

BUTLER'S CROSSING


7655 Winchester Ave, Inwood, WV 25428



NOW UNDER CONSTRUCTION



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**



Retailers coming soon

Great Clips®



POPEYES®

FIVE GUYS®



last updated: 03/04/25 P. 1

POPULATION

5 Mi	35,213
7 Mi	52,498
10Mi	108,386

CARS PER DAY

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

AV. HH INCOME

5 Mi	\$103,339
7 Mi	\$100,894
10 Mi	\$99,881

EMPLOYEES

5 Mi	5,530
7 Mi	10,929
10 Mi	26,774



SHARY THUR



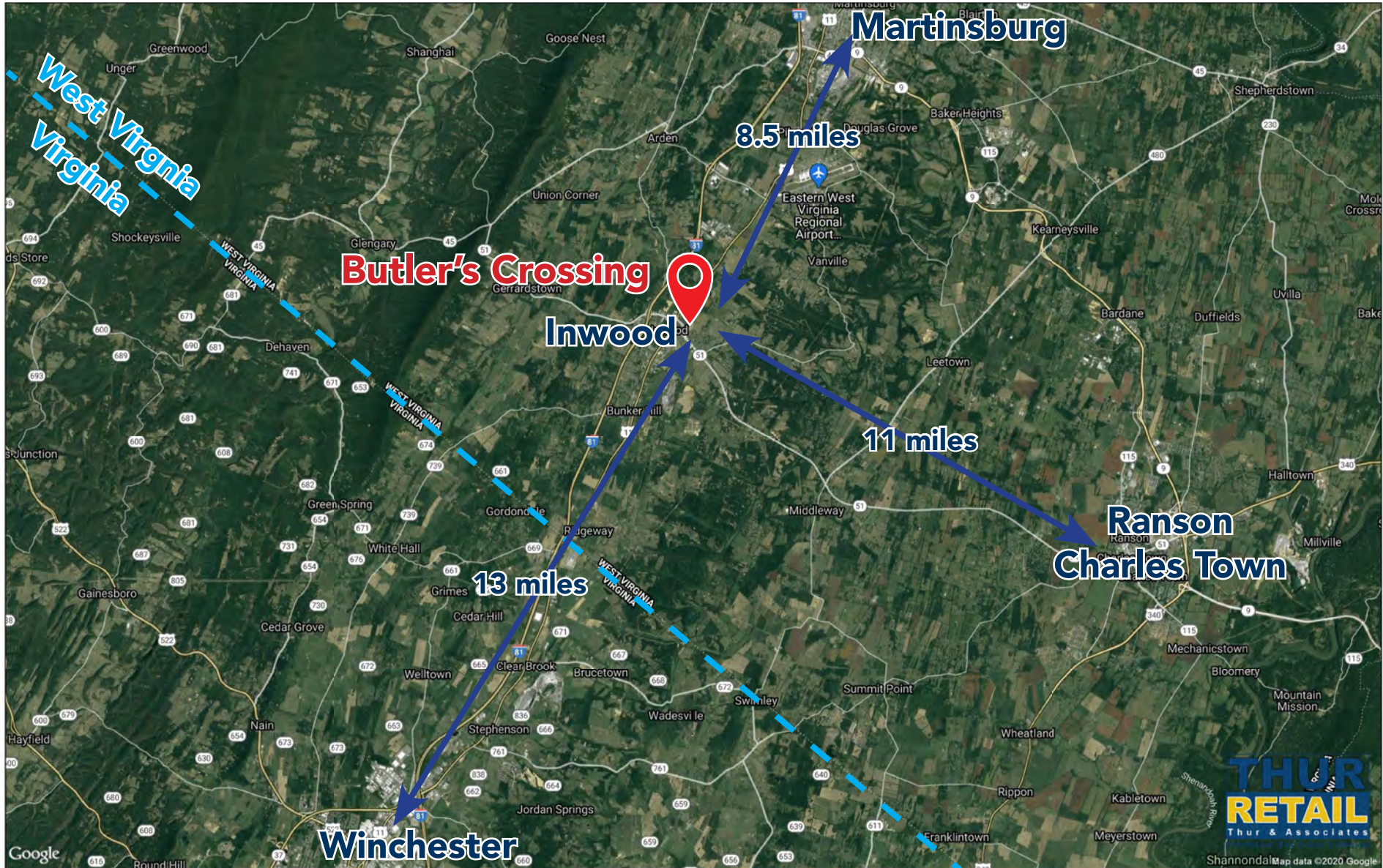
202-359-3469



sthur@thurassociates.com

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 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.

