

# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



## NOW UNDER CONSTRUCTION



Food Lion is OPEN



Retailers coming soon

Great Clips®



POPEYES. FIVE GUYS®



last updated: 12/03/24 P. 1

## PROPERTY HIGHLIGHTS

- Pad and Outparcels sites AVAILABLE  
From 1,178 SF up to 4,700 SF retail available
- Join the #1 Food Lion in the country!
- Fastest growing county in the Country. (board of education study, 2021)  
16% growth predicted in the next decade
- **45,000 SF Food Lion new prototype store**

### POPULATION

5 Mi	35,333
7 Mi	52,577
10Mi	108,622

### CARS PER DAY

Rte 11-Winchester Ave:	8,606
Rte 51- Gerrardstown Rd:	21,062
Interstate 81:	59,265

### AV. HH INCOME

5 Mi	\$100,814
7 Mi	\$98,022
10 Mi	\$97,311

### EMPLOYEES

5 Mi	5,452
7 Mi	10,995
10 Mi	26,727



SHARY THUR



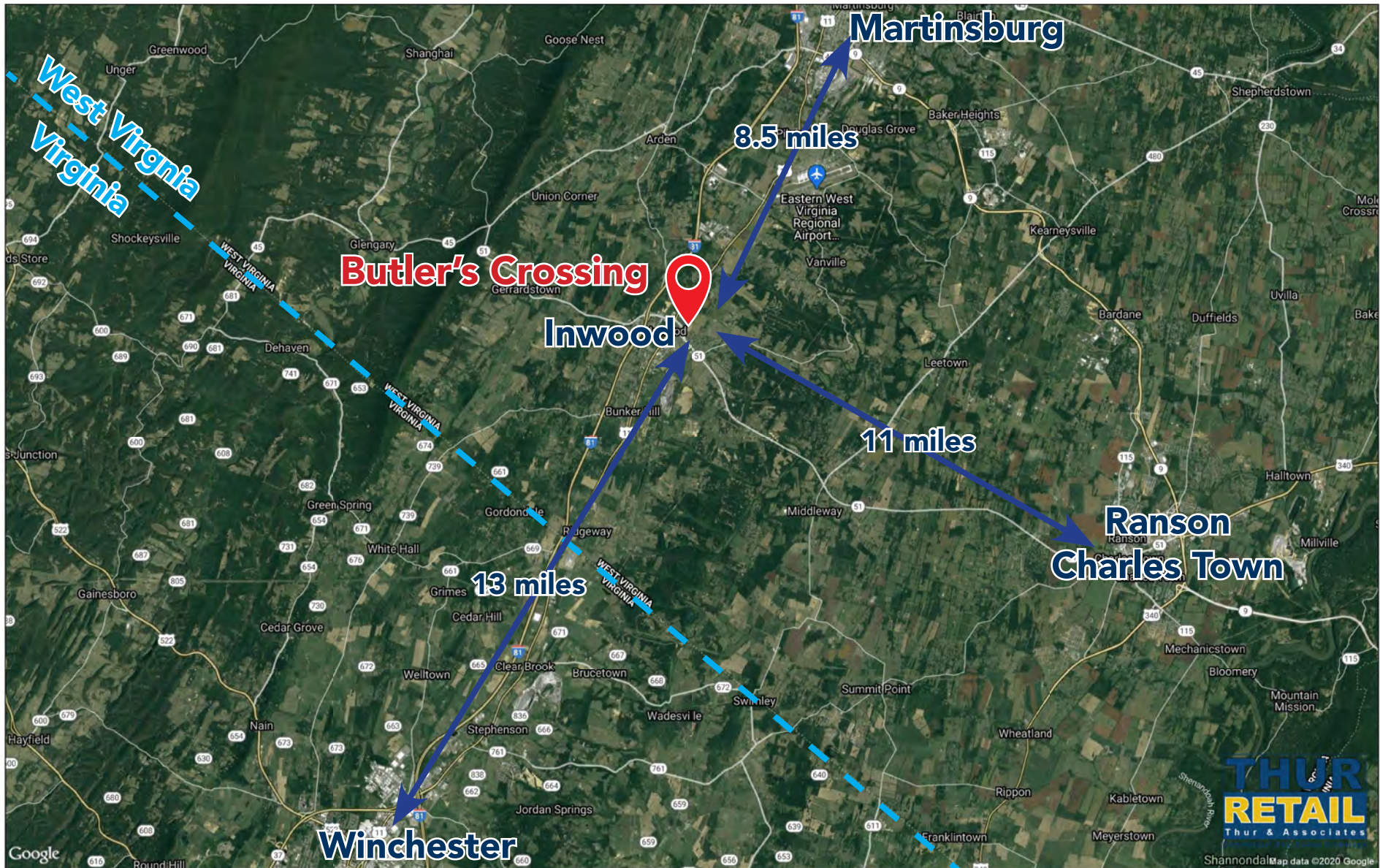
202-359-3469



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# BUTLER'S CROSSING

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## ADDITIONAL HIGHLIGHTS

- Close to the Virginia-West Virginia border
- 13 miles from Winchester, Virginia
- 8.5 miles from Martinsburg, WV
- Procter & Gamble, Amazon, and Clorox facilities within 5 miles
- Less than 5 miles to Eastern West Virginia Airport

## BERKELEY COUNTY INFO



**110,173+**  
POPULATION



**54,310+**  
EMPLOYEES



**321+**  
SQUARE MILES



**1,629+**  
BUSINESSES

Berkeley County is located in the Eastern Panhandle of West Virginia. Washington County, Maryland is located to the north of the county and Frederick County, Virginia is to the south. The West Virginia counties of Jefferson and Morgan are found to the east and west respectively. The county is less than 100 miles from the Baltimore-Washington Metropolitan area and less than 200 miles from Philadelphia, Richmond, and Pittsburg. The Potomac River forms the northern and part of the eastern border of the county. North Mountain bisects the county and is the western edge of the Shenandoah Valley, also known as the Great Valley, in the Panhandle. The City of Martinsburg and most of the county's developed areas are found here. West of the mountain, Back Creek winds through the countryside. The Sleepy Creek Wildlife Management Area on Third Hill Mountain is along the western boundary. Here, forested lands and farms have traditionally dominated.

