



Executive Summary

Shoppes at North Cape

Summary

The trade area around Shoppes at North Cape shows sustained, above-average growth: the 1-mile population increased from 3,700 (2010) to 6,150 (2026) with a projected rise to 6,805 by 2031, and broader 3- and 5-mile rings show similar multi-year gains. Household formation has accelerated (1-mile households 1,420 in 2010 to 2,464 in 2026) with roughly 31–32% of 1-mile households containing children. Income metrics are comparatively strong—2026 average household income in the 1-mile ring is \$105,720 with a median of \$77,381—and average household net worth is elevated (~\$1.0M), indicating notable discretionary capacity. Demographically the area is diversifying (Hispanic share rose from 22.6% in 2010 to 28.3% in 2026) and skews toward mid-40s median age with a meaningful 65+ cohort.

Live Insights

Local market activity shows active tenanting and corridor investment: a vitamin/IV clinic (B12 RX & MORE) held a May 2026 grand opening at 2481 Del Prado Blvd N and a Subway unit is listed at the same address, indicating occupancy momentum at the Shoppes at North Cape. Construction began June 2026 on a Midpoint Gateway multi-tenant retail center on Del Prado South, and municipal work—Del Prado signalization, sidewalk and utility extension projects and CRA infrastructure planning—has advanced to support northern Del Prado corridor redevelopment.

Key Takeaways

- 1-mile population increased by 1,317 people from 2020 (4,833) to 2026 (6,150) with a projected 2031 population of 6,805.
- 1-mile households rose from 1,721 (2020) to 2,464 (2026), and 31.8% of those households include children.
- 2026 estimated average household income in the 1-mile ring is \$105,720 while median household income is \$77,381, signaling a skewed income distribution.
- Owner-occupancy is 68.9% in the 1-mile area with an owner-occupied median home value of \$303,385 (2026).
- Total retail expenditure in the 1-mile ring is \$117.68M (2026), representing 53.7% of household spending and supporting local retail demand.

Expanded Profile

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



Lat/Lon: 26.6977/-81.9399

Shoppes at North Cape										
2481 Del Prado Blvd N, Cape Coral, FL 33909			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			6,150		54,956		131,424		373,390	
Projected Population (2031)			6,805		62,490		143,596		394,925	
Census Population (2020)			4,833		41,570		108,116		333,676	
Census Population (2010)			3,700		33,209		90,467		277,499	
Projected Annual Growth (2026 to 2031)			655	2.1%	7,534	2.7%	12,172	1.9%	21,535	1.2%
Historical Annual Growth (2020 to 2026)			1,317	4.5%	13,386	5.4%	23,308	3.6%	39,714	2.0%
Historical Annual Growth (2010 to 2020)			1,133	3.1%	8,360	2.5%	17,649	2.0%	56,177	2.0%
Estimated Population Density (2026)			1,959	psm	1,945	psm	1,674	psm	1,189	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			2,464		21,532		54,244		155,250	
Projected Households (2031)			2,723		23,967		57,865		161,614	
Census Households (2020)			1,721		16,484		45,166		137,532	
Census Households (2010)			1,420		13,115		37,936		113,768	
Estimated Households with Children (2026)			783	31.8%	6,475	30.1%	14,110	26.0%	40,301	26.0%
Estimated Average Household Size (2026)			2.49		2.55		2.41		2.37	
Average Household Income										
Estimated Average Household Income (2026)			\$105,720		\$91,807		\$91,428		\$102,152	
Projected Average Household Income (2031)			\$106,278		\$93,623		\$93,239		\$103,094	
Estimated Average Family Income (2026)			\$113,130		\$108,132		\$108,045		\$118,247	
Median Household Income										
Estimated Median Household Income (2026)			\$77,381		\$73,002		\$72,723		\$78,626	
Projected Median Household Income (2031)			\$77,132		\$73,887		\$73,678		\$78,989	
Estimated Median Family Income (2026)			\$81,231		\$89,205		\$88,444		\$93,631	
Per Capita Income										
Estimated Per Capita Income (2026)			\$42,380		\$35,995		\$37,794		\$42,568	
Projected Per Capita Income (2031)			\$42,549		\$35,929		\$37,625		\$42,278	
Estimated Per Capita Income 5 Year Growth			\$169	0.4%	-\$66	-0.2%	-\$168	-0.4%	-\$290	-0.7%
Estimated Average Household Net Worth (2026)			\$1,007,213		\$909,805		\$953,953		\$1,049,543	
Daytime Demos (2026)										
Total Businesses			289		2,773		6,709		23,403	
Total Employees			1,324		14,040		33,873		142,578	
Company Headquarter Businesses			3	1.2%	41	1.5%	118	1.8%	536	2.3%
Company Headquarter Employees			63	4.8%	577	4.1%	2,832	8.4%	13,257	9.3%
Employee Population per Business			4.6		5.1		5.0		6.1	
Residential Population per Business			21.3		19.8		19.6		16.0	

