



Executive Summary

4002-4158 US-64
 4002-4158 US-64, Lexington, North Carolina, 27292
 Drive Time: 5, 10, 15 minute radii

Prepared By Kyle Swicegood, CCIM, Broker
 Latitude: 35.80625
 Longitude: -80.17194

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	2,372	31,770	76,432
2010 Population	2,489	31,402	78,522
2020 Population	2,523	32,658	82,201
2025 Population	2,559	33,474	84,355
2000-2010 Annual Rate	0.48%	-0.12%	0.27%
2010-2020 Annual Rate	0.13%	0.38%	0.45%
2020-2025 Annual Rate	0.28%	0.49%	0.52%
2020 Male Population	50.0%	48.9%	48.9%
2020 Female Population	50.0%	51.1%	51.1%
2020 Median Age	45.2	41.6	41.7

In the identified area, the current year population is 82,201. In 2010, the Census count in the area was 78,522. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 84,355 representing a change of 0.52% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 45.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	92.4%	69.1%	73.1%
2020 Black Alone	3.0%	17.1%	15.0%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2020 Asian Alone	0.8%	2.7%	2.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.8%	7.7%	6.6%
2020 Two or More Races	1.6%	2.7%	2.4%
2020 Hispanic Origin (Any Race)	3.2%	12.2%	11.0%

Persons of Hispanic origin represent 11.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	49	40	47
2000 Households	958	12,759	30,520
2010 Households	1,011	12,448	31,160
2020 Total Households	1,024	12,927	32,541
2025 Total Households	1,038	13,246	33,367
2000-2010 Annual Rate	0.54%	-0.25%	0.21%
2010-2020 Annual Rate	0.12%	0.37%	0.42%
2020-2025 Annual Rate	0.27%	0.49%	0.50%
2020 Average Household Size	2.41	2.45	2.48

The household count in this area has changed from 31,160 in 2010 to 32,541 in the current year, a change of 0.42% annually. The five-year projection of households is 33,367, a change of 0.50% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 21,969 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	12.3%	14.3%	13.8%
Median Household Income			
2020 Median Household Income	\$43,518	\$36,480	\$39,842
2025 Median Household Income	\$46,545	\$38,332	\$41,853
2020-2025 Annual Rate	1.35%	1.00%	0.99%
Average Household Income			
2020 Average Household Income	\$56,517	\$49,059	\$53,622
2025 Average Household Income	\$61,307	\$53,056	\$58,159
2020-2025 Annual Rate	1.64%	1.58%	1.64%
Per Capita Income			
2020 Per Capita Income	\$22,303	\$19,490	\$21,172
2025 Per Capita Income	\$24,157	\$21,059	\$22,936
2020-2025 Annual Rate	1.61%	1.56%	1.61%

Households by Income

Current median household income is \$39,842 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$41,853 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$53,622 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,159 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$21,172 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,936 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	196	159	167
2000 Total Housing Units	1,033	13,644	32,391
2000 Owner Occupied Housing Units	772	7,795	20,040
2000 Renter Occupied Housing Units	186	4,963	10,480
2000 Vacant Housing Units	75	886	1,871
2010 Total Housing Units	1,128	14,481	35,280
2010 Owner Occupied Housing Units	801	7,565	20,213
2010 Renter Occupied Housing Units	210	4,883	10,947
2010 Vacant Housing Units	117	2,033	4,120
2020 Total Housing Units	1,152	15,236	37,250
2020 Owner Occupied Housing Units	776	7,336	19,959
2020 Renter Occupied Housing Units	248	5,591	12,582
2020 Vacant Housing Units	128	2,309	4,709
2025 Total Housing Units	1,172	15,668	38,317
2025 Owner Occupied Housing Units	784	7,512	20,425
2025 Renter Occupied Housing Units	254	5,734	12,941
2025 Vacant Housing Units	134	2,422	4,950

Currently, 53.6% of the 37,250 housing units in the area are owner occupied; 33.8%, renter occupied; and 12.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 35,280 housing units in the area - 57.3% owner occupied, 31.0% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 2.44%. Median home value in the area is \$131,949, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.11% annually to \$139,404.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.