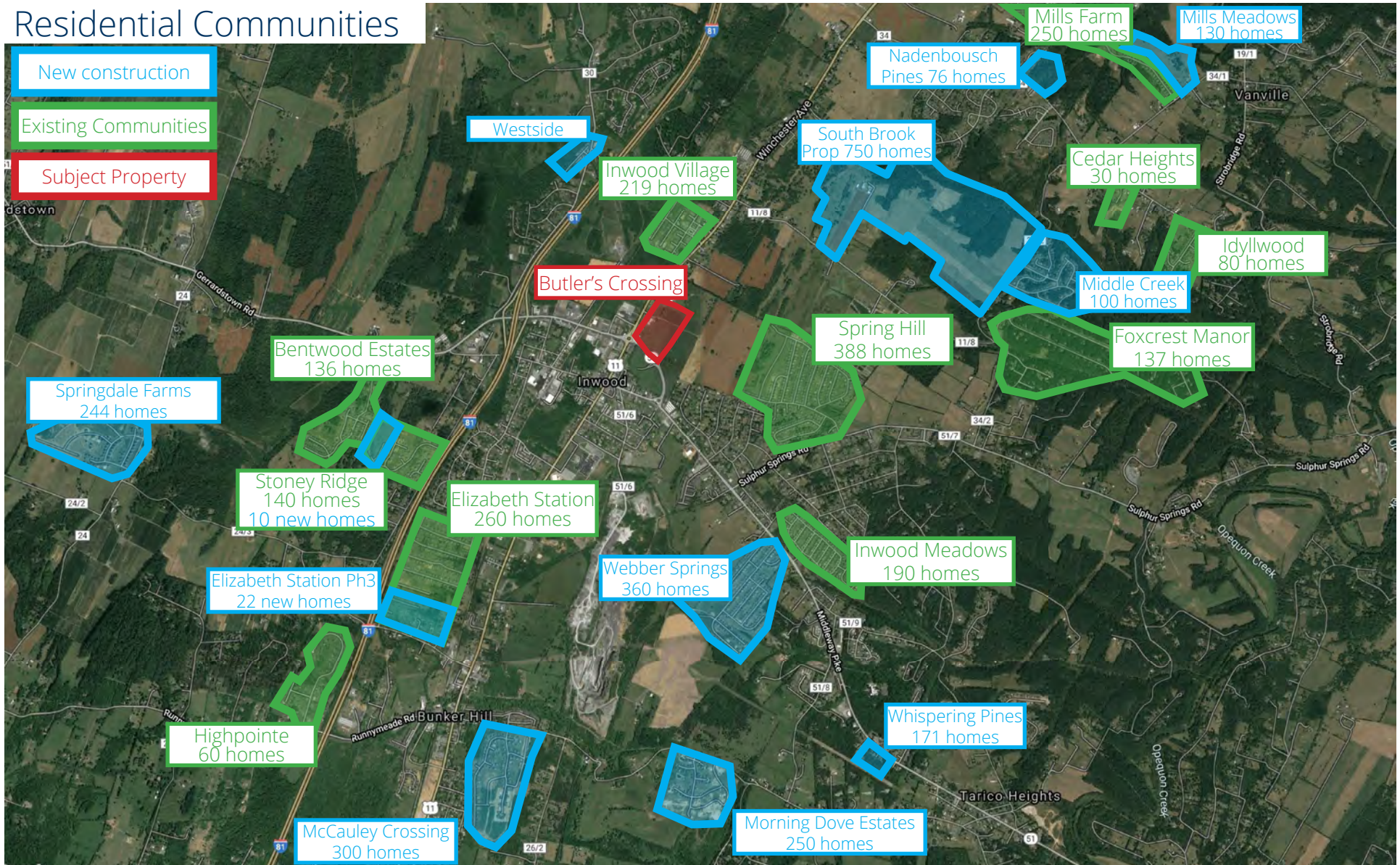


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## Residential Communities



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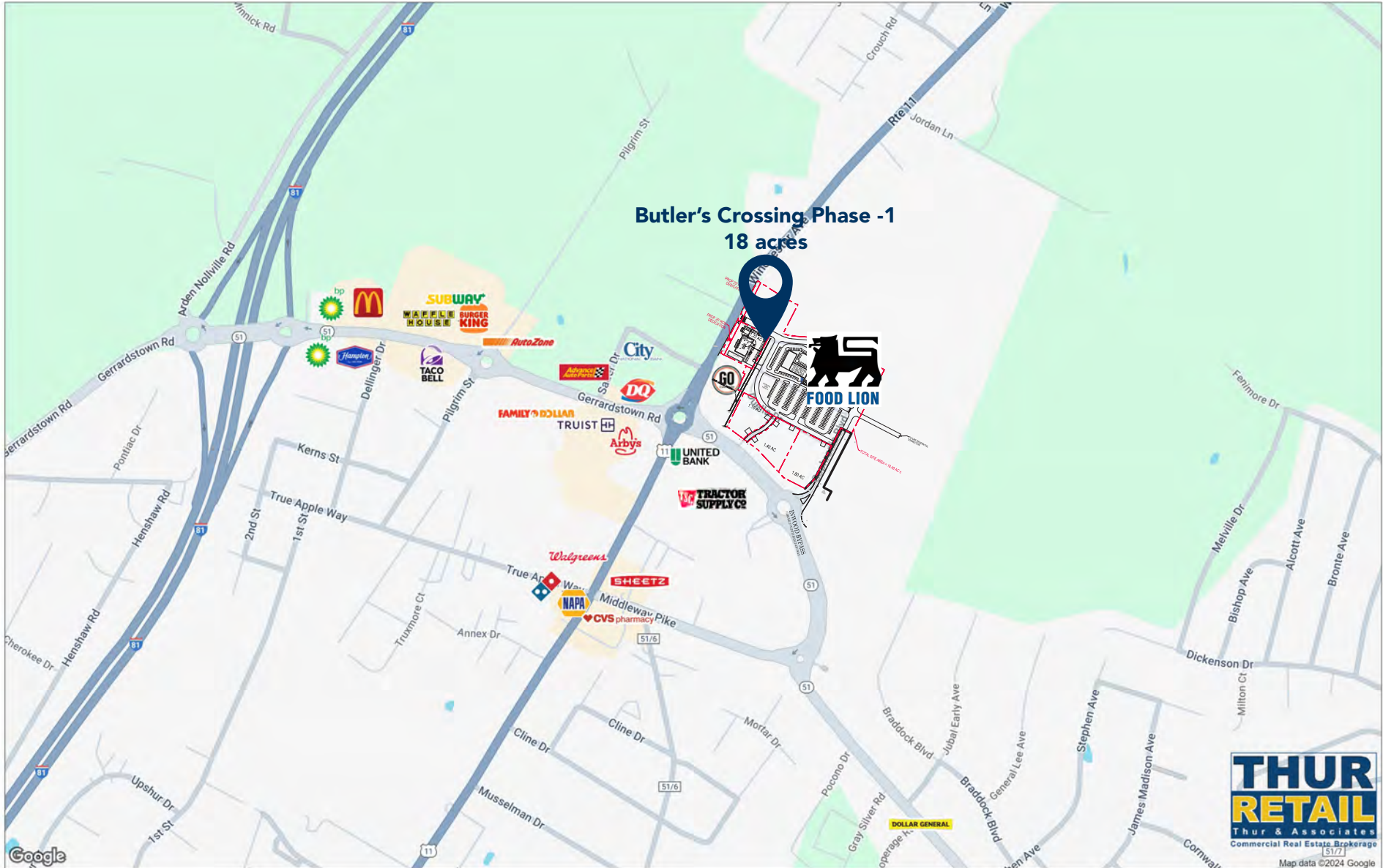
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**BUTLER'S CROSSING  
INWOOD, WV**



