

Bryan Station
1650 Bryan Station Rd, Lexington, Kentucky, 40505
Rings: 1, 3, 5 mile radii

Prepared by WHLR
Latitude: 38.06040
Longitude: -84.46381

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,157	79,760	166,681
2020 Total Population	11,147	84,685	181,603
2020 Group Quarters	149	8,636	10,366
2022 Total Population	11,390	85,424	184,575
2022 Group Quarters	149	8,636	10,365
2027 Total Population	11,592	86,173	187,314
2022-2027 Annual Rate	0.35%	0.17%	0.30%
2022 Total Daytime Population	11,553	101,157	241,827
Workers	5,305	55,097	148,990
Residents	6,248	46,060	92,837
Household Summary			
2010 Households	4,504	32,694	71,285
2010 Average Household Size	2.38	2.21	2.21
2020 Total Households	4,582	34,789	77,391
2020 Average Household Size	2.40	2.19	2.21
2022 Total Households	4,674	35,241	78,704
2022 Average Household Size	2.41	2.18	2.21
2027 Total Households	4,764	35,618	79,944
2027 Average Household Size	2.40	2.18	2.21
2022-2027 Annual Rate	0.38%	0.21%	0.31%
2010 Families	2,785	16,164	36,342
2010 Average Family Size	2.95	2.94	2.90
2022 Total Families	2,770	16,713	38,705
2022 Average Family Size	3.00	2.93	2.92
2027 Total Families	2,795	16,706	38,999
2027 Average Family Size	3.01	2.94	2.93
2022-2027 Annual Rate	0.18%	-0.01%	0.15%
Housing Unit Summary			
2000 Housing Units	4,969	34,735	71,115
Owner Occupied Housing Units	56.1%	43.2%	45.5%
Renter Occupied Housing Units	38.9%	48.0%	46.7%
Vacant Housing Units	5.1%	8.7%	7.8%
2010 Housing Units	4,950	36,956	79,566
Owner Occupied Housing Units	58.7%	41.8%	43.8%
Renter Occupied Housing Units	32.2%	46.6%	45.8%
Vacant Housing Units	9.0%	11.5%	10.4%
2020 Housing Units	4,992	39,048	85,617
Vacant Housing Units	8.2%	10.9%	9.6%
2022 Housing Units	5,063	39,559	87,089
Owner Occupied Housing Units	57.4%	43.6%	44.7%
Renter Occupied Housing Units	34.9%	45.5%	45.6%
Vacant Housing Units	7.7%	10.9%	9.6%
2027 Housing Units	5,148	40,058	88,591
Owner Occupied Housing Units	58.7%	44.2%	45.5%
Renter Occupied Housing Units	33.8%	44.7%	44.7%
Vacant Housing Units	7.5%	11.1%	9.8%
Median Household Income			
2022	\$50,459	\$47,358	\$55,439
2027	\$58,907	\$58,603	\$66,470
Median Home Value			
2022	\$179,848	\$208,496	\$237,137
2027	\$250,843	\$276,789	\$295,805
Per Capita Income			
2022	\$27,216	\$29,510	\$35,159
2027	\$32,584	\$35,316	\$41,666
Median Age			
2010	41.1	31.7	32.2
2022	43.1	33.3	34.3
2027	43.0	33.5	34.7