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Expanded Profile

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1 mi radius

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Race & Ethnicity

White (2026)	4,150	67.5%	36,822	67.0%	92,097	70.1%	250,147	67.0%
Black or African American (2026)	516	8.4%	4,325	7.9%	9,302	7.1%	38,408	10.3%
American Indian or Alaska Native (2026)	20	0.3%	163	0.3%	415	0.3%	1,751	0.5%
Asian (2026)	146	2.4%	849	1.5%	1,962	1.5%	6,659	1.8%
Hawaiian or Pacific Islander (2026)	6	-	25	-	55	-	164	-
Other Race (2026)	411	6.7%	4,098	7.5%	8,900	6.8%	26,320	7.0%
Two or More Races (2026)	901	14.7%	8,675	15.8%	18,693	14.2%	49,941	13.4%
Not Hispanic or Latino Population (2026)	4,411	71.7%	38,225	69.6%	94,386	71.8%	271,565	72.7%
Hispanic or Latino Population (2026)	1,739	28.3%	16,731	30.4%	37,038	28.2%	101,825	27.3%
Not Hispanic or Latino Population (2031)	4,863	71.5%	44,090	70.6%	102,040	71.1%	283,843	71.9%
Hispanic or Latino Population (2031)	1,942	28.5%	18,400	29.4%	41,557	28.9%	111,082	28.1%
Not Hispanic or Latino Population (2020)	3,439	71.2%	30,289	72.9%	82,946	76.7%	255,502	76.6%
Hispanic or Latino Population (2020)	1,394	28.8%	11,281	27.1%	25,170	23.3%	78,173	23.4%
Not Hispanic or Latino Population (2010)	2,862	77.4%	26,197	78.9%	74,363	82.2%	225,131	81.1%
Hispanic or Latino Population (2010)	838	22.6%	7,013	21.1%	16,104	17.8%	52,368	18.9%
Projected Hispanic Annual Growth (2026 to 2031)	203	2.3%	1,668	2.0%	4,518	2.4%	9,257	1.8%
Historic Hispanic Annual Growth (2010 to 2026)	901	6.7%	9,719	8.7%	20,934	8.1%	49,457	5.9%

Age Distribution (2026)

Age Under 5	263	4.3%	2,808	5.1%	6,192	4.7%	17,855	4.8%
Age 5 to 9 Years	370	6.0%	3,032	5.5%	6,463	4.9%	18,514	5.0%
Age 10 to 14 Years	335	5.5%	2,983	5.4%	6,577	5.0%	18,895	5.1%
Age 15 to 19 Years	372	6.1%	3,136	5.7%	7,031	5.3%	20,112	5.4%
Age 20 to 24 Years	298	4.8%	2,841	5.2%	6,437	4.9%	19,302	5.2%
Age 25 to 29 Years	327	5.3%	3,158	5.7%	6,913	5.3%	20,901	5.6%
Age 30 to 34 Years	361	5.9%	3,406	6.2%	7,586	5.8%	22,256	6.0%
Age 35 to 39 Years	408	6.6%	3,557	6.5%	7,778	5.9%	22,649	6.1%
Age 40 to 44 Years	390	6.3%	3,446	6.3%	7,773	5.9%	22,144	5.9%
Age 45 to 49 Years	376	6.1%	3,289	6.0%	7,415	5.6%	21,183	5.7%
Age 50 to 54 Years	406	6.6%	3,433	6.2%	8,018	6.1%	23,276	6.2%
Age 55 to 59 Years	383	6.2%	3,483	6.3%	8,584	6.5%	24,807	6.6%
Age 60 to 64 Years	396	6.4%	3,517	6.4%	9,344	7.1%	27,248	7.3%
Age 65 to 74 Years	801	13.0%	6,831	12.4%	18,041	13.7%	49,557	13.3%
Age 75 to 84 Years	504	8.2%	4,590	8.4%	12,884	9.8%	33,133	8.9%
Age 85 Years or Over	159	2.6%	1,446	2.6%	4,390	3.3%	11,560	3.1%
Median Age	43.4		42.9		46.0		45.4	

