

BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



NOW UNDER CONSTRUCTION



PROPERTY HIGHLIGHTS

- Pad and Outparcels sites AVAILABLE
From 1,356 SF up to 3,563 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	36,183
7 Mi	54,552
10 Mi	111,360

CARS PER DAY



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

AV. HH INCOME



5 Mi	\$105,714
7 Mi	\$102,895
10 Mi	\$101,751

EMPLOYEES



5 Mi	5,549
7 Mi	11,118
10 Mi	27,383

Join:



Retailers coming soon

Great Clips®

metro
by T-Mobile



therapy partner
solutions®



POPEYES.

FIVE GUYS®

Patriot
FEDERAL CREDIT UNION

Wawa®



last updated: 11/19/25 P. 1



SHARY THUR



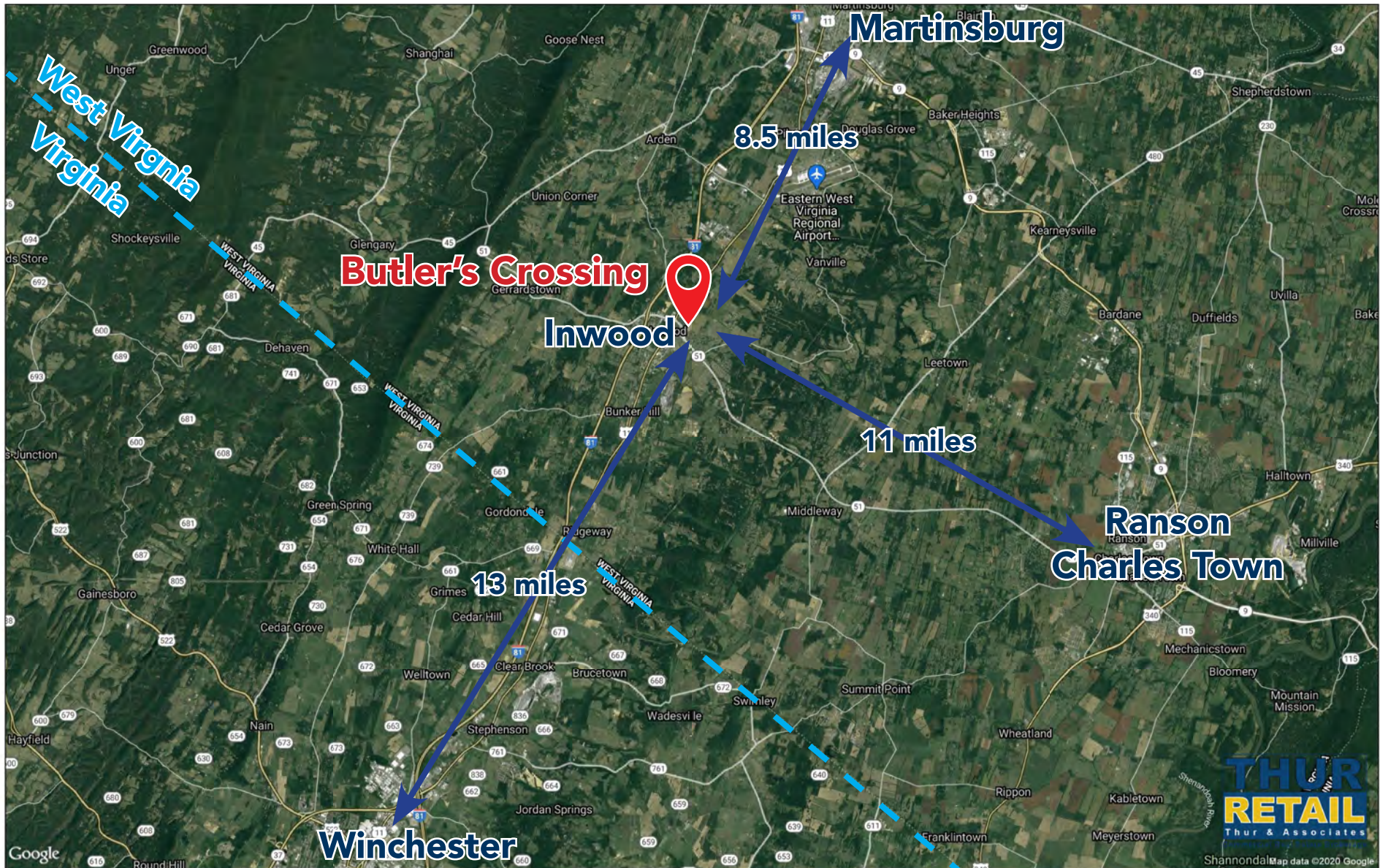
202-359-3469



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



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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 Pittsburgh. 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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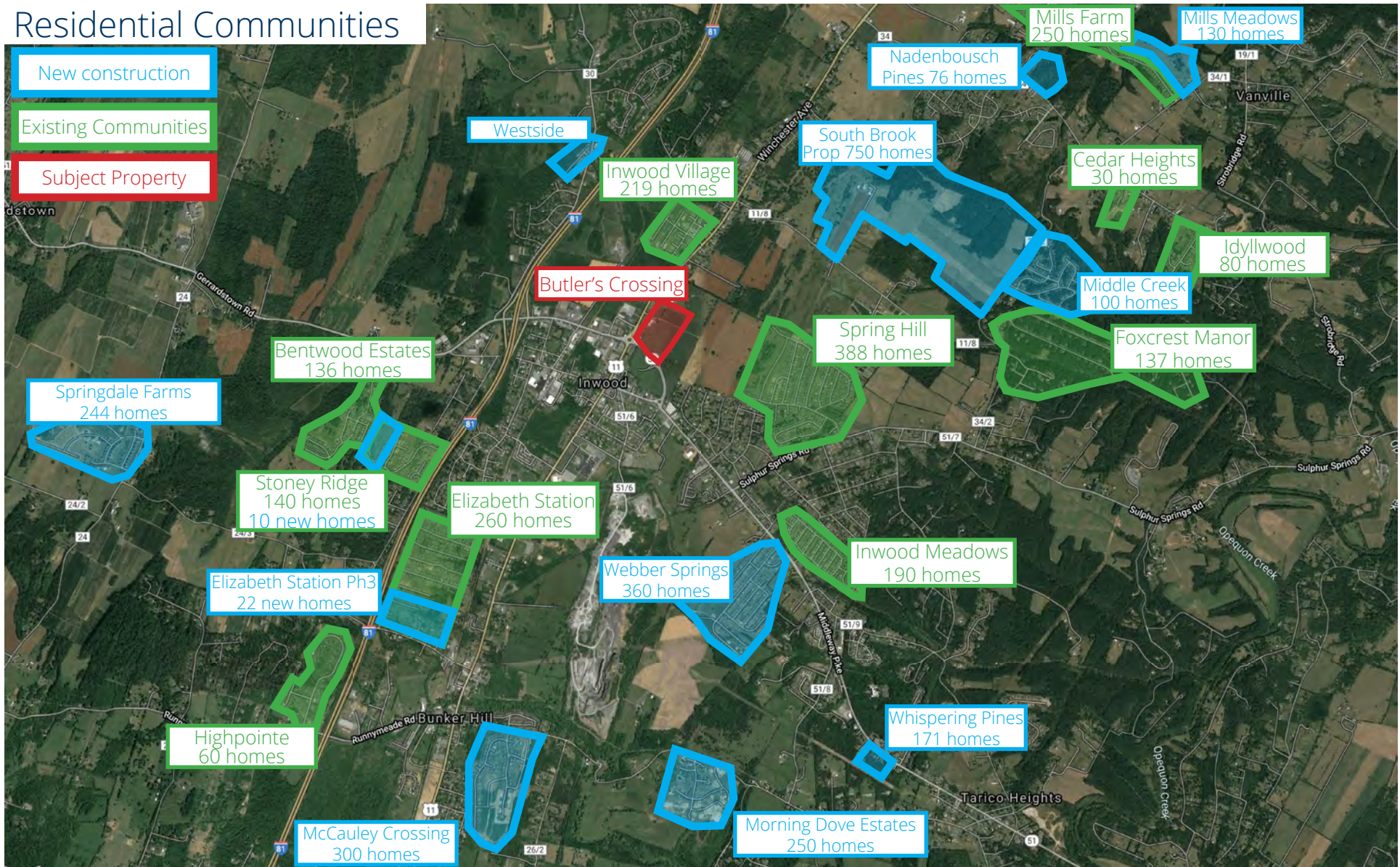


