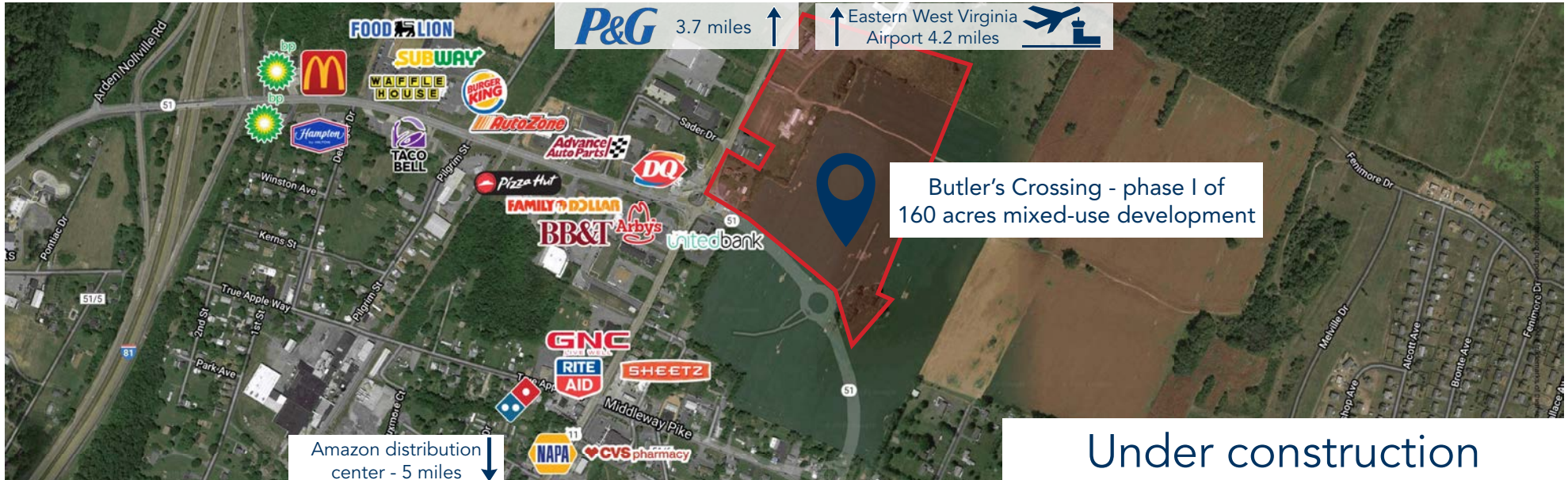


BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



Under construction

Retailers coming soon

PROPERTY HIGHLIGHTS

- Pad and Outparcels sites AVAILABLE
From 1,100 SF up to 3,500 SF retail available
- Town Center opportunity. 160 acres mixed-use development to include Hotel, Office, Retail, Medical. Phase I is 18 acres +
- 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 - Opening Jan 2023



FIVE GUYS

POPEYES



last updated: 12/28/22 P. 1

POPULATION	
5 Mi	34,315
7 Mi	52,095
10 Mi	106,415

CARS PER DAY	
Winchester Ave:	10,500
Gerrardstown Rd:	22,600
Interstate 81:	53,648

AV. HH INCOME	
5 Mi	\$78,990
7 Mi	\$78,691
10 Mi	\$80,214

EMPLOYEES	
5 Mi	5,607
7 Mi	12,311
10 Mi	29,694

SHARY THUR



202-359-3469

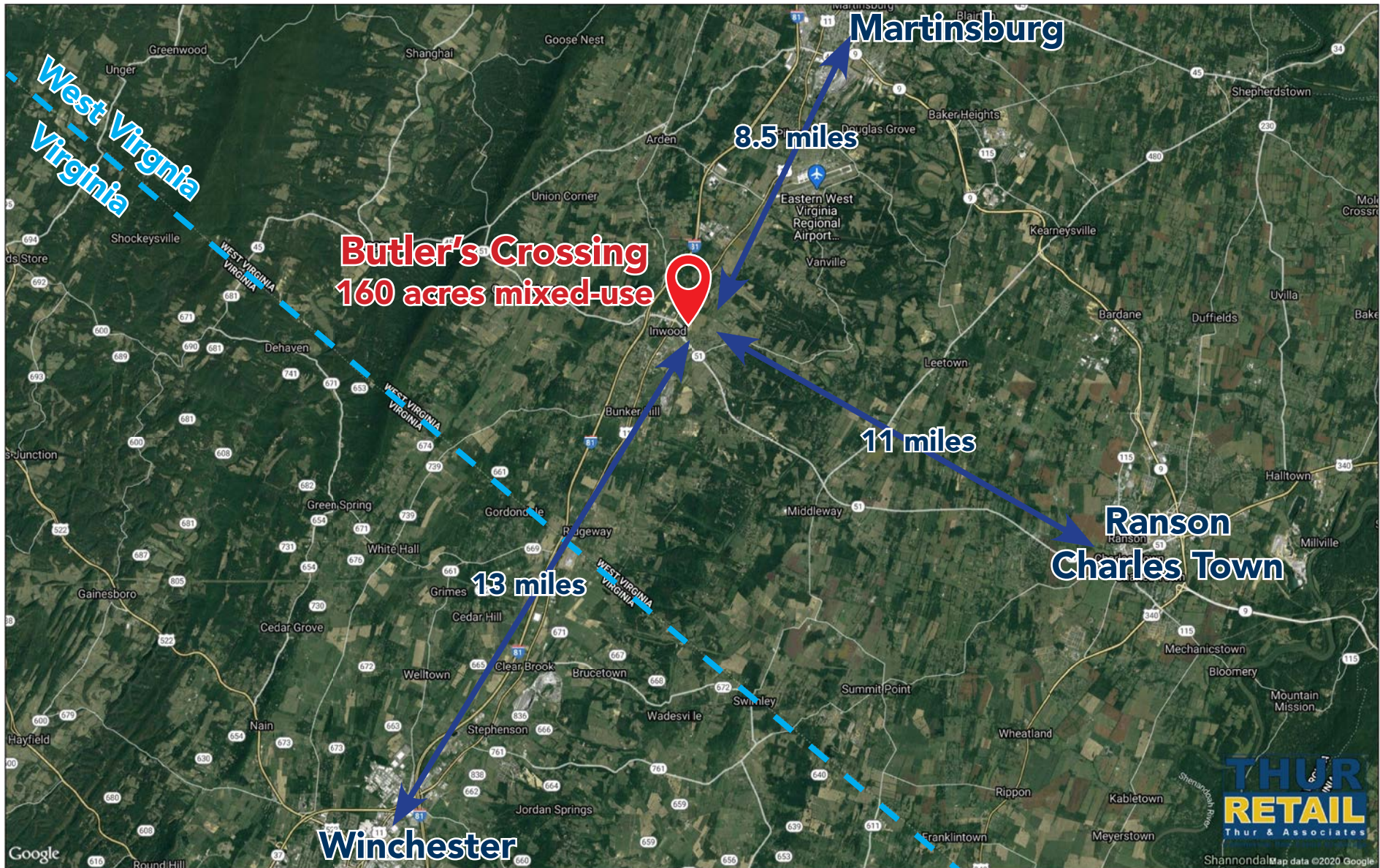


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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



last updated: 12/28/22 P. 2



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



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 Easter 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.

