

# VICTORY PARK

## Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



## 126,000 SF Medical Space for Lease



## PROPERTY HIGHLIGHTS

-  BRAND NEW MEDICAL OFFICE BUILDINGS WITH AMBULATORY ENTRANCE
-  140-ACRE MASTER PLANNED DEVELOPMENT
-  Adjacent to VA Medical Center with 350,000+ patients per year.
-  Florida's fastest growing community
-  Cape Coral is the 3rd largest Veteran populated city in the country

### POPULATION



3 Mi	54,067
5 Mi	119,732
10 Mi	372,602

### CARS PER DAY



Diplomat Pkwy E: 9,197  
NE 24th Ave: 3,396

### AV. HH INCOME

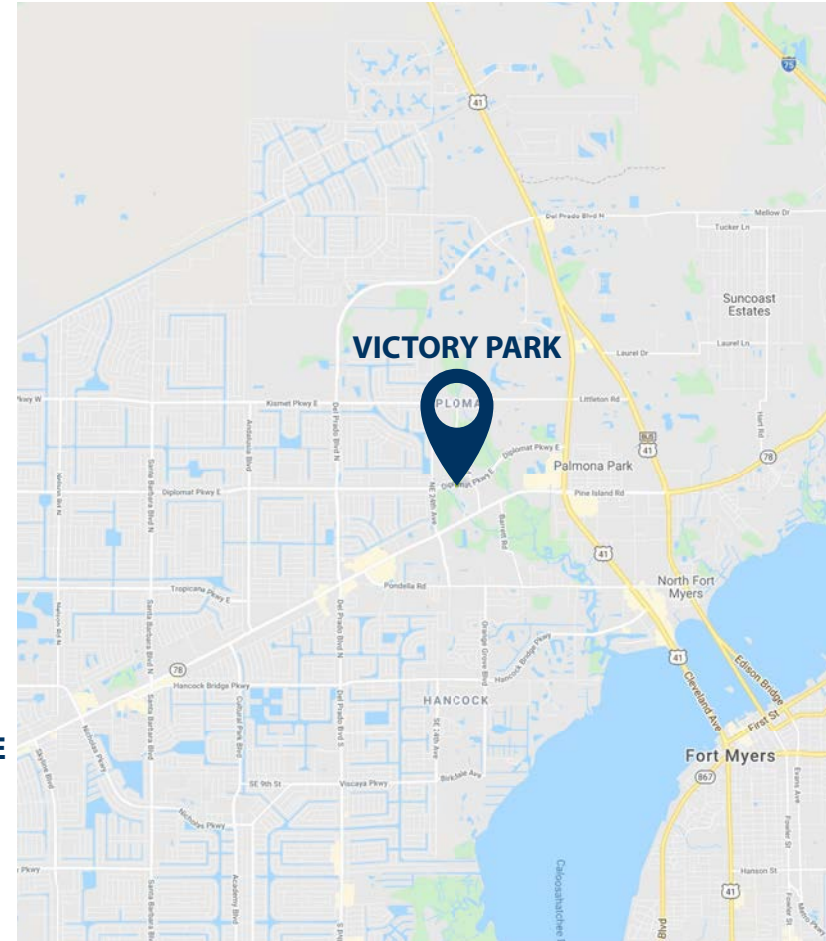


3 Mi	\$60,383
5 Mi	\$62,271
10 Mi	\$64,516

### EMPLOYEES



3 Mi	17,825
5 Mi	43,954
10 Mi	154,155



## VICTORY PARK

last updated: 07/15/21 P. 1



SHARY THUR



202-359-3469



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# VICTORY PARK

Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



last updated: 07/15/21 P.2



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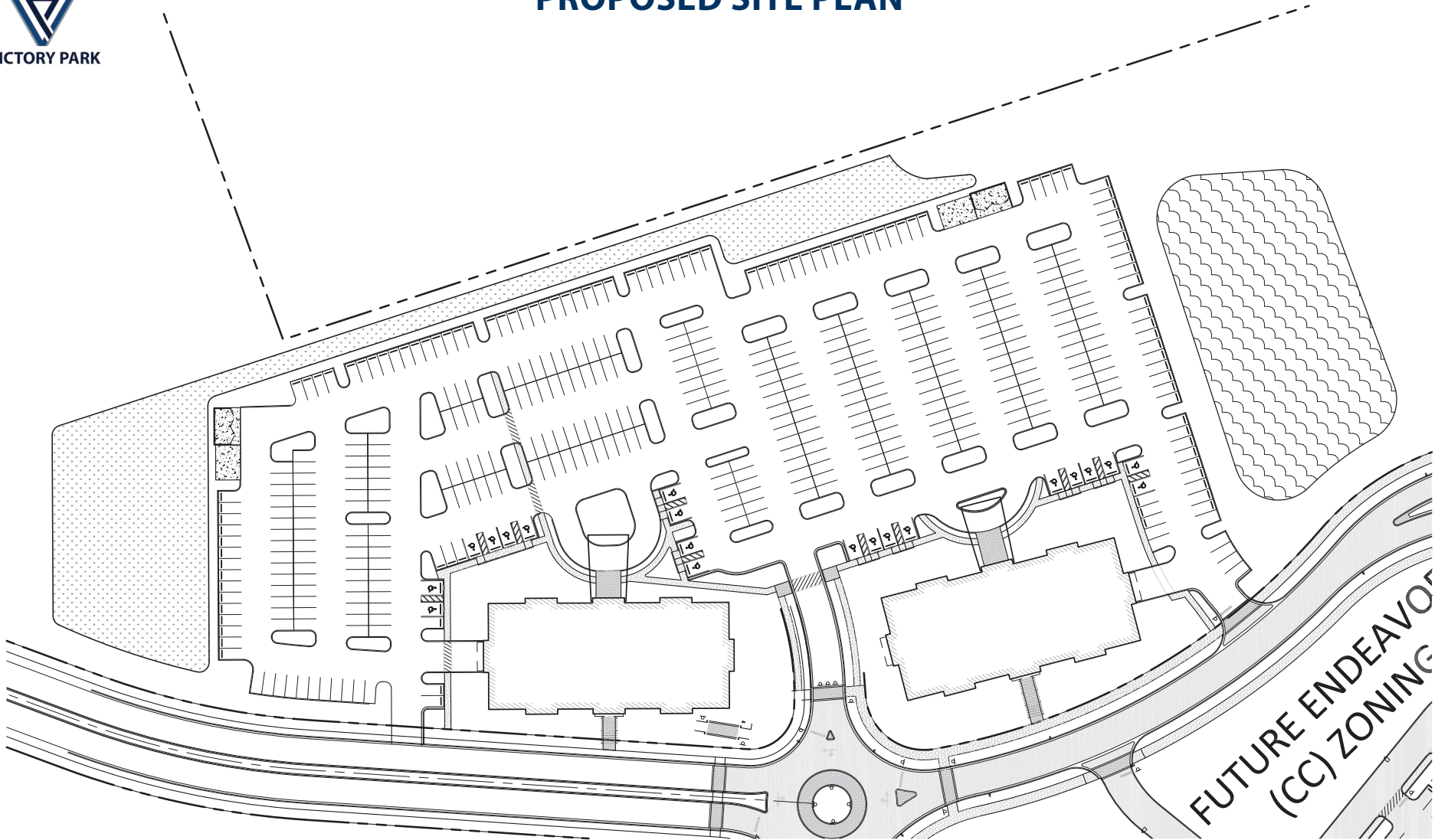
# VICTORY PARK

Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



## PROPOSED SITE PLAN



last updated: 07/15/21 P.3



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# VICTORY PARK

## Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



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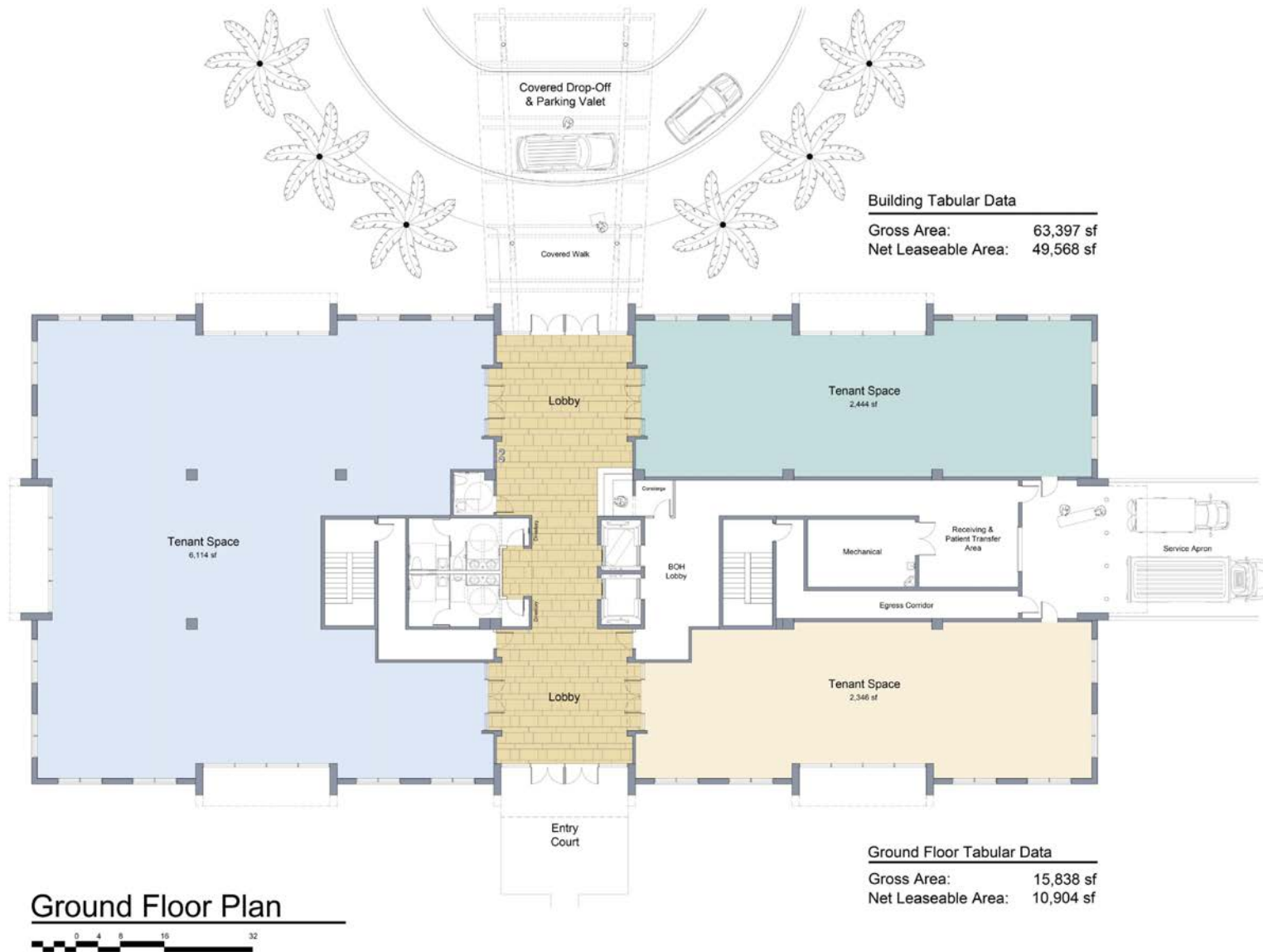
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# VICTORY PARK