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Residential Communities



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BUTLER'S CROSSING

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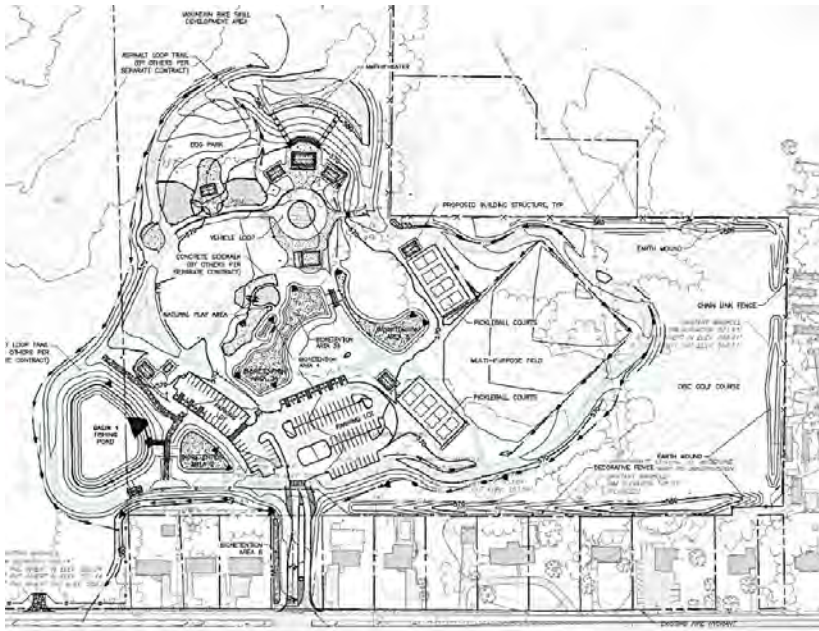
NEW INWOOD PARK

The park, which will be located in what is now a wooded parcel of land across the road from Musselman High School and adjacent to the W Randy Smith Rec Center, will be developed in phases.

The **31-acre** park could include a disc golf course, amphitheater, dog park, bike trails, playground equipment and splash park.

Phase 2 of the project is to include construction of a splash park, amphitheater, dog park, mountain bike skill area, playground equipment, additional walking trails and pickleball courts.