last updated: 12/28/22 P. 3



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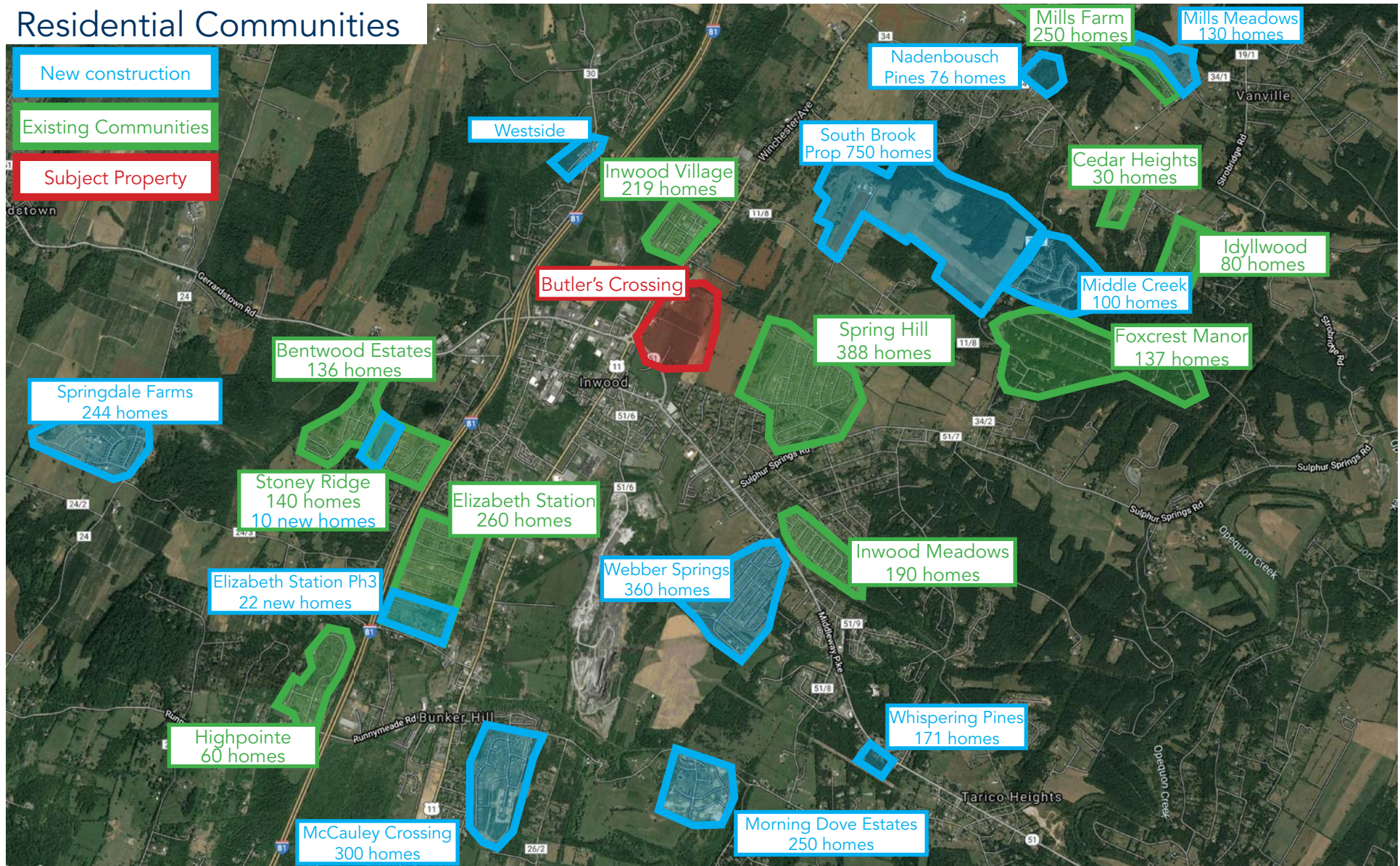
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7655 Winchester Ave, Inwood, WV 25428



Residential Communities



last updated: 12/28/22 P. 4



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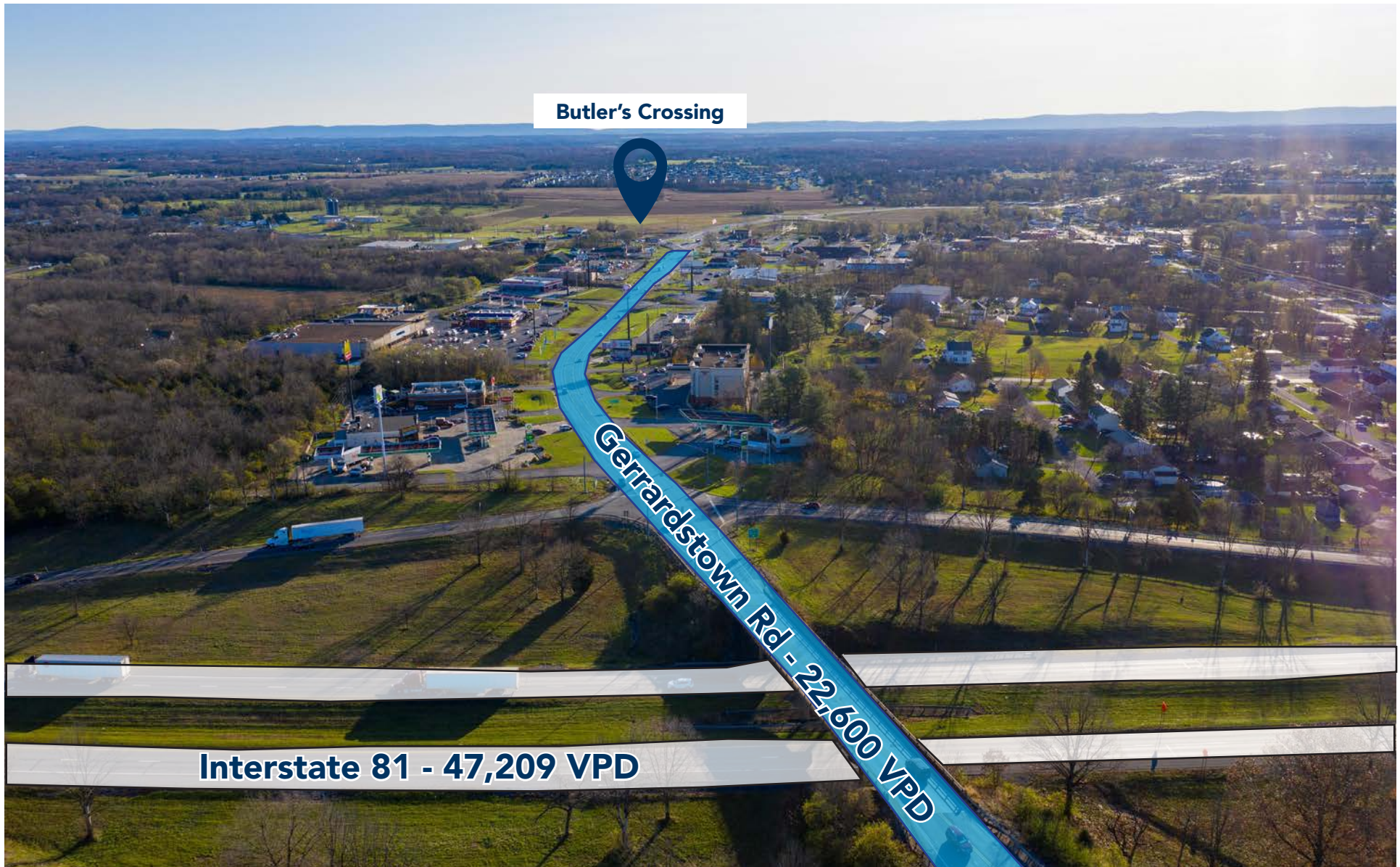
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7655 Winchester Ave, Inwood, WV 25428