## Life Science Campus

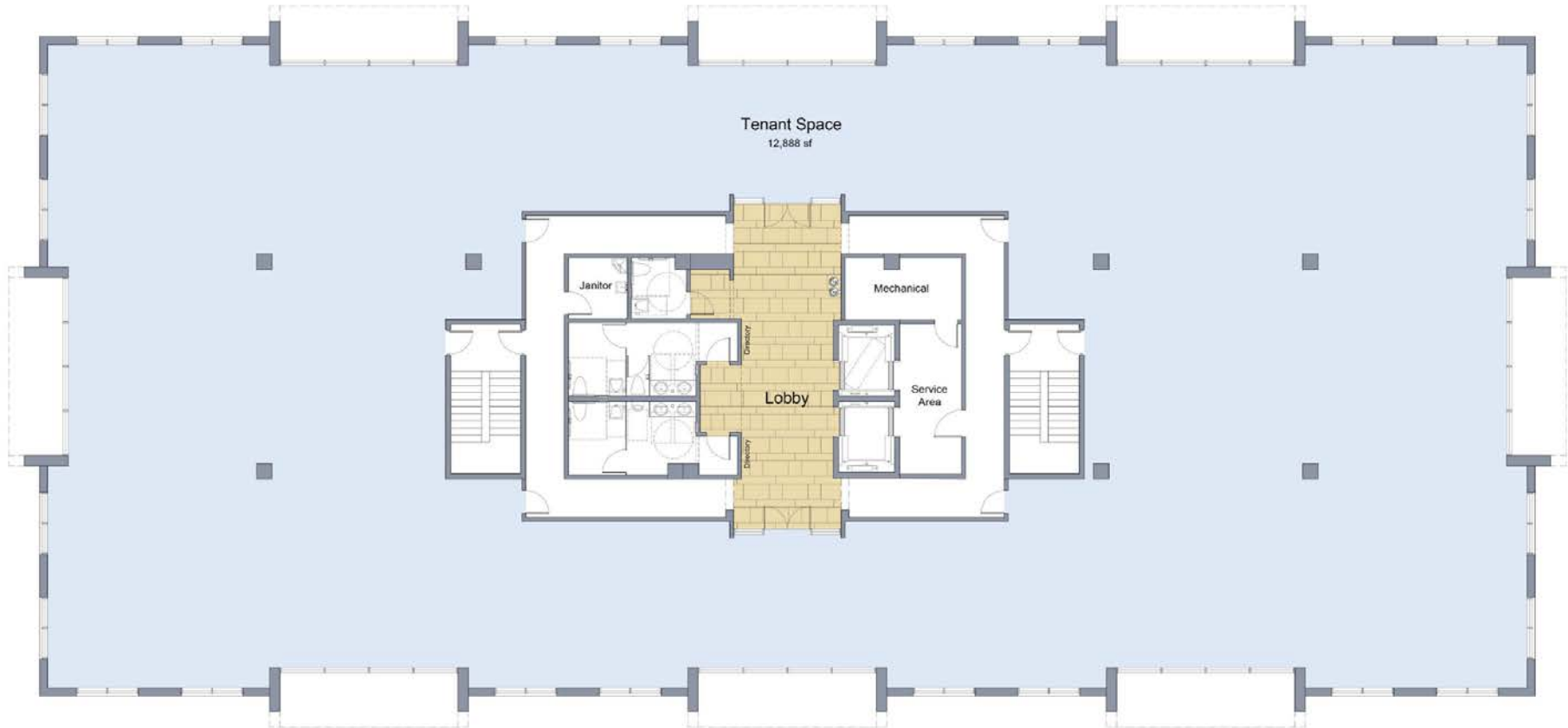
Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



# VICTORY PARK

Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



#### Elevated Floor Tabular Data

Gross Area:	15,853 sf
Net Leaseable Area:	12,888 sf

Single Tenant configuration

last updated: 07/15/21 P. 6



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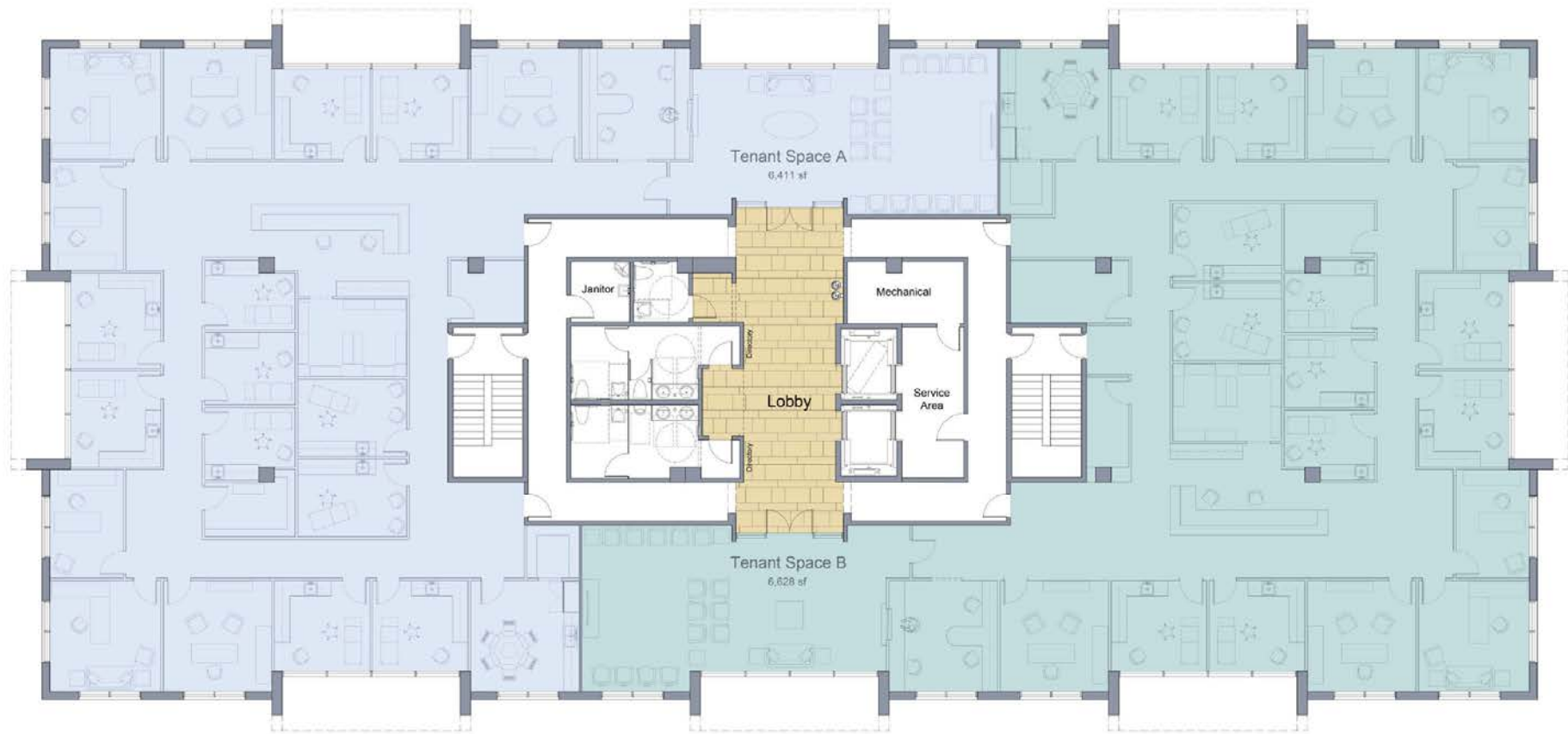


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# VICTORY PARK

## Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



2 Tenants configuration



# VICTORY PARK

Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



8 Tenants configuration

last updated: 07/15/21 P. 8



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# VICTORY PARK

Life Science Campus

Diplomat Pkwy E & NE 24th Ave, Cape Coral, FL 33909



## LEASING CONTACT

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## OFFICE LOCATIONS

### WASHINGTON DC

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Washington, DC 20007

202-823-4444

### BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441



# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.6858/-81.9205

RFULL9

## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Population

Estimated Population (2021)	54,067		119,732		372,602	
Projected Population (2026)	59,713		130,635		410,036	
Census Population (2010)	43,467		99,543		301,884	
Census Population (2000)	34,014		79,665		247,689	
Projected Annual Growth (2021-2026)	5,646	2.1%	10,904	1.8%	37,434	2.0%
Historical Annual Growth (2010-2021)	10,601	2.2%	20,189	1.8%	70,718	2.1%
Historical Annual Growth (2000-2010)	9,453	2.8%	19,879	2.5%	54,195	2.2%
Estimated Population Density (2021)	1,913	psm	1,525	psm	1,187	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi

### Households

Estimated Households (2021)	23,559		52,095		157,797	
Projected Households (2026)	24,894		54,522		166,758	
Census Households (2010)	18,758		42,567		125,340	
Census Households (2000)	15,178		34,877		103,903	
Projected Annual Growth (2021-2026)	1,336	1.1%	2,427	0.9%	8,961	1.1%
Historical Annual Change (2000-2021)	8,381	2.6%	17,218	2.4%	53,894	2.5%

### Average Household Income

Estimated Average Household Income (2021)	\$60,383		\$62,271		\$64,516	
Projected Average Household Income (2026)	\$66,086		\$69,581		\$71,211	
Census Average Household Income (2010)	\$45,683		\$48,311		\$55,758	
Census Average Household Income (2000)	\$43,114		\$43,791		\$48,031	
Projected Annual Change (2021-2026)	\$5,702	1.9%	\$7,310	2.3%	\$6,695	2.1%
Historical Annual Change (2000-2021)	\$17,270	1.9%	\$18,480	2.0%	\$16,486	1.6%

### Median Household Income

Estimated Median Household Income (2021)	\$54,492		\$56,060		\$60,090	
Projected Median Household Income (2026)	\$62,665		\$64,560		\$69,269	
Census Median Household Income (2010)	\$39,263		\$40,477		\$45,069	
Census Median Household Income (2000)	\$34,972		\$35,680		\$38,746	
Projected Annual Change (2021-2026)	\$8,173	3.0%	\$8,500	3.0%	\$9,178	3.1%
Historical Annual Change (2000-2021)	\$19,521	2.7%	\$20,380	2.7%	\$21,344	2.6%

### Per Capita Income

Estimated Per Capita Income (2021)	\$26,327		\$27,185		\$27,453	
Projected Per Capita Income (2026)	\$27,565		\$29,123		\$29,079	
Census Per Capita Income (2010)	\$19,714		\$20,659		\$23,151	
Census Per Capita Income (2000)	\$19,113		\$19,202		\$20,085	
Projected Annual Change (2021-2026)	\$1,239	0.9%	\$1,939	1.4%	\$1,626	1.2%
Historical Annual Change (2000-2021)	\$7,214	1.8%	\$7,983	2.0%	\$7,367	1.7%
Estimated Average Household Net Worth (2021)	\$339,324		\$368,993		\$439,618	



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## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Race and Ethnicity

Total Population (2021)	54,067		119,732		372,602	
White (2021)	45,948	85.0%	100,702	84.1%	291,753	78.3%
Black or African American (2021)	2,960	5.5%	7,740	6.5%	39,669	10.6%
American Indian or Alaska Native (2021)	268	0.5%	533	0.4%	1,646	0.4%
Asian (2021)	986	1.8%	2,175	1.8%	7,134	1.9%
Hawaiian or Pacific Islander (2021)	44	-	99	-	283	-
Other Race (2021)	2,439	4.5%	5,356	4.5%	21,867	5.9%
Two or More Races (2021)	1,423	2.6%	3,128	2.6%	10,250	2.8%
Population < 18 (2021)	8,719	16.1%	19,910	16.6%	66,317	17.8%
White Not Hispanic	4,345	49.8%	9,872	49.6%	29,315	44.2%
Black or African American	816	9.4%	2,093	10.5%	10,494	15.8%
Asian	170	1.9%	379	1.9%	1,213	1.8%
Other Race Not Hispanic	387	4.4%	828	4.2%	2,626	4.0%
Hispanic	3,001	34.4%	6,738	33.8%	22,670	34.2%
Not Hispanic or Latino Population (2021)	42,776	79.1%	94,092	78.6%	285,560	76.6%
Not Hispanic White	38,254	89.4%	83,144	88.4%	236,330	82.8%
Not Hispanic Black or African American	2,510	5.9%	6,586	7.0%	35,460	12.4%
Not Hispanic American Indian or Alaska Native	172	0.4%	344	0.4%	925	0.3%
Not Hispanic Asian	933	2.2%	2,036	2.2%	6,653	2.3%
Not Hispanic Hawaiian or Pacific Islander	40	-	75	-	173	-
Not Hispanic Other Race	55	0.1%	96	0.1%	496	0.2%
Not Hispanic Two or More Races	812	1.9%	1,812	1.9%	5,524	1.9%
Hispanic or Latino Population (2021)	11,292	20.9%	25,640	21.4%	87,042	23.4%
Hispanic White	7,694	68.1%	17,558	68.5%	55,423	63.7%
Hispanic Black or African American	450	4.0%	1,154	4.5%	4,209	4.8%
Hispanic American Indian or Alaska Native	96	0.9%	189	0.7%	720	0.8%
Hispanic Asian	53	0.5%	139	0.5%	481	0.6%
Hispanic Hawaiian or Pacific Islander	4	-	24	-	111	0.1%
Hispanic Other Race	2,384	21.1%	5,260	20.5%	21,371	24.6%
Hispanic Two or More Races	611	5.4%	1,316	5.1%	4,726	5.4%
Not Hispanic or Latino Population (2010)	35,911	82.6%	82,605	83.0%	246,658	81.7%
Hispanic or Latino Population (2010)	7,556	17.4%	16,938	17.0%	55,226	18.3%
Not Hispanic or Latino Population (2000)	31,880	93.7%	74,239	93.2%	223,434	90.2%
Hispanic or Latino Population (2000)	2,134	6.3%	5,425	6.8%	24,255	9.8%
Not Hispanic or Latino Population (2026)	46,228	77.4%	100,521	76.9%	309,350	75.4%
Hispanic or Latino Population (2026)	13,485	22.6%	30,114	23.1%	100,685	24.6%
Projected Annual Growth (2021-2026)	2,194	-	4,475	-	13,644	-
Historical Annual Growth (2000-2010)	5,422	25.4%	11,512	21.2%	30,970	12.8%

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.6858/-81.9205

RFULL9

## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Total Age Distribution (2021)

