

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
<b>Population Summary</b>			
2000 Total Population	11,522	78,063	152,688
2010 Total Population	10,869	79,698	167,537
2021 Total Population	11,080	83,057	179,601
2021 Group Quarters	342	7,651	9,503
2026 Total Population	11,334	85,667	187,196
2021-2026 Annual Rate	0.45%	0.62%	0.83%
2021 Total Daytime Population	10,698	91,078	219,143
Workers	4,506	46,500	127,826
Residents	6,192	44,578	91,317
<b>Household Summary</b>			
2000 Households	4,718	31,979	65,712
2000 Average Household Size	2.37	2.21	2.18
2010 Households	4,491	32,579	71,350
2010 Average Household Size	2.34	2.21	2.22
2021 Households	4,632	34,261	76,804
2021 Average Household Size	2.32	2.20	2.21
2026 Households	4,755	35,526	80,284
2026 Average Household Size	2.31	2.20	2.21
2021-2026 Annual Rate	0.53%	0.73%	0.89%
2010 Families	2,773	16,139	36,341
2010 Average Family Size	2.91	2.94	2.91
2021 Families	2,759	16,321	37,631
2021 Average Family Size	2.90	2.95	2.93
2026 Families	2,807	16,722	38,909
2026 Average Family Size	2.91	2.96	2.94
2021-2026 Annual Rate	0.35%	0.49%	0.67%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,969	35,022	71,208
Owner Occupied Housing Units	55.9%	43.3%	45.6%
Renter Occupied Housing Units	39.0%	48.0%	46.7%
Vacant Housing Units	5.1%	8.7%	7.7%
2010 Housing Units	4,936	36,841	79,572
Owner Occupied Housing Units	58.5%	42.0%	43.8%
Renter Occupied Housing Units	32.4%	46.4%	45.9%
Vacant Housing Units	9.0%	11.6%	10.3%
2021 Housing Units	5,052	38,518	85,065
Owner Occupied Housing Units	62.5%	45.0%	46.8%
Renter Occupied Housing Units	29.1%	44.0%	43.5%
Vacant Housing Units	8.3%	11.1%	9.7%
2026 Housing Units	5,170	39,763	88,579
Owner Occupied Housing Units	64.0%	46.1%	47.9%
Renter Occupied Housing Units	27.9%	43.3%	42.8%
Vacant Housing Units	8.0%	10.7%	9.4%
<b>Median Household Income</b>			
2021	\$45,051	\$42,927	\$50,609
2026	\$50,662	\$49,348	\$55,580
<b>Median Home Value</b>			
2021	\$138,805	\$172,294	\$198,051
2026	\$173,119	\$221,176	\$238,737
<b>Per Capita Income</b>			
2021	\$24,011	\$26,371	\$31,038
2026	\$27,154	\$29,955	\$35,017
<b>Median Age</b>			
2010	41.0	31.8	32.2
2021	43.3	33.9	34.4
2026	43.3	34.2	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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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
<b>2021 Households by Income</b>			
Household Income Base	4,632	34,261	76,803
<\$15,000	13.8%	16.3%	13.4%
\$15,000 - \$24,999	15.0%	14.0%	12.1%
\$25,000 - \$34,999	9.2%	10.8%	10.2%
\$35,000 - \$49,999	16.1%	14.7%	13.6%
\$50,000 - \$74,999	18.9%	17.0%	18.3%
\$75,000 - \$99,999	11.4%	10.1%	11.1%
\$100,000 - \$149,999	12.4%	9.9%	11.6%
\$150,000 - \$199,999	1.2%	3.8%	4.8%
\$200,000+	1.9%	3.5%	5.0%
Average Household Income	\$58,430	\$62,995	\$72,190
<b>2026 Households by Income</b>			
Household Income Base	4,755	35,526	80,283
<\$15,000	11.8%	13.9%	11.3%
\$15,000 - \$24,999	13.2%	12.5%	10.7%
\$25,000 - \$34,999	8.7%	9.9%	9.4%
\$35,000 - \$49,999	15.5%	14.2%	13.0%
\$50,000 - \$74,999	19.4%	17.9%	18.7%
\$75,000 - \$99,999	12.5%	11.2%	11.9%
\$100,000 - \$149,999	15.1%	11.8%	13.5%
\$150,000 - \$199,999	1.6%	4.8%	6.1%
\$200,000+	2.2%	3.9%	5.5%
Average Household Income	\$65,861	\$71,263	\$81,284
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	3,160	17,318	39,795
<\$50,000	9.1%	8.9%	4.8%
\$50,000 - \$99,999	16.4%	11.1%	7.2%
\$100,000 - \$149,999	31.5%	22.9%	19.7%