Construction plan



Conceptual plan



BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



**BUTLER'S CROSSING
INWOOD, WV**



**Proposed
Site plan subject
to modifications**

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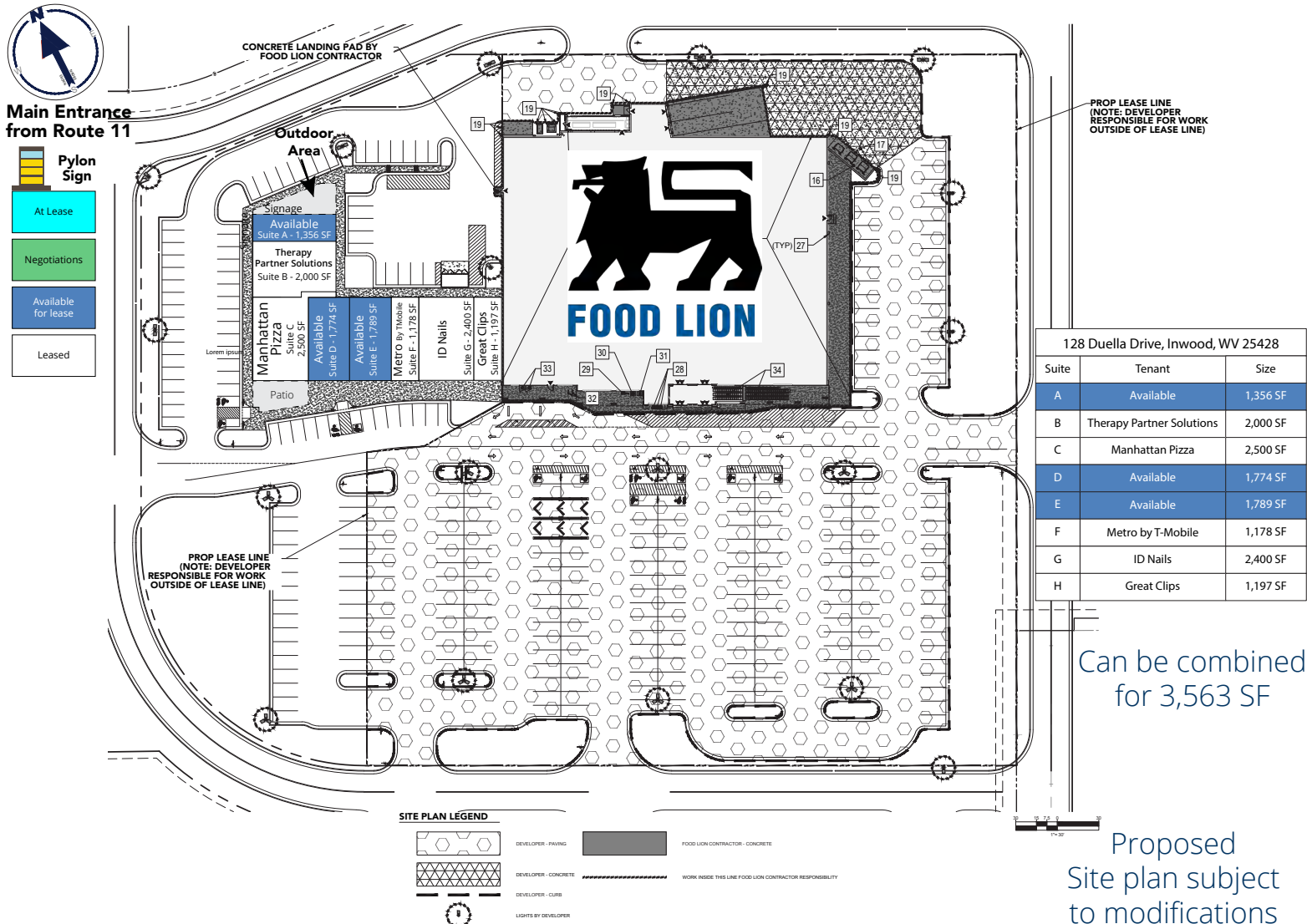
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In-line Retail building progress May 2025

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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