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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Households by Income			
Household Income Base	4,674	35,241	78,704
<\$15,000	11.7%	15.1%	11.7%
\$15,000 - \$24,999	13.9%	12.7%	10.8%
\$25,000 - \$34,999	8.6%	10.0%	9.2%
\$35,000 - \$49,999	15.3%	14.2%	12.8%
\$50,000 - \$74,999	19.6%	17.5%	18.7%
\$75,000 - \$99,999	12.7%	10.9%	12.0%
\$100,000 - \$149,999	14.3%	11.4%	13.4%
\$150,000 - \$199,999	1.6%	4.5%	5.9%
\$200,000+	2.3%	3.8%	5.6%
Average Household Income	\$66,669	\$70,494	\$82,089
2027 Households by Income			
Household Income Base	4,764	35,618	79,944
<\$15,000	8.4%	11.5%	8.8%
\$15,000 - \$24,999	11.7%	10.9%	8.5%
\$25,000 - \$34,999	8.9%	8.4%	7.2%
\$35,000 - \$49,999	12.6%	11.4%	10.9%
\$50,000 - \$74,999	18.6%	18.1%	19.8%
\$75,000 - \$99,999	14.0%	13.3%	13.3%
\$100,000 - \$149,999	19.9%	15.7%	16.4%
\$150,000 - \$199,999	2.8%	6.5%	8.6%
\$200,000+	3.0%	4.4%	6.6%
Average Household Income	\$79,701	\$84,395	\$97,272
2022 Owner Occupied Housing Units by Value			
Total	2,908	17,251	38,953
<\$50,000	7.2%	6.6%	3.5%
\$50,000 - \$99,999	9.7%	8.5%	4.9%
\$100,000 - \$149,999	21.0%	18.2%	14.1%
\$150,000 - \$199,999	20.4%	14.4%	15.1%
\$200,000 - \$249,999	13.1%	13.4%	16.5%
\$250,000 - \$299,999	4.4%	4.8%	7.6%
\$300,000 - \$399,999	5.1%	14.4%	17.2%
\$400,000 - \$499,999	3.0%	6.4%	7.7%
\$500,000 - \$749,999	13.5%	9.6%	9.9%
\$750,000 - \$999,999	1.5%	1.9%	2.2%
\$1,000,000 - \$1,499,999	0.3%	0.4%	0.4%
\$1,500,000 - \$1,999,999	0.6%	0.6%	0.4%
\$2,000,000 +	0.2%	0.6%	0.4%
Average Home Value	\$260,359	\$286,077	\$304,357
2027 Owner Occupied Housing Units by Value			
Total	3,024	17,697	40,290
<\$50,000	3.0%	3.9%	2.0%
\$50,000 - \$99,999	2.6%	3.7%	2.0%
\$100,000 - \$149,999	10.1%	10.5%	7.4%
\$150,000 - \$199,999	18.3%	13.0%	12.1%
\$200,000 - \$249,999	15.9%	15.1%	17.6%
\$250,000 - \$299,999	8.8%	7.0%	9.7%
\$300,000 - \$399,999	10.8%	19.9%	22.8%
\$400,000 - \$499,999	5.3%	8.4%	9.7%
\$500,000 - \$749,999	19.6%	13.1%	12.2%
\$750,000 - \$999,999	3.2%	2.6%	2.8%
\$1,000,000 - \$1,499,999	0.5%	0.5%	0.4%
\$1,500,000 - \$1,999,999	1.5%	1.3%	0.8%
\$2,000,000 +	0.4%	0.9%	0.6%
Average Home Value	\$360,478	\$354,067	\$354,238