Gender Age Distribution (2026)

Female Population	3,166	51.5%	27,818	50.6%	66,422	50.5%	186,874	50.0%
Age 0 to 19 Years	685	21.6%	5,781	20.8%	12,658	19.1%	36,480	19.5%
Age 20 to 64 Years	1,717	54.3%	15,307	55.0%	35,273	53.1%	101,998	54.6%
Age 65 Years or Over	763	24.1%	6,731	24.2%	18,491	27.8%	48,396	25.9%
Female Median Age	43.7		43.7		46.8		46.1	
Male Population	2,984	48.5%	27,138	49.4%	65,002	49.5%	186,515	50.0%
Age 0 to 19 Years	655	21.9%	6,177	22.8%	13,605	20.9%	38,895	20.9%
Age 20 to 64 Years	1,628	54.6%	14,824	54.6%	34,574	53.2%	101,767	54.6%
Age 65 Years or Over	701	23.5%	6,136	22.6%	16,823	25.9%	45,853	24.6%
Male Median Age	43.1		42.1		45.2		44.8	

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Household Income Distribution (2026)

HH Income \$200,000 or More	179	7.3%	1,410	6.5%	3,390	6.2%	14,091	9.1%
HH Income \$150,000 to \$199,999	176	7.1%	1,714	8.0%	4,082	7.5%	12,469	8.0%
HH Income \$100,000 to \$149,999	450	18.3%	3,658	17.0%	9,411	17.3%	27,990	18.0%
HH Income \$75,000 to \$99,999	592	24.0%	3,400	15.8%	8,328	15.4%	21,852	14.1%
HH Income \$50,000 to \$74,999	489	19.9%	4,186	19.4%	10,452	19.3%	27,618	17.8%
HH Income \$35,000 to \$49,999	142	5.8%	2,119	9.8%	6,070	11.2%	16,598	10.7%
HH Income \$25,000 to \$34,999	241	9.8%	1,914	8.9%	4,354	8.0%	12,333	7.9%
HH Income \$15,000 to \$24,999	72	2.9%	1,524	7.1%	3,727	6.9%	9,289	6.0%
HH Income Under \$15,000	124	5.0%	1,606	7.5%	4,431	8.2%	13,009	8.4%
HH Income \$35,000 or More	2,028	82.3%	16,488	76.6%	41,733	76.9%	120,618	77.7%
HH Income \$75,000 or More	1,397	56.7%	10,183	47.3%	25,211	46.5%	76,403	49.2%

Housing (2026)

Total Housing Units	3,102		27,271		69,188		199,437	
Housing Units Occupied	2,464	79.4%	21,532	79.0%	54,244	78.4%	155,250	77.8%
Housing Units Owner-Occupied	1,697	68.9%	15,125	70.2%	38,370	70.7%	100,697	64.9%
Housing Units, Renter-Occupied	767	31.1%	6,408	29.8%	15,873	29.3%	54,553	35.1%
Housing Units, Vacant	638	20.6%	5,739	21.0%	14,945	21.6%	44,186	22.2%

Marital Status (2026)

