



Executive Summary

Eagle Landing

Summary

The trade area shows steady, localized population growth with a higher-than-average age profile: the 1-mile population is estimated at 3,942 in 2026 (up from 3,749 in 2020) and projects to 4,125 by 2031, while median age is 56.5 and roughly 36% of the 1-mile population is 65+. Household formation has risen since 2010 (1,877 households in the 1-mile ring, 13,855 at 3 miles), but households with children are a smaller share (16.0% at 1 mile). Income is relatively strong at the immediate site — 1-mile average household income \$102,652 and median household \$79,489 — alongside a high average household net worth. Racial/ethnic composition is shifting: Hispanic share at 1-mile rose to 18.1% in 2026 (projected 25.8% by 2031), increasing local diversity.

Live Insights

The site is anchored by an established Publix-anchored shopping center at the Bayshore Road address and the immediate corridor shows active land-use and commercial activity, including pending commercial planned-development cases and multiple nearby residential projects (market-rate and workforce/affordable multifamily) that have advanced in the past 24 months; there are also current retail listings and new-center activity along Bayshore Road that indicate continued retail absorption pressure as more than 2,000 residences are reported under construction or planned within the immediate 3-mile radius, supporting demand for grocery-anchored and convenience retail services.

Key Takeaways

- 1-mile estimated population 3,942 (2026) with projected annual growth ~0.9% (2026–2031).
- The 1-mile trade area is senior-skewed: median age 56.5 and ~36% aged 65+.
- Only 16.0% of 1-mile households have children, indicating smaller household and retiree concentration.
- Income profile at 1 mile: average household income \$102,652, median household income \$79,489, and 48.9% of households earn \$75,000+.
- Housing mix is owner-dominated (78.7% owner-occupied at 1 mile) with owner median value \$335,540 and renter median rent \$1,691.

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.7/-81.8475

Eagle Landing										
6694 Bayshore Rd, North Fort Myers, FL 33917			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			3,942		31,878		85,435		347,034	
Projected Population (2031)			4,125		31,183		86,315		366,960	
Census Population (2020)			3,749		30,162		79,122		308,392	
Census Population (2010)			3,571		29,386		71,803		252,087	
Projected Annual Growth (2026 to 2031)			183	0.9%	-695	-0.4%	880	0.2%	19,926	1.1%
Historical Annual Growth (2020 to 2026)			193	0.9%	1,716	0.9%	6,313	1.3%	38,642	2.1%
Historical Annual Growth (2010 to 2020)			178	0.5%	776	0.3%	7,318	1.0%	56,305	2.2%
Estimated Population Density (2026)			1,255	psm	1,128	psm	1,088	psm	1,105	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			1,877		13,855		38,426		143,820	
Projected Households (2031)			1,946		13,534		38,841		150,023	
Census Households (2020)			1,693		12,719		34,257		126,209	
Census Households (2010)			1,599		12,279		30,179		102,147	
Estimated Households with Children (2026)			300	16.0%	2,883	20.8%	8,221	21.4%	37,575	26.1%
Estimated Average Household Size (2026)			2.10		2.29		2.21		2.37	
Average Household Income										
Estimated Average Household Income (2026)			\$102,652		\$74,594		\$81,669		\$105,165	
Projected Average Household Income (2031)			\$103,947		\$75,587		\$83,284		\$106,641	
Estimated Average Family Income (2026)			\$123,754		\$88,455		\$97,282		\$122,003	
Median Household Income										
Estimated Median Household Income (2026)			\$79,489		\$58,107		\$62,089		\$81,366	
Projected Median Household Income (2031)			\$79,946		\$58,337		\$62,333		\$82,134	
Estimated Median Family Income (2026)			\$96,381		\$71,456		\$77,583		\$95,911	
Per Capita Income										
Estimated Per Capita Income (2026)			\$48,883		\$32,453		\$36,831		\$43,697	
Projected Per Capita Income (2031)			\$49,030		\$32,841		\$37,575		\$43,706	
Estimated Per Capita Income 5 Year Growth			\$147	0.3%	\$388	1.2%	\$744	2.0%	\$9	-
Estimated Average Household Net Worth (2026)			\$1,447,453		\$889,100		\$891,521		\$1,082,629	
Daytime Demos (2026)										
Total Businesses			253		1,423		5,297		21,688	
Total Employees			1,953		8,588		36,470		142,143	
Company Headquarter Businesses			6	2.4%	29	2.1%	137	2.6%	518	2.4%
Company Headquarter Employees			401	20.5%	1,345	15.7%	3,189	8.7%	13,540	9.5%
Employee Population per Business			7.7		6.0		6.9		6.6	
Residential Population per Business			15.6		22.4		16.1		16.0	