**Proposed  
Site plan subject  
to modifications**

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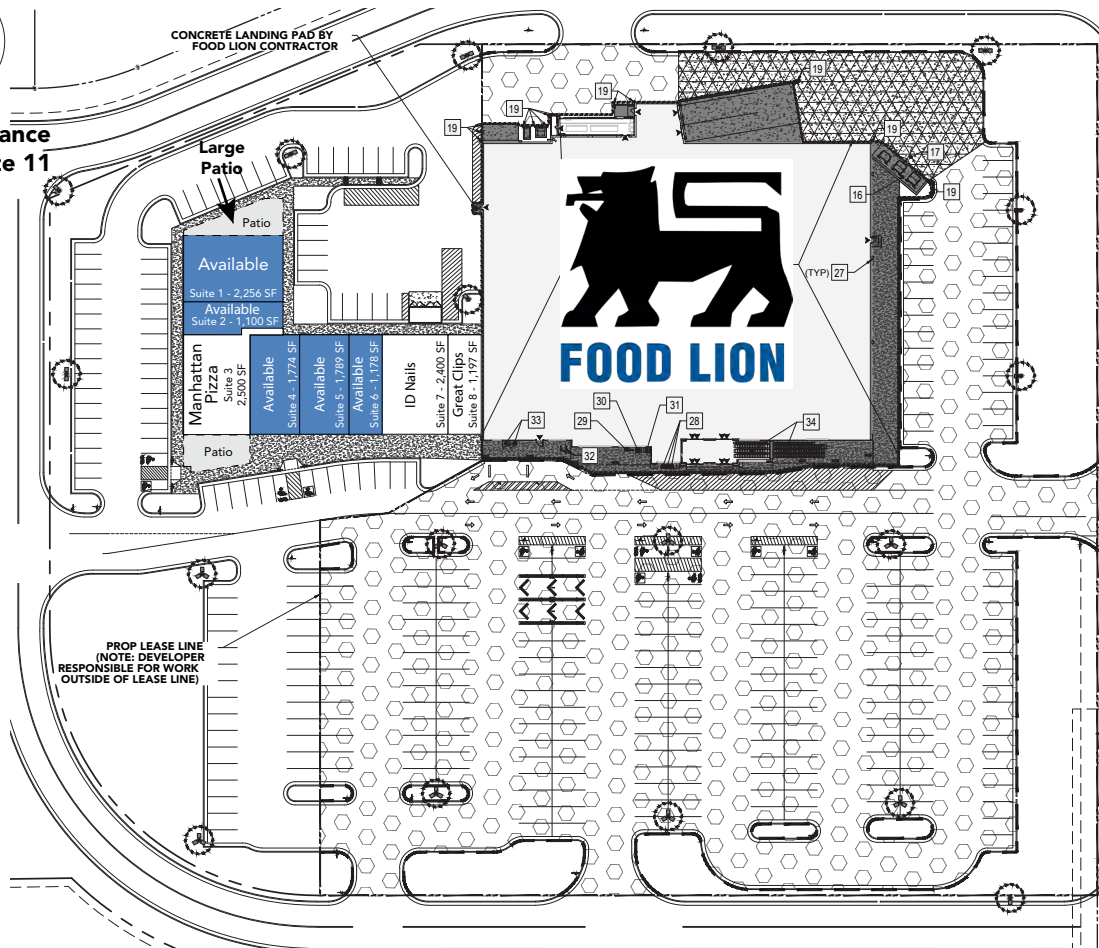


Main Entrance  
from Route 11

At Lease Negotiations

Available for lease

Leased



PROP LEASE LINE  
(NOTE: DEVELOPER RESPONSIBLE FOR WORK OUTSIDE OF LEASE LINE)

Can be combined for 3,356 SF

Suite	Tenant	Size
1	Available	2,256 SF
2	Available	1,100 SF
3	Manhattan Pizza	2,500 SF
4	Available	1,774 SF
5	Available	1,789 SF
6	Available	1,178 SF
7	ID Nails	2,400 SF
8	Great Clips	1,197 SF

Can be combined for 4,741 SF

**SITE PLAN LEGEND**

- DEVELOPER - PAVING
- DEVELOPER - CONCRETE
- DEVELOPER - CURB
- LIGHTS BY DEVELOPER
- FOOD LION CONTRACTOR - CONCRETE
- WORK INSIDE THIS LINE FOOD LION CONTRACTOR RESPONSIBILITY

Proposed Site plan subject to modifications



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Food Lion opened February 2023



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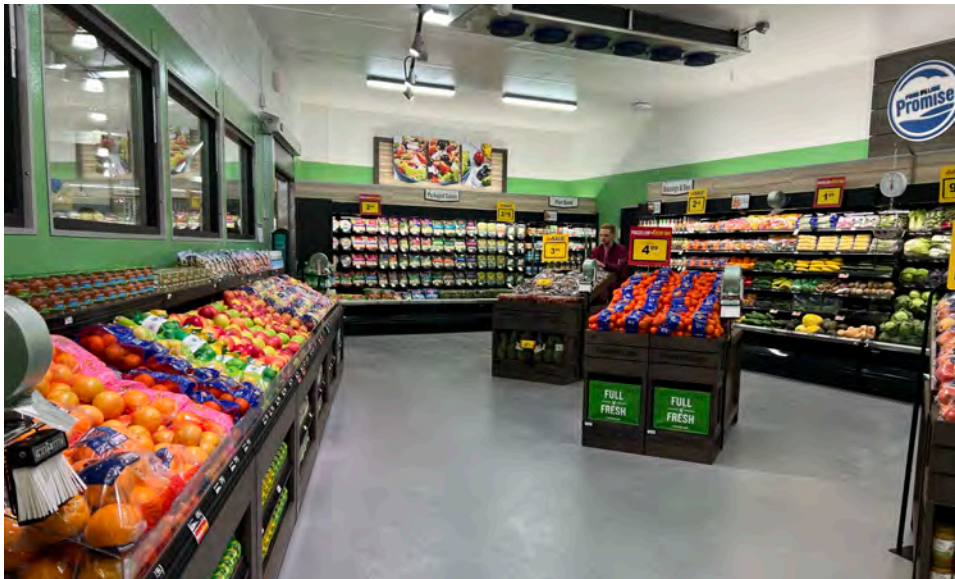
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Food Lion opened Feb 2023



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In-line Retail building progress December 2024



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Outparcel Exterior Rendering



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Outpacel building progress October 2024 - Starbucks, Jersey Mikes, and Five Guys coming soon