\$150,000 - \$199,999	22.8%	15.9%	19.0%
\$200,000 - \$249,999	8.2%	9.9%	13.2%
\$250,000 - \$299,999	2.8%	5.3%	7.7%
\$300,000 - \$399,999	2.4%	9.8%	12.1%
\$400,000 - \$499,999	1.5%	6.2%	6.5%
\$500,000 - \$749,999	4.7%	6.7%	6.5%
\$750,000 - \$999,999	0.2%	1.4%	1.6%
\$1,000,000 - \$1,499,999	0.3%	0.9%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.2%
\$2,000,000 +	0.0%	0.7%	0.5%
Average Home Value	\$169,866	\$252,729	\$269,113
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	3,310	18,317	42,396
<\$50,000	5.1%	6.2%	3.1%
\$50,000 - \$99,999	11.0%	7.1%	4.4%
\$100,000 - \$149,999	23.1%	16.3%	13.6%
\$150,000 - \$199,999	23.3%	15.4%	17.5%
\$200,000 - \$249,999	12.3%	11.6%	14.7%
\$250,000 - \$299,999	4.7%	6.6%	9.4%
\$300,000 - \$399,999	4.3%	13.2%	16.1%
\$400,000 - \$499,999	3.4%	8.3%	8.5%
\$500,000 - \$749,999	11.6%	10.4%	8.6%
\$750,000 - \$999,999	0.6%	1.9%	2.1%
\$1,000,000 - \$1,499,999	0.5%	1.2%	1.0%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.3%
\$2,000,000 +	0.0%	1.2%	0.8%
Average Home Value	\$235,201	\$314,620	\$312,659

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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
<b>2010 Population by Age</b>			
Total	10,868	79,696	167,539
0 - 4	5.9%	5.8%	6.4%
5 - 9	5.5%	5.0%	5.4%
10 - 14	5.9%	4.5%	4.6%
15 - 24	11.6%	23.9%	20.6%
25 - 34	13.0%	15.3%	17.4%
35 - 44	13.8%	11.6%	12.3%
45 - 54	16.0%	12.7%	12.3%
55 - 64	13.5%	10.5%	10.3%
65 - 74	8.0%	5.9%	5.7%
75 - 84	5.3%	3.4%	3.5%
85 +	1.6%	1.3%	1.6%
18 +	79.2%	81.9%	80.9%
<b>2021 Population by Age</b>			
Total	11,080	83,056	179,601
0 - 4	5.2%	5.1%	5.6%
5 - 9	5.5%	4.9%	5.3%
10 - 14	5.3%	4.9%	5.2%
15 - 24	10.8%	22.7%	19.3%
25 - 34	12.5%	13.8%	15.5%
35 - 44	12.9%	12.3%	13.7%
45 - 54	13.7%	10.7%	10.6%
55 - 64	14.5%	11.4%	10.7%
65 - 74	11.4%	8.6%	8.3%
75 - 84	6.0%	4.1%	4.1%
85 +	2.2%	1.5%	1.8%
18 +	81.0%	82.3%	81.1%
<b>2026 Population by Age</b>			
Total	11,335	85,667	187,196
0 - 4	5.3%	5.2%	5.7%
5 - 9	5.5%	4.8%	5.2%
10 - 14	5.7%	4.8%	5.0%
15 - 24	10.6%	22.8%	19.6%
25 - 34	12.8%	13.5%	14.9%
35 - 44	12.3%	11.8%	13.4%
45 - 54	13.2%	11.0%	11.0%
55 - 64	13.6%	10.4%	9.7%
65 - 74	11.8%	9.1%	8.6%
75 - 84	6.9%	4.9%	5.0%
85 +	2.3%	1.6%	1.9%
18 +	80.4%	82.4%	81.2%
<b>2010 Population by Sex</b>			
Males	5,458	39,353	82,287
Females	5,411	40,345	85,250
<b>2021 Population by Sex</b>			
Males	5,554	40,968	88,426
Females	5,526	42,089	91,175
<b>2026 Population by Sex</b>			
Males	5,671	42,220	92,053
Females	5,663	43,446	95,143

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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

Prepared by WHLR  
Latitude: 38.06040  
Longitude: -84.46381

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2010 Population by Race/Ethnicity</b>			
Total	10,869	79,698	167,537
White Alone	75.0%	66.1%	70.9%
Black Alone	16.7%	24.1%	18.5%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.5%	1.8%	2.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.9%	5.1%	5.1%
Two or More Races	2.5%	2.5%	2.5%
Hispanic Origin	8.0%	9.1%	8.8%
Diversity Index	49.7	58.7	54.9
<b>2021 Population by Race/Ethnicity</b>			
Total	11,080	83,057	179,602
White Alone	71.8%	63.1%	67.4%
Black Alone	18.4%	25.4%	19.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.7%	2.3%	3.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.5%	5.6%	5.6%
Two or More Races	3.3%	3.2%	3.2%
Hispanic Origin	9.1%	10.1%	9.9%
Diversity Index	54.2	62.1	59.3