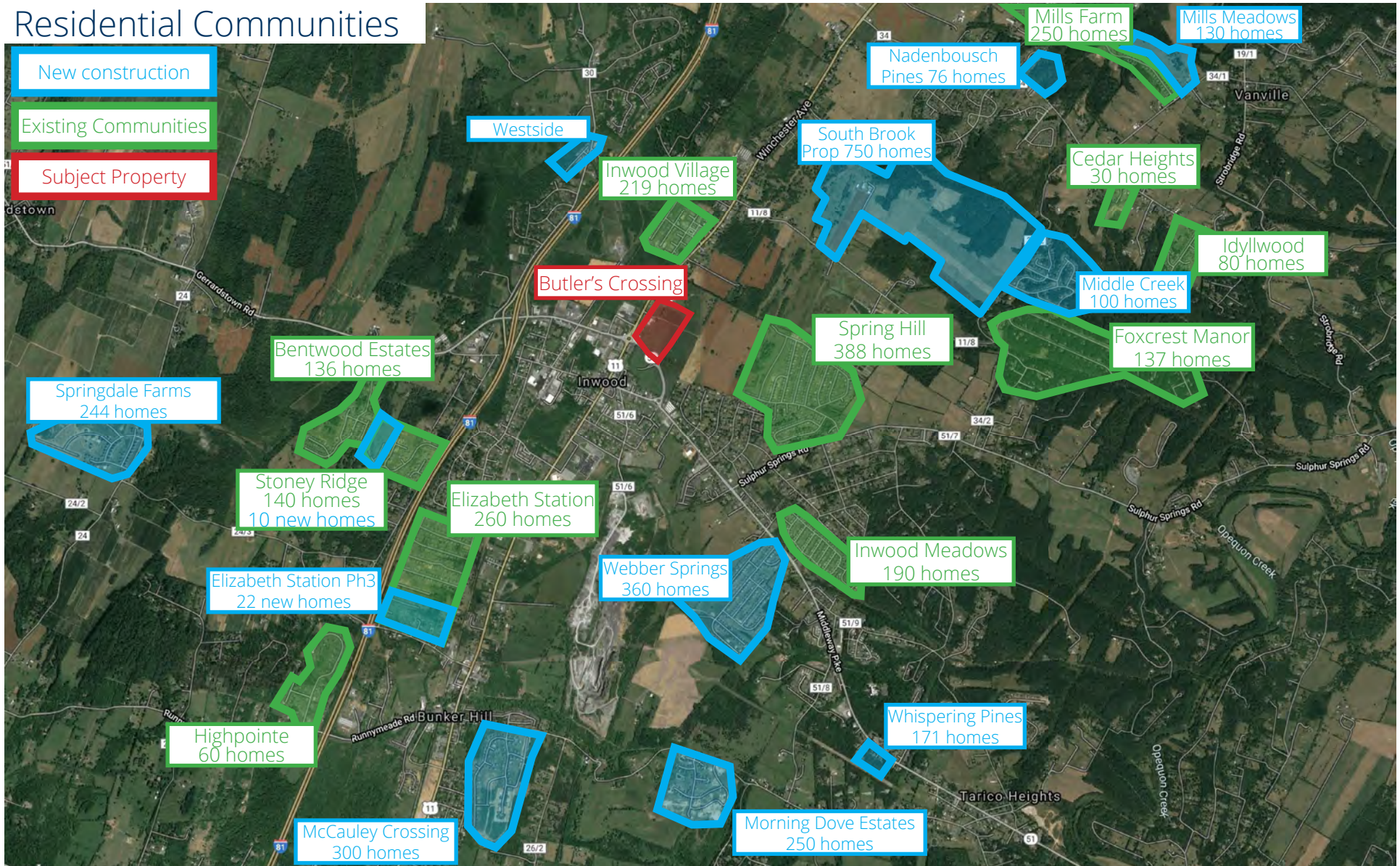


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Residential Communities



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Butler's Crossing

Rte 11 - 8,606 VPD

Gerrardstown Rd Rte 11-21,062 VPD

Interstate 81 - 59,265 VPD

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BUTLER'S CROSSING

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**BUTLER'S CROSSING
INWOOD, WV**



**Proposed
Site plan subject
to modifications**

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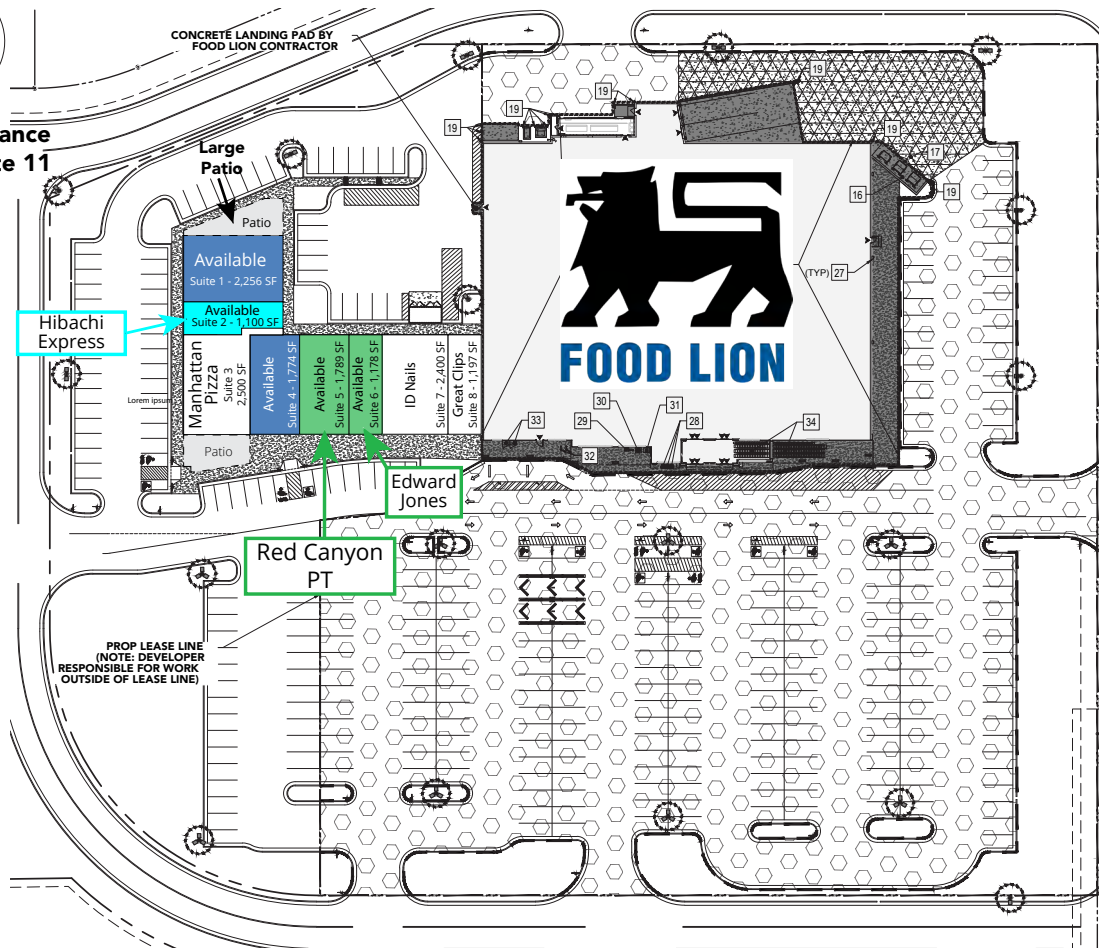
Main Entrance
from Route 11