Total Population	54,067		119,732		372,602	
Age Under 5 Years	2,243	4.1%	5,176	4.3%	17,538	4.7%
Age 5 to 9 Years	2,413	4.5%	5,529	4.6%	18,344	4.9%
Age 10 to 14 Years	2,547	4.7%	5,795	4.8%	19,284	5.2%
Age 15 to 19 Years	2,494	4.6%	5,661	4.7%	19,073	5.1%
Age 20 to 24 Years	2,363	4.4%	5,435	4.5%	19,203	5.2%
Age 25 to 29 Years	2,565	4.7%	6,119	5.1%	21,480	5.8%
Age 30 to 34 Years	2,755	5.1%	6,515	5.4%	22,165	5.9%
Age 35 to 39 Years	2,702	5.0%	6,234	5.2%	21,044	5.6%
Age 40 to 44 Years	2,691	5.0%	6,134	5.1%	20,251	5.4%
Age 45 to 49 Years	2,776	5.1%	6,266	5.2%	20,674	5.5%
Age 50 to 54 Years	3,119	5.8%	6,912	5.8%	22,269	6.0%
Age 55 to 59 Years	3,644	6.7%	7,976	6.7%	24,730	6.6%
Age 60 to 64 Years	3,840	7.1%	8,251	6.9%	24,999	6.7%
Age 65 to 69 Years	4,083	7.6%	8,739	7.3%	25,001	6.7%
Age 70 to 74 Years	4,591	8.5%	9,755	8.1%	26,166	7.0%
Age 75 to 79 Years	3,881	7.2%	8,049	6.7%	20,915	5.6%
Age 80 to 84 Years	2,705	5.0%	5,654	4.7%	14,633	3.9%
Age 85 Years or Over	2,654	4.9%	5,532	4.6%	14,833	4.0%
Median Age	50.1		48.8		45.9	
Age 19 Years or Less	9,697	17.9%	22,161	18.5%	74,240	19.9%
Age 20 to 64 Years	26,456	48.9%	59,841	50.0%	196,815	52.8%
Age 65 Years or Over	17,915	33.1%	37,729	31.5%	101,547	27.3%

### Female Age Distribution (2021)

Female Population	27,556	51.0%	60,994	50.9%	189,335	50.8%
Age Under 5 Years	1,066	3.9%	2,521	4.1%	8,670	4.6%
Age 5 to 9 Years	1,132	4.1%	2,646	4.3%	8,871	4.7%
Age 10 to 14 Years	1,227	4.5%	2,819	4.6%	9,435	5.0%
Age 15 to 19 Years	1,174	4.3%	2,687	4.4%	9,198	4.9%
Age 20 to 24 Years	1,152	4.2%	2,604	4.3%	9,357	4.9%
Age 25 to 29 Years	1,300	4.7%	3,058	5.0%	10,538	5.6%
Age 30 to 34 Years	1,357	4.9%	3,225	5.3%	10,809	5.7%
Age 35 to 39 Years	1,379	5.0%	3,116	5.1%	10,430	5.5%
Age 40 to 44 Years	1,350	4.9%	3,007	4.9%	9,985	5.3%
Age 45 to 49 Years	1,378	5.0%	3,078	5.0%	10,395	5.5%
Age 50 to 54 Years	1,576	5.7%	3,542	5.8%	11,387	6.0%
Age 55 to 59 Years	1,873	6.8%	4,143	6.8%	12,929	6.8%
Age 60 to 64 Years	2,018	7.3%	4,374	7.2%	13,093	6.9%
Age 65 to 69 Years	2,082	7.6%	4,458	7.3%	12,689	6.7%
Age 70 to 74 Years	2,410	8.7%	5,023	8.2%	13,309	7.0%
Age 75 to 79 Years	2,027	7.4%	4,239	6.9%	11,113	5.9%
Age 80 to 84 Years	1,481	5.4%	3,140	5.1%	8,074	4.3%
Age 85 Years or Over	1,575	5.7%	3,317	5.4%	9,053	4.8%
Female Median Age	51.5		50.1		47.1	
Age 19 Years or Less	4,599	16.7%	10,673	17.5%	36,174	19.1%
Age 20 to 64 Years	13,383	48.6%	30,145	49.4%	98,922	52.2%
Age 65 Years or Over	9,575	34.7%	20,176	33.1%	54,238	28.6%

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.6858/-81.9205

RFULL9

## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Male Age Distribution (2021)

Male Population	26,512	49.0%	58,738	49.1%	183,268	49.2%
Age Under 5 Years	1,177	4.4%	2,656	4.5%	8,868	4.8%
Age 5 to 9 Years	1,281	4.8%	2,883	4.9%	9,473	5.2%
Age 10 to 14 Years	1,320	5.0%	2,976	5.1%	9,849	5.4%
Age 15 to 19 Years	1,320	5.0%	2,974	5.1%	9,875	5.4%
Age 20 to 24 Years	1,212	4.6%	2,831	4.8%	9,846	5.4%
Age 25 to 29 Years	1,265	4.8%	3,061	5.2%	10,941	6.0%
Age 30 to 34 Years	1,399	5.3%	3,290	5.6%	11,356	6.2%
Age 35 to 39 Years	1,324	5.0%	3,118	5.3%	10,614	5.8%
Age 40 to 44 Years	1,340	5.1%	3,128	5.3%	10,267	5.6%
Age 45 to 49 Years	1,398	5.3%	3,188	5.4%	10,279	5.6%
Age 50 to 54 Years	1,542	5.8%	3,370	5.7%	10,882	5.9%
Age 55 to 59 Years	1,772	6.7%	3,833	6.5%	11,801	6.4%
Age 60 to 64 Years	1,822	6.9%	3,877	6.6%	11,906	6.5%
Age 65 to 69 Years	2,001	7.5%	4,281	7.3%	12,312	6.7%
Age 70 to 74 Years	2,180	8.2%	4,732	8.1%	12,857	7.0%
Age 75 to 79 Years	1,854	7.0%	3,811	6.5%	9,802	5.3%
Age 80 to 84 Years	1,225	4.6%	2,514	4.3%	6,559	3.6%
Age 85 Years or Over	1,080	4.1%	2,216	3.8%	5,779	3.2%
Male Median Age	48.6		47.5		44.7	
Age 19 Years or Less	5,098	19.2%	11,488	19.6%	38,065	20.8%
Age 20 to 64 Years	13,073	49.3%	29,696	50.6%	97,893	53.4%
Age 65 Years or Over	8,340	31.5%	17,553	29.9%	47,309	25.8%