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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Age			
Total	11,155	79,762	166,679
0 - 4	5.8%	5.9%	6.4%
5 - 9	5.5%	5.0%	5.4%
10 - 14	5.8%	4.5%	4.6%
15 - 24	11.6%	24.1%	20.6%
25 - 34	13.0%	15.3%	17.3%
35 - 44	13.9%	11.6%	12.3%
45 - 54	16.1%	12.7%	12.3%
55 - 64	13.5%	10.4%	10.3%
65 - 74	8.0%	5.9%	5.7%
75 - 84	5.2%	3.3%	3.5%
85 +	1.6%	1.3%	1.6%
18 +	79.4%	81.8%	80.8%
2022 Population by Age			
Total	11,390	85,423	184,575
0 - 4	5.3%	5.1%	5.7%
5 - 9	5.5%	5.0%	5.4%
10 - 14	5.4%	4.9%	5.2%
15 - 24	11.0%	23.7%	19.6%
25 - 34	12.7%	13.5%	15.1%
35 - 44	12.3%	12.0%	13.7%
45 - 54	13.3%	10.4%	10.4%
55 - 64	14.1%	11.1%	10.5%
65 - 74	11.7%	8.5%	8.3%
75 - 84	6.3%	4.2%	4.2%
85 +	2.3%	1.6%	1.9%
18 +	80.7%	82.3%	80.8%
2027 Population by Age			
Total	11,591	86,173	187,317
0 - 4	5.5%	5.1%	5.7%
5 - 9	5.6%	4.8%	5.3%
10 - 14	5.7%	4.8%	5.1%
15 - 24	10.8%	24.0%	20.0%
25 - 34	13.0%	13.0%	14.3%
35 - 44	11.8%	11.6%	13.4%
45 - 54	12.8%	10.7%	10.9%
55 - 64	13.1%	10.1%	9.6%
65 - 74	12.1%	9.1%	8.6%
75 - 84	7.2%	5.0%	5.1%
85 +	2.4%	1.7%	1.9%
18 +	80.0%	82.4%	80.8%
2010 Population by Sex			
Males	5,625	39,371	81,819
Females	5,532	40,389	84,862
2022 Population by Sex			
Males	5,624	41,861	90,577
Females	5,767	43,563	93,998
2027 Population by Sex			
Males	5,713	42,211	91,767
Females	5,879	43,962	95,547

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2010 Population by Race/Ethnicity			
Total	11,156	79,761	166,679
White Alone	74.9%	66.0%	70.9%
Black Alone	16.9%	24.2%	18.5%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.5%	1.7%	2.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.8%	5.1%	5.0%
Two or More Races	2.5%	2.5%	2.5%
Hispanic Origin	8.0%	9.1%	8.8%
Diversity Index	49.4	58.5	54.6
2020 Population by Race/Ethnicity			
Total	11,147	84,685	181,603
White Alone	64.8%	59.6%	63.8%
Black Alone	17.4%	22.8%	18.3%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	0.6%	2.1%	3.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.5%	8.2%	6.9%
Two or More Races	8.0%	6.8%	7.2%
Hispanic Origin	13.4%	12.2%	11.3%
Diversity Index	64.3	67.0	63.8
2022 Population by Race/Ethnicity			
Total	11,389	85,424	184,576
White Alone	64.2%	59.2%	63.4%
Black Alone	17.5%	22.7%	18.3%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	0.6%	2.1%	3.4%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	8.8%	8.4%	7.0%
Two or More Races	8.3%	7.1%	7.4%
Hispanic Origin	13.6%	12.3%	11.2%
Diversity Index	65.0	67.5	64.2
2027 Population by Race/Ethnicity			
Total	11,593	86,173	187,315
White Alone	62.6%	57.9%	62.1%
Black Alone	17.5%	22.7%	18.3%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	0.7%	2.2%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.3%	8.9%	7.3%
Two or More Races	9.3%	7.9%	8.3%
Hispanic Origin	14.0%	12.6%	11.4%
Diversity Index	66.6	68.7	65.5
2010 Population by Relationship and Household Type			
Total	11,157	79,759	166,681
In Households	96.2%	90.4%	94.5%
In Family Households	77.0%	62.2%	65.6%
Householder	24.9%	20.3%	21.8%
Spouse	15.7%	12.1%	14.1%
Child	28.0%	23.2%	23.7%
Other relative	5.0%	3.9%	3.5%
Nonrelative	3.4%	2.7%	2.4%
In Nonfamily Households	19.3%	28.2%	28.9%
In Group Quarters	3.8%	9.6%	5.5%
Institutionalized Population	1.0%	0.3%	0.6%
Noninstitutionalized Population	2.7%	9.3%	4.8%

