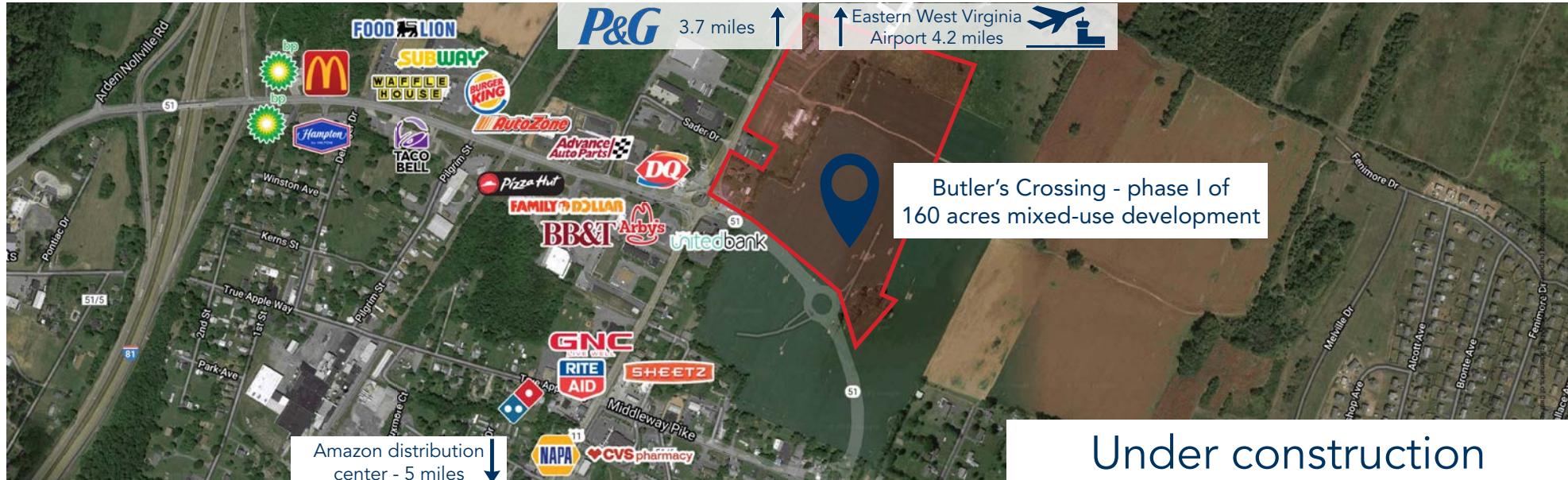


# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428

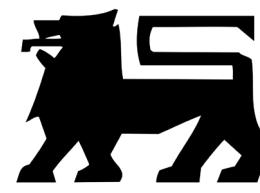


Under construction

## 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**

Retailers coming soon



**FOOD LION**



**FIVE GUYS**

**POPEYES**

**Patriot**  
FEDERAL CREDIT UNION



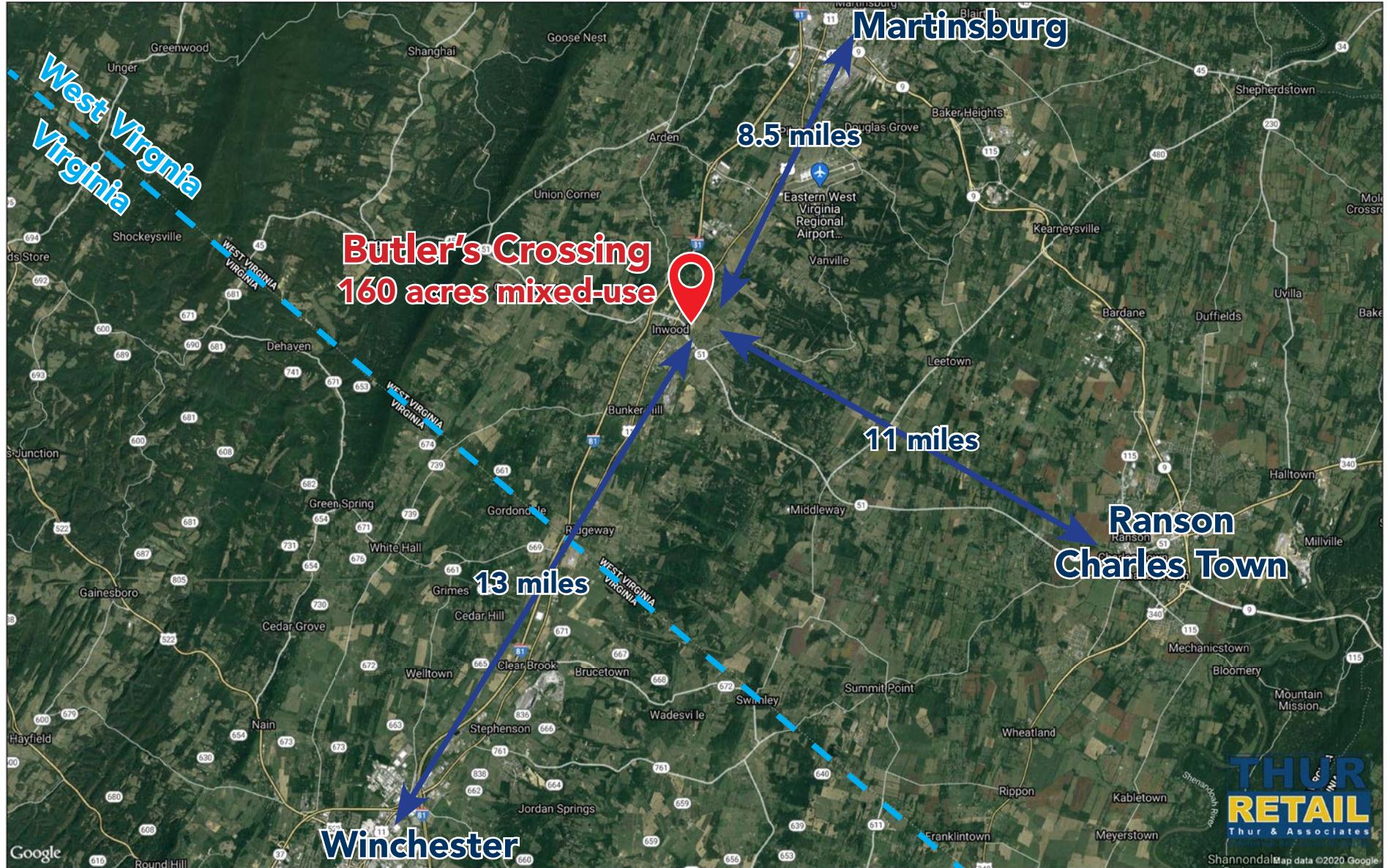
last updated: 12/28/22 P. 1

POPULATION	CARS PER DAY	AV. HH INCOME	EMPLOYEES
5 Mi 34,315	Winchester Ave: 10,500	\$78,990	5 Mi 5,607
7 Mi 52,095	Gerrardstown Rd: 22,600	\$78,691	7 Mi 12,311
10 Mi 106,415	Interstate 81: 53,648	\$80,214	10 Mi 29,694

# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428

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**RETAIL**  
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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 Eastern West Virginia Airport