### Males per 100 Females (2021)

Overall Comparison						
Age Under 5 Years	110	52.5%	105	51.3%	102	50.6%
Age 5 to 9 Years	113	53.1%	109	52.1%	107	51.6%
Age 10 to 14 Years	108	51.8%	106	51.4%	104	51.4%
Age 15 to 19 Years	112	52.9%	111	52.5%	107	51.8%
Age 20 to 24 Years	105	51.3%	109	52.1%	105	51.3%
Age 25 to 29 Years	97	49.3%	100	50.0%	104	50.9%
Age 30 to 34 Years	103	50.8%	102	50.5%	105	51.2%
Age 35 to 39 Years	96	49.0%	100	50.0%	102	50.4%
Age 40 to 44 Years	99	49.8%	104	51.0%	103	50.7%
Age 45 to 49 Years	101	50.4%	104	50.9%	99	49.7%
Age 50 to 54 Years	98	49.5%	95	48.8%	96	48.9%
Age 55 to 59 Years	95	48.6%	93	48.1%	91	47.7%
Age 60 to 64 Years	90	47.4%	89	47.0%	91	47.6%
Age 65 to 69 Years	96	49.0%	96	49.0%	97	49.2%
Age 70 to 74 Years	90	47.5%	94	48.5%	97	49.1%
Age 75 to 79 Years	91	47.8%	90	47.3%	88	46.9%
Age 80 to 84 Years	83	45.3%	80	44.5%	81	44.8%
Age 85 Years or Over	69	40.7%	67	40.0%	64	39.0%
Age 19 Years or Less	111	52.6%	108	51.8%	105	51.3%
Age 20 to 39 Years	100	50.1%	102	50.6%	104	51.0%
Age 40 to 64 Years	96	49.0%	96	48.9%	95	48.8%
Age 65 Years or Over	87	46.6%	87	46.5%	87	46.6%

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RFULL9

## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Household Type (2021)

Total Households	23,559		52,095		157,797	
Households with Children	5,057	21.5%	11,771	22.6%	38,601	24.5%
Average Household Size	2.3		2.3		2.3	
Household Density per Square Mile	834		664		502	
Population Family	42,695	79.0%	93,813	78.4%	293,611	78.8%
Population Non-Family	11,198	20.7%	24,855	20.8%	74,504	20.0%
Population Group Quarters	174	0.3%	1,063	0.9%	4,487	1.2%
Family Households	14,601	62.0%	32,124	61.7%	98,979	62.7%
Married Couple Households	10,879	74.5%	23,829	74.2%	72,163	72.9%
Other Family Households with Children	3,722	25.5%	8,295	25.8%	26,816	27.1%
Family Households with Children	4,995	34.2%	11,585	36.1%	37,987	38.4%
Married Couple with Children	2,773	55.5%	6,545	56.5%	21,444	56.5%
Other Family Households with Children	2,222	44.5%	5,040	43.5%	16,542	43.5%
Family Households No Children	9,606	65.8%	20,540	63.9%	60,993	61.6%
Married Couple No Children	8,106	84.4%	17,285	84.2%	50,719	83.2%
Other Family Households No Children	1,500	15.6%	3,255	15.8%	10,274	16.8%
Non-Family Households	8,958	38.0%	19,971	38.3%	58,818	37.3%
Non-Family Households with Children	62	0.7%	187	0.9%	614	1.0%
Non-Family Households No Children	8,896	99.3%	19,784	99.1%	58,203	99.0%
Average Family Household Size	2.9		2.9		3.0	
Average Family Income	\$72,566		\$74,710		\$77,739	
Median Family Income	\$68,159		\$70,080		\$74,105	
Average Non-Family Household Size	1.3		1.2		1.3	

### Marital Status (2021)

Population Age 15 Years or Over	46,865		103,232		317,436	
Never Married	11,928	25.5%	26,312	25.5%	86,944	27.4%
Currently Married	20,707	44.2%	45,511	44.1%	139,184	43.8%
Previously Married	14,230	30.4%	31,409	30.4%	91,307	28.8%
Separated	2,317	16.3%	5,031	16.0%	17,500	19.2%
Widowed	4,877	34.3%	10,814	34.4%	27,765	30.4%
Divorced	7,036	49.4%	15,564	49.6%	46,041	50.4%

### Educational Attainment (2021)

Adult Population Age 25 Years or Over	42,008		92,135		279,160	
Elementary (Grade Level 0 to 8)	1,780	4.2%	3,505	3.8%	13,443	4.8%
Some High School (Grade Level 9 to 11)	3,361	8.0%	7,545	8.2%	20,221	7.2%
High School Graduate	15,877	37.8%	34,591	37.5%	95,659	34.3%
Some College	8,882	21.1%	19,240	20.9%	55,839	20.0%
Associate Degree Only	4,163	9.9%	8,891	9.6%	26,785	9.6%
Bachelor Degree Only	5,214	12.4%	11,704	12.7%	43,688	15.6%
Graduate Degree	2,730	6.5%	6,658	7.2%	23,525	8.4%
Any College (Some College or Higher)	20,989	50.0%	46,494	50.5%	149,837	53.7%
College Degree + (Bachelor Degree or Higher)	7,945	18.9%	18,363	19.9%	67,213	24.1%



# COMPLETE PROFILE

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.6858/-81.9205

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## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Housing

Total Housing Units (2021)	29,319		64,893		193,631	
Total Housing Units (2010)	24,817		56,867		165,282	
Historical Annual Growth (2010-2021)	4,502	1.6%	8,026	1.3%	28,349	1.6%
Housing Units Occupied (2021)	23,559	80.4%	52,095	80.3%	157,797	81.5%
Housing Units Owner-Occupied	16,688	70.8%	36,106	69.3%	104,234	66.1%
Housing Units Renter-Occupied	6,871	29.2%	15,989	30.7%	53,563	33.9%
Housing Units Vacant (2021)	5,760	19.6%	12,798	19.7%	35,835	18.5%

### Household Size (2021)

Total Households	23,559		52,095		157,797	
1 Person Households	7,202	30.6%	16,070	30.8%	46,636	29.6%
2 Person Households	9,492	40.3%	20,866	40.1%	61,731	39.1%
3 Person Households	2,954	12.5%	6,524	12.5%	21,104	13.4%
4 Person Households	2,149	9.1%	4,812	9.2%	15,811	10.0%
5 Person Households	1,023	4.3%	2,272	4.4%	7,444	4.7%
6 Person Households	493	2.1%	1,015	1.9%	3,118	2.0%
7 or More Person Households	245	1.0%	536	1.0%	1,953	1.2%

### Household Income Distribution (2021)

HH Income \$200,000 or More	561	2.4%	1,589	3.0%	7,180	4.6%
HH Income \$150,000 to \$199,999	656	2.8%	1,556	3.0%	5,671	3.6%
HH Income \$125,000 to \$149,999	1,127	4.8%	2,530	4.9%	8,068	5.1%
HH Income \$100,000 to \$124,999	1,833	7.8%	4,245	8.1%	13,086	8.3%
HH Income \$75,000 to \$99,999	3,420	14.5%	7,346	14.1%	22,521	14.3%
HH Income \$50,000 to \$74,999	5,105	21.7%	11,498	22.1%	33,935	21.5%
HH Income \$35,000 to \$49,999	3,683	15.6%	7,736	14.8%	22,228	14.1%
HH Income \$25,000 to \$34,999	2,822	12.0%	5,451	10.5%	15,762	10.0%
HH Income \$15,000 to \$24,999	2,162	9.2%	4,625	8.9%	12,789	8.1%
HH Income \$10,000 to \$14,999	855	3.6%	2,117	4.1%	6,247	4.0%
HH Income Under \$10,000	1,333	5.7%	3,401	6.5%	10,311	6.5%

