,948	3,005,510
Total Freight In	23,930,545	20,996,023	19,364,298	19,293,189	19,995,615	19,815,467	18,902,101
Total Freight Out	14,543,133	12,030,301	11,949,239	12,966,554	12,435,282	11,860,542	10,897,669
Total Air Freight	38,473,678	33,026,324	31,313,537	32,259,743	32,430,897	31,676,009	29,799,770

Source: Lee County Port Authority

Page Field Traffic Comparison Report

Aircraft Movements	2005	2004	2003	2002	2001	2000	1999	1998
Total Movements	86,444	80,514	86,970	96,396	97,403	87,461	99,524	81,046
Air Freight-lbs								
Int'l Freight In	0	0	0	0	0	0	0	0
Domestic Freight In	27,013	51,029	410,329	427,219	453,856	588,005	403,251	564,028
Int'l Freight Out	0	0	0	0	0	0	0	0
Domestic Freight Out	87,101	34,167	225,970	404,301	732,805	648,932	811,616	834,436
Total Freight In	27,013	51,029	410,329	427,219	453,856	588,005	403,251	564,028
Total Freight Out	87,101	34,167	225,970	404,301	732,805	648,932	811,616	834,436
Total Freight	114,114	85,196	636,299	831,520	1,186,661	1,236,937	1,214,867	1,398,464

Source: Lee County Port Authority

3.7 Continued

SWFL International Airport Passenger Traffic

	Total Domestic	Total International	Total Passengers
1998	4,522,106	145,101	4,667,207
1999	4,767,633	129,620	4,897,253
2000	5,063,520	143,692	5,207,212
2001	5,140,931	136,777	5,277,708
2002	5,090,019	95,629	5,185,648
2003	5,768,812	122,856	5,891,668
2004	6,587,875	148,755	6,736,630
2005	7,355,884	162,285	7,518,169

Source: Lee County Port Authority

SWFL International Airport Aircraft Movement

	Aircraft Movements
1998	69,730
1999	74,502
2000	77,042
2001	75,779
2002	74,152
2003	76,614
2004	86,086
2005	90,958

Source: Lee County Port Authority



Source: Lee County Port Authority

Section 4 Education

Topics

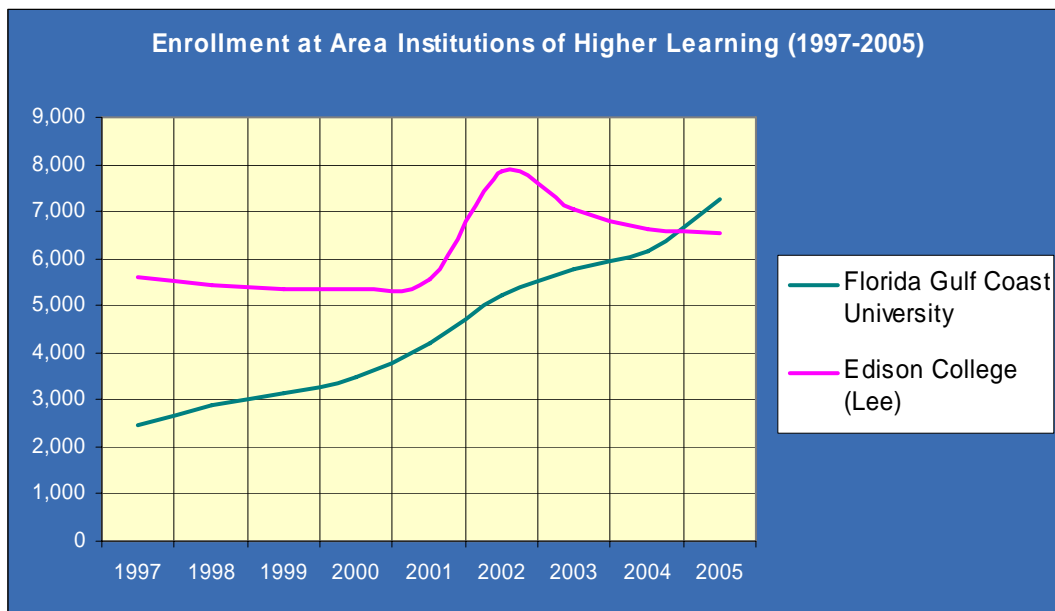
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4.1 Higher Education Institutions Enrollment

Enrollment at area Institutions of Higher Learning

Year	Florida Gulf Coast University	Edison College (Lee)
1997	2,446	5,610
1998	2,893	5,437
1999	3,134	5,341
2000	3,496	5,356
2001	4,216	5,581
2002	5,236	7,850
2003	5,776	7,059
2004	6,167	6,639
2005	7,264	6,522