## BERKELEY COUNTY INFO



**110,173+**  
POPULATION



**54,310+**  
EMPLOYEES



**321+**  
SQUARE MILES



**1,629+**  
BUSINESSES

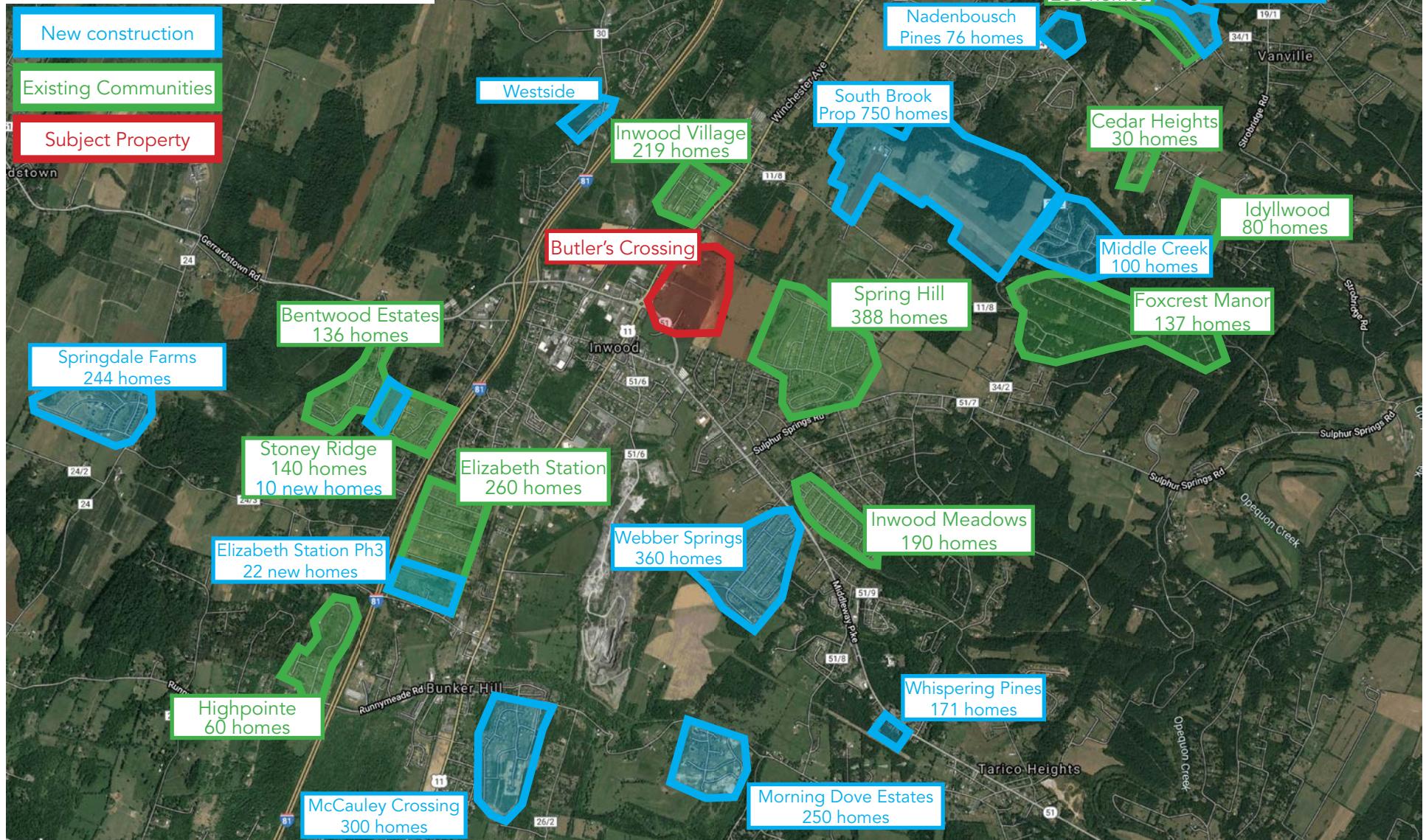
Berkeley County is located in the Eastern Panhandle of West Virginia. Washington County, Maryland is located to the north of the county and Frederick County, Virginia is to the south. The West Virginia counties of Jefferson and Morgan are found to the east and west respectively. The county is less than 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.