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



last updated: 12/28/22 P. 6



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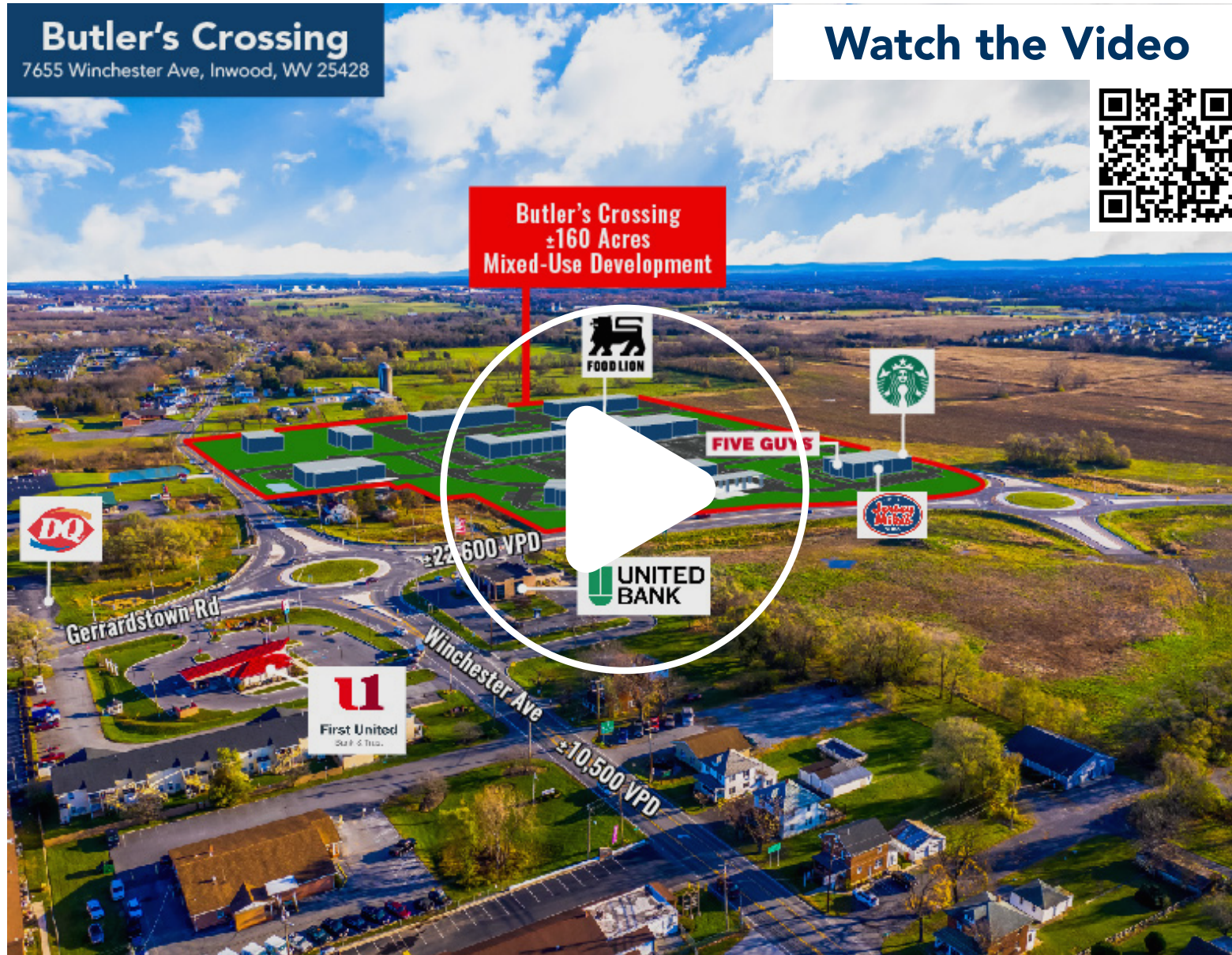
7655 Winchester Ave, Inwood, WV 25428



Butler's Crossing

7655 Winchester Ave, Inwood, WV 25428

Watch the Video



last updated: 12/28/22 P. 7



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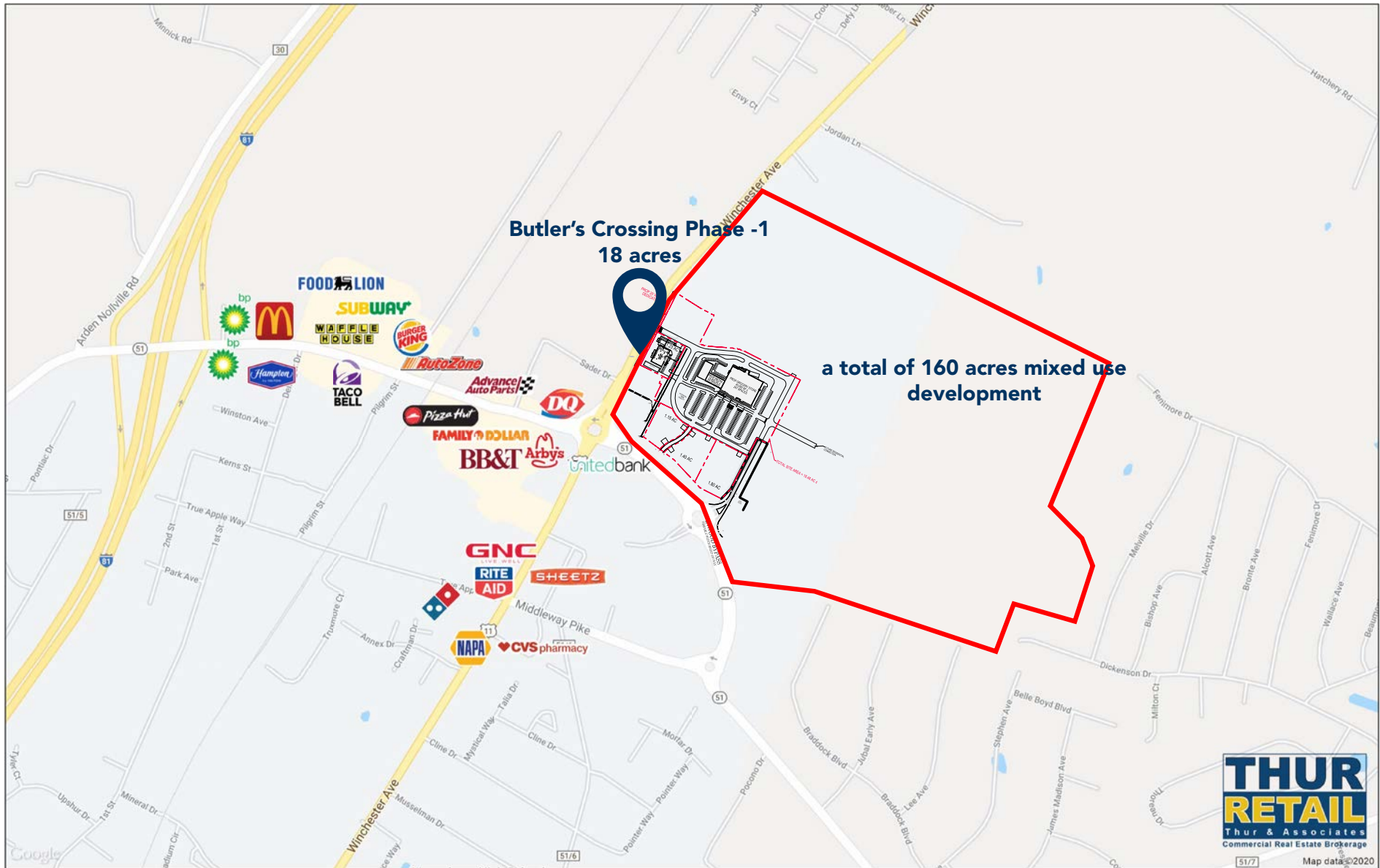
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BUTLER'S CROSSING