At Lease

Negotiations

Available for lease

Leased



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

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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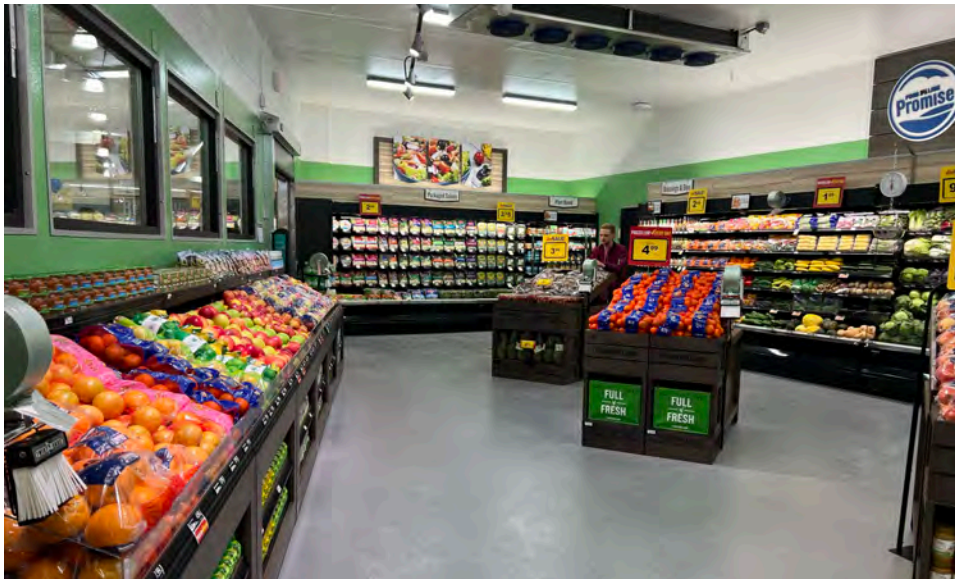
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In-line Retail building progress December 2024



last updated: 03/04/25 P. 12



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Outparcel Exterior Rendering



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Outpacel building progress March 2025 - Starbucks, Jersey Mikes, and Five Guys coming soon



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LEASING CONTACT

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OFFICE LOCATIONS

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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, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

Butler's Crossing Inwood, WV 25428	5 mi radius		7 mi radius		10 mi radius	
Population						
Estimated Population (2024)	35,213		52,498		108,386	
Projected Population (2029)	39,052		57,891		119,119	
Census Population (2020)	33,519		49,866		103,535	
Census Population (2010)	28,547		43,383		91,039	
Projected Annual Growth (2024-2029)	3,839	2.2%	5,393	2.1%	10,733	2.0%
Historical Annual Growth (2020-2024)	1,694	-	2,632	1.3%	4,851	1.2%
Historical Annual Growth (2010-2020)	4,972	1.7%	6,484	1.5%	12,496	1.4%
Estimated Population Density (2024)	449 <i>psm</i>		341 <i>psm</i>		345 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>		153.9 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households						
Estimated Households (2024)	13,601		20,388		42,822	
Projected Households (2029)	15,078		22,496		47,112	
Census Households (2020)	12,541		18,764		39,702	
Census Households (2010)	10,518		16,144		34,494	
Projected Annual Growth (2024-2029)	1,477	2.2%	2,108	2.1%	4,290	2.0%
Historical Annual Change (2010-2024)	3,082	2.1%	4,244	1.9%	8,327	1.7%
Average Household Income						
Estimated Average Household Income (2024)	\$103,339		\$100,894		\$99,881	
Projected Average Household Income (2029)	\$106,393		\$103,804		\$102,619	
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 (2024-2029)	\$3,053	0.6%	\$2,911	0.6%	\$2,739	0.5%
Historical Annual Change (2000-2024)	\$54,047	4.6%	\$53,435	4.7%	\$53,484	4.8%
Median Household Income						
Estimated Median Household Income (2024)	\$84,460		\$82,370		\$81,565	
Projected Median Household Income (2029)	\$85,657		\$83,498		\$82,160	
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 (2024-2029)	\$1,198	0.3%	\$1,128	0.3%	\$595	0.1%
Historical Annual Change (2000-2024)	\$40,859	3.9%	\$40,598	4.0%	\$42,116	4.4%
Per Capita Income						
Estimated Per Capita Income (2024)	\$39,920		\$39,198		\$39,484	
Projected Per Capita Income (2029)	\$41,083		\$40,351		\$40,607	
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 (2024-2029)	\$1,163	0.6%	\$1,153	0.6%	\$1,123	0.6%
Historical Annual Change (2000-2024)	\$21,670	4.9%	\$21,276	4.9%	\$21,610	5.0%
Estimated Average Household Net Worth (2024)	\$990,203		\$994,296		\$1.02 M	