<b>2026 Population by Race/Ethnicity</b>			
Total	11,335	85,667	187,197
White Alone	70.3%	61.5%	65.6%
Black Alone	19.1%	26.1%	20.5%
American Indian Alone	0.3%	0.3%	0.2%
Asian Alone	0.8%	2.7%	4.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.7%	5.8%	5.8%
Two or More Races	3.8%	3.6%	3.7%
Hispanic Origin	9.7%	10.6%	10.4%
Diversity Index	56.2	63.8	61.4
<b>2010 Population by Relationship and Household Type</b>			
Total	10,869	79,698	167,537
In Households	96.9%	90.4%	94.3%
In Family Households	77.7%	62.3%	65.5%
Householder	25.1%	20.3%	21.7%
Spouse	15.8%	12.1%	14.1%
Child	28.3%	23.2%	23.7%
Other relative	5.0%	3.9%	3.5%
Nonrelative	3.4%	2.7%	2.4%
In Nonfamily Households	19.2%	28.2%	28.9%
In Group Quarters	3.1%	9.6%	5.7%
Institutionalized Population	0.8%	0.3%	0.7%
Noninstitutionalized Population	2.3%	9.3%	5.0%

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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
<b>2021 Population 25+ by Educational Attainment</b>			
Total	8,107	51,801	116,023
Less than 9th Grade	7.2%	5.1%	3.9%
9th - 12th Grade, No Diploma	9.6%	8.4%	6.0%
High School Graduate	28.1%	21.4%	18.1%
GED/Alternative Credential	6.6%	4.7%	3.6%
Some College, No Degree	20.1%	20.1%	19.6%
Associate Degree	7.9%	6.5%	7.1%
Bachelor's Degree	13.6%	19.5%	23.7%
Graduate/Professional Degree	7.0%	14.3%	17.9%
<b>2021 Population 15+ by Marital Status</b>			
Total	9,305	70,621	150,680
Never Married	35.7%	51.3%	45.8%
Married	42.6%	31.6%	36.9%
Widowed	7.6%	5.1%	4.9%
Divorced	14.0%	12.1%	12.5%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	5,334	42,529	95,548
Population 16+ Employed	92.8%	91.6%	93.2%
Population 16+ Unemployment rate	7.2%	8.4%	6.8%
Population 16-24 Employed	12.5%	22.1%	19.7%
Population 16-24 Unemployment rate	13.4%	10.9%	10.0%
Population 25-54 Employed	63.8%	59.1%	62.5%
Population 25-54 Unemployment rate	6.3%	7.7%	6.1%
Population 55-64 Employed	16.7%	12.9%	12.2%
Population 55-64 Unemployment rate	8.4%	8.1%	6.0%
Population 65+ Employed	7.0%	5.9%	5.6%
Population 65+ Unemployment rate	0.0%	6.6%	4.9%
<b>2021 Employed Population 16+ by Industry</b>			
Total	4,950	38,958	89,016
Agriculture/Mining	3.5%	1.8%	2.2%
Construction	7.9%	5.6%	4.9%
Manufacturing	8.3%	8.6%	9.5%
Wholesale Trade	1.8%	1.8%	2.3%
Retail Trade	14.6%	13.8%	13.2%
Transportation/Utilities	4.3%	3.8%	3.8%
Information	0.9%	1.0%	1.2%
Finance/Insurance/Real Estate	4.5%	4.0%	4.7%
Services	50.7%	56.5%	54.9%
Public Administration	3.4%	3.2%	3.4%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	4,950	38,957	89,015
White Collar	49.3%	58.8%	64.3%
Management/Business/Financial	11.9%	13.9%	15.8%
Professional	17.2%	22.9%	27.9%
Sales	8.9%	10.9%	10.0%
Administrative Support	11.3%	11.2%	10.5%
Services	23.6%	20.4%	17.1%
Blue Collar	27.1%	20.8%	18.6%
Farming/Forestry/Fishing	1.1%	0.6%	1.0%
Construction/Extraction	6.2%	3.9%	3.4%
Installation/Maintenance/Repair	4.1%	2.3%	2.1%
Production	6.2%	6.1%	5.5%
Transportation/Material Moving	9.4%	7.8%	6.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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
<b>2010 Households by Type</b>			
Total	4,491	32,578	71,350
Households with 1 Person	30.3%	38.1%	36.3%
Households with 2+ People	69.7%	61.9%	63.7%
Family Households	61.7%	49.5%	50.9%
Husband-wife Families	38.7%	29.6%	33.0%
With Related Children	13.9%	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	9.8%	9.6%	8.8%
Nonfamily Households	7.9%	12.3%	12.8%