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1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	3,399	86.2%	22,827	71.6%	56,031	65.6%	225,950	65.1%
Black or African American (2026)	63	1.6%	1,836	5.8%	11,964	14.0%	41,349	11.9%
American Indian or Alaska Native (2026)	14	0.4%	534	1.7%	838	1.0%	1,729	0.5%
Asian (2026)	55	1.4%	262	0.8%	884	1.0%	7,047	2.0%
Hawaiian or Pacific Islander (2026)	1	-	3	-	16	-	118	-
Other Race (2026)	119	3.0%	2,738	8.6%	6,360	7.4%	25,521	7.4%
Two or More Races (2026)	290	7.4%	3,679	11.5%	9,342	10.9%	45,320	13.1%
Not Hispanic or Latino Population (2026)	3,230	81.9%	22,072	69.2%	62,393	73.0%	253,066	72.9%
Hispanic or Latino Population (2026)	712	18.1%	9,806	30.8%	23,042	27.0%	93,967	27.1%
Not Hispanic or Latino Population (2031)	3,061	74.2%	21,936	70.3%	62,038	71.9%	265,822	72.4%
Hispanic or Latino Population (2031)	1,065	25.8%	9,247	29.7%	24,277	28.1%	101,138	27.6%
Not Hispanic or Latino Population (2020)	3,417	91.1%	21,413	71.0%	60,726	76.8%	233,431	75.7%
Hispanic or Latino Population (2020)	332	8.9%	8,750	29.0%	18,395	23.2%	74,961	24.3%
Not Hispanic or Latino Population (2010)	3,347	93.7%	22,322	76.0%	57,855	80.6%	202,142	80.2%
Hispanic or Latino Population (2010)	224	6.3%	7,065	24.0%	13,949	19.4%	49,946	19.8%
Projected Hispanic Annual Growth (2026 to 2031)	353	9.9%	-559	-1.1%	1,235	1.1%	7,171	1.5%
Historic Hispanic Annual Growth (2010 to 2026)	488	13.6%	2,742	2.4%	9,094	4.1%	44,022	5.5%

Age Distribution (2026)

Age Under 5	130	3.3%	1,475	4.6%	3,867	4.5%	17,279	5.0%
Age 5 to 9 Years	108	2.7%	1,455	4.6%	4,050	4.7%	17,491	5.0%
Age 10 to 14 Years	157	4.0%	1,441	4.5%	3,999	4.7%	17,300	5.0%
Age 15 to 19 Years	163	4.1%	1,620	5.1%	4,375	5.1%	18,550	5.3%
Age 20 to 24 Years	164	4.2%	1,713	5.4%	4,287	5.0%	18,714	5.4%
Age 25 to 29 Years	165	4.2%	1,686	5.3%	4,563	5.3%	20,397	5.9%
Age 30 to 34 Years	143	3.6%	1,719	5.4%	4,830	5.7%	21,491	6.2%
Age 35 to 39 Years	166	4.2%	1,723	5.4%	4,697	5.5%	21,620	6.2%
Age 40 to 44 Years	163	4.1%	1,657	5.2%	4,458	5.2%	20,719	6.0%
Age 45 to 49 Years	180	4.6%	1,503	4.7%	4,067	4.8%	19,123	5.5%
Age 50 to 54 Years	242	6.1%	1,831	5.7%	4,744	5.6%	20,818	6.0%
Age 55 to 59 Years	337	8.5%	2,180	6.8%	5,619	6.6%	22,302	6.4%
Age 60 to 64 Years	407	10.3%	2,497	7.8%	6,544	7.7%	24,376	7.0%
Age 65 to 74 Years	755	19.1%	4,730	14.8%	12,603	14.8%	45,477	13.1%
Age 75 to 84 Years	523	13.3%	3,510	11.0%	9,443	11.1%	30,746	8.9%
Age 85 Years or Over	140	3.5%	1,137	3.6%	3,290	3.9%	10,630	3.1%
Median Age	56.5		48.7		48.1		44.8	