### Household Vehicles (2021)

Households 0 Vehicles Available	988	4.2%	2,866	5.5%	9,813	6.2%
Households 1 Vehicle Available	10,630	45.1%	23,326	44.8%	65,665	41.6%
Households 2 Vehicles Available	8,178	34.7%	18,162	34.9%	58,161	36.9%
Households 3 or More Vehicles Available	3,762	16.0%	7,741	14.9%	24,158	15.3%
Total Vehicles Available	39,474		85,689		262,924	
Average Vehicles per Household	1.7		1.6		1.7	
Owner-Occupied Household Vehicles	29,146	73.8%	62,995	73.5%	188,325	71.6%
Average Vehicles per Owner-Occupied Household	1.7		1.7		1.8	
Renter-Occupied Household Vehicles	10,328	26.2%	22,694	26.5%	74,599	28.4%
Average Vehicles per Renter-Occupied Household	1.5		1.4		1.4	

### Travel Time (2021)

Worker Base Age 16 years or Over	22,118		49,087		153,271	
Travel to Work in 14 Minutes or Less	4,067	18.4%	9,656	19.7%	30,165	19.7%
Travel to Work in 15 to 29 Minutes	9,231	41.7%	18,331	37.3%	58,769	38.3%
Travel to Work in 30 to 59 Minutes	6,464	29.2%	14,462	29.5%	48,730	31.8%
Travel to Work in 60 Minutes or More	1,382	6.2%	3,028	6.2%	11,084	7.2%
Work at Home	1,492	6.7%	3,719	7.6%	11,040	7.2%
Average Minutes Travel to Work	24.2		24.2		25.0	

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## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Transportation To Work (2021)

Worker Base Age 16 years or Over	22,118		49,087		153,271	
Drive to Work Alone	17,905	80.9%	38,854	79.2%	120,115	78.4%
Drive to Work in Carpool	2,032	9.2%	4,987	10.2%	16,267	10.6%
Travel to Work by Public Transportation	84	0.4%	271	0.6%	1,259	0.8%
Drive to Work on Motorcycle	127	0.6%	207	0.4%	437	0.3%
Bicycle to Work	110	0.5%	215	0.4%	832	0.5%
Walk to Work	206	0.9%	493	1.0%	2,053	1.3%
Other Means	164	0.7%	342	0.7%	1,268	0.8%
Work at Home	1,492	6.7%	3,719	7.6%	11,040	7.2%

### Daytime Demographics (2021)

Total Businesses	2,900		6,790		22,488	
Total Employees	17,825		43,954		154,155	
Company Headquarter Businesses	83	2.9%	215	3.2%	755	3.4%
Company Headquarter Employees	1,136	6.4%	3,583	8.2%	16,478	10.7%
Employee Population per Business	6.1	to 1	6.5	to 1	6.9	to 1
Residential Population per Business	18.6	to 1	17.6	to 1	16.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	41,217		96,762		306,445	

### Labor Force

Labor Population Age 16 Years or Over (2021)	46,407		102,166		313,821	
Labor Force Total Males (2021)	22,482	48.4%	49,647	48.6%	153,189	48.8%
Male Civilian Employed	12,028	53.5%	25,827	52.0%	83,948	54.8%
Male Civilian Unemployed	442	2.0%	985	2.0%	3,504	2.3%
Males in Armed Forces	9	-	21	-	216	0.1%
Males Not in Labor Force	10,003	44.5%	22,814	46.0%	65,521	42.8%
Labor Force Total Females (2021)	23,925	51.6%	52,519	51.4%	160,632	51.2%
Female Civilian Employed	10,978	45.9%	23,479	44.7%	77,322	48.1%
Female Civilian Unemployed	661	2.8%	1,399	2.7%	4,122	2.6%
Females in Armed Forces	-	-	30	-	45	-
Females Not in Labor Force	12,285	51.3%	27,611	52.6%	79,144	49.3%
Unemployment Rate	1,103	2.4%	2,383	2.3%	7,626	2.4%

### Occupation (2021)

Occupation Population Age 16 Years or Over	23,006		49,306		161,270	
Occupation Total Males	12,028	52.3%	25,827	52.4%	83,948	52.1%
Occupation Total Females	10,978	47.7%	23,479	47.6%	77,322	47.9%
Management, Business, Financial Operations	2,460	10.7%	6,123	12.4%	21,032	13.0%
Professional, Related	4,313	18.7%	9,067	18.4%	30,100	18.7%
Service	4,891	21.3%	10,060	20.4%	33,988	21.1%
Sales, Office	6,322	27.5%	13,237	26.8%	41,322	25.6%
Farming, Fishing, Forestry	50	0.2%	65	0.1%	267	0.2%
Construction, Extraction, Maintenance	2,234	9.7%	4,930	10.0%	17,592	10.9%
Production, Transport, Material Moving	2,737	11.9%	5,825	11.8%	16,970	10.5%
White Collar Workers	13,095	56.9%	28,426	57.7%	92,454	57.3%
Blue Collar Workers	9,911	43.1%	20,880	42.3%	68,817	42.7%

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## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Units In Structure (2021)

Total Units	18,758		42,567		125,340	
1 Detached Unit	13,989	74.6%	30,449	71.5%	96,549	77.0%
1 Attached Unit	634	3.4%	1,522	3.6%	7,141	5.7%
2 Units	760	4.0%	1,563	3.7%	4,694	3.7%
3 to 4 Units	696	3.7%	1,749	4.1%	6,917	5.5%
5 to 9 Units	864	4.6%	1,842	4.3%	8,158	6.5%
10 to 19 Units	931	5.0%	1,666	3.9%	7,747	6.2%
20 to 49 Units	364	1.9%	1,114	2.6%	6,721	5.4%
50 or More Units	408	2.2%	1,922	4.5%	5,878	4.7%
Mobile Home or Trailer	4,893	26.1%	10,203	24.0%	13,797	11.0%
Other Structure	20	0.1%	66	0.2%	195	0.2%