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

Butler's Crossing Inwood, WV 25428	5 mi radius		7 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2024)						
Total Household Expenditure	\$1.38 B		\$2.04 B		\$4.26 B	
Total Non-Retail Expenditure	\$655.78 M		\$971.4 M		\$2.05 B	
Total Retail Expenditure	\$728.27 M		\$1.07 B		\$2.2 B	
Alcoholic Beverages	\$8.53 M		\$12.55 M		\$26.06 M	
Apparel	\$26 M		\$38.25 M		\$79.29 M	
Contributions	\$43.65 M		\$64.15 M		\$133.83 M	
Education	\$31.35 M		\$46.08 M		\$95.97 M	
Entertainment	\$80.51 M		\$118.47 M		\$245.71 M	
Food Away From Home	\$61.7 M		\$90.75 M		\$188.26 M	
Grocery	\$95.69 M		\$140.96 M		\$289.81 M	
Health Care	\$89.09 M		\$133.87 M		\$281.42 M	
Household Furnishings and Equipment	\$37.19 M		\$54.7 M		\$113.54 M	
Household Operations	\$26.23 M		\$38.63 M		\$80.19 M	
Miscellaneous Expenses	\$24.03 M		\$35.33 M		\$73.26 M	
Personal Care	\$18.61 M		\$27.4 M		\$56.46 M	
Shelter	\$216.19 M		\$319.69 M		\$674.37 M	
Tax and Retirement	\$308.4 M		\$456.13 M		\$974.59 M	
Tobacco and Related	\$7.55 M		\$11.17 M		\$22.76 M	
Transportation	\$240.87 M		\$354.98 M		\$714.52 M	
Utilities	\$68.47 M		\$100.88 M		\$207.23 M	
Monthly Household Consumer Expenditure (2024)						
Total Household Expenditure	\$8,480		\$8,354		\$8,285	
Total Non-Retail Expenditure	\$4,018	47.4%	\$3,970	47.5%	\$3,998	48.3%
Total Retail Expenditures	\$4,462	52.6%	\$4,384	52.5%	\$4,286	51.7%
Alcoholic Beverages	\$52	0.6%	\$51	0.6%	\$51	0.6%
Apparel	\$159	1.9%	\$156	1.9%	\$154	1.9%
Contributions	\$267	3.2%	\$262	3.1%	\$260	3.1%
Education	\$192	2.3%	\$188	2.3%	\$187	2.3%
Entertainment	\$493	5.8%	\$484	5.8%	\$478	5.8%
Food Away From Home	\$378	4.5%	\$371	4.4%	\$366	4.4%
Grocery	\$586	6.9%	\$576	6.9%	\$564	6.8%
Health Care	\$546	6.4%	\$547	6.5%	\$548	6.6%
Household Furnishings and Equipment	\$228	2.7%	\$224	2.7%	\$221	2.7%
Household Operations	\$161	1.9%	\$158	1.9%	\$156	1.9%
Miscellaneous Expenses	\$147	1.7%	\$144	1.7%	\$143	1.7%
Personal Care	\$114	1.3%	\$112	1.3%	\$110	1.3%
Shelter	\$1,325	15.6%	\$1,307	15.6%	\$1,312	15.8%
Tax and Retirement	\$1,890	22.3%	\$1,864	22.3%	\$1,897	22.3%
Tobacco and Related	\$46	0.5%	\$46	0.5%	\$44	0.5%
Transportation	\$1,476	17.4%	\$1,451	17.4%	\$1,391	16.8%
Utilities	\$420	4.9%	\$412	4.9%	\$403	4.9%

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Lat/Lon: 39.3613/-78.037

Butler's Crossing Inwood, WV 25428	5 mi radius		7 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2024)	35,213		52,498		108,386	
White (2024)	30,107	85.5%	44,401	84.6%	88,823	82.0%
Black or African American (2024)	2,142	6.1%	3,588	6.8%	9,424	8.7%
American Indian or Alaska Native (2024)	76	0.2%	119	0.2%	258	0.2%
Asian (2024)	379	1.1%	654	1.2%	1,480	1.4%
Hawaiian or Pacific Islander (2024)	14	-	16	-	29	-
Other Race (2024)	549	1.6%	816	1.6%	1,943	1.8%
Two or More Races (2024)	1,946	5.5%	2,905	5.5%	6,429	5.9%
Population < 18 (2024)	8,080	22.9%	11,804	22.5%	24,145	22.3%
White Not Hispanic	6,308	78.1%	9,042	76.6%	17,529	72.6%
Black or African American	502	6.2%	834	7.1%	2,220	9.2%
Asian	57	0.7%	107	0.9%	269	1.1%
Other Race Not Hispanic	587	7.3%	877	7.4%	1,958	8.1%
Hispanic	627	7.8%	944	8.0%	2,170	9.0%
Not Hispanic or Latino Population (2024)	33,034	93.8%	49,269	93.8%	101,157	93.3%
Not Hispanic White	29,423	89.1%	43,392	88.1%	86,696	85.7%
Not Hispanic Black or African American	2,078	6.3%	3,487	7.1%	9,192	9.1%
Not Hispanic American Indian or Alaska Native	39	0.1%	65	0.1%	138	0.1%
Not Hispanic Asian	361	1.1%	626	1.3%	1,421	1.4%
Not Hispanic Hawaiian or Pacific Islander	10	-	12	-	22	-
Not Hispanic Other Race	9	-	17	-	58	-
Not Hispanic Two or More Races	1,115	3.4%	1,669	3.4%	3,631	3.6%
Hispanic or Latino Population (2024)	2,180	6.2%	3,229	6.2%	7,228	6.7%
Hispanic White	684	31.4%	1,008	31.2%	2,127	29.4%
Hispanic Black or African American	64	2.9%	101	3.1%	232	3.2%
Hispanic American Indian or Alaska Native	37	1.7%	54	1.7%	120	1.7%
Hispanic Asian	19	0.9%	28	0.9%	59	0.8%
Hispanic Hawaiian or Pacific Islander	4	0.2%	4	0.1%	8	0.1%
Hispanic Other Race	540	24.8%	799	24.7%	1,885	26.1%
Hispanic Two or More Races	831	38.1%	1,236	38.3%	2,798	38.7%
Not Hispanic or Latino Population (2020)	31,755	94.7%	47,246	94.7%	97,270	93.9%
Hispanic or Latino Population (2020)	1,763	5.3%	2,621	5.3%	6,264	6.1%
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 (2029)	35,601	91.2%	52,878	91.3%	108,446	91.0%
Hispanic or Latino Population (2029)	3,451	8.8%	5,013	8.7%	10,674	9.0%
Projected Annual Growth (2024-2029)	1,271	11.7%	1,784	11.0%	3,445	9.5%
Historical Annual Growth (2010-2020)	795	8.2%	1,133	7.6%	2,462	6.5%

