



Executive Summary

1237 Fairview Dr, Lexington, North Carolina, 27292
 Drive Time: 5, 10, 15 minute radii

Prepared By Kyle Swicegood, CCIM, Broker

Latitude: 35.78760
 Longitude: -80.25942

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	7,023	23,739	52,517
2010 Population	6,734	23,191	53,280
2020 Population	6,966	24,320	56,139
2025 Population	7,129	24,992	57,762
2000-2010 Annual Rate	-0.42%	-0.23%	0.14%
2010-2020 Annual Rate	0.33%	0.46%	0.51%
2020-2025 Annual Rate	0.46%	0.55%	0.57%
2020 Male Population	47.1%	49.0%	49.2%
2020 Female Population	52.9%	51.0%	50.8%
2020 Median Age	42.3	40.1	42.0

In the identified area, the current year population is 56,139. In 2010, the Census count in the area was 53,280. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 57,762 representing a change of 0.57% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	48.3%	59.9%	72.2%
2020 Black Alone	35.2%	24.0%	15.4%
2020 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2020 Asian Alone	2.1%	2.5%	2.7%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	10.5%	9.9%	6.5%
2020 Two or More Races	3.3%	3.1%	2.5%
2020 Hispanic Origin (Any Race)	16.6%	15.4%	10.6%

Persons of Hispanic origin represent 10.6% 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 55.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	36	40	46
2000 Households	2,976	9,534	20,797
2010 Households	2,798	9,122	20,967
2020 Total Households	2,890	9,552	22,033
2025 Total Households	2,958	9,816	22,656
2000-2010 Annual Rate	-0.61%	-0.44%	0.08%
2010-2020 Annual Rate	0.32%	0.45%	0.48%
2020-2025 Annual Rate	0.47%	0.55%	0.56%
2020 Average Household Size	2.37	2.44	2.49

The household count in this area has changed from 20,967 in 2010 to 22,033 in the current year, a change of 0.48% annually. The five-year projection of households is 22,656, a change of 0.56% annually from the current year total. Average household size is currently 2.49, compared to 2.48 in the year 2010. The number of families in the current year is 14,750 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	18.7%	15.0%	13.4%
Median Household Income			
2020 Median Household Income	\$28,750	\$33,452	\$39,791
2025 Median Household Income	\$30,713	\$35,746	\$42,018
2020-2025 Annual Rate	1.33%	1.34%	1.10%
Average Household Income			
2020 Average Household Income	\$43,708	\$47,666	\$53,487
2025 Average Household Income	\$47,075	\$51,686	\$58,120
2020-2025 Annual Rate	1.50%	1.63%	1.68%
Per Capita Income			
2020 Per Capita Income	\$18,045	\$18,617	\$21,157
2025 Per Capita Income	\$19,442	\$20,165	\$22,968
2020-2025 Annual Rate	1.50%	1.61%	1.66%

Households by Income

Current median household income is \$39,791 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$42,018 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$53,487 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,120 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$21,157 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,968 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	118	151	173
2000 Total Housing Units	3,193	10,280	22,327
2000 Owner Occupied Housing Units	1,620	5,329	13,707
2000 Renter Occupied Housing Units	1,356	4,206	7,091
2000 Vacant Housing Units	217	745	1,529
2010 Total Housing Units	3,289	10,863	24,225
2010 Owner Occupied Housing Units	1,410	5,001	13,529
2010 Renter Occupied Housing Units	1,388	4,121	7,438
2010 Vacant Housing Units	491	1,741	3,258
2020 Total Housing Units	3,448	11,503	25,705
2020 Owner Occupied Housing Units	1,334	4,864	13,431
2020 Renter Occupied Housing Units	1,555	4,688	8,602
2020 Vacant Housing Units	558	1,951	3,672
2025 Total Housing Units	3,544	11,868	26,512
2025 Owner Occupied Housing Units	1,400	5,009	13,803
2025 Renter Occupied Housing Units	1,558	4,807	8,853
2025 Vacant Housing Units	586	2,052	3,856

Currently, 52.3% of the 25,705 housing units in the area are owner occupied; 33.5%, renter occupied; and 14.3% 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 24,225 housing units in the area - 55.8% owner occupied, 30.7% renter occupied, and 13.4% vacant. The annual rate of change in housing units since 2010 is 2.67%. Median home value in the area is \$127,597, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.19% annually to \$135,348.

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.