# BUTLER'S CROSSING

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## Residential Communities

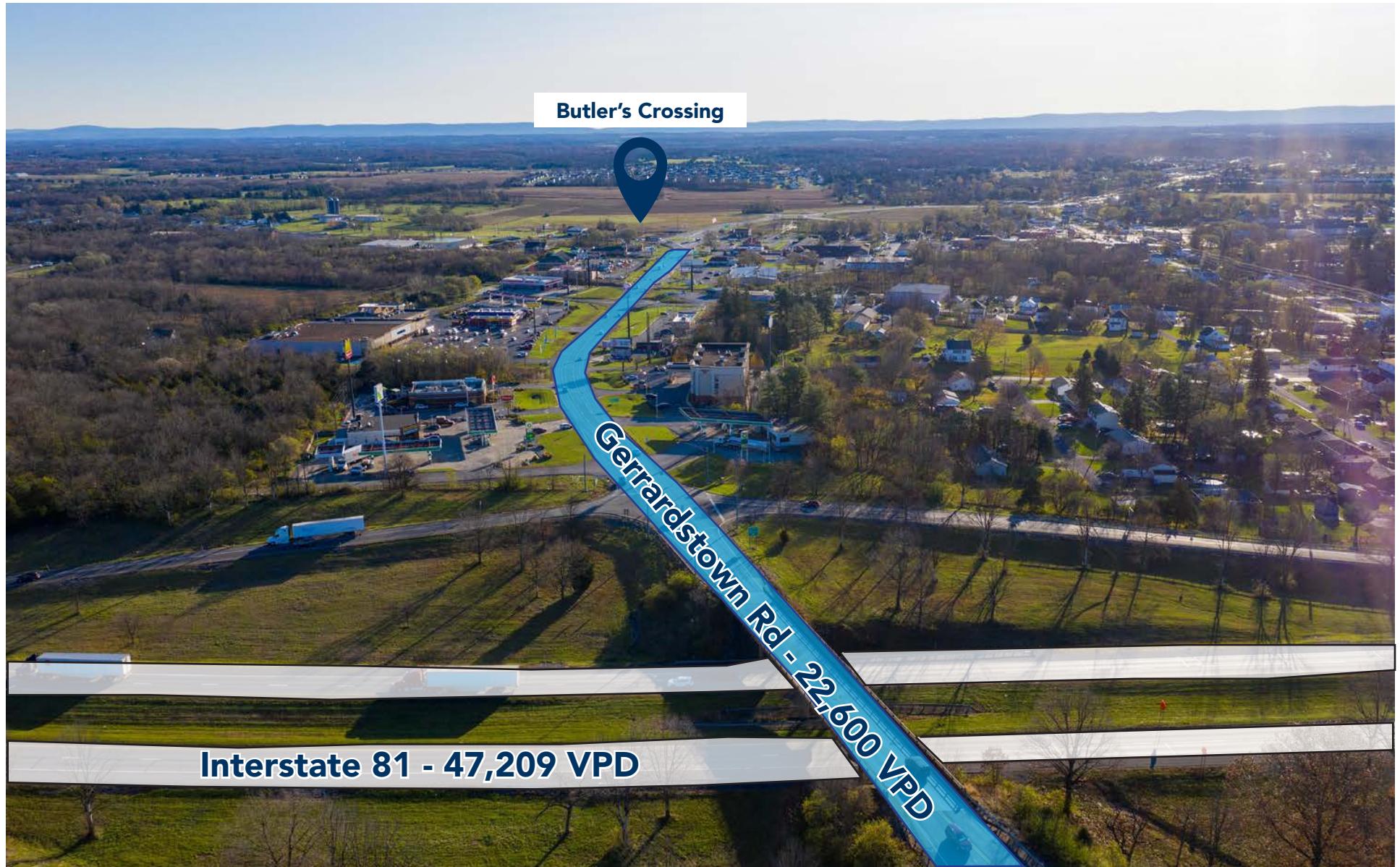


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# BUTLER'S CROSSING

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# BUTLER'S CROSSING