In-line Retail building progress May 2025



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LEASING CONTACT

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OFFICE LOCATIONS

WASHINGTON DC

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Chevy Chase, MD 20815

202-823-4444

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441

WEST VIRGINIA

230 Truxmore Court

Inwood, WV 25428

202-359-3469



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing							
Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
Population							
Estimated Population (2025)	36,183		54,552		111,360		
Projected Population (2030)	40,180		60,385		122,951		
Census Population (2020)	33,817		50,562		104,097		
Census Population (2010)	28,821		44,023		91,547		
Projected Annual Growth (2025-2030)	3,997	2.2%	5,834	2.1%	11,591	2.1%	
Historical Annual Growth (2020-2025)	2,366	-	3,990	1.6%	7,263	1.4%	
Historical Annual Growth (2010-2020)	4,996	1.7%	6,538	1.5%	12,550	1.4%	
Estimated Population Density (2025)	461	psm	355	psm	355	psm	
Trade Area Size	78.5	sq mi	153.9	sq mi	314.0	sq mi	
Households							
Estimated Households (2025)	13,929		21,067		43,790		
Projected Households (2030)	15,537		23,479		48,694		
Census Households (2020)	12,656		19,050		39,916		
Census Households (2010)	10,624		16,402		34,683		
Projected Annual Growth (2025-2030)	1,608	2.3%	2,412	2.3%	4,904	2.2%	
Historical Annual Change (2010-2025)	3,306	2.1%	4,665	1.9%	9,106	1.8%	
Average Household Income							
Estimated Average Household Income (2025)	\$105,714		\$102,895		\$101,751		
Projected Average Household Income (2030)	\$103,784		\$101,003		\$99,782		
Census Average Household Income (2010)	\$65,255		\$65,134		\$65,491		
Census Average Household Income (2000)	\$49,304		\$47,186		\$46,388		
Projected Annual Change (2025-2030)	-\$1,931	-0.4%	-\$1,892	-0.4%	-\$1,969	-0.4%	
Historical Annual Change (2000-2025)	\$56,411	4.6%	\$55,709	4.7%	\$55,363	4.8%	
Median Household Income							
Estimated Median Household Income (2025)	\$88,080		\$84,243		\$83,246		
Projected Median Household Income (2030)	\$87,334		\$83,373		\$82,129		
Census Median Household Income (2010)	\$57,481		\$57,933		\$55,582		
Census Median Household Income (2000)	\$43,562		\$41,519		\$39,446		
Projected Annual Change (2025-2030)	-\$746	-0.2%	-\$870	-0.2%	-\$1,117	-0.3%	
Historical Annual Change (2000-2025)	\$44,519	4.1%	\$42,724	4.1%	\$43,800	4.4%	
Per Capita Income							
Estimated Per Capita Income (2025)	\$40,703		\$39,749		\$40,029		
Projected Per Capita Income (2030)	\$40,138		\$39,283		\$39,534		
Census Per Capita Income (2010)	\$24,050		\$24,270		\$24,814		
Census Per Capita Income (2000)	\$18,245		\$17,849		\$17,870		
Projected Annual Change (2025-2030)	-\$565	-0.3%	-\$466	-0.2%	-\$495	-0.2%	
Historical Annual Change (2000-2025)	\$22,458	4.9%	\$21,900	4.9%	\$22,159	5.0%	
Estimated Average Household Net Worth (2025)	\$973,490		\$981,515		\$992,922		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing Inwood, WV 25428		5 mi radius	7 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$1.44 B	\$2.15 B	\$4.42 B
Total Non-Retail Expenditure		\$686.17 M	\$1.03 B	\$2.14 B
Total Retail Expenditure		\$756.57 M	\$1.12 B	\$2.28 B
Alcoholic Beverages		\$8.91 M	\$13.21 M	\$27.1 M
Apparel		\$27.07 M	\$40.16 M	\$82.27 M
Contributions		\$45.77 M	\$67.76 M	\$139.61 M
Education		\$32.81 M	\$48.6 M	\$99.97 M
Entertainment		\$83.86 M	\$124.45 M	\$254.92 M
Food Away From Home		\$64.3 M	\$95.37 M	\$195.44 M
Grocery		\$98.79 M	\$146.95 M	\$298.54 M
Health Care		\$91.34 M	\$138.6 M	\$288.23 M
Household Furnishings and Equipment		\$38.79 M	\$57.52 M	\$117.94 M
Household Operations		\$27.28 M	\$40.55 M	\$83.14 M
Miscellaneous Expenses		\$25.07 M	\$37.14 M	\$76.08 M
Personal Care		\$19.26 M	\$28.62 M	\$58.26 M
Shelter		\$224.85 M	\$335.87 M	\$699.03 M
Tax and Retirement		\$326.58 M	\$487.23 M	\$1.03 B
Tobacco and Related		\$7.68 M	\$11.51 M	\$23.17 M
Transportation		\$249.77 M	\$368.52 M	\$737.51 M
Utilities		\$70.63 M	\$105.09 M	\$213.34 M
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$8,631	\$8,493	\$8,412
Total Non-Retail Expenditure		\$4,105 47.6%	\$4,056 47.8%	\$4,075 48.4%
Total Retail Expenditures		\$4,526 52.4%	\$4,437 52.2%	\$4,337 51.6%
Alcoholic Beverages		\$53 0.6%	\$52 0.6%	\$52 0.6%
Apparel		\$162 1.9%	\$159 1.9%	\$157 1.9%
Contributions		\$274 3.2%	\$268 3.2%	\$266 3.2%
Education		\$196 2.3%	\$192 2.3%	\$190 2.3%
Entertainment		\$502 5.8%	\$492 5.8%	\$485 5.8%
Food Away From Home		\$385 4.5%	\$377 4.4%	\$372 4.4%
Grocery		\$591 6.8%	\$581 6.8%	\$568 6.8%
Health Care		\$546 6.3%	\$548 6.5%	\$549 6.5%
Household Furnishings and Equipment		\$232 2.7%	\$228 2.7%	\$224 2.7%
Household Operations		\$163 1.9%	\$160 1.9%	\$158 1.9%
Miscellaneous Expenses		\$150 1.7%	\$147 1.7%	\$145 1.7%
Personal Care		\$115 1.3%	\$113 1.3%	\$111 1.3%
Shelter		\$1,345 15.6%	\$1,329 15.6%	\$1,330 15.8%
Tax and Retirement		\$1,954 22.6%	\$1,927 22.7%	\$1,952 22.7%
Tobacco and Related		\$46 0.5%	\$46 0.5%	\$44 0.5%
Transportation		\$1,494 17.3%	\$1,458 17.2%	\$1,403 16.7%
Utilities		\$423 4.9%	\$416 4.9%	\$406 4.8%