Source: Florida Department of Education, State University System of Florida Facts and Figures



Source: Florida Department of Education, State University System of Florida Facts and Figures

Non-Public Higher Education institutions

Year	Barry University*	International College	Southwest Florida College	Nova Southeastern University*
2001			937	
2002			1,047	
2003			1,382	
2004	178		1,381	
2005		700	1,318	83

* Satellite campus in Lee County

4.2 Lee County Public Schools Statistics

Lee County Public School Enrollment, K-12

Year	Enrollment
2000-01	58,351
2001-02	60,661
2002-03	63,148
2003-04	66,428
2004-05	70,843

Source: Florida Department of Education, Educational Data & Reports; Lee County School District

Lee County Public School Dropout Statistics, Grades 9-12

Year	Florida	Lee County
1998-99	5.4%	4.9%
1999-00	4.6%	4.6%
2000-01	3.8%	5.6%
2001-02	3.2%	7.0%
2002-03	3.1%	5.9%
2003-04	2.9%	2.9%
2004-05	2.8%	2.8%

Source: Florida Department of Education, EIAS Publications

High School Graduation Rates

Year	Florida	Lee County
1998-99	60.2%	69.3%
1999-00	62.3%	67.8%
2000-01	63.8%	65.9%
2001-02	67.9%	66.0%
2002-03	69.0%	68.3%
2003-04	71.6%	70.7%
2004-05	71.9%	69.4%

Source: Florida Department of Education, EIAS Publications

4.3 Lee County Public Schools Grades

	School Name	2005 Grade	2004 Grade	2003 Grade	2002 Grade	2001 Grade
1	ALLEN PARK ELEMENTARY SCHOOL	A	A	A	A	A
2	ALVA ELEMENTARY SCHOOL	A	A	A	B	B
3	BAYSHORE ELEMENTARY SCHOOL	A	A	A	B	A
4	BONITA SPRINGS ELEMENTARY SCHL	A	A	A	B	C
5	CALOOSA ELEMENTARY SCHOOL	A	A	A	A	A
6	CAPE ELEMENTARY SCHOOL	A	A	B	A	C
7	COLONIAL ELEMENTARY SCHOOL	B	C	B	C	C
8	DIPLOMAT ELEMENTARY SCHOOL	A	A	A	A	B
9	EDGEWOOD RENAISSANCE ACADEMY	D	D	C	C	C
10	EDISON PK. CREATIVE/EXPRESSIVE	A	A	A	A	B
11	FRANKLIN PARK MAGNET SCHL	C	A	B	B	C
12	FT. MYERS BEACH ELEM. SCHOOL	A	B	B	A	A
13	GATEWAY ELEMENTARY SCHOOL	A	A	B	B	A
14	GULF ELEMENTARY SCHOOL	A	A	A	B	A
15	HANCOCK CREEK ELEMENTARY SCHL	A	A	A	C	A
16	HEIGHTS ELEMENTARY SCHOOL	B	C	B	B	B
17	J. COLIN ENGLISH ELEM. SCHOOL	D	C	B	D	C
18	LEHIGH ELEMENTARY SCHOOL	B	A	B	B	A
19	MIRROR LAKES ELEMENTARY SCHOOL	C	C	B	C	C
20	ORANGE RIVER ELEMENTARY SCHOOL	A	A	B	C	C
21	ORANGWOOD ELEMENTARY SCHOOL	A	A	A	A	B
22	PELICAN ELEMENTARY SCHOOL	A	A	B	B	A
23	PINE ISLAND ELEMENTARY SCHOOL	A	A	A	A	A
24	PINEWOODS ELEMENTARY SCHOOL	A	A	B	A	C
25	ROBINSON LITTLETON ELEMENTARY	A	A	A	A	C
26	SAN CARLOS PARK ELEM. SCHOOL	A	B	A	B	C
27	SKYLINE ELEMENTARY SCHOOL	A	B	A	A	C
28	SPRING CREEK ELEMENTARY SCHOOL	B	A	B	A	B
29	SUNSHINE ELEMENTARY SCHOOL	A	A	A	A	A
30	TANGLEWOOD ELEM/RIVERSIDE ESE	A	A	B	B	B
31	THREE OAKS ELEMENTARY SCHOOL	A	A	A	B	C
32	TICE ELEMENTARY SCHOOL	B	B	C	C	C
33	TRAFALGAR ELEMENTARY SCHOOL	A	A			
34	TROPIC ISLES ELEMENTARY SCHOOL	A	A	B	B	C
35	VILLAS ELEMENTARY SCHOOL	A	A	A	A	C
36	ALVA MIDDLE SCHOOL	B	B	A	B	C
37	BONITA SPRINGS MIDDLE SCHOOL	B	B	B	B	B
38	CALOOSA MIDDLE SCHOOL	A	A	A	A	A
39	CYPRESS LAKE MIDDLE SCHOOL	A	A	A	A	A
40	DIPLOMAT MIDDLE SCHOOL	B	A	A	A	N
41	FORT MYERS MIDDLE ACADEMY	A	B	A	B	A
42	GULF MIDDLE SCHOOL	A	A	A	A	A
43	LEE MIDDLE SCHOOL	C	B	B	B	C
44	LEHIGH ACRES MIDDLE SCHOOL	C	C	C	C	C
45	MARINER MIDDLE SCHOOL	C	C			
46	PAUL LAURENCE DUNBAR MIDDLE	A	A	A	A	C
47	THREE OAKS MIDDLE SCHOOL	B	A	A	B	C