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## Butler's Crossing

7655 Winchester Ave, Inwood, WV 25428

Watch the Video



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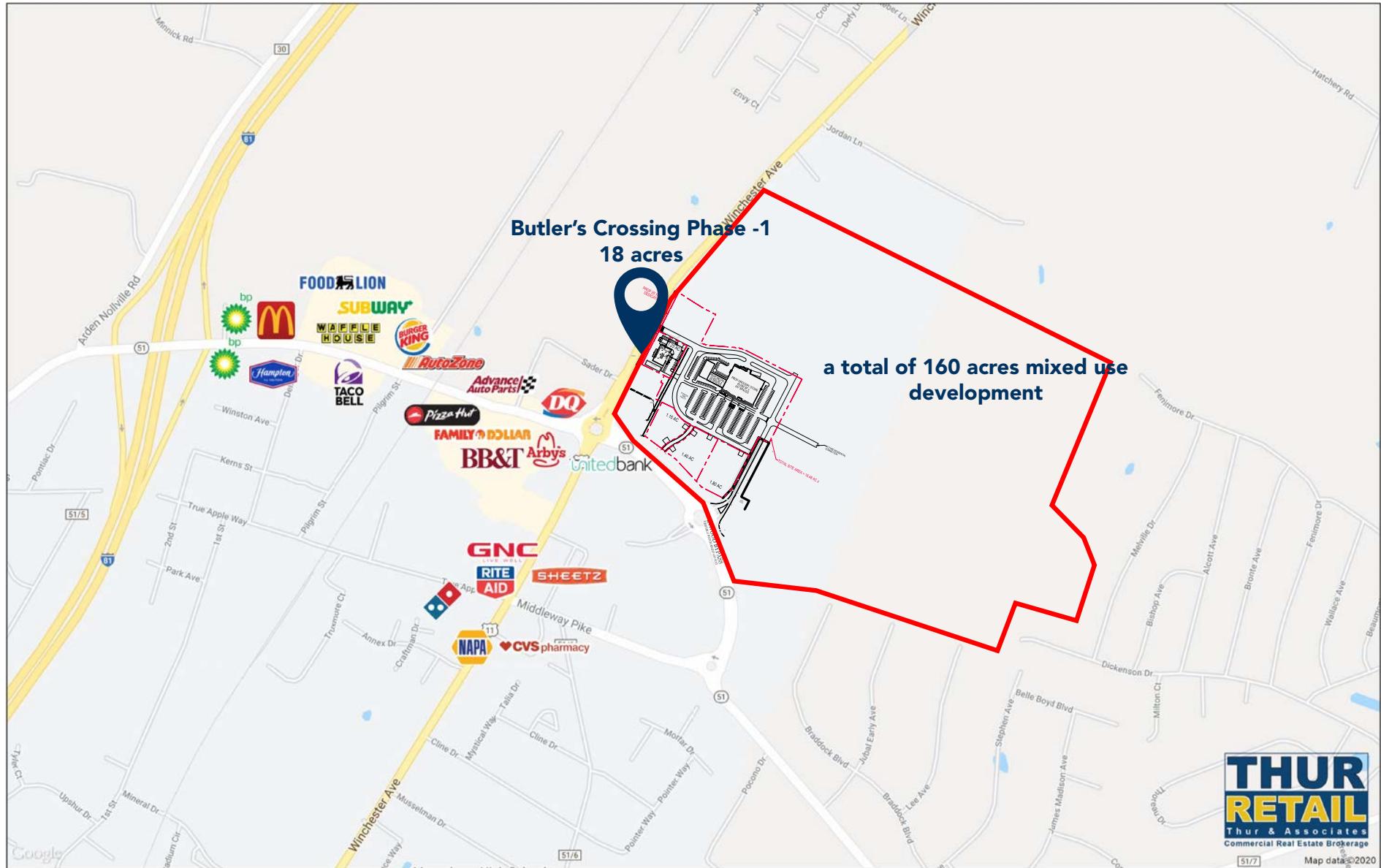