Gender Age Distribution (2026)

Female Population	1,996	50.6%	15,410	48.3%	42,841	50.1%	173,325	49.9%
Age 0 to 19 Years	284	14.2%	2,858	18.5%	7,868	18.4%	34,125	19.7%
Age 20 to 64 Years	986	49.4%	7,734	50.2%	21,511	50.2%	94,642	54.6%
Age 65 Years or Over	726	36.4%	4,818	31.3%	13,462	31.4%	44,558	25.7%
Female Median Age	57.2		49.9		49.3		45.5	
Male Population	1,946	49.4%	16,468	51.7%	42,594	49.9%	173,708	50.1%
Age 0 to 19 Years	274	14.1%	3,133	19.0%	8,422	19.8%	36,495	21.0%
Age 20 to 64 Years	981	50.4%	8,775	53.3%	22,298	52.3%	94,917	54.6%
Age 65 Years or Over	691	35.5%	4,560	27.7%	11,874	27.9%	42,295	24.3%
Male Median Age	55.7		47.5		46.8		44.1	

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Household Income Distribution (2026)									
HH Income \$200,000 or More	179	9.5%	557	4.0%	2,352	6.1%	13,998	9.7%	
HH Income \$150,000 to \$199,999	162	8.6%	678	4.9%	1,884	4.9%	11,466	8.0%	
HH Income \$100,000 to \$149,999	395	21.0%	1,918	13.8%	5,228	13.6%	26,014	18.1%	
HH Income \$75,000 to \$99,999	183	9.7%	1,571	11.3%	5,104	13.3%	20,327	14.1%	
HH Income \$50,000 to \$74,999	307	16.4%	2,887	20.8%	6,901	18.0%	24,968	17.4%	
HH Income \$35,000 to \$49,999	140	7.5%	2,056	14.8%	4,923	12.8%	15,571	10.8%	
HH Income \$25,000 to \$34,999	101	5.4%	1,138	8.2%	3,439	8.9%	11,137	7.7%	
HH Income \$15,000 to \$24,999	133	7.1%	1,166	8.4%	3,701	9.6%	8,313	5.8%	
HH Income Under \$15,000	277	14.8%	1,885	13.6%	4,893	12.7%	12,026	8.4%	
HH Income \$35,000 or More	1,366	72.8%	9,666	69.8%	26,393	68.7%	112,344	78.1%	
HH Income \$75,000 or More	918	48.9%	4,723	34.1%	14,568	37.9%	71,805	49.9%	
Housing (2026)									
Total Housing Units	2,435		18,119		50,130		184,885		
Housing Units Occupied	1,877	77.1%	13,855	76.5%	38,426	76.7%	143,820	77.8%	
Housing Units Owner-Occupied	1,478	78.7%	9,169	66.2%	23,925	62.3%	92,159	64.1%	
Housing Units, Renter-Occupied	399	21.3%	4,686	33.8%	14,501	37.7%	51,660	35.9%	
Housing Units, Vacant	558	22.9%	4,265	23.5%	11,704	23.3%	41,065	22.2%	
Marital Status (2026)									
Never Married	979	27.6%	8,922	32.4%	23,561	32.0%	89,529	30.4%	
Currently Married	1,576	44.4%	10,693	38.9%	28,597	38.9%	131,993	44.7%	
Separated	154	4.3%	1,488	5.4%	4,013	5.5%	14,891	5.0%	
Widowed	339	9.6%	2,215	8.1%	5,826	7.9%	18,824	6.4%	
Divorced	498	14.0%	4,189	15.2%	11,521	15.7%	39,725	13.5%	
Household Type (2026)									
Population Family	2,997	76.0%	24,416	76.6%	62,713	73.4%	273,539	78.8%	
Population Non-Family	945	24.0%	7,371	23.1%	22,159	25.9%	67,740	19.5%	
Population Group Quarters	-	-	91	0.3%	563	0.7%	5,754	1.7%	
Family Households	1,155	61.5%	8,459	61.1%	22,035	57.3%	96,108	66.8%	
Non-Family Households	723	38.5%	5,396	38.9%	16,391	42.7%	47,712	33.2%	
Married Couple with Children	200	12.7%	1,637	15.3%	4,275	14.9%	22,160	16.8%	
Average Family Household Size	2.6		2.9		2.8		2.8		
Household Size (2026)									
1 Person Households	578	30.8%	4,145	29.9%	12,537	32.6%	34,987	24.3%	
2 Person Households	884	47.1%	5,757	41.6%	15,770	41.0%	64,728	45.0%	
3 Person Households	198	10.6%	1,510	10.9%	4,205	10.9%	19,226	13.4%	
4 Person Households	134	7.1%	1,346	9.7%	3,308	8.6%	13,921	9.7%	
5 Person Households	56	3.0%	651	4.7%	1,572	4.1%	6,623	4.6%	
6 or More Person Households	27	1.4%	445	3.2%	1,034	2.7%	4,335	3.0%	
Household Vehicles (2026)									
Households with 0 Vehicles Available	75	4.0%	1,359	9.8%	4,258	11.1%	10,519	7.3%	
Households with 1 Vehicles Available	860	45.8%	6,786	49.0%	18,551	48.3%	59,751	41.5%	
Households with 2 or More Vehicles Available	943	50.2%	5,710	41.2%	15,617	40.6%	73,550	51.1%	
Total Vehicles Available	3,163		20,508		55,565		233,872		
Average Vehicles Per Household	1.7		1.5		1.4		1.6		