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing							
Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
Race and Ethnicity							
Total Population (2025)	36,183		54,552		111,360		
White (2025)	30,933	85.5%	46,036	84.4%	91,222	81.9%	
Black or African American (2025)	2,201	6.1%	3,785	6.9%	9,707	8.7%	
American Indian or Alaska Native (2025)	77	0.2%	123	0.2%	261	0.2%	
Asian (2025)	388	1.1%	680	1.2%	1,520	1.4%	
Hawaiian or Pacific Islander (2025)	15	-	18	-	32	-	
Other Race (2025)	561	1.6%	856	1.6%	1,993	1.8%	
Two or More Races (2025)	2,008	5.6%	3,055	5.6%	6,624	5.9%	
Population < 18 (2025)	8,319	23.0%	12,311	22.6%	24,819	22.3%	
White Not Hispanic	6,498	78.1%	9,399	76.4%	18,011	72.6%	
Black or African American	516	6.2%	886	7.2%	2,289	9.2%	
Asian	58	0.7%	111	0.9%	275	1.1%	
Other Race Not Hispanic	603	7.3%	924	7.5%	2,015	8.1%	
Hispanic	644	7.7%	990	8.0%	2,229	9.0%	
Not Hispanic or Latino Population (2025)	33,944	93.8%	51,176	93.8%	103,930	93.3%	
Not Hispanic White	30,233	89.1%	44,992	87.9%	89,044	85.7%	
Not Hispanic Black or African American	2,134	6.3%	3,678	7.2%	9,466	9.1%	
Not Hispanic American Indian or Alaska Native	40	0.1%	67	0.1%	141	0.1%	
Not Hispanic Asian	368	1.1%	651	1.3%	1,461	1.4%	
Not Hispanic Hawaiian or Pacific Islander	10	-	13	-	24	-	
Not Hispanic Other Race	10	-	21	-	61	-	
Not Hispanic Two or More Races	1,149	3.4%	1,755	3.4%	3,733	3.6%	
Hispanic or Latino Population (2025)	2,240	6.2%	3,376	6.2%	7,430	6.7%	
Hispanic White	700	31.2%	1,044	30.9%	2,178	29.3%	
Hispanic Black or African American	66	3.0%	107	3.2%	242	3.3%	
Hispanic American Indian or Alaska Native	37	1.6%	56	1.7%	120	1.6%	
Hispanic Asian	20	0.9%	29	0.9%	59	0.8%	
Hispanic Hawaiian or Pacific Islander	5	0.2%	5	0.2%	8	0.1%	
Hispanic Other Race	552	24.6%	835	24.7%	1,932	26.0%	
Hispanic Two or More Races	860	38.4%	1,299	38.5%	2,891	38.9%	
Not Hispanic or Latino Population (2020)	32,038	94.7%	47,881	94.7%	97,783	93.9%	
Hispanic or Latino Population (2020)	1,779	5.3%	2,680	5.3%	6,315	6.1%	
Not Hispanic or Latino Population (2010)	27,845	96.6%	42,494	96.5%	87,718	95.8%	
Hispanic or Latino Population (2010)	976	3.4%	1,529	3.5%	3,829	4.2%	
Not Hispanic or Latino Population (2030)	36,603	91.1%	55,053	91.2%	111,684	90.8%	
Hispanic or Latino Population (2030)	3,578	8.9%	5,332	8.8%	11,268	9.2%	
Projected Annual Growth (2025-2030)	1,338	11.9%	1,957	11.6%	3,837	10.3%	
Historical Annual Growth (2010-2020)	803	8.2%	1,151	7.5%	2,485	6.5%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Total Age Distribution (2025)							
Total Population	36,183			54,552		111,360	
Age Under 5 Years	2,155	6.0%		3,254	6.0%	6,670	6.0%
Age 5 to 9 Years	2,279	6.3%		3,316	6.1%	6,688	6.0%
Age 10 to 14 Years	2,425	6.7%		3,573	6.5%	7,084	6.4%
Age 15 to 19 Years	2,328	6.4%		3,459	6.3%	6,919	6.2%
Age 20 to 24 Years	1,956	5.4%		2,955	5.4%	6,159	5.5%
Age 25 to 29 Years	2,486	6.9%		3,667	6.7%	7,540	6.8%
Age 30 to 34 Years	2,908	8.0%		4,205	7.7%	8,289	7.4%
Age 35 to 39 Years	2,483	6.9%		3,700	6.8%	7,445	6.7%
Age 40 to 44 Years	2,573	7.1%		3,824	7.0%	7,723	6.9%
Age 45 to 49 Years	2,380	6.6%		3,537	6.5%	6,916	6.2%
Age 50 to 54 Years	2,443	6.8%		3,754	6.9%	7,459	6.7%
Age 55 to 59 Years	2,451	6.8%		3,742	6.9%	7,536	6.8%
Age 60 to 64 Years	2,166	6.0%		3,425	6.3%	7,219	6.5%
Age 65 to 69 Years	1,834	5.1%		2,944	5.4%	6,304	5.7%
Age 70 to 74 Years	1,428	3.9%		2,238	4.1%	4,860	4.4%
Age 75 to 79 Years	1,068	3.0%		1,643	3.0%	3,521	3.2%
Age 80 to 84 Years	492	1.4%		795	1.5%	1,793	1.6%
Age 85 Years or Over	325	0.9%		522	1.0%	1,235	1.1%
Median Age	37.4			38.1		38.6	
Age 19 Years or Less	9,188	25.4%		13,602	24.9%	27,361	24.6%
Age 20 to 64 Years	21,847	60.4%		32,809	60.1%	66,285	59.5%
Age 65 Years or Over	5,148	14.2%		8,141	14.9%	17,713	15.9%
Female Age Distribution (2025)							
Female Population	18,374	50.8%		27,452	50.3%	56,160	50.4%
Age Under 5 Years	1,078	5.9%		1,631	5.9%	3,305	5.9%
Age 5 to 9 Years	1,164	6.3%		1,640	6.0%	3,328	5.9%
Age 10 to 14 Years	1,171	6.4%		1,739	6.3%	3,487	6.2%
Age 15 to 19 Years	1,129	6.1%		1,675	6.1%	3,433	6.1%
Age 20 to 24 Years	954	5.2%		1,436	5.2%	3,027	5.4%
Age 25 to 29 Years	1,276	6.9%		1,807	6.6%	3,680	6.6%
Age 30 to 34 Years	1,441	7.8%		2,083	7.6%	4,169	7.4%
Age 35 to 39 Years	1,225	6.7%		1,805	6.6%	3,666	6.5%
Age 40 to 44 Years	1,306	7.1%		1,952	7.1%	3,945	7.0%
Age 45 to 49 Years	1,220	6.6%		1,793	6.5%	3,489	6.2%
Age 50 to 54 Years	1,233	6.7%		1,887	6.9%	3,733	6.6%
Age 55 to 59 Years	1,223	6.7%		1,898	6.9%	3,829	6.8%
Age 60 to 64 Years	1,151	6.3%		1,757	6.4%	3,672	6.5%
Age 65 to 69 Years	1,005	5.5%		1,562	5.7%	3,250	5.8%
Age 70 to 74 Years	776	4.2%		1,202	4.4%	2,617	4.7%
Age 75 to 79 Years	571	3.1%		862	3.1%	1,858	3.3%
Age 80 to 84 Years	274	1.5%		439	1.6%	995	1.8%
Age 85 Years or Over	178	1.0%		285	1.0%	676	1.2%
Female Median Age	38.1			38.9		39.2	
Age 19 Years or Less	4,541	24.7%		6,685	24.4%	13,553	24.1%
Age 20 to 64 Years	11,029	60.0%		16,417	59.8%	33,210	59.1%
Age 65 Years or Over	2,804	15.3%		4,350	15.8%	9,396	16.7%