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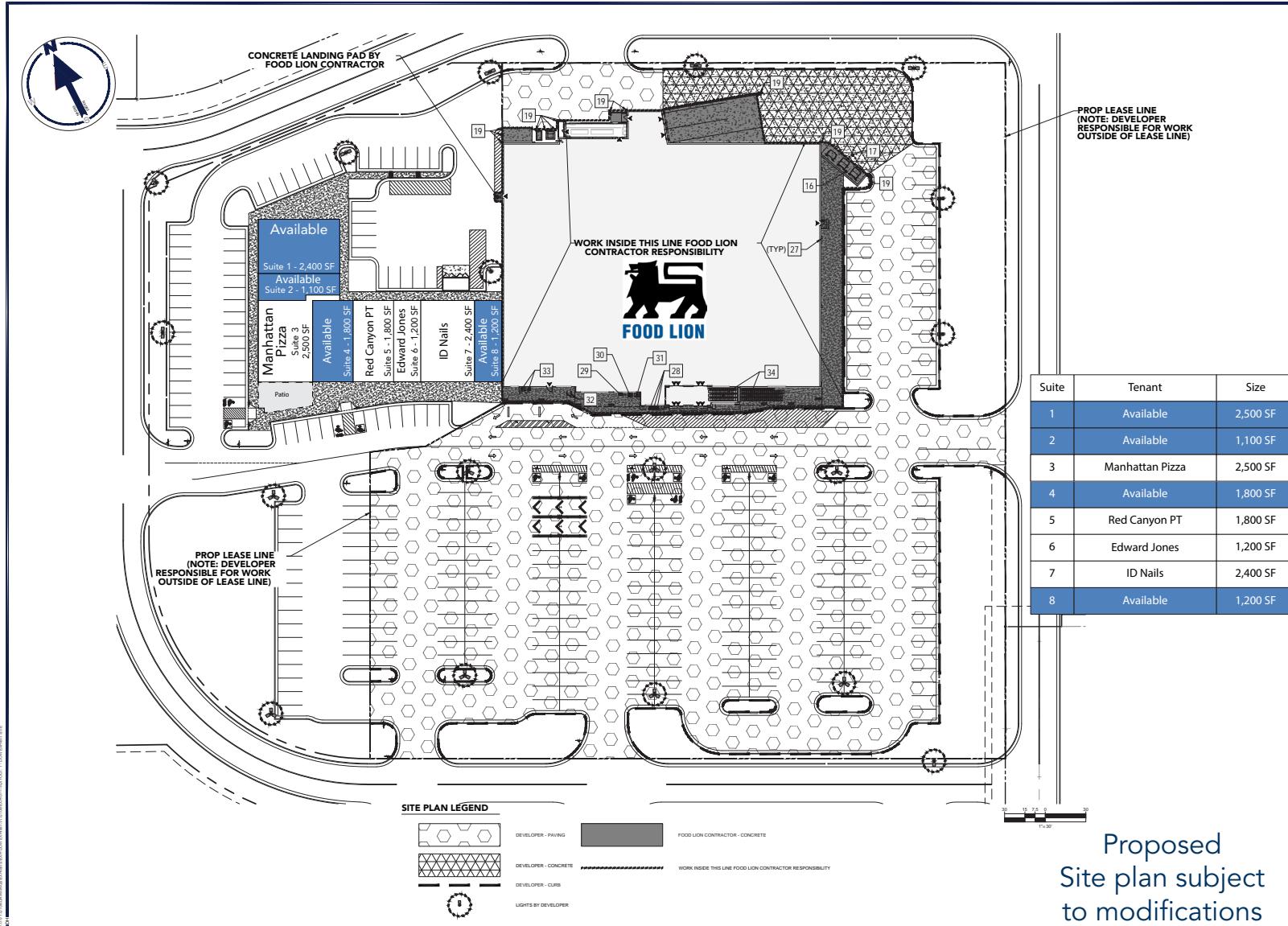


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# BUTLER'S CROSSING

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

# BUTLER'S CROSSING

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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

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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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202-823-4444

BOCA RATON  
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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 7655 Winchester Ave, Inwood, WV 25428

5 mi radius      7 mi radius      10 mi radius

Population		5 mi radius	7 mi radius	10 mi radius
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		5 mi radius	7 mi radius	10 mi radius
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		5 mi radius	7 mi radius	10 mi radius
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		5 mi radius	7 mi radius	10 mi radius
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		5 mi radius	7 mi radius	10 mi radius
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
<b>Total Annual Consumer Expenditure (2022)</b>			
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
<b>Monthly Household Consumer Expenditure (2022)</b>			
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 7655 Winchester Ave, Inwood, WV 25428	5 mi radius	7 mi radius	10 mi radius
<b>Race and Ethnicity</b>			
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

7655 Winchester Ave, Inwood, WV 25428

5 mi radius      7 mi radius      10 mi radius

#### 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

7655 Winchester Ave, Inwood, WV 25428

5 mi radius      7 mi radius      10 mi radius

#### 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 7655 Winchester Ave, Inwood, WV 25428

5 mi radius      7 mi radius      10 mi radius

#### 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 7655 Winchester Ave, Inwood, WV 25428	5 mi radius	7 mi radius	10 mi radius			
<b>Housing</b>						
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	-	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%
<b>Household Size (2022)</b>						
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%
<b>Household Income Distribution (2022)</b>						
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%
<b>Household Vehicles (2022)</b>						
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	
<b>Travel Time (2022)</b>						
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 7655 Winchester Ave, Inwood, WV 25428	5 mi radius	7 mi radius	10 mi radius
<b>Transportation To Work (2022)</b>			
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%
<b>Daytime Demographics (2022)</b>			
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
<b>Labor Force</b>			
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%
<b>Occupation (2022)</b>			
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

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

#### Units In Structure (2022)

	12,876	19,667	40,860
Total Units			
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