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	3,509		27,196		72,667		291,209	
Estimated Civilian Employed	1,790	51.0%	14,756	54.3%	36,248	49.9%	159,837	54.9%
Estimated Civilian Unemployed	46	1.3%	692	2.5%	2,636	3.6%	9,039	3.1%
Estimated in Armed Forces	-	-	3	-	35	-	65	-
Estimated Not in Labor Force	1,673	47.7%	11,745	43.2%	33,748	46.4%	122,268	42.0%
Unemployment Rate	1.3%		2.5%		3.6%		3.1%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	1,790		14,756		36,247		159,827	
Management, Business, Financial Operations	326	18.2%	1,931	13.1%	4,908	13.5%	24,494	15.3%
Professional, Related	269	15.0%	1,914	13.0%	5,757	15.9%	30,514	19.1%
Service	351	19.6%	3,283	22.3%	8,358	23.1%	31,884	19.9%
Sales, Office	404	22.6%	3,170	21.5%	7,852	21.7%	36,114	22.6%
Farming, Fishing, Forestry	15	0.9%	92	0.6%	117	0.3%	286	0.2%
Construct, Extraction, Maintenance	253	14.2%	2,914	19.7%	5,694	15.7%	20,552	12.9%
Production, Transport Material Moving	172	9.6%	1,451	9.8%	3,561	9.8%	15,984	10.0%
White Collar Workers	998	55.8%	7,015	47.5%	18,517	51.1%	91,121	57.0%
Blue Collar Workers	792	44.2%	7,741	52.5%	17,731	48.9%	68,706	43.0%

Consumer Expenditure (2026)