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## LEASING CONTACT

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## OFFICE LOCATIONS

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202-823-4444

BOCA RATON

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Boca Raton, FL 33432

561-395-2441

WEST VIRGINIA

230 Truxmore Court

Inwood, WV 25428

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# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

Butler's Crossing 7655 Winchester Ave, Inwood, WV 25428	5 mi radius		7 mi radius		10 mi radius	
<b>Population</b>						
Estimated Population (2023)	35,333		52,577		108,622	
Projected Population (2028)	37,759		55,936		114,679	
Census Population (2020)	33,519		49,866		103,535	
Census Population (2010)	28,547		43,383		91,039	
Projected Annual Growth (2023-2028)	2,426	1.4%	3,359	1.3%	6,057	1.1%
Historical Annual Growth (2020-2023)	1,814	-	2,710	1.8%	5,087	1.6%
Historical Annual Growth (2010-2020)	4,972	1.7%	6,484	1.5%	12,496	1.4%
Estimated Population Density (2023)	450 <i>psm</i>		342 <i>psm</i>		346 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>		153.9 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2023)	13,395		20,053		42,194	
Projected Households (2028)	14,549		21,694		45,303	
Census Households (2020)	12,541		18,764		39,702	
Census Households (2010)	10,518		16,144		34,494	
Projected Annual Growth (2023-2028)	1,154	1.7%	1,642	1.6%	3,110	1.5%
Historical Annual Change (2010-2023)	2,877	2.1%	3,909	1.9%	7,699	1.7%
<b>Average Household Income</b>						
Estimated Average Household Income (2023)	\$100,814		\$98,022		\$97,311	
Projected Average Household Income (2028)	\$99,590		\$97,129		\$97,023	
Census Average Household Income (2010)	\$65,314		\$65,480		\$65,480	
Census Average Household Income (2000)	\$49,293		\$47,459		\$46,396	
Projected Annual Change (2023-2028)	-\$1,224	-0.2%	-\$893	-0.2%	-\$288	-
Historical Annual Change (2000-2023)	\$51,521	4.5%	\$50,563	4.6%	\$50,915	4.8%
<b>Median Household Income</b>						
Estimated Median Household Income (2023)	\$81,298		\$81,776		\$81,592	
Projected Median Household Income (2028)	\$83,087		\$83,625		\$83,193	
Census Median Household Income (2010)	\$57,529		\$58,230		\$55,572	
Census Median Household Income (2000)	\$43,600		\$41,772		\$39,449	
Projected Annual Change (2023-2028)	\$1,789	0.4%	\$1,849	0.5%	\$1,601	0.4%
Historical Annual Change (2000-2023)	\$37,698	3.8%	\$40,003	4.2%	\$42,143	4.6%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2023)	\$38,227		\$37,466		\$37,909	
Projected Per Capita Income (2028)	\$38,381		\$37,747		\$38,432	
Census Per Capita Income (2010)	\$24,062		\$24,369		\$24,812	
Census Per Capita Income (2000)	\$18,249		\$17,922		\$17,874	
Projected Annual Change (2023-2028)	\$154	-	\$281	0.1%	\$523	0.3%
Historical Annual Change (2000-2023)	\$19,978	4.8%	\$19,544	4.7%	\$20,035	4.9%
Estimated Average Household Net Worth (2023)	\$399,862		\$429,489		\$464,530	

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<b>Butler's Crossing</b>							
<b>7655 Winchester Ave, Inwood, WV 25428</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>Total Annual Consumer Expenditure (2023)</b>							
Total Household Expenditure		\$948.25 M		\$1.39 B		\$2.91 B	
Total Non-Retail Expenditure		\$498.18 M		\$732.11 M		\$1.53 B	
Total Retail Expenditure		\$450.07 M		\$659.18 M		\$1.37 B	
Apparel		\$33.43 M		\$49.11 M		\$102.98 M	
Contributions		\$30.98 M		\$45.8 M		\$96.74 M	
Education		\$27.87 M		\$41.62 M		\$89.52 M	
Entertainment		\$54.32 M		\$79.68 M		\$166.59 M	
Food and Beverages		\$139.53 M		\$204.41 M		\$426.4 M	
Furnishings and Equipment		\$33.72 M		\$49.44 M		\$103.28 M	
Gifts		\$22.82 M		\$33.92 M		\$72.08 M	
Health Care		\$80.69 M		\$117.91 M		\$244.85 M	
Household Operations		\$37.23 M		\$54.75 M		\$114.92 M	
Miscellaneous Expenses		\$17.95 M		\$26.33 M		\$55.12 M	
Personal Care		\$12.73 M		\$18.67 M		\$39.04 M	
Personal Insurance		\$6.82 M		\$10.04 M		\$21.06 M	
Reading		\$2.07 M		\$3.04 M		\$6.37 M	
Shelter		\$198.05 M		\$291.07 M		\$610.17 M	
Tobacco		\$5.56 M		\$8.12 M		\$16.81 M	
Transportation		\$174.93 M		\$255.7 M		\$530.98 M	
Utilities		\$69.55 M		\$101.67 M		\$211.2 M	
<b>Monthly Household Consumer Expenditure (2023)</b>							
Total Household Expenditure		\$5,899		\$5,782		\$5,744	
Total Non-Retail Expenditure		\$3,099	52.5%	\$3,042	52.6%	\$3,031	52.8%
Total Retail Expenditures		\$2,800	47.5%	\$2,739	47.4%	\$2,713	47.2%
Apparel		\$208	3.5%	\$204	3.5%	\$203	3.5%
Contributions		\$193	3.3%	\$190	3.3%	\$191	3.3%
Education		\$173	2.9%	\$173	3.0%	\$177	3.1%
Entertainment		\$338	5.7%	\$331	5.7%	\$329	5.7%
Food and Beverages		\$868	14.7%	\$849	14.7%	\$842	14.7%
Furnishings and Equipment		\$210	3.6%	\$205	3.6%	\$204	3.6%
Gifts		\$142	2.4%	\$141	2.4%	\$142	2.5%
Health Care		\$502	8.5%	\$490	8.5%	\$484	8.4%
Household Operations		\$232	3.9%	\$228	3.9%	\$227	4.0%
Miscellaneous Expenses		\$112	1.9%	\$109	1.9%	\$109	1.9%
Personal Care		\$79	1.3%	\$78	1.3%	\$77	1.3%
Personal Insurance		\$42	0.7%	\$42	0.7%	\$42	0.7%
Reading		\$13	0.2%	\$13	0.2%	\$13	0.2%
Shelter		\$1,232	20.9%	\$1,210	20.9%	\$1,205	21.0%
Tobacco		\$35	0.6%	\$34	0.6%	\$33	0.6%
Transportation		\$1,088	18.4%	\$1,063	18.4%	\$1,049	18.3%
Utilities		\$433	7.3%	\$423	7.3%	\$417	7.3%