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

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2022 Population 25+ by Educational Attainment			
Total	8,284	52,414	118,315
Less than 9th Grade	6.4%	4.6%	3.4%
9th - 12th Grade, No Diploma	9.3%	7.8%	5.5%
High School Graduate	29.1%	22.1%	18.5%
GED/Alternative Credential	6.9%	4.8%	3.6%
Some College, No Degree	18.4%	18.5%	17.8%
Associate Degree	8.4%	7.2%	7.8%
Bachelor's Degree	14.3%	20.4%	25.0%
Graduate/Professional Degree	7.2%	14.6%	18.5%
2022 Population 15+ by Marital Status			
Total	9,540	72,686	154,530
Never Married	35.1%	51.3%	45.0%
Married	43.8%	32.4%	38.4%
Widowed	7.8%	5.0%	4.9%
Divorced	13.3%	11.3%	11.7%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,534	42,705	97,818
Population 16+ Employed	94.9%	94.1%	95.2%
Population 16+ Unemployment rate	5.1%	5.9%	4.8%
Population 16-24 Employed	14.3%	22.9%	20.4%
Population 16-24 Unemployment rate	12.5%	9.1%	8.5%
Population 25-54 Employed	62.5%	58.6%	62.1%
Population 25-54 Unemployment rate	3.8%	4.9%	3.8%
Population 55-64 Employed	16.2%	12.6%	11.9%
Population 55-64 Unemployment rate	5.1%	5.2%	3.6%
Population 65+ Employed	7.0%	5.9%	5.5%
Population 65+ Unemployment rate	0.0%	4.9%	3.5%
2022 Employed Population 16+ by Industry			
Total	5,250	40,166	93,148
Agriculture/Mining	3.4%	1.8%	2.0%
Construction	7.8%	5.6%	4.9%
Manufacturing	7.9%	8.4%	9.3%
Wholesale Trade	1.8%	1.7%	2.3%
Retail Trade	14.9%	13.9%	13.1%
Transportation/Utilities	4.4%	4.0%	4.0%
Information	0.9%	1.0%	1.2%
Finance/Insurance/Real Estate	4.2%	3.9%	4.6%
Services	51.6%	56.7%	55.3%
Public Administration	3.1%	3.0%	3.3%
2022 Employed Population 16+ by Occupation			
Total	5,247	40,166	93,148
White Collar	47.8%	57.5%	63.4%
Management/Business/Financial	11.7%	14.0%	16.0%
Professional	16.5%	22.2%	27.4%
Sales	8.8%	10.4%	9.8%
Administrative Support	10.8%	10.9%	10.2%
Services	24.9%	21.5%	17.8%
Blue Collar	27.3%	21.0%	18.8%
Farming/Forestry/Fishing	1.2%	0.7%	1.0%
Construction/Extraction	6.2%	3.9%	3.4%
Installation/Maintenance/Repair	4.3%	2.4%	2.2%
Production	6.4%	6.3%	5.6%
Transportation/Material Moving	9.2%	7.7%	6.6%