4.3 Lee County Public Schools Grades – Continued

	School Name	2005 Grade	2004 Grade	2003 Grade	2002 Grade	2001 Grade
48	TRAFALGAR MIDDLE SCHOOL	B	B	A	A	C
49	VARSITY LAKES MIDDLE SCHOOL	C				
50	CAPE CORAL HIGH SCHOOL	D	C	C	C	C
51	CYPRESS LAKE HIGH SCHOOL	B	C	B	B	C
52	DUNBAR HIGH SCHOOL	C	C	C	N	
53	ESTERO HIGH SCHOOL	C	C	B	C	C
54	FORT MYERS HIGH SCHOOL	A	B	A	A	A
55	GATEWAY CHARTER HIGH SCHOOL	C				
56	IDA S. BAKER HIGH SCHOOL	B				
57	LEHIGH SENIOR HIGH SCHOOL	C	C	C	C	C
58	MARINER HIGH SCHOOL	D	C	C	C	C
59	NORTH FORT MYERS HIGH SCHOOL	D	C	C	C	C
60	BONITA SPRINGS CHARTER SCHOOL	A	C	N		
61	CAPE CORAL CHARTER SCHOOL	D				
62	GATEWAY CHARTER SCHOOL	C	B			
63	LEE CHARTER ACADEMY	F				
64	MICHIGAN MONTESSORI INTL ACAD.	A	B	B	B	C
65	N. FT. MYERS ACADEMY FOR ARTS	C	C	C	D	D
66	RIVERDALE HIGH SCHOOL	C	C	C	C	C
67	THE SANIBEL SCHOOL	A	A	A	A	A
68	VETERANS PARK ACAD FOR THE ART	B				

Source: Florida Department of Education, 2004-2005 School Accountability Reports

4.4 SAT and ACT Results

SAT Mean Results, Total

	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Lee County School District	983	985	996	980	975	979	965
State of Florida Average	997	998	997	995	996	998	996
U.S. Average	1016	1019	1020	1020	1026	1026	1028

Source: School District of Lee County

ACT Mean Results, Total

	2000-01	2001-02	2002-03	2003-04	2004-05
Lee County School District	20.1	19.6	19.6	19.9	19.5
State of Florida Average	20.4	20.4	20.5	20.5	20.4
U.S. Average	21.0	20.8	20.8	20.9	20.9

Source: School District of Lee County

4.5 Educational Attainment

Educational Attainment in Lee County, Population 25 years and over

	1990	Percent	2000	Percent	2004	Percent
Less than 9th grade	17,582	7.2%	16,393	4.5%	21,327	5.9%
9th to 12th grade, no diploma	39,144	15.9%	41,627	10.6%	40,179	11.0%
High school graduate (including equivalency)	82,953	33.8%	106,623	37.0%	106,687	29.3%
Some college, no degree	51,499	21.0%	74,189	22.3%	85,097	23.4%
Associate degree	13,989	5.7%	19,687	6.3%	25,512	7.0%
Bachelor's degree	26,371	10.7%	44,193	12.4%	52,843	14.5%
Graduate or professional degree	14,021	5.7%	24,960	7.0%	32,765	9.0%
Total	245,559		327,672		364,410	

Source: U.S Department of Commerce, Bureau of the Census

Educational Attainment, Population 25 years and over (2004)

	Lee County Number	Percent	State of Florida Number	Percent	United States Number	Percent
Less than 9th grade	21,327	5.9%	614,412	5.3%	11,698,807	6.3%
9th to 12th grade, no diploma	40,179	11.0%	1,172,385	10.1%	18,277,242	9.8%
High school graduate (including equivalency)	106,687	29.3%	3,510,067	30.4%	55,055,121	29.5%
Some college, no degree	85,097	23.4%	2,415,774	20.9%	37,875,025	20.3%
Associate degree	25,512	7.0%	910,370	7.9%	13,216,578	7.1%
Bachelor's degree	52,843	14.5%	1,881,839	16.3%	32,030,270	17.2%
Graduate or professional degree	32,765	9.0%	1,054,617	9.1%	18,381,134	9.9%
Total	364,410		11,559,464		186,534,177	