Total Household Expenditure	\$161.19 M		\$1.02 B		\$2.9 B		\$12.7 B	
Total Non-Retail Expenditure	\$74.57 M	46.3%	\$453.07 M	44.6%	\$1.33 B	46.0%	\$6.02 B	47.4%
Total Retail Expenditure	\$86.61 M	53.7%	\$563.22 M	55.4%	\$1.57 B	54.0%	\$6.68 B	52.6%
Alcoholic Beverages	\$1.11 M	0.7%	\$6.96 M	0.7%	\$19.96 M	0.7%	\$88.79 M	0.7%
Apparel	\$3.45 M	2.1%	\$22.76 M	2.2%	\$64.44 M	2.2%	\$280.02 M	2.2%
Contributions	\$3.97 M	2.5%	\$23.22 M	2.3%	\$67.91 M	2.3%	\$311.75 M	2.5%
Education	\$2.71 M	1.7%	\$16.33 M	1.6%	\$47.39 M	1.6%	\$214.8 M	1.7%
Entertainment	\$7.81 M	4.8%	\$51.53 M	5.1%	\$145.91 M	5.0%	\$633.12 M	5.0%
Food Away From Home	\$7.63 M	4.7%	\$48.85 M	4.8%	\$139.37 M	4.8%	\$614.02 M	4.8%
Grocery	\$10.75 M	6.7%	\$80.09 M	7.9%	\$220.04 M	7.6%	\$904.99 M	7.1%
Health Care	\$13.86 M	8.6%	\$98.83 M	9.7%	\$271.77 M	9.4%	\$989.67 M	7.8%
Household Furnishings and Equipment	\$4.11 M	2.6%	\$26.31 M	2.6%	\$75.1 M	2.6%	\$331.03 M	2.6%
Household Operations	\$3.11 M	1.9%	\$20.74 M	2.0%	\$58.63 M	2.0%	\$253.41 M	2.0%
Miscellaneous Expenses	\$2.42 M	1.5%	\$15.41 M	1.5%	\$44.01 M	1.5%	\$193.75 M	1.5%
Personal Care	\$1.73 M	1.1%	\$12.45 M	1.2%	\$34.5 M	1.2%	\$144.32 M	1.1%
Shelter	\$27.67 M	17.2%	\$189.58 M	18.7%	\$537.8 M	18.5%	\$2.3 B	18.1%
Tax and Retirement	\$37.19 M	23.1%	\$186.68 M	18.4%	\$575.33 M	19.8%	\$2.84 B	22.4%
Tobacco and Related	\$593.24 K	0.4%	\$5.47 M	0.5%	\$14.4 M	0.5%	\$53.41 M	0.4%
Transportation	\$24.98 M	15.5%	\$149.97 M	14.8%	\$416.49 M	14.4%	\$1.86 B	14.7%
Utilities	\$8.09 M	5.0%	\$61.09 M	6.0%	\$167.31 M	5.8%	\$684.02 M	5.4%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	3,219		24,174		64,858		257,699	
Elementary (Grade Level 0 to 8)	85	2.6%	2,425	10.0%	5,395	8.3%	13,711	5.3%
Some High School (Grade Level 9 to 11)	253	7.9%	2,569	10.6%	6,165	9.5%	15,943	6.2%
High School Graduate	1,044	32.4%	8,254	34.1%	21,434	33.0%	81,140	31.5%
Some College	698	21.7%	4,906	20.3%	11,650	18.0%	49,521	19.2%
Associate Degree Only	293	9.1%	1,954	8.1%	6,281	9.7%	24,651	9.6%
Bachelor Degree Only	530	16.5%	2,694	11.1%	8,448	13.0%	44,883	17.4%
Graduate Degree	316	9.8%	1,373	5.7%	5,486	8.5%	27,850	10.8%

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Units In Structure (2026)

1 Detached Unit	1,100	58.6%	6,658	48.1%	18,574	48.3%	86,428	60.1%
1 Attached Unit	98	5.2%	805	5.8%	2,338	6.1%	10,841	7.5%
2 to 4 Units	91	4.8%	807	5.8%	2,387	6.2%	9,326	6.5%
5 to 9 Units	60	3.2%	481	3.5%	1,391	3.6%	5,012	3.5%
10 to 19 Units	63	3.4%	687	5.0%	2,294	6.0%	8,901	6.2%
20 to 49 Units	41	2.2%	443	3.2%	1,697	4.4%	5,768	4.0%
50 or More Units	41	2.2%	490	3.5%	2,394	6.2%	6,581	4.6%
Mobile Home or Trailer	382	20.3%	3,405	24.6%	7,082	18.4%	10,562	7.3%
Other Structure	2	-	78	0.6%	270	0.7%	400	0.3%