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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



**Proposed
Site plan subject
to modifications**

last updated: 12/28/22 P. 9



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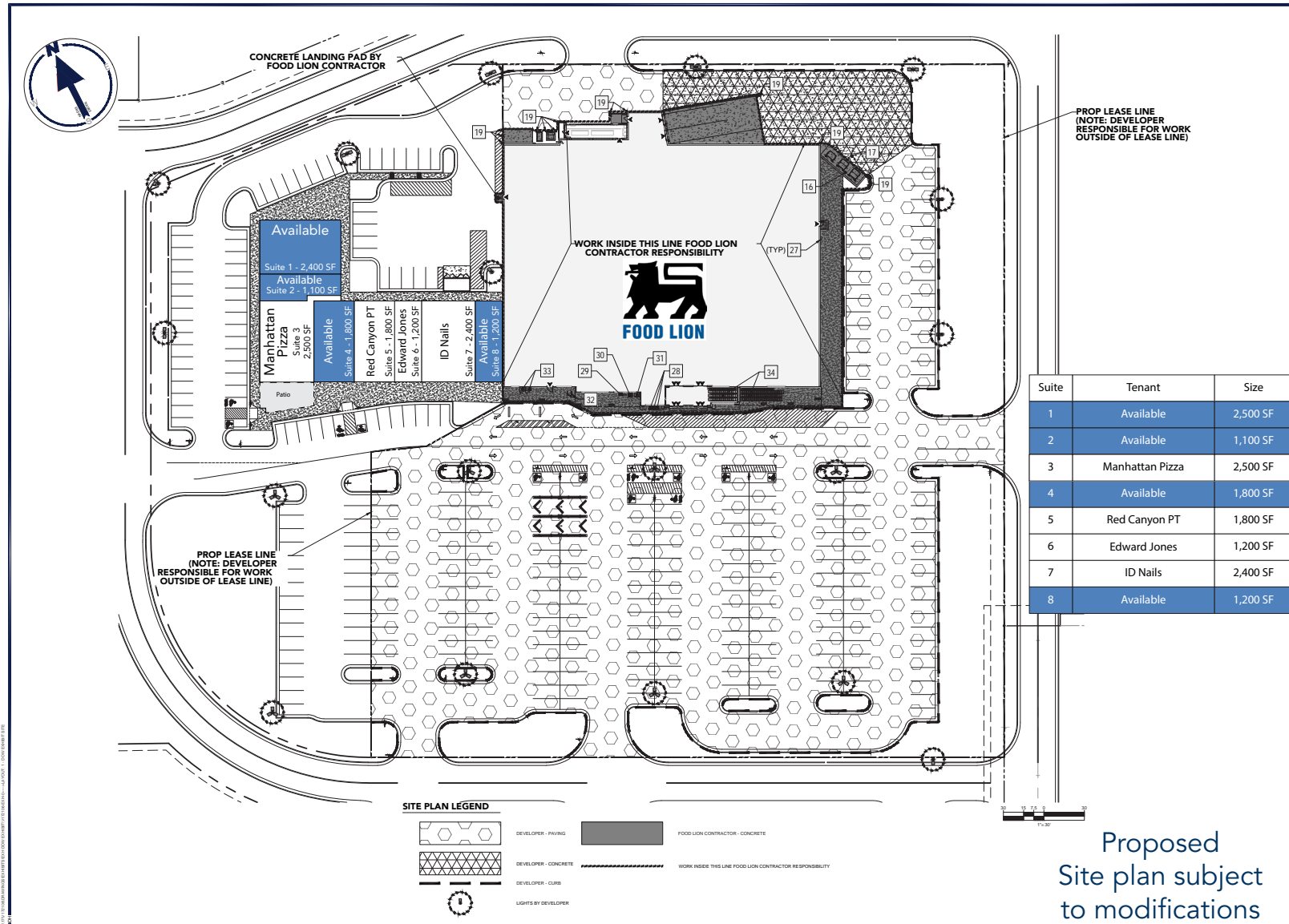
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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



proposed building design - subject to change



PROPOSED EXTERIOR FRONT ELEVATION

**FOOD LION #2257
WINCHESTER AVENUE & INWOOD BYPASS
INWOOD, WV
MAY 07, 2021**

last updated: 12/28/22 P. 11



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



proposed building design - subject to change



last updated: 12/28/22 P. 12



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



Food Lion opening January 2023



last updated: 12/28/22 P. 13



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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