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2010 Households by Type			
Total	4,505	32,694	71,286
Households with 1 Person	30.2%	38.0%	36.3%
Households with 2+ People	69.8%	62.0%	63.7%
Family Households	61.8%	49.4%	51.0%
Husband-wife Families	38.9%	29.5%	33.1%
With Related Children	14.0%	11.4%	13.4%
Other Family (No Spouse Present)	23.0%	20.0%	17.9%
Other Family with Male Householder	6.9%	5.1%	4.6%
With Related Children	3.4%	2.6%	2.4%
Other Family with Female Householder	16.1%	14.9%	13.3%
With Related Children	9.7%	9.5%	8.7%
Nonfamily Households	7.9%	12.6%	12.8%
All Households with Children	27.6%	24.0%	25.0%
Multigenerational Households	4.6%	3.2%	2.7%
Unmarried Partner Households	8.9%	8.1%	7.7%
Male-female	7.8%	6.9%	6.7%
Same-sex	1.2%	1.2%	1.1%
2010 Households by Size			
Total	4,505	32,694	71,285
1 Person Household	30.2%	38.0%	36.3%
2 Person Household	34.4%	31.3%	32.9%
3 Person Household	16.1%	14.2%	14.5%
4 Person Household	10.9%	9.7%	10.1%
5 Person Household	4.9%	4.2%	4.0%
6 Person Household	2.1%	1.5%	1.4%
7 + Person Household	1.5%	1.0%	0.9%
2010 Households by Tenure and Mortgage Status			
Total	4,503	32,695	71,285
Owner Occupied	64.6%	47.3%	48.9%
Owned with a Mortgage/Loan	43.8%	33.7%	35.9%
Owned Free and Clear	20.8%	13.5%	12.9%
Renter Occupied	35.4%	52.7%	51.1%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	127	103	106
Percent of Income for Mortgage	18.8%	23.2%	22.5%
Wealth Index	53	52	66
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,950	36,956	79,566
Housing Units Inside Urbanized Area	100.0%	99.3%	99.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.7%	0.8%
2010 Population By Urban/ Rural Status			
Total Population	11,157	79,760	166,681
Population Inside Urbanized Area	100.0%	99.4%	99.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.6%	0.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Hometown Heritage (8G)	Set to Impress (11D)	Set to Impress (11D)
2.	Traditional Living (12B)	Emerald City (8B)	College Towns (14B)
3.	Midlife Constants (5E)	Dorms to Diplomas (14C)	Emerald City (8B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$7,448,901	\$60,110,534	\$155,440,417
Average Spent	\$1,593.69	\$1,705.70	\$1,975.00
Spending Potential Index	66	71	82
Education: Total \$	\$5,307,252	\$48,679,014	\$124,861,066
Average Spent	\$1,135.48	\$1,381.32	\$1,586.46
Spending Potential Index	58	70	81
Entertainment/Recreation: Total \$	\$11,256,415	\$87,170,949	\$224,691,723
Average Spent	\$2,408.30	\$2,473.57	\$2,854.90
Spending Potential Index	66	67	78
Food at Home: Total \$	\$19,025,620	\$151,271,528	\$388,797,338
Average Spent	\$4,070.52	\$4,292.49	\$4,939.99
Spending Potential Index	66	69	80
Food Away from Home: Total \$	\$12,927,436	\$106,673,803	\$277,409,315
Average Spent	\$2,765.82	\$3,026.98	\$3,524.72
Spending Potential Index	64	70	82
Health Care: Total \$	\$22,510,671	\$167,448,166	\$428,080,068
Average Spent	\$4,816.15	\$4,751.52	\$5,439.11
Spending Potential Index	68	67	77
HH Furnishings & Equipment: Total \$	\$7,712,006	\$60,348,060	\$157,634,501
Average Spent	\$1,649.98	\$1,712.44	\$2,002.88
Spending Potential Index	64	67	78
Personal Care Products & Services: Total \$	\$3,131,348	\$24,930,669	\$64,498,916
Average Spent	\$669.95	\$707.43	\$819.51
Spending Potential Index	66	69	80
Shelter: Total \$	\$66,905,941	\$558,968,206	\$1,449,553,209
Average Spent	\$14,314.49	\$15,861.30	\$18,417.78
Spending Potential Index	63	69	80
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,797,636	\$60,937,209	\$162,525,099
Average Spent	\$1,668.30	\$1,729.16	\$2,065.02
Spending Potential Index	61	64	76
Travel: Total \$	\$8,192,840	\$64,863,060	\$171,132,328
Average Spent	\$1,752.85	\$1,840.56	\$2,174.38
Spending Potential Index	61	64	76
Vehicle Maintenance & Repairs: Total \$	\$3,990,458	\$31,293,412	\$80,698,326
Average Spent	\$853.76	\$887.98	\$1,025.34
Spending Potential Index	68	71	81

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

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.