Source: U.S Department of Commerce, Bureau of the Census, 2004 American Community Survey

Section 5
Residential and Commercial Development

Topics

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5.1 Real Property Tax Rates

Lee County Real Property Tax Rates (2005)

Lee County FY05/06 Tax Rates (per \$1000 of Home Value)

	Unincorporated Areas Average	Fort Myers	Cape Coral	Sanibel	Ft. Myers Beach	Bonita Springs
County	\$5.27	\$5.27	\$5.27	\$5.27	\$5.27	\$5.27
Dependent*	\$1.89	\$0.61	\$0.68	\$0.61	\$0.00	\$0.61
School	\$8.07	\$8.07	\$8.07	\$8.07	\$8.07	\$8.07
City	\$0.00	\$7.21	\$5.95	\$2.79	\$0.85	\$1.00
Independent/Other**	\$3.67	\$1.04	\$1.04	\$1.86	\$3.86	\$3.33
TOTALS	\$18.90	\$22.20	\$21.01	\$18.60	\$18.05	\$18.28

* Includes Lee County Library Fund, All Hazards, Unincorporated MSTU

**Includes South Florida Water Management District, West Coast Inland Waterway, mosquito and hyacinth control, fire district, miscellaneous

Historical Property Tax Rates

	Unincorporated Areas Average	Fort Myers	Cape Coral	Sanibel	Ft. Myers Beach	Bonita Springs
03/04	19.34	23.50	22.13	18.66	18.59	19.01
04/05	18.90	22.20	21.01	18.60	18.05	18.28
05/06	18.08	22.01	20.02	18.16	17.55	17.48

Source: Lee County Property Appraiser; Lee County Budget Services Office; Lee County Economic Development Office

5.2 Residential and Commercial Development

New Residential Construction Permits Issued By Type in Lee County

Year	Single-Family	% Change	Value	% Change	Multi-Family	% Change	Value	% Change
2003	9,221		\$1,269,644,856		1,037		\$641,892,313	
2004	14,157	53.5%	\$2,109,883,202	66.2%	1,652	59.3%	\$1,134,404,405	76.7%
2005	19,017	34.3%	\$3,168,389,194	50.2%	1,926	16.6%	\$1,621,253,439	42.9%

Source: Lee County Economic Development Office

New Commercial Construction Permits Issued in Lee County

Year	Number of Permits	% Change	Value of Permits (\$Millions)	% Change
2003	640		\$413	
2004	903	41.1%	\$339	-17.9%
2005	1,126	24.7%	\$598	76.4%

Source: Lee County Economic Development Office

5.3 Housing Unit Inventory/ Vacancy Rates

Housing Unit Inventory

Year	Lee County
1990	189,053
2000	245,405
2005	295,151

Source: DemographicsNow, Housing Units Summary Report

Housing Unit Vacancy Rates

Year	Lee County
1990	25.9%
2000	23.2%
2005	26.2%

Source: DemographicsNow, Housing Units Summary Report

5.4 Average Rent

Average Rent Per Sq. Ft. (with CAM)

Office Space Inventory

	2003	2004	2005
North Fort Myers	\$13.01	\$11.92	\$12.83
South Fort Myers	\$13.57	\$13.06	\$14.42
Cape Coral	\$10.58	\$10.25	\$12.31
Bonita Springs/Estero	\$16.77	\$16.83	\$17.18
Lee County Average	\$14.06	\$13.62	\$14.72

Source: C.B. Richard Ellis

Industrial/Warehouse Space Inventory

	2003	2004
North Fort Myers	\$5.08	\$5.56
South Fort Myers	\$6.51	\$6.47
Cape Coral	\$6.03	\$6.98
Bonita Springs/Estero	\$10.32	\$9.91
Lee County Average	\$7.05	\$6.36

Source: C.B. Richard Ellis

Retail Space Inventory

	2003	2004
North Fort Myers	\$11.48	\$12.13
South Fort Myers	\$14.86	\$15.65
Cape Coral	\$16.19	\$17.44
Bonita Springs/Estero	\$18.40	\$20.14
Lee County Average	\$15.24	\$15.66

Source: C.B. Richard Ellis



Economic Development Office
 12800 University Drive, Suite 300, Fort Myers, Florida 33907
 239.338.3161 * fax 239.338.3227
www.LeeCountyBusiness.com