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Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Total Age Distribution (2024)							
Total Population		35,213		52,498		108,386	
Age Under 5 Years		2,082	5.9%	3,107	5.9%	6,473	6.0%
Age 5 to 9 Years		2,216	6.3%	3,168	6.0%	6,507	6.0%
Age 10 to 14 Years		2,360	6.7%	3,438	6.5%	6,903	6.4%
Age 15 to 19 Years		2,265	6.4%	3,344	6.4%	6,728	6.2%
Age 20 to 24 Years		1,900	5.4%	2,848	5.4%	5,979	5.5%
Age 25 to 29 Years		2,417	6.9%	3,538	6.7%	7,329	6.8%
Age 30 to 34 Years		2,831	8.0%	4,064	7.7%	8,085	7.5%
Age 35 to 39 Years		2,431	6.9%	3,575	6.8%	7,238	6.7%
Age 40 to 44 Years		2,510	7.1%	3,670	7.0%	7,529	6.9%
Age 45 to 49 Years		2,339	6.6%	3,412	6.5%	6,753	6.2%
Age 50 to 54 Years		2,370	6.7%	3,615	6.9%	7,269	6.7%
Age 55 to 59 Years		2,381	6.8%	3,609	6.9%	7,341	6.8%
Age 60 to 64 Years		2,091	5.9%	3,286	6.3%	7,017	6.5%
Age 65 to 69 Years		1,779	5.1%	2,817	5.4%	6,104	5.6%
Age 70 to 74 Years		1,402	4.0%	2,159	4.1%	4,730	4.4%
Age 75 to 79 Years		1,040	3.0%	1,586	3.0%	3,443	3.2%
Age 80 to 84 Years		479	1.4%	758	1.4%	1,749	1.6%
Age 85 Years or Over		320	0.9%	502	1.0%	1,210	1.1%
Median Age		37.4		38.1		38.6	
Age 19 Years or Less		8,922	25.3%	13,058	24.9%	26,611	24.6%
Age 20 to 64 Years		21,271	60.4%	31,618	60.2%	64,539	59.5%
Age 65 Years or Over		5,020	14.3%	7,822	14.9%	17,236	15.9%
Female Age Distribution (2024)							
Female Population		17,881	50.8%	26,428	50.3%	54,633	50.4%
Age Under 5 Years		1,040	5.8%	1,549	5.9%	3,206	5.9%
Age 5 to 9 Years		1,127	6.3%	1,567	5.9%	3,244	5.9%
Age 10 to 14 Years		1,147	6.4%	1,677	6.3%	3,412	6.2%
Age 15 to 19 Years		1,103	6.2%	1,621	6.1%	3,327	6.1%
Age 20 to 24 Years		928	5.2%	1,383	5.2%	2,939	5.4%
Age 25 to 29 Years		1,234	6.9%	1,750	6.6%	3,578	6.5%
Age 30 to 34 Years		1,399	7.8%	2,016	7.6%	4,051	7.4%
Age 35 to 39 Years		1,199	6.7%	1,743	6.6%	3,562	6.5%
Age 40 to 44 Years		1,272	7.1%	1,872	7.1%	3,842	7.0%
Age 45 to 49 Years		1,199	6.7%	1,732	6.6%	3,410	6.2%
Age 50 to 54 Years		1,195	6.7%	1,810	6.8%	3,633	6.6%
Age 55 to 59 Years		1,193	6.7%	1,831	6.9%	3,725	6.8%
Age 60 to 64 Years		1,111	6.2%	1,693	6.4%	3,566	6.5%
Age 65 to 69 Years		977	5.5%	1,497	5.7%	3,144	5.8%
Age 70 to 74 Years		761	4.3%	1,164	4.4%	2,545	4.7%
Age 75 to 79 Years		554	3.1%	831	3.1%	1,816	3.3%
Age 80 to 84 Years		266	1.5%	417	1.6%	973	1.8%
Age 85 Years or Over		174	1.0%	276	1.0%	661	1.2%
Female Median Age		38.2		38.9		39.2	
Age 19 Years or Less		4,417	24.7%	6,414	24.3%	13,188	24.1%
Age 20 to 64 Years		10,732	60.0%	15,830	59.9%	32,306	59.1%
Age 65 Years or Over		2,732	15.3%	4,184	15.8%	9,139	16.7%