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<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>7655 Winchester Ave, Inwood, WV 25428</b>							
<b>Race and Ethnicity</b>							
Total Population (2023)		35,333		52,577		108,622	
White (2023)		30,763	87.1%	45,028	85.6%	89,671	82.6%
Black or African American (2023)		1,948	5.5%	3,513	6.7%	9,726	9.0%
American Indian or Alaska Native (2023)		67	0.2%	102	0.2%	226	0.2%
Asian (2023)		310	0.9%	561	1.1%	1,330	1.2%
Hawaiian or Pacific Islander (2023)		13	-	15	-	28	-
Other Race (2023)		493	1.4%	731	1.4%	1,804	1.7%
Two or More Races (2023)		1,739	4.9%	2,626	5.0%	5,837	5.4%
Population < 18 (2023)		8,471	24.0%	12,338	23.5%	24,882	22.9%
White Not Hispanic		6,861	81.0%	9,793	79.4%	18,712	75.2%
Black or African American		459	5.4%	780	6.3%	2,176	8.7%
Asian		43	0.5%	89	0.7%	245	1.0%
Other Race Not Hispanic		567	6.7%	850	6.9%	1,902	7.6%
Hispanic		541	6.4%	826	6.7%	1,847	7.4%
Not Hispanic or Latino Population (2023)		33,562	95.0%	49,888	94.9%	102,403	94.3%
Not Hispanic White		30,303	90.3%	44,304	88.8%	88,011	85.9%
Not Hispanic Black or African American		1,887	5.6%	3,409	6.8%	9,449	9.2%
Not Hispanic American Indian or Alaska Native		35	0.1%	53	0.1%	127	0.1%
Not Hispanic Asian		292	0.9%	540	1.1%	1,292	1.3%
Not Hispanic Hawaiian or Pacific Islander		11	-	12	-	22	-
Not Hispanic Other Race		25	-	44	-	111	0.1%
Not Hispanic Two or More Races		1,009	3.0%	1,526	3.1%	3,391	3.3%
Hispanic or Latino Population (2023)		1,771	5.0%	2,689	5.1%	6,219	5.7%
Hispanic White		460	26.0%	725	26.9%	1,660	26.7%
Hispanic Black or African American		61	3.4%	104	3.9%	277	4.4%
Hispanic American Indian or Alaska Native		32	1.8%	49	1.8%	99	1.6%
Hispanic Asian		18	1.0%	22	0.8%	38	0.6%
Hispanic Hawaiian or Pacific Islander		2	0.1%	3	0.1%	6	-
Hispanic Other Race		468	26.4%	687	25.6%	1,693	27.2%
Hispanic Two or More Races		731	41.3%	1,100	40.9%	2,445	39.3%
Not Hispanic or Latino Population (2020)		31,760	94.8%	47,253	94.8%	97,396	94.1%
Hispanic or Latino Population (2020)		1,758	5.2%	2,614	5.2%	6,139	5.9%
Not Hispanic or Latino Population (2010)		27,578	96.6%	41,896	96.6%	87,237	95.8%
Hispanic or Latino Population (2010)		969	3.4%	1,487	3.4%	3,802	4.2%
Not Hispanic or Latino Population (2028)		35,862	95.0%	53,072	94.9%	108,098	94.3%
Hispanic or Latino Population (2028)		1,897	5.0%	2,864	5.1%	6,582	5.7%
Projected Annual Growth (2023-2028)		126	1.4%	175	1.3%	362	1.2%
Historical Annual Growth (2010-2020)		790	8.2%	1,126	7.6%	2,337	6.1%

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<b>7655 Winchester Ave, Inwood, WV 25428</b>							
<b>Total Age Distribution (2023)</b>							
Total Population		35,333		52,577		108,622	
Age Under 5 Years		2,193	6.2%	3,153	6.0%	6,458	5.9%
Age 5 to 9 Years		2,323	6.6%	3,345	6.4%	6,774	6.2%
Age 10 to 14 Years		2,466	7.0%	3,601	6.8%	7,181	6.6%
Age 15 to 19 Years		2,233	6.3%	3,309	6.3%	6,620	6.1%
Age 20 to 24 Years		1,805	5.1%	2,719	5.2%	5,873	5.4%
Age 25 to 29 Years		2,398	6.8%	3,507	6.7%	7,165	6.6%
Age 30 to 34 Years		2,844	8.0%	4,058	7.7%	8,009	7.4%
Age 35 to 39 Years		2,650	7.5%	3,808	7.2%	7,465	6.9%
Age 40 to 44 Years		2,488	7.0%	3,624	6.9%	7,153	6.6%
Age 45 to 49 Years		2,233	6.3%	3,369	6.4%	6,722	6.2%
Age 50 to 54 Years		2,403	6.8%	3,691	7.0%	7,554	7.0%
Age 55 to 59 Years		2,426	6.9%	3,759	7.1%	7,872	7.2%
Age 60 to 64 Years		2,085	5.9%	3,211	6.1%	7,025	6.5%
Age 65 to 69 Years		1,681	4.8%	2,598	4.9%	5,734	5.3%
Age 70 to 74 Years		1,417	4.0%	2,183	4.2%	4,930	4.5%
Age 75 to 79 Years		888	2.5%	1,363	2.6%	3,040	2.8%
Age 80 to 84 Years		480	1.4%	758	1.4%	1,743	1.6%
Age 85 Years or Over		319	0.9%	522	1.0%	1,304	1.2%
Median Age		37.0		37.8		38.7	
Age 19 Years or Less		9,216	26.1%	13,408	25.5%	27,032	24.9%
Age 20 to 64 Years		21,332	60.4%	31,745	60.4%	64,839	59.7%
Age 65 Years or Over		4,786	13.5%	7,424	14.1%	16,751	15.4%
<b>Female Age Distribution (2023)</b>							
Female Population		17,673	50.0%	26,218	49.9%	54,378	50.1%
Age Under 5 Years		1,070	6.1%	1,545	5.9%	3,221	5.9%
Age 5 to 9 Years		1,116	6.3%	1,615	6.2%	3,258	6.0%
Age 10 to 14 Years		1,203	6.8%	1,783	6.8%	3,572	6.6%
Age 15 to 19 Years		1,049	5.9%	1,568	6.0%	3,194	5.9%
Age 20 to 24 Years		899	5.1%	1,350	5.2%	2,946	5.4%
Age 25 to 29 Years		1,194	6.8%	1,719	6.6%	3,539	6.5%
Age 30 to 34 Years		1,435	8.1%	2,030	7.7%	3,966	7.3%
Age 35 to 39 Years		1,327	7.5%	1,905	7.3%	3,692	6.8%
Age 40 to 44 Years		1,211	6.9%	1,761	6.7%	3,555	6.5%
Age 45 to 49 Years		1,145	6.5%	1,713	6.5%	3,394	6.2%
Age 50 to 54 Years		1,195	6.8%	1,813	6.9%	3,741	6.9%
Age 55 to 59 Years		1,266	7.2%	1,906	7.3%	3,929	7.2%
Age 60 to 64 Years		1,013	5.7%	1,585	6.0%	3,504	6.4%
Age 65 to 69 Years		899	5.1%	1,366	5.2%	2,967	5.5%
Age 70 to 74 Years		754	4.3%	1,146	4.4%	2,586	4.8%
Age 75 to 79 Years		440	2.5%	679	2.6%	1,574	2.9%
Age 80 to 84 Years		272	1.5%	426	1.6%	979	1.8%
Age 85 Years or Over		187	1.1%	307	1.2%	763	1.4%
Female Median Age		37.7		38.4		39.2	
Age 19 Years or Less		4,438	25.1%	6,510	24.8%	13,244	24.4%
Age 20 to 64 Years		10,684	60.5%	15,784	60.2%	32,266	59.3%
Age 65 Years or Over		2,552	14.4%	3,924	15.0%	8,868	16.3%