All Households with Children	27.6%	24.0%	25.0%
Multigenerational Households	4.7%	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%
<b>2010 Households by Size</b>			
Total	4,491	32,579	71,351
1 Person Household	30.3%	38.1%	36.3%
2 Person Household	34.2%	31.4%	32.8%
3 Person Household	16.1%	14.1%	14.5%
4 Person Household	10.9%	9.6%	10.0%
5 Person Household	4.9%	4.2%	4.0%
6 Person Household	2.1%	1.5%	1.4%
7 + Person Household	1.5%	1.1%	0.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,491	32,579	71,350
Owner Occupied	64.4%	47.5%	48.8%
Owned with a Mortgage/Loan	43.6%	33.7%	35.9%
Owned Free and Clear	20.7%	13.8%	12.9%
Renter Occupied	35.6%	52.5%	51.2%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	178	135	138
Percent of Income for Mortgage	12.9%	16.8%	16.4%
Wealth Index	53	54	68
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	4,936	36,841	79,572
Housing Units Inside Urbanized Area	100.0%	99.3%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.7%	0.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	10,869	79,698	167,537
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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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
<b>Top 3 Tapestry Segments</b>			
1.	Traditional Living (12B)	Set to Impress (11D)	Set to Impress (11D)
2.	Hometown Heritage (8G)	Emerald City (8B)	College Towns (14B)
3.	Midlife Constants (5E)	Dorms to Diplomas (14C)	Emerald City (8B)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$6,460,790	\$52,148,081	\$133,485,571
Average Spent	\$1,394.82	\$1,522.08	\$1,738.00
Spending Potential Index	66	72	82
Education: Total \$	\$4,600,103	\$42,213,138	\$107,551,241
Average Spent	\$993.11	\$1,232.10	\$1,400.33
Spending Potential Index	58	71	81
Entertainment/Recreation: Total \$	\$9,778,686	\$75,803,919	\$193,000,927
Average Spent	\$2,111.12	\$2,212.54	\$2,512.90
Spending Potential Index	65	68	78
Food at Home: Total \$	\$16,510,045	\$131,405,152	\$334,050,818
Average Spent	\$3,564.34	\$3,835.41	\$4,349.39
Spending Potential Index	65	70	80
Food Away from Home: Total \$	\$11,214,169	\$92,580,158	\$238,198,530
Average Spent	\$2,421.02	\$2,702.20	\$3,101.38
Spending Potential Index	64	71	82
Health Care: Total \$	\$19,563,368	\$145,812,493	\$367,907,445
Average Spent	\$4,223.53	\$4,255.93	\$4,790.21
Spending Potential Index	68	68	77
HH Furnishings & Equipment: Total \$	\$6,696,471	\$52,446,596	\$135,195,862
Average Spent	\$1,445.70	\$1,530.80	\$1,760.27
Spending Potential Index	64	68	78
Personal Care Products & Services: Total \$	\$2,717,621	\$21,663,229	\$55,398,773
Average Spent	\$586.71	\$632.30	\$721.30
Spending Potential Index	65	70	80
Shelter: Total \$	\$58,036,591	\$485,228,640	\$1,245,096,997
Average Spent	\$12,529.49	\$14,162.71	\$16,211.36
Spending Potential Index	62	70	80
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,778,216	\$53,123,743	\$139,269,227
Average Spent	\$1,463.35	\$1,550.56	\$1,813.31
Spending Potential Index	61	65	76
Travel: Total \$	\$7,118,161	\$56,419,223	\$146,729,334
Average Spent	\$1,536.74	\$1,646.75	\$1,910.44
Spending Potential Index	61	65	76
Vehicle Maintenance & Repairs: Total \$	\$3,463,936	\$27,201,861	\$69,336,599
Average Spent	\$747.83	\$793.96	\$902.77
Spending Potential Index	67	72	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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.