Food Lion opening Jan 2023



last updated: 12/28/22 P. 14



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BUTLER'S CROSSING

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LEASING CONTACT

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Direct 202-823-4445

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Washington, DC 20007

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Boca Raton, FL 33432

561-395-2441

last updated: 12/28/22 P. 15



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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing			5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428								
Population								
Estimated Population (2022)			34,315		52,095		106,415	
Projected Population (2027)			36,393		54,903		111,358	
Census Population (2020)			33,253		50,361		103,370	
Census Population (2010)			28,314		43,863		91,140	
Projected Annual Growth (2022-2027)			2,078	1.2%	2,808	1.1%	4,943	0.9%
Historical Annual Growth (2020-2022)			1,061	-	1,734	1.7%	3,045	1.5%
Historical Annual Growth (2010-2020)			4,939	1.7%	6,498	1.5%	12,230	1.3%
Estimated Population Density (2022)			437	psm	339	psm	339	psm
Trade Area Size			78.5	sq mi	153.9	sq mi	314.0	sq mi
Households								
Estimated Households (2022)			12,876		19,667		40,860	
Projected Households (2027)			13,800		20,921		43,110	
Census Households (2020)			12,441		18,960		39,632	
Census Households (2010)			10,431		16,307		34,533	
Projected Annual Growth (2022-2027)			924	1.4%	1,254	1.3%	2,250	1.1%
Historical Annual Change (2010-2022)			2,445	2.0%	3,360	1.7%	6,327	1.5%
Average Household Income								
Estimated Average Household Income (2022)			\$78,990		\$78,691		\$80,214	
Projected Average Household Income (2027)			\$91,143		\$90,791		\$90,819	
Census Average Household Income (2020)			\$65,301		\$65,495		\$65,603	
Census Average Household Income (2010)			\$49,339		\$47,432		\$46,461	
Projected Annual Change (2022-2027)			\$12,153	3.1%	\$12,100	3.1%	\$10,605	2.6%
Historical Annual Change (2010-2022)			\$29,651	2.7%	\$31,259	3.0%	\$33,753	3.3%
Median Household Income								
Estimated Median Household Income (2022)			\$74,706		\$74,058		\$72,333	
Projected Median Household Income (2027)			\$90,602		\$89,986		\$87,200	
Census Median Household Income (2020)			\$57,501		\$58,225		\$55,640	
Census Median Household Income (2010)			\$43,559		\$41,728		\$39,503	
Projected Annual Change (2022-2027)			\$15,895	4.3%	\$15,928	4.3%	\$14,866	4.1%
Historical Annual Change (2010-2022)			\$31,147	3.3%	\$32,331	3.5%	\$32,830	3.8%
Per Capita Income								
Estimated Per Capita Income (2022)			\$29,646		\$29,773		\$30,898	
Projected Per Capita Income (2027)			\$34,568		\$34,659		\$35,253	
Census Per Capita Income (2020)			\$24,054		\$24,351		\$24,859	
Census Per Capita Income (2010)			\$18,257		\$17,897		\$17,891	
Projected Annual Change (2022-2027)			\$4,923	3.3%	\$4,886	3.3%	\$4,355	2.8%
Historical Annual Change (2010-2022)			\$11,389	2.8%	\$11,876	3.0%	\$13,007	3.3%
Estimated Average Household Net Worth (2022)			\$366,254		\$400,145		\$442,824	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing 7655 Winchester Ave, Inwood, WV 25428		5 mi radius	7 mi radius	10 mi radius
Total Annual Consumer Expenditure (2022)				
Total Household Expenditure		\$768.23 M	\$1.17 B	\$2.45 B
Total Non-Retail Expenditure		\$402.1 M	\$613.78 M	\$1.29 B
Total Retail Expenditure		\$366.13 M	\$556.79 M	\$1.16 B
Apparel		\$26.81 M	\$40.95 M	\$86.07 M
Contributions		\$24.27 M	\$37.29 M	\$79.09 M
Education		\$21.13 M	\$32.86 M	\$71.03 M
Entertainment		\$43.47 M	\$66.27 M	\$138.92 M
Food and Beverages		\$113.96 M	\$173.36 M	\$362.31 M
Furnishings and Equipment		\$27.12 M	\$41.31 M	\$86.49 M
Gifts		\$18.13 M	\$27.82 M	\$59.21 M
Health Care		\$66.35 M	\$100.68 M	\$209.67 M
Household Operations		\$29.79 M	\$45.54 M	\$95.89 M
Miscellaneous Expenses		\$14.49 M	\$22.08 M	\$46.34 M
Personal Care		\$10.33 M	\$15.74 M	\$32.97 M
Personal Insurance		\$5.37 M	\$8.21 M	\$17.28 M
Reading		\$1.66 M	\$2.54 M	\$5.33 M
Shelter		\$160.22 M	\$244.6 M	\$513.85 M
Tobacco		\$4.75 M	\$7.2 M	\$14.95 M
Transportation		\$142.73 M	\$216.61 M	\$450.7 M
Utilities		\$57.65 M	\$87.52 M	\$182.3 M
Monthly Household Consumer Expenditure (2022)				
Total Household Expenditure		\$4,972	\$4,960	\$5,002
Total Non-Retail Expenditure		\$2,602 52.3%	\$2,601 52.4%	\$2,630 52.6%
Total Retail Expenditures		\$2,370 47.7%	\$2,359 47.6%	\$2,371 47.4%
Apparel		\$173 3.5%	\$174 3.5%	\$176 3.5%
Contributions		\$157 3.2%	\$158 3.2%	\$161 3.2%
Education		\$137 2.8%	\$139 2.8%	\$145 2.9%
Entertainment		\$281 5.7%	\$281 5.7%	\$283 5.7%
Food and Beverages		\$738 14.8%	\$735 14.8%	\$739 14.8%
Furnishings and Equipment		\$176 3.5%	\$175 3.5%	\$176 3.5%
Gifts		\$117 2.4%	\$118 2.4%	\$121 2.4%
Health Care		\$429 8.6%	\$427 8.6%	\$428 8.5%
Household Operations		\$193 3.9%	\$193 3.9%	\$196 3.9%
Miscellaneous Expenses		\$94 1.9%	\$94 1.9%	\$95 1.9%
Personal Care		\$67 1.3%	\$67 1.3%	\$67 1.3%
Personal Insurance		\$35 0.7%	\$35 0.7%	\$35 0.7%
Reading		\$11 0.2%	\$11 0.2%	\$11 0.2%
Shelter		\$1,037 20.9%	\$1,036 20.9%	\$1,048 21.0%
Tobacco		\$31 0.6%	\$31 0.6%	\$30 0.6%
Transportation		\$924 18.6%	\$918 18.5%	\$919 18.4%
Utilities		\$373 7.5%	\$371 7.5%	\$372 7.4%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Race and Ethnicity							
Total Population (2022)	34,315		52,095		106,415		
White (2022)	29,020	84.6%	43,288	83.1%	85,115	80.0%	
Black or African American (2022)	1,683	4.9%	3,165	6.1%	8,721	8.2%	
American Indian or Alaska Native (2022)	98	0.3%	152	0.3%	334	0.3%	
Asian (2022)	299	0.9%	549	1.1%	1,234	1.2%	
Hawaiian or Pacific Islander (2022)	19	-	23	-	39	-	
Other Race (2022)	1,592	4.6%	2,450	4.7%	5,467	5.1%	
Two or More Races (2022)	1,604	4.7%	2,468	4.7%	5,504	5.2%	
Population < 18 (2022)	8,356	24.3%	12,389	23.8%	24,920	23.4%	
White Not Hispanic	6,349	76.0%	9,204	74.3%	17,456	70.0%	
Black or African American	397	4.8%	710	5.7%	1,943	7.8%	
Asian	41	0.5%	93	0.8%	211	0.8%	
Other Race Not Hispanic	863	10.3%	1,328	10.7%	2,974	11.9%	
Hispanic	705	8.4%	1,054	8.5%	2,336	9.4%	
Not Hispanic or Latino Population (2022)	32,458	94.6%	49,227	94.5%	99,901	93.9%	
Not Hispanic White	27,461	84.6%	40,942	83.2%	80,059	80.1%	
Not Hispanic Black or African American	1,588	4.9%	2,972	6.0%	8,101	8.1%	
Not Hispanic American Indian or Alaska Native	93	0.3%	145	0.3%	318	0.3%	
Not Hispanic Asian	283	0.9%	517	1.1%	1,155	1.2%	
Not Hispanic Hawaiian or Pacific Islander	19	-	23	-	39	-	
Not Hispanic Other Race	1,500	4.6%	2,304	4.7%	5,100	5.1%	
Not Hispanic Two or More Races	1,514	4.7%	2,323	4.7%	5,128	5.1%	
Hispanic or Latino Population (2022)	1,857	5.4%	2,869	5.5%	6,513	6.1%	
Hispanic White	1,559	83.9%	2,346	81.8%	5,056	77.6%	
Hispanic Black or African American	96	5.2%	193	6.7%	620	9.5%	
Hispanic American Indian or Alaska Native	5	0.2%	7	0.2%	16	0.3%	