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Lat/Lon: 39.3613/-78.037

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Male Age Distribution (2024)							
Male Population		17,332	49.2%	26,070	49.7%	53,753	49.6%
Age Under 5 Years		1,042	6.0%	1,559	6.0%	3,267	6.1%
Age 5 to 9 Years		1,089	6.3%	1,601	6.1%	3,263	6.1%
Age 10 to 14 Years		1,213	7.0%	1,761	6.8%	3,491	6.5%
Age 15 to 19 Years		1,162	6.7%	1,723	6.6%	3,402	6.3%
Age 20 to 24 Years		971	5.6%	1,465	5.6%	3,040	5.7%
Age 25 to 29 Years		1,183	6.8%	1,789	6.9%	3,751	7.0%
Age 30 to 34 Years		1,432	8.3%	2,049	7.9%	4,033	7.5%
Age 35 to 39 Years		1,231	7.1%	1,831	7.0%	3,676	6.8%
Age 40 to 44 Years		1,238	7.1%	1,798	6.9%	3,687	6.9%
Age 45 to 49 Years		1,140	6.6%	1,681	6.4%	3,343	6.2%
Age 50 to 54 Years		1,175	6.8%	1,805	6.9%	3,636	6.8%
Age 55 to 59 Years		1,188	6.9%	1,778	6.8%	3,616	6.7%
Age 60 to 64 Years		980	5.7%	1,593	6.1%	3,451	6.4%
Age 65 to 69 Years		802	4.6%	1,321	5.1%	2,960	5.5%
Age 70 to 74 Years		642	3.7%	995	3.8%	2,185	4.1%
Age 75 to 79 Years		487	2.8%	754	2.9%	1,627	3.0%
Age 80 to 84 Years		213	1.2%	341	1.3%	776	1.4%
Age 85 Years or Over		145	0.8%	226	0.9%	549	1.0%
Male Median Age		36.7		37.4		38.1	
Age 19 Years or Less		4,505	26.0%	6,644	25.5%	13,423	25.0%
Age 20 to 64 Years		10,539	60.8%	15,788	60.6%	32,233	60.0%
Age 65 Years or Over		2,288	13.2%	3,638	14.0%	8,097	15.1%
Males per 100 Females (2024)							
Overall Comparison		97		99		98	
Age Under 5 Years		100	50.0%	101	50.2%	102	50.5%
Age 5 to 9 Years		97	49.1%	102	50.5%	101	50.1%
Age 10 to 14 Years		106	51.4%	105	51.2%	102	50.6%
Age 15 to 19 Years		105	51.3%	106	51.5%	102	50.6%
Age 20 to 24 Years		105	51.1%	106	51.4%	103	50.8%
Age 25 to 29 Years		96	48.9%	102	50.5%	105	51.2%
Age 30 to 34 Years		102	50.6%	102	50.4%	100	49.9%
Age 35 to 39 Years		103	50.7%	105	51.2%	103	50.8%
Age 40 to 44 Years		97	49.3%	96	49.0%	96	49.0%
Age 45 to 49 Years		95	48.7%	97	49.3%	98	49.5%
Age 50 to 54 Years		98	49.6%	100	49.9%	100	50.0%
Age 55 to 59 Years		100	49.9%	97	49.3%	97	49.3%
Age 60 to 64 Years		88	46.9%	94	48.5%	97	49.2%
Age 65 to 69 Years		82	45.1%	88	46.9%	94	48.5%
Age 70 to 74 Years		84	45.8%	86	46.1%	86	46.2%
Age 75 to 79 Years		88	46.8%	91	47.6%	90	47.3%
Age 80 to 84 Years		80	44.4%	82	45.0%	80	44.4%
Age 85 Years or Over		83	45.5%	82	45.1%	83	45.4%
Age 19 Years or Less		102	50.5%	104	50.9%	102	50.4%
Age 20 to 39 Years		101	50.3%	103	50.9%	103	50.6%
Age 40 to 64 Years		96	48.9%	97	49.2%	98	49.4%
Age 65 Years or Over		84	45.6%	87	46.5%	89	47.0%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Household Type (2024)							
Total Households		13,601		20,388		42,822	
Households with Children		4,655	34.2%	6,791	33.3%	13,749	32.1%
Average Household Size		2.6		2.6		2.5	
Household Density per Square Mile		173		132		136	
Population Family		30,069	85.4%	44,184	84.2%	88,980	82.1%
Population Non-Family		5,123	14.5%	8,047	15.3%	18,559	17.1%
Population Group Quarters		21	-	267	0.5%	846	0.8%
Family Households		9,615	70.7%	14,109	69.2%	28,428	66.4%
Married Couple Households		6,935	72.1%	10,229	72.5%	20,176	71.0%
Other Family Households with Children		2,680	27.9%	3,880	27.5%	8,253	29.0%
Family Households with Children		4,644	48.3%	6,776	48.0%	13,714	48.2%
Married Couple with Children		3,121	67.2%	4,557	67.3%	8,961	65.3%
Other Family Households with Children		1,523	32.8%	2,218	32.7%	4,752	34.7%
Family Households No Children		4,971	51.7%	7,333	52.0%	14,715	51.8%
Married Couple No Children		3,814	76.7%	5,672	77.3%	11,214	76.2%
Other Family Households No Children		1,157	23.3%	1,661	22.7%	3,500	23.8%
Non-Family Households		3,986	29.3%	6,279	30.8%	14,393	33.6%
Non-Family Households with Children		11	0.3%	15	0.2%	35	0.2%
Non-Family Households No Children		3,974	99.7%	6,264	99.8%	14,358	99.8%
Average Family Household Size		3.1		3.1		3.1	
Average Family Income		\$114,875		\$115,955		\$117,620	
Median Family Income		\$95,750		\$96,628		\$97,593	
Average Non-Family Household Size		1.3		1.3		1.3	
Marital Status (2024)							
Population Age 15 Years or Over		28,555		42,784		88,503	
Never Married		8,342	29.2%	12,619	29.5%	27,987	31.6%
Currently Married		14,928	52.3%	21,977	51.4%	42,913	48.5%
Previously Married		5,286	18.5%	8,188	19.1%	17,603	19.9%
Separated		774	14.6%	1,033	12.6%	2,376	13.5%
Widowed		1,232	23.3%	1,900	23.2%	3,924	22.3%
Divorced		3,280	62.1%	5,255	64.2%	11,303	64.2%
Educational Attainment (2024)							
Adult Population Age 25 Years or Over		24,391		36,592		75,796	
Elementary (Grade Level 0 to 8)		798	3.3%	1,165	3.2%	2,448	3.2%
Some High School (Grade Level 9 to 11)		1,581	6.5%	2,415	6.6%	5,183	6.8%
High School Graduate		9,502	39.0%	13,610	37.2%	27,007	35.6%
Some College		4,423	18.1%	6,771	18.5%	14,411	19.0%
Associate Degree Only		2,654	10.9%	3,755	10.3%	6,965	9.2%
Bachelor Degree Only		3,694	15.1%	5,821	15.9%	13,303	17.6%
Graduate Degree		1,739	7.1%	3,055	8.3%	6,479	8.5%
Any College (Some College or Higher)		12,510	51.3%	19,402	53.0%	41,158	54.3%
College Degree + (Bachelor Degree or Higher)		5,433	22.3%	8,876	24.3%	19,781	26.1%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Housing							
Total Housing Units (2024)		14,479		21,775		45,831	
Total Housing Units (2020)		13,089		19,709		42,012	