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>7655 Winchester Ave, Inwood, WV 25428</b>							
<b>Male Age Distribution (2023)</b>							
Male Population	17,660	50.0%	26,359	50.1%	54,244	49.9%	
Age Under 5 Years	1,123	6.4%	1,608	6.1%	3,237	6.0%	
Age 5 to 9 Years	1,208	6.8%	1,730	6.6%	3,516	6.5%	
Age 10 to 14 Years	1,264	7.2%	1,818	6.9%	3,609	6.7%	
Age 15 to 19 Years	1,184	6.7%	1,741	6.6%	3,426	6.3%	
Age 20 to 24 Years	906	5.1%	1,368	5.2%	2,927	5.4%	
Age 25 to 29 Years	1,204	6.8%	1,788	6.8%	3,627	6.7%	
Age 30 to 34 Years	1,409	8.0%	2,028	7.7%	4,043	7.5%	
Age 35 to 39 Years	1,323	7.5%	1,903	7.2%	3,773	7.0%	
Age 40 to 44 Years	1,278	7.2%	1,863	7.1%	3,598	6.6%	
Age 45 to 49 Years	1,088	6.2%	1,655	6.3%	3,328	6.1%	
Age 50 to 54 Years	1,208	6.8%	1,877	7.1%	3,814	7.0%	
Age 55 to 59 Years	1,161	6.6%	1,853	7.0%	3,943	7.3%	
Age 60 to 64 Years	1,072	6.1%	1,626	6.2%	3,521	6.5%	
Age 65 to 69 Years	782	4.4%	1,232	4.7%	2,767	5.1%	
Age 70 to 74 Years	663	3.8%	1,037	3.9%	2,345	4.3%	
Age 75 to 79 Years	448	2.5%	684	2.6%	1,466	2.7%	
Age 80 to 84 Years	209	1.2%	332	1.3%	764	1.4%	
Age 85 Years or Over	132	0.7%	215	0.8%	541	1.0%	
Male Median Age	36.4		37.3		38.1		
Age 19 Years or Less	4,778	27.1%	6,898	26.2%	13,788	25.4%	
Age 20 to 64 Years	10,647	60.3%	15,961	60.6%	32,573	60.0%	
Age 65 Years or Over	2,234	12.7%	3,500	13.3%	7,883	14.5%	
<b>Males per 100 Females (2023)</b>							
Overall Comparison	100		101		100		
Age Under 5 Years	105	51.2%	104	51.0%	100	50.1%	
Age 5 to 9 Years	108	52.0%	107	51.7%	108	51.9%	
Age 10 to 14 Years	105	51.2%	102	50.5%	101	50.3%	
Age 15 to 19 Years	113	53.0%	111	52.6%	107	51.8%	
Age 20 to 24 Years	101	50.2%	101	50.3%	99	49.8%	
Age 25 to 29 Years	101	50.2%	104	51.0%	102	50.6%	
Age 30 to 34 Years	98	49.5%	100	50.0%	102	50.5%	
Age 35 to 39 Years	100	49.9%	100	50.0%	102	50.5%	
Age 40 to 44 Years	106	51.3%	106	51.4%	101	50.3%	
Age 45 to 49 Years	95	48.7%	97	49.1%	98	49.5%	
Age 50 to 54 Years	101	50.3%	104	50.9%	102	50.5%	
Age 55 to 59 Years	92	47.8%	97	49.3%	100	50.1%	
Age 60 to 64 Years	106	51.4%	103	50.6%	100	50.1%	
Age 65 to 69 Years	87	46.5%	90	47.4%	93	48.3%	
Age 70 to 74 Years	88	46.8%	91	47.5%	91	47.6%	
Age 75 to 79 Years	102	50.5%	101	50.2%	93	48.2%	
Age 80 to 84 Years	77	43.4%	78	43.7%	78	43.9%	
Age 85 Years or Over	71	41.5%	70	41.2%	71	41.5%	
Age 19 Years or Less	108	51.8%	106	51.4%	104	51.0%	
Age 20 to 39 Years	100	49.9%	101	50.3%	102	50.4%	
Age 40 to 64 Years	100	49.9%	101	50.3%	100	50.1%	
Age 65 Years or Over	88	46.7%	89	47.1%	89	47.1%	

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
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Lat/Lon: 39.3613/-78.037