Hispanic Asian	16	0.9%	31	1.1%	79	1.2%	
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-	
Hispanic Other Race	92	5.0%	146	5.1%	367	5.6%	
Hispanic Two or More Races	90	4.8%	145	5.1%	376	5.8%	
Not Hispanic or Latino Population (2020)	31,506	94.7%	47,698	94.7%	97,219	94.0%	
Hispanic or Latino Population (2020)	1,747	5.3%	2,664	5.3%	6,151	6.0%	
Not Hispanic or Latino Population (2010)	27,352	96.6%	42,350	96.6%	87,308	95.8%	
Hispanic or Latino Population (2010)	962	3.4%	1,513	3.4%	3,833	4.2%	
Not Hispanic or Latino Population (2027)	34,418	94.6%	51,874	94.5%	104,541	93.9%	
Hispanic or Latino Population (2027)	1,975	5.4%	3,029	5.5%	6,817	6.1%	
Projected Annual Growth (2022-2027)	117	1.3%	161	1.1%	304	0.9%	
Historical Annual Growth (2010-2020)	785	8.2%	1,151	7.6%	2,319	6.0%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Total Age Distribution (2022)							
Total Population	34,315		52,095		106,415		
Age Under 5 Years	2,156	6.3%	3,147	6.0%	6,422	6.0%	
Age 5 to 9 Years	2,391	7.0%	3,492	6.7%	7,076	6.6%	
Age 10 to 14 Years	2,409	7.0%	3,601	6.9%	7,137	6.7%	
Age 15 to 19 Years	2,081	6.1%	3,154	6.1%	6,282	5.9%	
Age 20 to 24 Years	1,675	4.9%	2,581	5.0%	5,518	5.2%	
Age 25 to 29 Years	2,207	6.4%	3,296	6.3%	6,655	6.3%	
Age 30 to 34 Years	2,677	7.8%	3,909	7.5%	7,658	7.2%	
Age 35 to 39 Years	2,623	7.6%	3,871	7.4%	7,562	7.1%	
Age 40 to 44 Years	2,511	7.3%	3,753	7.2%	7,391	6.9%	
Age 45 to 49 Years	2,123	6.2%	3,288	6.3%	6,528	6.1%	
Age 50 to 54 Years	2,200	6.4%	3,452	6.6%	6,991	6.6%	
Age 55 to 59 Years	2,241	6.5%	3,543	6.8%	7,252	6.8%	
Age 60 to 64 Years	2,204	6.4%	3,447	6.6%	7,326	6.9%	
Age 65 to 69 Years	1,774	5.2%	2,771	5.3%	5,983	5.6%	
Age 70 to 74 Years	1,360	4.0%	2,145	4.1%	4,726	4.4%	
Age 75 to 79 Years	861	2.5%	1,325	2.5%	2,888	2.7%	
Age 80 to 84 Years	481	1.4%	762	1.5%	1,683	1.6%	
Age 85 Years or Over	342	1.0%	558	1.1%	1,338	1.3%	
Median Age	37.2		38.0		38.6		
Age 19 Years or Less	9,037	26.3%	13,394	25.7%	26,917	25.3%	
Age 20 to 64 Years	20,460	59.6%	31,140	59.8%	62,880	59.1%	
Age 65 Years or Over	4,818	14.0%	7,561	14.5%	16,617	15.6%	
Female Age Distribution (2022)							
Female Population	17,136	49.9%	25,927	49.8%	53,162	50.0%	
Age Under 5 Years	1,052	6.1%	1,543	6.0%	3,160	5.9%	
Age 5 to 9 Years	1,151	6.7%	1,681	6.5%	3,397	6.4%	
Age 10 to 14 Years	1,204	7.0%	1,808	7.0%	3,587	6.7%	
Age 15 to 19 Years	992	5.8%	1,515	5.8%	3,068	5.8%	
Age 20 to 24 Years	854	5.0%	1,317	5.1%	2,825	5.3%	
Age 25 to 29 Years	1,097	6.4%	1,614	6.2%	3,297	6.2%	
Age 30 to 34 Years	1,334	7.8%	1,935	7.5%	3,765	7.1%	
Age 35 to 39 Years	1,303	7.6%	1,920	7.4%	3,733	7.0%	
Age 40 to 44 Years	1,221	7.1%	1,826	7.0%	3,691	6.9%	
Age 45 to 49 Years	1,070	6.2%	1,653	6.4%	3,253	6.1%	
Age 50 to 54 Years	1,085	6.3%	1,695	6.5%	3,447	6.5%	
Age 55 to 59 Years	1,162	6.8%	1,798	6.9%	3,620	6.8%	
Age 60 to 64 Years	1,043	6.1%	1,644	6.3%	3,568	6.7%	
Age 65 to 69 Years	931	5.4%	1,424	5.5%	3,046	5.7%	
Age 70 to 74 Years	712	4.2%	1,104	4.3%	2,436	4.6%	
Age 75 to 79 Years	447	2.6%	692	2.7%	1,541	2.9%	
Age 80 to 84 Years	266	1.6%	418	1.6%	921	1.7%	
Age 85 Years or Over	211	1.2%	342	1.3%	808	1.5%	
Female Median Age	37.7		38.4		39.1		
Age 19 Years or Less	4,399	25.7%	6,546	25.2%	13,211	24.9%	
Age 20 to 64 Years	10,171	59.4%	15,402	59.4%	31,199	58.7%	
Age 65 Years or Over	2,567	15.0%	3,980	15.4%	8,753	16.5%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Male Age Distribution (2022)							
Male Population	17,179	50.1%	26,168	50.2%	53,252	50.0%	
Age Under 5 Years	1,104	6.4%	1,604	6.1%	3,262	6.1%	
Age 5 to 9 Years	1,240	7.2%	1,812	6.9%	3,679	6.9%	
Age 10 to 14 Years	1,205	7.0%	1,793	6.9%	3,550	6.7%	
Age 15 to 19 Years	1,089	6.3%	1,639	6.3%	3,214	6.0%	
Age 20 to 24 Years	821	4.8%	1,264	4.8%	2,693	5.1%	
Age 25 to 29 Years	1,110	6.5%	1,682	6.4%	3,358	6.3%	
Age 30 to 34 Years	1,343	7.8%	1,973	7.5%	3,893	7.3%	
Age 35 to 39 Years	1,320	7.7%	1,951	7.5%	3,829	7.2%	
Age 40 to 44 Years	1,290	7.5%	1,928	7.4%	3,700	6.9%	
Age 45 to 49 Years	1,053	6.1%	1,635	6.2%	3,275	6.1%	
Age 50 to 54 Years	1,114	6.5%	1,758	6.7%	3,543	6.7%	
Age 55 to 59 Years	1,078	6.3%	1,745	6.7%	3,633	6.8%	
Age 60 to 64 Years	1,161	6.8%	1,802	6.9%	3,758	7.1%	
Age 65 to 69 Years	843	4.9%	1,347	5.1%	2,937	5.5%	
Age 70 to 74 Years	648	3.8%	1,042	4.0%	2,291	4.3%	
Age 75 to 79 Years	414	2.4%	632	2.4%	1,346	2.5%	
Age 80 to 84 Years	215	1.3%	344	1.3%	761	1.4%	
Age 85 Years or Over	131	0.8%	216	0.8%	529	1.0%	
Male Median Age	36.8		37.7		38.2		
Age 19 Years or Less	4,638	27.0%	6,849	26.2%	13,706	25.7%	
Age 20 to 64 Years	10,289	59.9%	15,738	60.1%	31,682	59.5%	
Age 65 Years or Over	2,252	13.1%	3,581	13.7%	7,865	14.8%	
Males per 100 Females (2022)							
Overall Comparison	100		101		100		
Age Under 5 Years	105	51.2%	104	51.0%	103	50.8%	
Age 5 to 9 Years	108	51.9%	108	51.9%	108	52.0%	
Age 10 to 14 Years	100	50.0%	99	49.8%	99	49.7%	
Age 15 to 19 Years	110	52.3%	108	52.0%	105	51.2%	
Age 20 to 24 Years	96	49.0%	96	49.0%	95	48.8%	
Age 25 to 29 Years	101	50.3%	104	51.0%	102	50.5%	
Age 30 to 34 Years	101	50.2%	102	50.5%	103	50.8%	
Age 35 to 39 Years	101	50.3%	102	50.4%	103	50.6%	
Age 40 to 44 Years	106	51.4%	106	51.4%	100	50.1%	
Age 45 to 49 Years	98	49.6%	99	49.7%	101	50.2%	
Age 50 to 54 Years	103	50.7%	104	50.9%	103	50.7%	
Age 55 to 59 Years	93	48.1%	97	49.3%	100	50.1%	
Age 60 to 64 Years	111	52.7%	110	52.3%	105	51.3%	
Age 65 to 69 Years	91	47.5%	95	48.6%	96	49.1%	
Age 70 to 74 Years	91	47.7%	94	48.6%	94	48.5%	
Age 75 to 79 Years	93	48.1%	91	47.7%	87	46.6%	
Age 80 to 84 Years	81	44.7%	82	45.2%	83	45.3%	
Age 85 Years or Over	62	38.4%	63	38.7%	65	39.6%	
Age 19 Years or Less	105	51.3%	105	51.1%	104	50.9%	
Age 20 to 39 Years	100	50.0%	101	50.3%	101	50.3%	
Age 40 to 64 Years	102	50.5%	103	50.7%	102	50.5%	
Age 65 Years or Over	88	46.7%	90	47.4%	90	47.3%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Household Type (2022)							
Total Households	12,876			19,667		40,860	
Households with Children	4,602	35.7%		6,825	34.7%	13,618	33.3%
Average Household Size	2.7			2.6		2.6	
Household Density per Square Mile	164			128		130	
Population Family	29,655	86.4%		44,521	85.5%	89,371	84.0%
Population Non-Family	4,639	13.5%		7,324	14.1%	16,201	15.2%
Population Group Quarters	22	-		250	0.5%	843	0.8%
Family Households	9,401	73.0%		14,136	71.9%	28,476	69.7%
Married Couple Households	7,303	77.7%		10,915	77.2%	21,280	74.7%
Other Family Households with Children	2,098	22.3%		3,221	22.8%	7,196	25.3%
Family Households with Children	4,582	48.7%		6,800	48.1%	13,572	47.7%
Married Couple with Children	3,245	70.8%		4,765	70.1%	9,062	66.8%
Other Family Households with Children	1,338	29.2%		2,035	29.9%	4,510	33.2%
Family Households No Children	4,818	51.3%		7,336	51.9%	14,904	52.3%
Married Couple No Children	4,058	84.2%		6,150	83.8%	12,218	82.0%
Other Family Households No Children	760	15.8%		1,187	16.2%	2,686	18.0%