Never Married	1,351	26.1%	13,957	30.3%	30,734	27.4%	92,041	28.9%
Currently Married	2,412	46.5%	20,307	44.0%	50,660	45.2%	144,942	45.6%
Separated	358	6.9%	2,167	4.7%	5,274	4.7%	15,015	4.7%
Widowed	498	9.6%	2,824	6.1%	8,057	7.2%	20,748	6.5%
Divorced	563	10.9%	6,879	14.9%	17,467	15.6%	45,380	14.3%

Household Type (2026)

Population Family	5,438	88.4%	44,920	81.7%	104,391	79.4%	296,035	79.3%
Population Non-Family	694	11.3%	9,892	18.0%	26,274	20.0%	72,036	19.3%
Population Group Quarters	18	0.3%	143	0.3%	760	0.6%	5,319	1.4%
Family Households	1,980	80.3%	14,741	68.5%	35,687	65.8%	104,384	67.2%
Non-Family Households	485	19.7%	6,791	31.5%	18,557	34.2%	50,866	32.8%
Married Couple with Children	456	18.9%	3,912	19.3%	8,712	17.2%	24,166	16.7%
Average Family Household Size	2.7		3.0		2.9		2.8	

Household Size (2026)

1 Person Households	316	12.8%	4,741	22.0%	13,468	24.8%	37,149	23.9%
2 Person Households	1,306	53.0%	8,787	40.8%	23,178	42.7%	70,354	45.3%
3 Person Households	452	18.3%	3,326	15.4%	7,487	13.8%	21,339	13.7%
4 Person Households	215	8.7%	2,528	11.7%	5,598	10.3%	14,815	9.5%
5 Person Households	109	4.4%	1,261	5.9%	2,714	5.0%	7,051	4.5%
6 or More Person Households	66	2.7%	889	4.1%	1,799	3.3%	4,543	2.9%

Household Vehicles (2026)

Households with 0 Vehicles Available	175	7.1%	1,208	5.6%	3,172	5.8%	11,251	7.2%
Households with 1 Vehicles Available	714	29.0%	8,560	39.8%	22,790	42.0%	62,331	40.1%
Households with 2 or More Vehicles Available	1,575	63.9%	11,764	54.6%	28,281	52.1%	81,669	52.6%
Total Vehicles Available	4,540		36,642		90,073		255,375	
Average Vehicles Per Household	1.8		1.7		1.7		1.6	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	5,105		45,475		110,697		313,931	
Estimated Civilian Employed	3,040	59.6%	26,418	58.1%	60,991	55.1%	171,768	54.7%
Estimated Civilian Unemployed	182	3.6%	1,477	3.2%	3,436	3.1%	9,639	3.1%
Estimated in Armed Forces	-	-	5	-	16	-	153	-
Estimated Not in Labor Force	1,882	36.9%	17,575	38.6%	46,253	41.8%	132,371	42.2%
Unemployment Rate	3.6%		3.2%		3.1%		3.1%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	3,040		26,418		60,989		171,759	
Management, Business, Financial Operations	296	9.7%	3,904	14.8%	8,693	14.3%	26,595	15.5%
Professional, Related	490	16.1%	5,015	19.0%	11,271	18.5%	32,491	18.9%
Service	902	29.7%	5,564	21.1%	12,557	20.6%	35,406	20.6%
Sales, Office	548	18.0%	5,721	21.7%	14,284	23.4%	38,637	22.5%
Farming, Fishing, Forestry	-	-	20	-	81	0.1%	358	0.2%
Construct, Extraction, Maintenance	447	14.7%	3,533	13.4%	7,681	12.6%	21,572	12.6%
Production, Transport Material Moving	356	11.7%	2,661	10.1%	6,421	10.5%	16,700	9.7%
White Collar Workers	1,334	43.9%	14,640	55.4%	34,249	56.2%	97,723	56.9%
Blue Collar Workers	1,706	56.1%	11,778	44.6%	26,740	43.8%	74,036	43.1%

Consumer Expenditure (2026)