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	239	12.8%	1,027	7.4%	3,084	8.0%	15,310	10.6%
Homes Built 2010 to 2019	92	4.9%	709	5.1%	3,350	8.7%	18,282	12.7%
Homes Built 2000 to 2009	263	14.0%	1,658	12.0%	6,387	16.6%	37,871	26.3%
Homes Built 1990 to 1999	210	11.2%	1,438	10.4%	4,230	11.0%	17,739	12.3%
Homes Built 1980 to 1989	388	20.7%	3,067	22.1%	7,514	19.6%	22,737	15.8%
Homes Built 1970 to 1979	396	21.1%	3,325	24.0%	7,398	19.3%	18,813	13.1%
Homes Built 1960 to 1969	203	10.8%	1,275	9.2%	3,331	8.7%	6,766	4.7%
Homes Built Before 1959	86	4.6%	1,355	9.8%	3,132	8.2%	6,301	4.4%

Home Values (2026)

Home Values \$1,000,000 or More	39	2.6%	228	2.5%	686	2.9%	3,067	3.3%
Home Values \$500,000 to \$999,999	442	29.9%	1,340	14.6%	3,944	16.5%	19,555	21.2%
Home Values \$400,000 to \$499,999	202	13.7%	870	9.5%	2,874	12.0%	15,092	16.4%
Home Values \$300,000 to \$399,999	223	15.1%	1,595	17.4%	4,226	17.7%	24,403	26.5%
Home Values \$200,000 to \$299,999	213	14.4%	1,402	15.3%	3,712	15.5%	14,645	15.9%
Home Values \$150,000 to \$199,999	56	3.8%	782	8.5%	1,778	7.4%	4,084	4.4%
Home Values \$100,000 to \$149,999	32	2.1%	762	8.3%	1,757	7.3%	2,970	3.2%
Home Values \$70,000 to \$99,999	67	4.5%	589	6.4%	1,217	5.1%	1,621	1.8%
Home Values \$50,000 to \$69,999	100	6.8%	600	6.5%	1,282	5.4%	1,830	2.0%
Home Values \$25,000 to \$49,999	38	2.6%	455	5.0%	1,049	4.4%	2,437	2.6%
Home Values Under \$25,000	65	4.4%	545	5.9%	1,400	5.9%	2,455	2.7%
Owner-Occupied Median Home Value	\$335,540		\$234,461		\$266,787		\$363,172	
Renter-Occupied Median Rent	\$1,691		\$1,695		\$1,714		\$1,741	

Transportation To Work (2026)

Drive to Work Alone	1,346	75.2%	9,841	66.7%	24,531	67.7%	112,045	70.1%
Drive to Work in Carpool	196	11.0%	2,498	16.9%	5,774	15.9%	19,541	12.2%
Travel to Work by Public Transportation	29	1.6%	394	2.7%	700	1.9%	2,121	1.3%
Drive to Work on Motorcycle	-	-	12	-	41	0.1%	170	0.1%
Walk or Bicycle to Work	8	0.4%	212	1.4%	439	1.2%	1,369	0.9%
Other Means	18	1.0%	163	1.1%	533	1.5%	2,131	1.3%
Work at Home	192	10.8%	1,637	11.1%	4,231	11.7%	22,450	14.0%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	164	9.2%	1,917	13.0%	4,793	13.2%	21,650	13.5%
Travel to Work in 15 to 29 Minutes	496	27.7%	4,168	28.2%	10,619	29.3%	45,839	28.7%
Travel to Work in 30 to 59 Minutes	781	43.7%	5,764	39.1%	13,362	36.9%	55,300	34.6%
Travel to Work in 60 Minutes or More	156	8.7%	1,270	8.6%	3,243	8.9%	14,588	9.1%
Average Minutes Travel to Work	30.5		29.2		28.8		28.4	