Non-Family Households	3,475	27.0%		5,530	28.1%	12,384	30.3%
Non-Family Households with Children	19	0.6%		25	0.4%	45	0.4%
Non-Family Households No Children	3,456	99.4%		5,505	99.6%	12,338	99.6%
Average Family Household Size	3.2			3.1		3.1	
Average Family Income	\$84,185			\$85,703		\$89,018	
Median Family Income	\$85,651			\$86,746		\$85,515	
Average Non-Family Household Size	1.3			1.3		1.3	
Marital Status (2022)							
Population Age 15 Years or Over	27,359			41,855		85,780	
Never Married	7,249	26.5%		11,250	26.9%	24,849	29.0%
Currently Married	13,868	50.7%		20,810	49.7%	40,445	47.1%
Previously Married	6,241	22.8%		9,795	23.4%	20,486	23.9%
Separated	1,096	17.6%		1,568	16.0%	3,519	17.2%
Widowed	1,343	21.5%		2,024	20.7%	4,211	20.6%
Divorced	3,802	60.9%		6,204	63.3%	12,756	62.3%
Educational Attainment (2022)							
Adult Population Age 25 Years or Over	23,603			36,119		73,980	
Elementary (Grade Level 0 to 8)	880	3.7%		1,305	3.6%	2,793	3.8%
Some High School (Grade Level 9 to 11)	1,793	7.6%		2,681	7.4%	5,794	7.8%
High School Graduate	9,963	42.2%		14,236	39.4%	26,476	35.8%
Some College	4,574	19.4%		6,930	19.2%	15,330	20.7%
Associate Degree Only	2,124	9.0%		3,305	9.1%	6,393	8.6%
Bachelor Degree Only	2,663	11.3%		4,747	13.1%	10,722	14.5%
Graduate Degree	1,606	6.8%		2,915	8.1%	6,473	8.7%
Any College (Some College or Higher)	10,968	46.5%		17,896	49.5%	38,917	52.6%
College Degree + (Bachelor Degree or Higher)	4,269	18.1%		7,662	21.2%	17,194	23.2%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Housing							
Total Housing Units (2022)	13,486		20,721		43,328		
Total Housing Units (2020)	12,983		19,916		41,944		
Historical Annual Growth (2020-2022)	502	-	804	-	1,384	-	
Housing Units Occupied (2022)	12,876	95.5%	19,667	94.9%	40,860	94.3%	
Housing Units Owner-Occupied	10,987	85.3%	16,125	82.0%	31,005	75.9%	
Housing Units Renter-Occupied	1,889	14.7%	3,542	18.0%	9,855	24.1%	
Housing Units Vacant (2022)	610	4.5%	1,054	5.1%	2,469	5.7%	
Household Size (2022)							
Total Households	12,876		19,667		40,860		
1 Person Households	2,693	20.9%	4,310	21.9%	9,877	24.2%	
2 Person Households	4,821	37.4%	7,281	37.0%	14,905	36.5%	
3 Person Households	2,274	17.7%	3,430	17.4%	6,843	16.7%	
4 Person Households	1,849	14.4%	2,769	14.1%	5,451	13.3%	
5 Person Households	791	6.1%	1,201	6.1%	2,439	6.0%	
6 Person Households	317	2.5%	478	2.4%	947	2.3%	
7 or More Person Households	131	1.0%	197	1.0%	399	1.0%	
Household Income Distribution (2022)							
HH Income \$200,000 or More	374	2.9%	760	3.9%	2,131	5.2%	
HH Income \$150,000 to \$199,999	687	5.3%	1,186	6.0%	2,609	6.4%	
HH Income \$125,000 to \$149,999	1,221	9.5%	1,716	8.7%	3,377	8.3%	
HH Income \$100,000 to \$124,999	1,532	11.9%	2,132	10.8%	4,026	9.9%	
HH Income \$75,000 to \$99,999	2,420	18.8%	3,632	18.5%	6,612	16.2%	
HH Income \$50,000 to \$74,999	2,941	22.8%	4,311	21.9%	8,324	20.4%	
HH Income \$35,000 to \$49,999	1,575	12.2%	2,217	11.3%	4,460	10.9%	
HH Income \$25,000 to \$34,999	925	7.2%	1,605	8.2%	3,443	8.4%	
HH Income \$15,000 to \$24,999	428	3.3%	831	4.2%	2,592	6.3%	
HH Income \$10,000 to \$14,999	411	3.2%	625	3.2%	1,421	3.5%	
HH Income Under \$10,000	362	2.8%	652	3.3%	1,865	4.6%	
Household Vehicles (2022)							
Households 0 Vehicles Available	690	5.4%	1,020	5.2%	2,805	6.9%	
Households 1 Vehicle Available	2,474	19.2%	4,325	22.0%	11,296	27.6%	
Households 2 Vehicles Available	5,397	41.9%	7,391	37.6%	14,372	35.2%	
Households 3 or More Vehicles Available	4,315	33.5%	6,930	35.2%	12,387	30.3%	
Total Vehicles Available	27,821		42,647		82,554		
Average Vehicles per Household	2.2		2.2		2.0		
Owner-Occupied Household Vehicles	24,159	86.8%	36,226	84.9%	68,509	83.0%	
Average Vehicles per Owner-Occupied Household	2.2		2.2		2.2		
Renter-Occupied Household Vehicles	3,663	13.2%	6,421	15.1%	14,045	17.0%	
Average Vehicles per Renter-Occupied Household	1.9		1.8		1.4		
Travel Time (2022)							
Worker Base Age 16 years or Over	18,313		27,200		53,701		
Travel to Work in 14 Minutes or Less	3,353	18.3%	5,327	19.6%	11,919	22.2%	
Travel to Work in 15 to 29 Minutes	7,240	39.5%	10,481	38.5%	18,729	34.9%	
Travel to Work in 30 to 59 Minutes	4,643	25.4%	6,691	24.6%	12,541	23.4%	
Travel to Work in 60 Minutes or More	2,559	14.0%	3,797	14.0%	8,209	15.3%	
Work at Home	518	2.8%	903	3.3%	2,303	4.3%	
Average Minutes Travel to Work	24.0		23.5		23.8		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Transportation To Work (2022)							
Worker Base Age 16 years or Over	18,313			27,200		53,701	
Drive to Work Alone	15,862	86.6%		23,320	85.7%	44,277	82.5%
Drive to Work in Carpool	1,655	9.0%		2,405	8.8%	5,205	9.7%
Travel to Work by Public Transportation	72	0.4%		174	0.6%	592	1.1%
Drive to Work on Motorcycle	23	0.1%		34	0.1%	52	-
Bicycle to Work	-	-		2	-	35	-
Walk to Work	64	0.4%		178	0.7%	599	1.1%
Other Means	118	0.6%		183	0.7%	637	1.2%
Work at Home	518	2.8%		903	3.3%	2,303	4.3%
Daytime Demographics (2022)							
Total Businesses	547			1,089		2,653	
Total Employees	5,607			12,311		29,694	
Company Headquarter Businesses	17	3.1%		38	3.5%	115	4.3%
Company Headquarter Employees	144	2.6%		1,042	8.5%	4,410	14.9%
Employee Population per Business	10.3	to 1		11.3	to 1	11.2	to 1
Residential Population per Business	62.8	to 1		47.8	to 1	40.1	to 1
Adj. Daytime Demographics Age 16 Years or Over	14,137			26,005		59,693	
Labor Force							
Labor Population Age 16 Years or Over (2022)	26,854			41,105		84,297	
Labor Force Total Males (2022)	13,354	49.7%		20,555	50.0%	41,989	49.8%
Male Civilian Employed	9,544	71.5%		14,273	69.4%	28,492	67.9%
Male Civilian Unemployed	268	2.0%		414	2.0%	969	2.3%
Males in Armed Forces	6	-		196	1.0%	575	1.4%
Males Not in Labor Force	3,536	26.5%		5,672	27.6%	11,954	28.5%
Labor Force Total Females (2022)	13,500	50.3%		20,550	50.0%	42,308	50.2%
Female Civilian Employed	8,769	65.0%		12,926	62.9%	25,209	59.6%
Female Civilian Unemployed	254	1.9%		412	2.0%	883	2.1%
Females in Armed Forces	5	-		15	-	23	-
Females Not in Labor Force	4,473	33.1%		7,197	35.0%	16,193	38.3%
Unemployment Rate	522	1.9%		826	2.0%	1,852	2.2%
Occupation (2022)							
Occupation Population Age 16 Years or Over	18,313			27,200		53,701	
Occupation Total Males	9,544	52.1%		14,273	52.5%	28,492	53.1%
Occupation Total Females	8,769	47.9%		12,926	47.5%	25,209	46.9%
Management, Business, Financial Operations	1,985	10.8%		3,199	11.8%	6,341	11.8%
Professional, Related	3,315	18.1%		5,087	18.7%	10,884	20.3%
Service	2,793	15.2%		4,316	15.9%	9,036	16.8%
Sales, Office	3,896	21.3%		5,787	21.3%	10,866	20.2%
Farming, Fishing, Forestry	236	1.3%		337	1.2%	431	0.8%
Construction, Extraction, Maintenance	1,718	9.4%		2,471	9.1%	4,550	8.5%
Production, Transport, Material Moving	4,370	23.9%		6,003	22.1%	11,593	21.6%
White Collar Workers	9,196	50.2%		14,073	51.7%	28,092	52.3%
Blue Collar Workers	9,117	49.8%		13,127	48.3%	25,609	47.7%