### Homes Built By Year (2021)

Homes Built 2014 or later	942	3.2%	1,885	2.9%	7,410	3.8%
Homes Built 2010 to 2013	365	1.2%	686	1.1%	3,299	1.7%
Homes Built 2000 to 2009	6,645	22.7%	14,545	22.4%	42,905	22.2%
Homes Built 1990 to 1999	3,203	10.9%	7,445	11.5%	23,085	11.9%
Homes Built 1980 to 1989	5,047	17.2%	12,505	19.3%	33,544	17.3%
Homes Built 1970 to 1979	4,424	15.1%	9,037	13.9%	26,949	13.9%
Homes Built 1960 to 1969	1,831	6.2%	3,587	5.5%	13,090	6.8%
Homes Built 1950 to 1959	766	2.6%	1,492	2.3%	5,138	2.7%
Homes Built 1940 to 1949	203	0.7%	402	0.6%	941	0.5%
Homes Built Before 1939	132	0.5%	512	0.8%	1,436	0.7%
Median Age of Homes	27.0	yrs	26.8	yrs	26.9	yrs

### Home Values (2021)

Owner Specified Housing Units	16,688		36,106		104,234	
Home Values \$1,000,000 or More	169	1.0%	334	0.9%	1,438	1.4%
Home Values \$750,000 to \$999,999	100	0.6%	245	0.7%	1,152	1.1%
Home Values \$500,000 to \$749,999	375	2.2%	1,101	3.0%	5,309	5.1%
Home Values \$400,000 to \$499,999	533	3.2%	1,177	3.3%	5,439	5.2%
Home Values \$300,000 to \$399,999	1,592	9.5%	3,442	9.5%	14,036	13.5%
Home Values \$250,000 to \$299,999	1,611	9.7%	3,656	10.1%	14,265	13.7%
Home Values \$200,000 to \$249,999	2,692	16.1%	6,130	17.0%	17,599	16.9%
Home Values \$175,000 to \$199,999	1,548	9.3%	3,460	9.6%	9,470	9.1%
Home Values \$150,000 to \$174,999	1,933	11.6%	4,027	11.2%	10,422	10.0%
Home Values \$125,000 to \$149,999	1,027	6.2%	2,229	6.2%	5,673	5.4%
Home Values \$100,000 to \$124,999	743	4.5%	1,598	4.4%	4,035	3.9%
Home Values \$90,000 to \$99,999	496	3.0%	852	2.4%	2,067	2.0%
Home Values \$80,000 to \$89,999	258	1.5%	630	1.7%	1,369	1.3%
Home Values \$70,000 to \$79,999	644	3.9%	1,029	2.8%	1,943	1.9%
Home Values \$60,000 to \$69,999	371	2.2%	972	2.7%	1,739	1.7%
Home Values \$50,000 to \$59,999	152	0.9%	434	1.2%	787	0.8%
Home Values \$35,000 to \$49,999	374	2.2%	1,143	3.2%	1,664	1.6%
Home Values \$25,000 to \$34,999	506	3.0%	1,139	3.2%	1,843	1.8%
Home Values \$10,000 to \$24,999	897	5.4%	1,638	4.5%	2,572	2.5%
Home Values Under \$10,000	665	4.0%	873	2.4%	1,411	1.4%
Owner-Occupied Median Home Value	\$170,875		\$175,659		\$222,468	
Renter-Occupied Median Rent	\$990		\$1,029		\$1,027	

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RFULL9

## VICTORY PARK

Cape Coral, FL 33909

3 mi radius

5 mi radius

10 mi radius

### Total Annual Consumer Expenditure (2021)

Total Household Expenditure	\$1.17 B	\$2.63 B	\$8.15 B
Total Non-Retail Expenditure	\$614.06 M	\$1.39 B	\$4.29 B
Total Retail Expenditure	\$553.05 M	\$1.25 B	\$3.85 B
Apparel	\$40.03 M	\$90.52 M	\$282.09 M
Contributions	\$37.09 M	\$83.96 M	\$262.2 M
Education	\$30.66 M	\$70.62 M	\$226.11 M
Entertainment	\$64.71 M	\$146.22 M	\$454.95 M
Food and Beverages	\$173.45 M	\$390.67 M	\$1.21 B
Furnishings and Equipment	\$40.4 M	\$91.24 M	\$283.51 M
Gifts	\$27.28 M	\$62.09 M	\$195.57 M
Health Care	\$103.49 M	\$231.93 M	\$710 M
Household Operations	\$45.54 M	\$102.77 M	\$318.7 M
Miscellaneous Expenses	\$22.09 M	\$49.83 M	\$154.18 M
Personal Care	\$15.69 M	\$35.37 M	\$109.41 M
Personal Insurance	\$7.89 M	\$17.85 M	\$55.88 M
Reading	\$2.58 M	\$5.82 M	\$17.96 M
Shelter	\$244.56 M	\$552.27 M	\$1.71 B
Tobacco	\$7.75 M	\$17.3 M	\$52.35 M
Transportation	\$213.55 M	\$480.56 M	\$1.49 B
Utilities	\$90.33 M	\$202.46 M	\$619.15 M

### Monthly Household Consumer Expenditure (2021)

Total Household Expenditure	\$4,128		\$4,209		\$4,302	
Total Non-Retail Expenditure	\$2,172	52.6%	\$2,217	52.7%	\$2,268	52.7%
Total Retail Expenditures	\$1,956	47.4%	\$1,992	47.3%	\$2,034	47.3%
Apparel	\$142	3.4%	\$145	3.4%	\$149	3.5%
Contributions	\$131	3.2%	\$134	3.2%	\$138	3.2%
Education	\$108	2.6%	\$113	2.7%	\$119	2.8%
Entertainment	\$229	5.5%	\$234	5.6%	\$240	5.6%
Food and Beverages	\$614	14.9%	\$625	14.8%	\$637	14.8%
Furnishings and Equipment	\$143	3.5%	\$146	3.5%	\$150	3.5%
Gifts	\$97	2.3%	\$99	2.4%	\$103	2.4%
Health Care	\$366	8.9%	\$371	8.8%	\$375	8.7%
Household Operations	\$161	3.9%	\$164	3.9%	\$168	3.9%
Miscellaneous Expenses	\$78	1.9%	\$80	1.9%	\$81	1.9%
Personal Care	\$56	1.3%	\$57	1.3%	\$58	1.3%
Personal Insurance	\$28	0.7%	\$29	0.7%	\$30	0.7%
Reading	\$9	0.2%	\$9	0.2%	\$9	0.2%
Shelter	\$865	21.0%	\$883	21.0%	\$904	21.0%
Tobacco	\$27	0.7%	\$28	0.7%	\$28	0.6%
Transportation	\$755	18.3%	\$769	18.3%	\$785	18.2%
Utilities	\$320	7.7%	\$324	7.7%	\$327	7.6%

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