Total Household Expenditure	\$219.33 M		\$1.83 B		\$4.52 B		\$13.56 B	
Total Non-Retail Expenditure	\$101.66 M	46.3%	\$838.04 M	45.8%	\$2.07 B	45.8%	\$6.39 B	47.1%
Total Retail Expenditure	\$117.68 M	53.7%	\$992.87 M	54.2%	\$2.45 B	54.2%	\$7.17 B	52.9%
Alcoholic Beverages	\$1.54 M	0.7%	\$12.77 M	0.7%	\$31.44 M	0.7%	\$94.66 M	0.7%
Apparel	\$4.9 M	2.2%	\$41.1 M	2.2%	\$100.65 M	2.2%	\$299.16 M	2.2%
Contributions	\$5.35 M	2.4%	\$43.62 M	2.4%	\$108.18 M	2.4%	\$331.45 M	2.4%
Education	\$3.7 M	1.7%	\$30.39 M	1.7%	\$75.15 M	1.7%	\$228.62 M	1.7%
Entertainment	\$11.07 M	5.0%	\$92.87 M	5.1%	\$227.52 M	5.0%	\$676.41 M	5.0%
Food Away From Home	\$10.69 M	4.9%	\$89.06 M	4.9%	\$218.77 M	4.8%	\$655.19 M	4.8%
Grocery	\$16.16 M	7.4%	\$139.44 M	7.6%	\$337.24 M	7.5%	\$971.82 M	7.2%
Health Care	\$16.94 M	7.7%	\$148.43 M	8.1%	\$381.25 M	8.4%	\$1.07 B	7.9%
Household Furnishings and Equipment	\$5.76 M	2.6%	\$47.98 M	2.6%	\$117.91 M	2.6%	\$353.22 M	2.6%
Household Operations	\$4.42 M	2.0%	\$37.29 M	2.0%	\$91.15 M	2.0%	\$270.73 M	2.0%
Miscellaneous Expenses	\$3.38 M	1.5%	\$28.04 M	1.5%	\$69.06 M	1.5%	\$206.79 M	1.5%
Personal Care	\$2.56 M	1.2%	\$21.94 M	1.2%	\$53.22 M	1.2%	\$154.74 M	1.1%
Shelter	\$40.12 M	18.3%	\$337.13 M	18.4%	\$824.93 M	18.3%	\$2.45 B	18.1%
Tax and Retirement	\$46.38 M	21.1%	\$372.55 M	20.3%	\$928.8 M	20.6%	\$2.99 B	22.1%
Tobacco and Related	\$977.07 K	0.4%	\$8.9 M	0.5%	\$21.07 M	0.5%	\$57.78 M	0.4%
Transportation	\$33.15 M	15.1%	\$273.44 M	14.9%	\$675.65 M	15.0%	\$2 B	14.8%
Utilities	\$12.25 M	5.6%	\$105.95 M	5.8%	\$255.91 M	5.7%	\$734.96 M	5.4%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	4,512		40,156		98,724		278,713	
Elementary (Grade Level 0 to 8)	61	1.4%	1,732	4.3%	4,171	4.2%	13,109	4.7%
Some High School (Grade Level 9 to 11)	188	4.2%	1,768	4.4%	5,861	5.9%	16,632	6.0%
High School Graduate	1,930	42.8%	14,797	36.8%	34,987	35.4%	91,219	32.7%
Some College	1,035	22.9%	8,155	20.3%	20,721	21.0%	56,098	20.1%
Associate Degree Only	347	7.7%	3,684	9.2%	9,560	9.7%	25,956	9.3%
Bachelor Degree Only	532	11.8%	6,212	15.5%	14,764	15.0%	47,564	17.1%
Graduate Degree	418	9.3%	3,808	9.5%	8,661	8.8%	28,136	10.1%

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Units In Structure (2026)

1 Detached Unit	1,511	61.3%	13,621	63.3%	33,817	62.3%	97,011	62.5%
1 Attached Unit	127	5.2%	1,075	5.0%	2,845	5.2%	9,345	6.0%
2 to 4 Units	98	4.0%	967	4.5%	2,736	5.0%	9,487	6.1%
5 to 9 Units	88	3.6%	648	3.0%	1,599	2.9%	5,396	3.5%
10 to 19 Units	218	8.9%	1,202	5.6%	2,638	4.9%	9,598	6.2%
20 to 49 Units	108	4.4%	631	2.9%	1,572	2.9%	6,438	4.1%
50 or More Units	110	4.5%	761	3.5%	1,817	3.4%	7,071	4.6%
Mobile Home or Trailer	204	8.3%	2,613	12.1%	7,072	13.0%	10,584	6.8%
Other Structure	-	-	14	-	147	0.3%	319	0.2%