Historical Annual Growth (2020-2024)		1,391	-	2,065	-	3,819	-
Housing Units Occupied (2024)		13,601	93.9%	20,388	93.6%	42,822	93.4%
Housing Units Owner-Occupied		11,046	81.2%	16,142	79.2%	30,932	72.2%
Housing Units Renter-Occupied		2,554	18.8%	4,246	20.8%	11,890	27.8%
Housing Units Vacant (2024)		879	6.1%	1,386	6.4%	3,010	6.6%
Household Size (2024)							
Total Households		13,601		20,388		42,822	
1 Person Households		3,124	23.0%	4,940	24.2%	11,386	26.6%
2 Person Households		4,892	36.0%	7,312	35.9%	15,041	35.1%
3 Person Households		2,414	17.7%	3,462	17.0%	6,931	16.2%
4 Person Households		1,770	13.0%	2,598	12.7%	5,246	12.3%
5 Person Households		810	6.0%	1,202	5.9%	2,501	5.8%
6 Person Households		395	2.9%	570	2.8%	1,102	2.6%
7 or More Person Households		196	1.4%	305	1.5%	614	1.4%
Household Income Distribution (2024)							
HH Income \$200,000 or More		810	6.0%	1,324	6.5%	3,315	7.7%
HH Income \$150,000 to \$199,999		1,371	10.1%	1,945	9.5%	4,305	10.1%
HH Income \$125,000 to \$149,999		1,083	8.0%	1,598	7.8%	3,060	7.1%
HH Income \$100,000 to \$124,999		1,894	13.9%	2,502	12.3%	4,488	10.5%
HH Income \$75,000 to \$99,999		2,495	18.3%	3,566	17.5%	6,773	15.8%
HH Income \$50,000 to \$74,999		2,677	19.7%	3,979	19.5%	7,955	18.6%
HH Income \$35,000 to \$49,999		1,416	10.4%	2,079	10.2%	4,476	10.5%
HH Income \$25,000 to \$34,999		892	6.6%	1,538	7.5%	3,094	7.2%
HH Income \$15,000 to \$24,999		507	3.7%	896	4.4%	2,412	5.6%
HH Income \$10,000 to \$14,999		267	2.0%	534	2.6%	1,475	3.4%
HH Income Under \$10,000		190	1.4%	429	2.1%	1,470	3.4%
Household Vehicles (2024)							
Households 0 Vehicles Available		630	4.6%	980	4.8%	2,904	6.8%
Households 1 Vehicle Available		2,714	20.0%	4,514	22.1%	11,479	26.8%
Households 2 Vehicles Available		6,011	44.2%	8,301	40.7%	16,029	37.4%
Households 3 or More Vehicles Available		4,245	31.2%	6,593	32.3%	12,410	29.0%
Total Vehicles Available		29,315		43,902		86,887	
Average Vehicles per Household		2.2		2.2		2.0	
Owner-Occupied Household Vehicles		24,308	82.9%	36,069	82.2%	69,000	79.4%
Average Vehicles per Owner-Occupied Household		2.2		2.2		2.2	
Renter-Occupied Household Vehicles		5,008	17.1%	7,833	17.8%	17,887	20.6%
Average Vehicles per Renter-Occupied Household		2.0		1.8		1.5	
Travel Time (2024)							
Worker Base Age 16 years or Over		19,587		28,414		56,567	
Travel to Work in 14 Minutes or Less		3,349	17.1%	4,915	17.3%	10,560	18.7%
Travel to Work in 15 to 29 Minutes		7,147	36.5%	10,414	36.7%	20,189	35.7%
Travel to Work in 30 to 59 Minutes		3,975	20.3%	5,839	20.6%	11,544	20.4%
Travel to Work in 60 Minutes or More		3,571	18.2%	4,702	16.5%	8,087	14.3%
Work at Home		1,545	7.9%	2,544	9.0%	6,187	10.9%
Average Minutes Travel to Work		25.1		24.7		24.0	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Transportation To Work (2024)							
Worker Base Age 16 years or Over		19,587		28,414		56,567	
Drive to Work Alone		16,316	83.3%	23,281	81.9%	43,656	77.2%
Drive to Work in Carpool		1,483	7.6%	2,093	7.4%	5,061	8.9%
Travel to Work by Public Transportation		19	-	88	0.3%	372	0.7%
Drive to Work on Motorcycle		23	0.1%	33	0.1%	50	-
Bicycle to Work		-	-	-	-	20	-
Walk to Work		51	0.3%	166	0.6%	549	1.0%
Other Means		149	0.8%	208	0.7%	671	1.2%
Work at Home		1,545	7.9%	2,544	9.0%	6,187	10.9%
Daytime Demographics (2024)							
Total Businesses		583		1,102		2,704	
Total Employees		5,530		10,929		26,774	
Company Headquarter Businesses		13	2.2%	29	2.6%	97	3.6%
Company Headquarter Employees		140	2.5%	995	9.1%	4,958	18.5%
Employee Population per Business		9.5	to 1	9.9	to 1	9.9	to 1
Residential Population per Business		60.4	to 1	47.6	to 1	40.1	to 1
Adj. Daytime Demographics Age 16 Years or Over		13,919		24,460		57,037	
Labor Force							
Labor Population Age 16 Years or Over (2024)		28,053		42,065		87,062	
Labor Force Total Males (2024)		13,741	49.0%	20,788	49.4%	43,026	49.4%
Male Civilian Employed		10,116	73.6%	14,904	71.7%	30,033	69.8%
Male Civilian Unemployed		384	2.8%	523	2.5%	1,150	2.7%
Males in Armed Forces		46	0.3%	81	0.4%	158	0.4%
Males Not in Labor Force		3,195	23.3%	5,280	25.4%	11,685	27.2%
Labor Force Total Females (2024)		14,312	51.0%	21,277	50.6%	44,036	50.6%
Female Civilian Employed		9,472	66.2%	13,512	63.5%	26,541	60.3%
Female Civilian Unemployed		290	2.0%	515	2.4%	1,387	3.1%
Females in Armed Forces		31	0.2%	37	0.2%	67	0.2%
Females Not in Labor Force		4,519	31.6%	7,213	33.9%	16,041	36.4%
Unemployment Rate		674	2.4%	1,038	2.5%	2,537	2.9%
Occupation (2024)							
Occupation Population Age 16 Years or Over		19,587		28,414		56,567	
Occupation Total Males		10,115	51.6%	14,902	52.4%	30,026	53.1%
Occupation Total Females		9,472	48.4%	13,512	47.6%	26,541	46.9%
Management, Business, Financial Operations		3,021	15.4%	4,639	16.3%	8,984	15.9%
Professional, Related		4,692	24.0%	6,886	24.2%	14,139	25.0%
Service		2,189	11.2%	3,353	11.8%	6,938	12.3%
Sales, Office		3,776	19.3%	5,481	19.3%	10,659	18.8%
Farming, Fishing, Forestry		46	0.2%	69	0.2%	111	0.2%
Construction, Extraction, Maintenance		1,716	8.8%	2,275	8.0%	4,118	7.3%
Production, Transport, Material Moving		4,147	21.2%	5,712	20.1%	11,618	20.5%
White Collar Workers		11,489	58.7%	17,006	59.8%	33,781	59.7%
Blue Collar Workers		8,098	41.3%	11,408	40.2%	22,785	40.3%