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Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Male Age Distribution (2025)							
Male Population	17,809	49.2%	27,100	49.7%	55,200	49.6%	
Age Under 5 Years	1,078	6.1%	1,623	6.0%	3,365	6.1%	
Age 5 to 9 Years	1,116	6.3%	1,676	6.2%	3,359	6.1%	
Age 10 to 14 Years	1,255	7.0%	1,834	6.8%	3,597	6.5%	
Age 15 to 19 Years	1,199	6.7%	1,784	6.6%	3,486	6.3%	
Age 20 to 24 Years	1,003	5.6%	1,519	5.6%	3,132	5.7%	
Age 25 to 29 Years	1,210	6.8%	1,860	6.9%	3,860	7.0%	
Age 30 to 34 Years	1,466	8.2%	2,122	7.8%	4,121	7.5%	
Age 35 to 39 Years	1,259	7.1%	1,895	7.0%	3,779	6.8%	
Age 40 to 44 Years	1,267	7.1%	1,872	6.9%	3,778	6.8%	
Age 45 to 49 Years	1,160	6.5%	1,744	6.4%	3,427	6.2%	
Age 50 to 54 Years	1,210	6.8%	1,867	6.9%	3,726	6.7%	
Age 55 to 59 Years	1,228	6.9%	1,844	6.8%	3,707	6.7%	
Age 60 to 64 Years	1,015	5.7%	1,668	6.2%	3,547	6.4%	
Age 65 to 69 Years	830	4.7%	1,382	5.1%	3,054	5.5%	
Age 70 to 74 Years	652	3.7%	1,036	3.8%	2,243	4.1%	
Age 75 to 79 Years	497	2.8%	781	2.9%	1,663	3.0%	
Age 80 to 84 Years	218	1.2%	356	1.3%	798	1.4%	
Age 85 Years or Over	147	0.8%	237	0.9%	559	1.0%	
Male Median Age	36.6		37.4		38.1		
Age 19 Years or Less	4,647	26.1%	6,917	25.5%	13,808	25.0%	
Age 20 to 64 Years	10,818	60.7%	16,392	60.5%	33,075	59.9%	
Age 65 Years or Over	2,344	13.2%	3,791	14.0%	8,317	15.1%	
Males per 100 Females (2025)							
Overall Comparison	97		99		98		
Age Under 5 Years	100	50.0%	100	49.9%	102	50.5%	
Age 5 to 9 Years	96	49.0%	102	50.5%	101	50.2%	
Age 10 to 14 Years	107	51.7%	106	51.3%	103	50.8%	
Age 15 to 19 Years	106	51.5%	106	51.6%	102	50.4%	
Age 20 to 24 Years	105	51.2%	106	51.4%	103	50.9%	
Age 25 to 29 Years	95	48.7%	103	50.7%	105	51.2%	
Age 30 to 34 Years	102	50.4%	102	50.5%	99	49.7%	
Age 35 to 39 Years	103	50.7%	105	51.2%	103	50.8%	
Age 40 to 44 Years	97	49.2%	96	49.0%	96	48.9%	
Age 45 to 49 Years	95	48.7%	97	49.3%	98	49.5%	
Age 50 to 54 Years	98	49.5%	99	49.7%	100	50.0%	
Age 55 to 59 Years	100	50.1%	97	49.3%	97	49.2%	
Age 60 to 64 Years	88	46.9%	95	48.7%	97	49.1%	
Age 65 to 69 Years	83	45.2%	89	47.0%	94	48.4%	
Age 70 to 74 Years	84	45.6%	86	46.3%	86	46.2%	
Age 75 to 79 Years	87	46.5%	91	47.5%	89	47.2%	
Age 80 to 84 Years	80	44.4%	81	44.8%	80	44.5%	
Age 85 Years or Over	83	45.3%	83	45.3%	83	45.3%	
Age 19 Years or Less	102	50.6%	103	50.9%	102	50.5%	
Age 20 to 39 Years	101	50.2%	104	50.9%	102	50.6%	
Age 40 to 64 Years	96	48.9%	97	49.2%	97	49.3%	
Age 65 Years or Over	84	45.5%	87	46.6%	89	47.0%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing							
Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
Household Type (2025)							
Total Households	13,929		21,067		43,790		
Households with Children	4,782	34.3%	7,048	33.5%	14,097	32.2%	
Average Household Size	2.6		2.6		2.5		
Household Density per Square Mile	177		137		139		
Population Family	30,543	84.4%	45,220	82.9%	90,038	80.9%	
Population Non-Family	5,615	15.5%	9,059	16.6%	20,474	18.4%	
Population Group Quarters	26	-	273	0.5%	847	0.8%	
Family Households	9,878	70.9%	14,608	69.3%	29,118	66.5%	
Married Couple Households	7,108	72.0%	10,555	72.3%	20,624	70.8%	
Other Family Households with Children	2,770	28.0%	4,053	27.7%	8,494	29.2%	
Family Households with Children	4,769	48.3%	7,031	48.1%	14,060	48.3%	
Married Couple with Children	3,199	67.1%	4,704	66.9%	9,159	65.1%	
Other Family Households with Children	1,570	32.9%	2,327	33.1%	4,901	34.9%	
Family Households No Children	5,109	51.7%	7,577	51.9%	15,059	51.7%	
Married Couple No Children	3,909	76.5%	5,851	77.2%	11,465	76.1%	
Other Family Households No Children	1,200	23.5%	1,726	22.8%	3,593	23.9%	
Non-Family Households	4,052	29.1%	6,459	30.7%	14,671	33.5%	
Non-Family Households with Children	13	0.3%	17	0.3%	37	0.3%	
Non-Family Households No Children	4,039	99.7%	6,442	99.7%	14,634	99.7%	
Average Family Household Size	3.1		3.1		3.1		
Average Family Income	\$116,268		\$116,568		\$119,262		
Median Family Income	\$99,380		\$98,065		\$100,190		
Average Non-Family Household Size	1.4		1.4		1.4		
Marital Status (2025)							
Population Age 15 Years or Over	29,323		44,409		90,918		
Never Married	8,560	29.2%	13,152	29.6%	28,894	31.8%	
Currently Married	15,329	52.3%	22,745	51.2%	44,008	48.4%	
Previously Married	5,434	18.5%	8,511	19.2%	18,017	19.8%	
Separated	788	14.5%	1,072	12.6%	2,438	13.5%	
Widowed	1,262	23.2%	1,963	23.1%	4,019	22.3%	
Divorced	3,384	62.3%	5,477	64.3%	11,559	64.2%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	25,039		37,995		77,840		
Elementary (Grade Level 0 to 8)	926	3.7%	1,410	3.7%	2,717	3.5%	
Some High School (Grade Level 9 to 11)	1,551	6.2%	2,441	6.4%	5,424	7.0%	
High School Graduate	10,094	40.3%	14,498	38.2%	28,331	36.4%	
Some College	4,515	18.0%	7,279	19.2%	15,179	19.5%	
Associate Degree Only	2,249	9.0%	3,195	8.4%	6,230	8.0%	
Bachelor Degree Only	3,878	15.5%	5,948	15.7%	13,132	16.9%	
Graduate Degree	1,826	7.3%	3,222	8.5%	6,828	8.8%	
Any College (Some College or Higher)	12,467	49.8%	19,645	51.7%	41,368	53.1%	
College Degree + (Bachelor Degree or Higher)	5,704	22.8%	9,171	24.1%	19,959	25.6%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing							
Inwood, WV 25428							
	5 mi radius			7 mi radius		10 mi radius	
Housing							
Total Housing Units (2025)	14,652			22,219		46,342	