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	204	8.3%	2,457	11.4%	5,091	9.4%	14,017	9.0%
Homes Built 2010 to 2019	337	13.7%	2,776	12.9%	5,573	10.3%	17,095	11.0%
Homes Built 2000 to 2009	1,024	41.6%	7,310	34.0%	16,207	29.9%	41,251	26.6%
Homes Built 1990 to 1999	308	12.5%	2,208	10.3%	6,548	12.1%	20,255	13.0%
Homes Built 1980 to 1989	363	14.7%	3,123	14.5%	9,739	18.0%	27,017	17.4%
Homes Built 1970 to 1979	175	7.1%	2,620	12.2%	7,461	13.8%	21,305	13.7%
Homes Built 1960 to 1969	26	1.1%	480	2.2%	1,896	3.5%	7,816	5.0%
Homes Built Before 1959	27	1.1%	558	2.6%	1,728	3.2%	6,493	4.2%

Home Values (2026)

Home Values \$1,000,000 or More	22	1.3%	306	2.0%	756	2.0%	3,281	3.3%
Home Values \$500,000 to \$999,999	135	8.0%	1,444	9.5%	4,877	12.7%	21,590	21.4%
Home Values \$400,000 to \$499,999	245	14.4%	2,466	16.3%	5,680	14.8%	17,353	17.2%
Home Values \$300,000 to \$399,999	548	32.3%	4,676	30.9%	11,324	29.5%	26,362	26.2%
Home Values \$200,000 to \$299,999	472	27.8%	2,981	19.7%	6,939	18.1%	16,028	15.9%
Home Values \$150,000 to \$199,999	135	7.9%	756	5.0%	1,958	5.1%	4,416	4.4%
Home Values \$100,000 to \$149,999	28	1.7%	675	4.5%	1,738	4.5%	3,105	3.1%
Home Values \$70,000 to \$99,999	23	1.4%	374	2.5%	977	2.5%	1,640	1.6%
Home Values \$50,000 to \$69,999	26	1.6%	367	2.4%	1,198	3.1%	1,885	1.9%
Home Values \$25,000 to \$49,999	38	2.2%	488	3.2%	1,488	3.9%	2,569	2.6%
Home Values Under \$25,000	24	1.4%	591	3.9%	1,436	3.7%	2,469	2.5%
Owner-Occupied Median Home Value	\$303,385		\$299,233		\$302,987		\$367,252	
Renter-Occupied Median Rent	\$1,872		\$1,751		\$1,749		\$1,747	

Transportation To Work (2026)

Drive to Work Alone	2,231	73.4%	19,263	72.9%	43,776	71.8%	120,942	70.4%
Drive to Work in Carpool	372	12.2%	3,043	11.5%	7,228	11.9%	21,056	12.3%
Travel to Work by Public Transportation	13	0.4%	255	1.0%	638	1.0%	1,994	1.2%
Drive to Work on Motorcycle	8	0.3%	24	-	60	-	165	-
Walk or Bicycle to Work	4	0.1%	162	0.6%	683	1.1%	1,407	0.8%
Other Means	13	0.4%	392	1.5%	888	1.5%	2,411	1.4%
Work at Home	399	13.1%	3,279	12.4%	7,717	12.7%	23,784	13.8%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	302	9.9%	3,161	12.0%	7,823	12.8%	23,155	13.5%
Travel to Work in 15 to 29 Minutes	780	25.6%	6,939	26.3%	16,865	27.7%	49,202	28.6%
Travel to Work in 30 to 59 Minutes	1,161	38.2%	10,040	38.0%	22,211	36.4%	59,286	34.5%
Travel to Work in 60 Minutes or More	397	13.1%	2,999	11.4%	6,373	10.5%	16,333	9.5%
Average Minutes Travel to Work	31.2		30.5		29.5		28.5	