Complete Profile

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Lat/Lon: 39.3605/-78.0343

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
7655 Winchester Ave, Inwood, WV 25428							
Units In Structure (2022)							
Total Units	12,876			19,667		40,860	
1 Detached Unit	10,037	78.0%		15,285	77.7%	29,277	71.7%
1 Attached Unit	689	5.4%		924	4.7%	2,625	6.4%
2 Units	165	1.3%		236	1.2%	960	2.3%
3 to 4 Units	88	0.7%		208	1.1%	1,140	2.8%
5 to 9 Units	403	3.1%		625	3.2%	1,569	3.8%
10 to 19 Units	52	0.4%		130	0.7%	585	1.4%
20 to 49 Units	27	0.2%		49	0.3%	332	0.8%
50 or More Units	36	0.3%		109	0.6%	499	1.2%
Mobile Home or Trailer	1,378	10.7%		2,099	10.7%	3,872	9.5%
Other Structure	-	-		-	-	1	-
Homes Built By Year (2022)							
Homes Built 2014 or later	1,120	8.3%		1,468	7.1%	2,602	6.0%
Homes Built 2010 to 2013	622	4.6%		835	4.0%	1,736	4.0%
Homes Built 2000 to 2009	2,766	20.5%		4,123	19.9%	7,989	18.4%
Homes Built 1990 to 1999	2,608	19.3%		3,741	18.1%	7,254	16.7%
Homes Built 1980 to 1989	1,802	13.4%		2,760	13.3%	5,383	12.4%
Homes Built 1970 to 1979	1,687	12.5%		2,736	13.2%	5,327	12.3%
Homes Built 1960 to 1969	310	2.3%		561	2.7%	1,787	4.1%
Homes Built 1950 to 1959	360	2.7%		607	2.9%	1,581	3.6%
Homes Built 1940 to 1949	235	1.7%		553	2.7%	1,314	3.0%
Homes Built Before 1939	1,367	10.1%		2,283	11.0%	5,887	13.6%
Median Age of Homes	30.2	yrs		31.9	yrs	34.8	yrs
Home Values (2022)							
Owner Specified Housing Units	10,987			16,125		31,005	
Home Values \$1,000,000 or More	7	-		34	0.2%	132	0.4%
Home Values \$750,000 to \$999,999	105	1.0%		115	0.7%	295	1.0%
Home Values \$500,000 to \$749,999	209	1.9%		316	2.0%	732	2.4%
Home Values \$400,000 to \$499,999	309	2.8%		635	3.9%	1,769	5.7%
Home Values \$300,000 to \$399,999	1,443	13.1%		2,490	15.4%	5,064	16.3%
Home Values \$250,000 to \$299,999	1,128	10.3%		1,835	11.4%	3,738	12.1%
Home Values \$200,000 to \$249,999	1,724	15.7%		2,318	14.4%	4,144	13.4%
Home Values \$175,000 to \$199,999	1,668	15.2%		2,007	12.4%	3,359	10.8%
Home Values \$150,000 to \$174,999	1,701	15.5%		2,335	14.5%	3,868	12.5%
Home Values \$125,000 to \$149,999	886	8.1%		1,161	7.2%	2,209	7.1%
Home Values \$100,000 to \$124,999	529	4.8%		770	4.8%	1,459	4.7%
Home Values \$90,000 to \$99,999	123	1.1%		376	2.3%	734	2.4%
Home Values \$80,000 to \$89,999	167	1.5%		308	1.9%	510	1.6%
Home Values \$70,000 to \$79,999	116	1.1%		173	1.1%	372	1.2%
Home Values \$60,000 to \$69,999	93	0.8%		154	1.0%	368	1.2%
Home Values \$50,000 to \$59,999	43	0.4%		64	0.4%	238	0.8%
Home Values \$35,000 to \$49,999	54	0.5%		77	0.5%	165	0.5%
Home Values \$25,000 to \$34,999	167	1.5%		230	1.4%	369	1.2%
Home Values \$10,000 to \$24,999	213	1.9%		332	2.1%	664	2.1%
Home Values Under \$10,000	302	2.7%		396	2.5%	815	2.6%
Owner-Occupied Median Home Value	\$209,125			\$215,854		\$223,739	
Renter-Occupied Median Rent	\$925			\$881		\$810	