Total Housing Units (2020)	13,209			20,010		42,242	
Historical Annual Growth (2020-2025)	1,443 -			2,209 -		4,100 -	
Housing Units Occupied (2025)	13,929	95.1%		21,067	94.8%	43,790	94.5%
Housing Units Owner-Occupied	11,265	80.9%		16,531	78.5%	31,451	71.8%
Housing Units Renter-Occupied	2,665	19.1%		4,536	21.5%	12,339	28.2%
Housing Units Vacant (2025)	723	4.9%		1,152	5.2%	2,552	5.5%
Household Size (2025)							
Total Households	13,929			21,067		43,790	
1 Person Households	3,167	22.7%		5,032	23.9%	11,546	26.4%
2 Person Households	4,985	35.8%		7,526	35.7%	15,293	34.9%
3 Person Households	2,499	17.9%		3,621	17.2%	7,161	16.4%
4 Person Households	1,829	13.1%		2,710	12.9%	5,424	12.4%
5 Person Households	840	6.0%		1,256	6.0%	2,588	5.9%
6 Person Households	407	2.9%		595	2.8%	1,143	2.6%
7 or More Person Households	203	1.5%		328	1.6%	636	1.5%
Household Income Distribution (2025)							
HH Income \$200,000 or More	803	5.8%		1,395	6.6%	3,525	8.1%
HH Income \$150,000 to \$199,999	1,531	11.0%		2,179	10.3%	4,374	10.0%
HH Income \$125,000 to \$149,999	1,353	9.7%		1,869	8.9%	3,684	8.4%
HH Income \$100,000 to \$124,999	2,019	14.5%		2,798	13.3%	4,860	11.1%
HH Income \$75,000 to \$99,999	2,555	18.3%		3,436	16.3%	6,505	14.9%
HH Income \$50,000 to \$74,999	2,619	18.8%		3,975	18.9%	8,219	18.8%
HH Income \$35,000 to \$49,999	1,274	9.1%		2,091	9.9%	4,687	10.7%
HH Income \$25,000 to \$34,999	731	5.2%		1,277	6.1%	2,677	6.1%
HH Income \$15,000 to \$24,999	398	2.9%		819	3.9%	2,248	5.1%
HH Income \$10,000 to \$14,999	344	2.5%		647	3.1%	1,475	3.4%
HH Income Under \$10,000	303	2.2%		582	2.8%	1,536	3.5%
Household Vehicles (2025)							
Households 0 Vehicles Available	571	4.1%		950	4.5%	2,803	6.4%
Households 1 Vehicle Available	2,948	21.2%		4,869	23.1%	11,687	26.7%
Households 2 Vehicles Available	6,039	43.4%		8,655	41.1%	16,832	38.4%
Households 3 or More Vehicles Available	4,371	31.4%		6,592	31.3%	12,468	28.5%
Total Vehicles Available	29,669			44,665		88,354	
Average Vehicles per Household	2.1			2.1		2.0	
Owner-Occupied Household Vehicles	24,675	83.2%		36,611	82.0%	70,188	79.4%
Average Vehicles per Owner-Occupied Household	2.2			2.2		2.2	
Renter-Occupied Household Vehicles	4,994	16.8%		8,054	18.0%	18,167	20.6%
Average Vehicles per Renter-Occupied Household	1.9			1.8		1.5	
Travel Time (2025)							
Worker Base Age 16 years or Over	21,042			30,489		60,003	
Travel to Work in 14 Minutes or Less	3,179	15.1%		5,010	16.4%	10,088	16.8%
Travel to Work in 15 to 29 Minutes	6,101	29.0%		8,987	29.5%	17,644	29.4%
Travel to Work in 30 to 59 Minutes	6,122	29.1%		8,626	28.3%	17,066	28.4%
Travel to Work in 60 Minutes or More	4,001	19.0%		5,318	17.4%	9,223	15.4%
Work at Home	1,638	7.8%		2,548	8.4%	5,982	10.0%
Average Minutes Travel to Work	29.7			28.8		28.2	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Transportation To Work (2025)							
Worker Base Age 16 years or Over	21,042		30,489		60,003		
Drive to Work Alone	17,297	82.2%	24,740	81.1%	46,207	77.0%	
Drive to Work in Carpool	1,805	8.6%	2,547	8.4%	5,926	9.9%	
Travel to Work by Public Transportation	20	-	95	0.3%	384	0.6%	
Drive to Work on Motorcycle	-	-	5	-	63	0.1%	
Bicycle to Work	1	-	1	-	3	-	
Walk to Work	91	0.4%	308	1.0%	791	1.3%	
Other Means	190	0.9%	245	0.8%	646	1.1%	
Work at Home	1,638	7.8%	2,548	8.4%	5,982	10.0%	
Daytime Demographics (2025)							
Total Businesses	607		1,165		2,849		
Total Employees	5,549		11,118		27,383		
Company Headquarter Businesses	11	1.8%	27	2.3%	96	3.4%	
Company Headquarter Employees	69	1.2%	891	8.0%	4,895	17.9%	
Employee Population per Business	9.1	to 1	9.5	to 1	9.6	to 1	
Residential Population per Business	59.6	to 1	46.8	to 1	39.1	to 1	
Adj. Daytime Demographics Age 16 Years or Over	13,286		24,241		56,665		
Labor Force							
Labor Population Age 16 Years or Over (2025)	28,805		43,658		89,441		
Labor Force Total Males (2025)	14,102	49.0%	21,587	49.4%	44,155	49.4%	
Male Civilian Employed	10,799	76.6%	15,948	73.9%	31,861	72.2%	
Male Civilian Unemployed	301	2.1%	417	1.9%	917	2.1%	
Males in Armed Forces	24	0.2%	45	0.2%	119	0.3%	
Males Not in Labor Force	2,978	21.1%	5,177	24.0%	11,258	25.5%	
Labor Force Total Females (2025)	14,702	51.0%	22,071	50.6%	45,285	50.6%	
Female Civilian Employed	10,244	69.7%	14,543	65.9%	28,150	62.2%	
Female Civilian Unemployed	223	1.5%	449	2.0%	1,313	2.9%	
Females in Armed Forces	-	-	-	-	28	-	
Females Not in Labor Force	4,235	28.8%	7,079	32.1%	15,794	34.9%	
Unemployment Rate	524	1.8%	866	2.0%	2,230	2.5%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	21,042		30,489		60,003		
Occupation Total Males	10,798	51.3%	15,946	52.3%	31,853	53.1%	
Occupation Total Females	10,244	48.7%	14,543	47.7%	28,150	46.9%	
Management, Business, Financial Operations	2,748	13.1%	4,254	14.0%	8,793	14.7%	
Professional, Related	4,836	23.0%	7,093	23.3%	13,783	23.0%	
Service	3,001	14.3%	4,614	15.1%	9,797	16.3%	
Sales, Office	3,426	16.3%	5,037	16.5%	9,897	16.5%	
Farming, Fishing, Forestry	25	0.1%	47	0.2%	81	0.1%	
Construction, Extraction, Maintenance	3,432	16.3%	4,373	14.3%	7,380	12.3%	
Production, Transport, Material Moving	3,574	17.0%	5,071	16.6%	10,273	17.1%	
White Collar Workers	11,010	52.3%	16,384	53.7%	32,472	54.1%	
Blue Collar Workers	10,032	47.7%	14,104	46.3%	27,531	45.9%	