<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>7655 Winchester Ave, Inwood, WV 25428</b>							
<b>Household Type (2023)</b>							
Total Households		13,395		20,053		42,194	
Households with Children		4,824	36.0%	6,988	34.8%	14,037	33.3%
Average Household Size		2.6		2.6		2.6	
Household Density per Square Mile		171		130		134	
Population Family		30,450	86.2%	44,802	85.2%	90,979	83.8%
Population Non-Family		4,862	13.8%	7,504	14.3%	16,771	15.4%
Population Group Quarters		21	-	271	0.5%	872	0.8%
Family Households		9,741	72.7%	14,368	71.6%	29,240	69.3%
Married Couple Households		7,575	77.8%	11,105	77.3%	21,902	74.9%
Other Family Households with Children		2,166	22.2%	3,263	22.7%	7,338	25.1%
Family Households with Children		4,803	49.3%	6,961	48.5%	13,992	47.9%
Married Couple with Children		3,411	71.0%	4,888	70.2%	9,342	66.8%
Other Family Households with Children		1,392	29.0%	2,074	29.8%	4,650	33.2%
Family Households No Children		4,938	50.7%	7,406	51.5%	15,248	52.1%
Married Couple No Children		4,164	84.3%	6,217	83.9%	12,560	82.4%
Other Family Households No Children		773	15.7%	1,189	16.1%	2,688	17.6%
Non-Family Households		3,654	27.3%	5,685	28.4%	12,954	30.7%
Non-Family Households with Children		20	0.6%	26	0.5%	46	0.4%
Non-Family Households No Children		3,634	99.4%	5,659	99.5%	12,908	99.6%
Average Family Household Size		3.1		3.1		3.1	
Average Family Income		\$105,370		\$106,655		\$109,801	
Median Family Income		\$93,106		\$95,672		\$97,869	
Average Non-Family Household Size		1.3		1.3		1.3	
<b>Marital Status (2023)</b>							
Population Age 15 Years or Over		28,350		42,478		88,209	
Never Married		8,283	29.2%	12,552	29.6%	27,845	31.6%
Currently Married		14,862	52.4%	21,840	51.4%	42,877	48.6%
Previously Married		5,206	18.4%	8,086	19.0%	17,487	19.8%
Separated		760	14.6%	1,022	12.6%	2,356	13.5%
Widowed		1,223	23.5%	1,892	23.4%	3,943	22.5%
Divorced		3,223	61.9%	5,171	64.0%	11,188	64.0%
<b>Educational Attainment (2023)</b>							
Adult Population Age 25 Years or Over		24,313		36,450		75,717	
Elementary (Grade Level 0 to 8)		765	3.1%	1,081	3.0%	2,362	3.1%
Some High School (Grade Level 9 to 11)		1,572	6.5%	2,339	6.4%	5,078	6.7%
High School Graduate		9,334	38.4%	13,367	36.7%	26,711	35.3%
Some College		4,924	20.3%	7,211	19.8%	15,145	20.0%
Associate Degree Only		2,328	9.6%	3,361	9.2%	6,568	8.7%
Bachelor Degree Only		3,510	14.4%	5,649	15.5%	12,634	16.7%
Graduate Degree		1,880	7.7%	3,443	9.4%	7,218	9.5%
Any College (Some College or Higher)		12,642	52.0%	19,664	53.9%	41,566	54.9%
College Degree + (Bachelor Degree or Higher)		5,391	22.2%	9,092	24.9%	19,853	26.2%

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<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>7655 Winchester Ave, Inwood, WV 25428</b>							
<b>Housing</b>							
Total Housing Units (2023)		14,074		21,180		44,790	
Total Housing Units (2020)		13,089		19,709		42,012	
Historical Annual Growth (2020-2023)		985	-	1,471	-	2,777	-
Housing Units Occupied (2023)		13,395	95.2%	20,053	94.7%	42,194	94.2%
Housing Units Owner-Occupied		11,439	85.4%	16,436	82.0%	31,705	75.1%
Housing Units Renter-Occupied		1,957	14.6%	3,617	18.0%	10,489	24.9%
Housing Units Vacant (2023)		679	4.8%	1,128	5.3%	2,596	5.8%
<b>Household Size (2023)</b>							
Total Households		13,395		20,053		42,194	
1 Person Households		2,858	21.3%	4,462	22.3%	10,380	24.6%
2 Person Households		5,121	38.2%	7,586	37.8%	15,601	37.0%
3 Person Households		2,293	17.1%	3,399	17.0%	6,911	16.4%
4 Person Households		1,877	14.0%	2,757	13.7%	5,515	13.1%
5 Person Households		815	6.1%	1,198	6.0%	2,469	5.9%
6 Person Households		305	2.3%	455	2.3%	918	2.2%
7 or More Person Households		127	0.9%	195	1.0%	399	0.9%
<b>Household Income Distribution (2023)</b>							
HH Income \$200,000 or More		864	6.4%	1,533	7.6%	3,794	9.0%
HH Income \$150,000 to \$199,999		1,314	9.8%	1,917	9.6%	4,100	9.7%
HH Income \$125,000 to \$149,999		798	6.0%	1,264	6.3%	2,623	6.2%
HH Income \$100,000 to \$124,999		1,807	13.5%	2,431	12.1%	4,790	11.4%
HH Income \$75,000 to \$99,999		2,315	17.3%	3,312	16.5%	6,323	15.0%
HH Income \$50,000 to \$74,999		2,814	21.0%	3,984	19.9%	7,567	17.9%
HH Income \$35,000 to \$49,999		1,404	10.5%	1,996	10.0%	4,160	9.9%
HH Income \$25,000 to \$34,999		977	7.3%	1,499	7.5%	3,069	7.3%
HH Income \$15,000 to \$24,999		561	4.2%	1,072	5.3%	2,732	6.5%
HH Income \$10,000 to \$14,999		259	1.9%	427	2.1%	1,250	3.0%
HH Income Under \$10,000		282	2.1%	618	3.1%	1,784	4.2%
<b>Household Vehicles (2023)</b>							
Households 0 Vehicles Available		549	4.1%	772	3.8%	2,406	5.7%
Households 1 Vehicle Available		2,534	18.9%	4,179	20.8%	11,089	26.3%
Households 2 Vehicles Available		5,655	42.2%	7,864	39.2%	15,272	36.2%
Households 3 or More Vehicles Available		4,657	34.8%	7,238	36.1%	13,427	31.8%
Total Vehicles Available		29,493		44,346		87,593	
Average Vehicles per Household		2.2		2.2		2.1	
Owner-Occupied Household Vehicles		25,589	86.8%	37,380	84.3%	71,458	81.6%
Average Vehicles per Owner-Occupied Household		2.2		2.3		2.3	
Renter-Occupied Household Vehicles		3,904	13.2%	6,966	15.7%	16,135	18.4%
Average Vehicles per Renter-Occupied Household		2.0		1.9		1.5	
<b>Travel Time (2023)</b>							
Worker Base Age 16 years or Over		18,375		26,581		53,706	
Travel to Work in 14 Minutes or Less		3,522	19.2%	5,027	18.9%	10,785	20.1%
Travel to Work in 15 to 29 Minutes		6,479	35.3%	9,170	34.5%	17,561	32.7%
Travel to Work in 30 to 59 Minutes		4,848	26.4%	7,145	26.9%	14,009	26.1%
Travel to Work in 60 Minutes or More		1,997	10.9%	2,643	9.9%	5,219	9.7%
Work at Home		1,529	8.3%	2,595	9.8%	6,133	11.4%
Average Minutes Travel to Work		25.0		24.9		24.7	

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<b>7655 Winchester Ave, Inwood, WV 25428</b>							
<b>Transportation To Work (2023)</b>							
Worker Base Age 16 years or Over		18,375		26,581		53,706	
Drive to Work Alone		15,470	84.2%	21,925	82.5%	41,581	77.4%
Drive to Work in Carpool		1,179	6.4%	1,663	6.3%	4,534	8.4%
Travel to Work by Public Transportation		6	-	43	0.2%	235	0.4%
Drive to Work on Motorcycle		13	-	20	-	43	-
Bicycle to Work		3	-	4	-	44	-
Walk to Work		66	0.4%	173	0.7%	542	1.0%
Other Means		109	0.6%	157	0.6%	594	1.1%
Work at Home		1,529	8.3%	2,595	9.8%	6,133	11.4%
<b>Daytime Demographics (2023)</b>							
Total Businesses		572		1,109		2,697	
Total Employees		5,452		10,995		26,727	
Company Headquarter Businesses		12	2.1%	29	2.6%	97	3.6%
Company Headquarter Employees		117	2.1%	995	9.1%	4,962	18.6%
Employee Population per Business		9.5 to 1		9.9 to 1		9.9 to 1	
Residential Population per Business		61.8 to 1		47.4 to 1		40.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over		14,859		26,017		59,441	
<b>Labor Force</b>							
Labor Population Age 16 Years or Over (2023)		27,823		41,718		86,710	
Labor Force Total Males (2023)		13,781	49.5%	20,800	49.9%	43,111	49.7%
Male Civilian Employed		9,683	70.3%	14,187	68.2%	28,959	67.2%
Male Civilian Unemployed		285	2.1%	428	2.1%	910	2.1%
Males in Armed Forces		32	0.2%	102	0.5%	258	0.6%
Males Not in Labor Force		3,782	27.4%	6,083	29.2%	12,983	30.1%
Labor Force Total Females (2023)		14,042	50.5%	20,918	50.1%	43,599	50.3%
Female Civilian Employed		8,692	61.9%	12,397	59.3%	24,754	56.8%
Female Civilian Unemployed		177	1.3%	330	1.6%	1,004	2.3%
Females in Armed Forces		10	-	11	-	24	-
Females Not in Labor Force		5,163	36.8%	8,181	39.1%	17,817	40.9%
Unemployment Rate		462	1.7%	758	1.8%	1,914	2.2%
<b>Occupation (2023)</b>							
Occupation Population Age 16 Years or Over		18,375		26,581		53,706	
Occupation Total Males		9,683	52.7%	14,185	53.4%	28,954	53.9%
Occupation Total Females		8,692	47.3%	12,396	46.6%	24,752	46.1%
Management, Business, Financial Operations		2,656	14.5%	4,060	15.3%	8,146	15.2%
Professional, Related		3,190	17.4%	4,897	18.4%	10,528	19.6%
Service		3,007	16.4%	4,467	16.8%	9,020	16.8%
Sales, Office		3,954	21.5%	5,682	21.4%	10,899	20.3%
Farming, Fishing, Forestry		29	0.2%	52	0.2%	100	0.2%
Construction, Extraction, Maintenance		1,687	9.2%	2,213	8.3%	4,099	7.6%
Production, Transport, Material Moving		3,853	21.0%	5,210	19.6%	10,914	20.3%
White Collar Workers		9,800	53.3%	14,639	55.1%	29,573	55.1%
Blue Collar Workers		8,575	46.7%	11,942	44.9%	24,133	44.9%

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Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
<b>Units In Structure (2023)</b>							
Total Units		13,395		20,053		42,194	
1 Detached Unit		10,461	78.1%	15,478	77.2%	29,905	70.9%
1 Attached Unit		1,203	9.0%	1,573	7.8%	4,054	9.6%
2 Units		47	0.4%	65	0.3%	206	0.5%
3 to 4 Units		26	0.2%	120	0.6%	853	2.0%
5 to 9 Units		172	1.3%	322	1.6%	1,134	2.7%
10 to 19 Units		177	1.3%	365	1.8%	1,415	3.4%
20 to 49 Units		74	0.6%	123	0.6%	613	1.5%
50 or More Units		26	0.2%	66	0.3%	354	0.8%
Mobile Home or Trailer		1,209	9.0%	1,937	9.7%	3,657	8.7%
Other Structure		-	-	3	-	3	-
<b>Homes Built By Year (2023)</b>							
Homes Built 2020 or later		-	-	-	-	-	-
Homes Built 2010 to 2019		3,487	24.8%	4,662	22.0%	8,518	19.0%
Homes Built 2000 to 2009		3,887	27.6%	5,607	26.5%	11,025	24.6%
Homes Built 1990 to 1999		1,682	12.0%	2,503	11.8%	5,460	12.2%
Homes Built 1980 to 1989		1,496	10.6%	2,379	11.2%	5,059	11.3%
Homes Built 1970 to 1979		1,417	10.1%	2,318	10.9%	4,554	10.2%
Homes Built 1960 to 1969		229	1.6%	457	2.2%	1,555	3.5%
Homes Built 1950 to 1959		361	2.6%	610	2.9%	1,580	3.5%
Homes Built 1940 to 1949		87	0.6%	279	1.3%	893	2.0%
Homes Built Before 1939		749	5.3%	1,236	5.8%	3,548	7.9%
Median Age of Homes		30.4	yrs	32.3	yrs	35.4	yrs
<b>Home Values (2023)</b>							
Owner Specified Housing Units		11,439		16,436		31,705	
Home Values \$1,000,000 or More		227	2.0%	276	1.7%	403	1.3%
Home Values \$750,000 to \$999,999		164	1.4%	178	1.1%	388	1.2%
Home Values \$500,000 to \$749,999		152	1.3%	266	1.6%	821	2.6%
Home Values \$400,000 to \$499,999		504	4.4%	967	5.9%	2,428	7.7%
Home Values \$300,000 to \$399,999		1,771	15.5%	2,905	17.7%	6,034	19.0%
Home Values \$250,000 to \$299,999		1,422	12.4%	2,081	12.7%	4,107	13.0%
Home Values \$200,000 to \$249,999		2,594	22.7%	3,346	20.4%	5,588	17.6%
Home Values \$175,000 to \$199,999		1,352	11.8%	1,698	10.3%	2,832	8.9%
Home Values \$150,000 to \$174,999		1,241	10.8%	1,721	10.5%	2,892	9.1%
Home Values \$125,000 to \$149,999		508	4.4%	661	4.0%	1,354	4.3%
Home Values \$100,000 to \$124,999		601	5.3%	824	5.0%	1,484	4.7%
Home Values \$90,000 to \$99,999		96	0.8%	261	1.6%	530	1.7%
Home Values \$80,000 to \$89,999		49	0.4%	115	0.7%	263	0.8%
Home Values \$70,000 to \$79,999		95	0.8%	137	0.8%	272	0.9%
Home Values \$60,000 to \$69,999		43	0.4%	83	0.5%	206	0.7%
Home Values \$50,000 to \$59,999		104	0.9%	171	1.0%	470	1.5%
Home Values \$35,000 to \$49,999		41	0.4%	75	0.5%	209	0.7%
Home Values \$25,000 to \$34,999		35	0.3%	65	0.4%	136	0.4%
Home Values \$10,000 to \$24,999		136	1.2%	209	1.3%	420	1.3%
Home Values Under \$10,000		303	2.6%	395	2.4%	867	2.7%
Owner-Occupied Median Home Value		\$229,835		\$235,071		\$242,587	
Renter-Occupied Median Rent		\$965		\$919		\$872	