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3619/-78.0356

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Units In Structure (2025)							
Total Units		13,929		21,067		43,790	
1 Detached Unit		10,430	74.9%	15,494	73.5%	30,189	68.9%
1 Attached Unit		1,194	8.6%	1,725	8.2%	4,300	9.8%
2 Units		70	0.5%	128	0.6%	444	1.0%
3 to 4 Units		114	0.8%	248	1.2%	1,005	2.3%
5 to 9 Units		161	1.2%	236	1.1%	711	1.6%
10 to 19 Units		255	1.8%	568	2.7%	1,755	4.0%
20 to 49 Units		67	0.5%	96	0.5%	329	0.8%
50 or More Units		85	0.6%	268	1.3%	912	2.1%
Mobile Home or Trailer		1,552	11.1%	2,304	10.9%	4,142	9.5%
Other Structure		-	-	1	-	1	-
Homes Built By Year (2025)							
Homes Built 2020 or later		801	5.5%	1,230	5.5%	1,833	4.0%
Homes Built 2010 to 2019		2,507	17.1%	3,288	14.8%	6,146	13.3%
Homes Built 2000 to 2009		3,630	24.8%	5,321	23.9%	10,540	22.7%
Homes Built 1990 to 1999		1,860	12.7%	2,787	12.5%	6,407	13.8%
Homes Built 1980 to 1989		1,702	11.6%	2,566	11.5%	5,364	11.6%
Homes Built 1970 to 1979		1,661	11.3%	2,685	12.1%	5,152	11.1%
Homes Built 1960 to 1969		413	2.8%	762	3.4%	2,287	4.9%
Homes Built 1950 to 1959		465	3.2%	800	3.6%	1,940	4.2%
Homes Built 1940 to 1949		136	0.9%	454	2.0%	1,486	3.2%
Homes Built Before 1939		756	5.2%	1,173	5.3%	2,635	5.7%
Median Age of Homes		31.8	yrs	33.5	yrs	35.8	yrs
Home Values (2025)							
Owner Specified Housing Units		11,265		16,531		31,451	
Home Values \$1,000,000 or More		200	1.8%	278	1.7%	501	1.6%
Home Values \$750,000 to \$999,999		24	0.2%	56	0.3%	336	1.1%
Home Values \$500,000 to \$749,999		491	4.4%	923	5.6%	2,392	7.6%
Home Values \$400,000 to \$499,999		938	8.3%	1,759	10.6%	3,896	12.4%
Home Values \$300,000 to \$399,999		2,889	25.6%	4,030	24.4%	6,957	22.1%
Home Values \$250,000 to \$299,999		2,159	19.2%	2,906	17.6%	5,108	16.2%
Home Values \$200,000 to \$249,999		1,682	14.9%	2,222	13.4%	4,060	12.9%
Home Values \$175,000 to \$199,999		751	6.7%	1,052	6.4%	1,717	5.5%
Home Values \$150,000 to \$174,999		367	3.3%	532	3.2%	1,236	3.9%
Home Values \$125,000 to \$149,999		140	1.2%	263	1.6%	468	1.5%
Home Values \$100,000 to \$124,999		197	1.8%	380	2.3%	696	2.2%
Home Values \$90,000 to \$99,999		61	0.5%	101	0.6%	162	0.5%
Home Values \$80,000 to \$89,999		107	1.0%	287	1.7%	427	1.4%
Home Values \$70,000 to \$79,999		58	0.5%	96	0.6%	167	0.5%
Home Values \$60,000 to \$69,999		49	0.4%	72	0.4%	164	0.5%
Home Values \$50,000 to \$59,999		104	0.9%	133	0.8%	288	0.9%
Home Values \$35,000 to \$49,999		76	0.7%	120	0.7%	242	0.8%
Home Values \$25,000 to \$34,999		53	0.5%	76	0.5%	430	1.4%
Home Values \$10,000 to \$24,999		357	3.2%	511	3.1%	1,049	3.3%
Home Values Under \$10,000		560	5.0%	736	4.5%	1,155	3.7%
Owner-Occupied Median Home Value		\$280,035		\$284,783		\$293,022	
Renter-Occupied Median Rent		\$1,140		\$1,084		\$1,007	