Complete Profile

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Lat/Lon: 39.3613/-78.037

Butler's Crossing		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
Units In Structure (2024)							
Total Units		13,601		20,388		42,822	
1 Detached Unit		10,370	76.2%	15,383	75.4%	29,987	70.0%
1 Attached Unit		1,312	9.6%	1,718	8.4%	4,231	9.9%
2 Units		102	0.8%	227	1.1%	950	2.2%
3 to 4 Units		28	0.2%	125	0.6%	812	1.9%
5 to 9 Units		261	1.9%	384	1.9%	1,239	2.9%
10 to 19 Units		183	1.3%	383	1.9%	1,165	2.7%
20 to 49 Units		38	0.3%	52	0.3%	219	0.5%
50 or More Units		47	0.3%	150	0.7%	738	1.7%
Mobile Home or Trailer		1,254	9.2%	1,958	9.6%	3,466	8.1%
Other Structure		6	-	9	-	14	-
Homes Built By Year (2024)							
Homes Built 2020 or later		378	2.6%	602	2.8%	1,087	2.4%
Homes Built 2010 to 2019		3,629	25.1%	4,739	21.8%	8,744	19.1%
Homes Built 2000 to 2009		4,620	31.9%	6,674	30.7%	12,905	28.2%
Homes Built 1990 to 1999		1,403	9.7%	2,146	9.9%	4,717	10.3%
Homes Built 1980 to 1989		1,038	7.2%	1,658	7.6%	3,743	8.2%
Homes Built 1970 to 1979		976	6.7%	1,755	8.1%	3,888	8.5%
Homes Built 1960 to 1969		251	1.7%	462	2.1%	1,272	2.8%
Homes Built 1950 to 1959		394	2.7%	708	3.3%	1,965	4.3%
Homes Built 1940 to 1949		99	0.7%	323	1.5%	1,301	2.8%
Homes Built Before 1939		813	5.6%	1,322	6.1%	3,199	7.0%
Median Age of Homes		28.3 yrs		30.5 yrs		33.6 yrs	
Home Values (2024)							
Owner Specified Housing Units		11,046		16,142		30,932	
Home Values \$1,000,000 or More		38	0.3%	60	0.4%	150	0.5%
Home Values \$750,000 to \$999,999		41	0.4%	75	0.5%	327	1.1%
Home Values \$500,000 to \$749,999		550	5.0%	1,007	6.2%	2,561	8.3%
Home Values \$400,000 to \$499,999		976	8.8%	1,608	10.0%	3,563	11.5%
Home Values \$300,000 to \$399,999		2,203	19.9%	3,350	20.8%	6,429	20.8%
Home Values \$250,000 to \$299,999		2,073	18.8%	2,789	17.3%	4,982	16.1%
Home Values \$200,000 to \$249,999		2,191	19.8%	2,858	17.7%	4,850	15.7%
Home Values \$175,000 to \$199,999		548	5.0%	727	4.5%	1,539	5.0%
Home Values \$150,000 to \$174,999		639	5.8%	915	5.7%	1,613	5.2%
Home Values \$125,000 to \$149,999		275	2.5%	432	2.7%	749	2.4%
Home Values \$100,000 to \$124,999		329	3.0%	554	3.4%	948	3.1%
Home Values \$90,000 to \$99,999		17	0.2%	37	0.2%	98	0.3%
Home Values \$80,000 to \$89,999		97	0.9%	219	1.4%	331	1.1%
Home Values \$70,000 to \$79,999		48	0.4%	81	0.5%	177	0.6%
Home Values \$60,000 to \$69,999		68	0.6%	99	0.6%	179	0.6%
Home Values \$50,000 to \$59,999		138	1.2%	171	1.1%	318	1.0%
Home Values \$35,000 to \$49,999		71	0.6%	116	0.7%	237	0.8%
Home Values \$25,000 to \$34,999		124	1.1%	156	1.0%	290	0.9%
Home Values \$10,000 to \$24,999		388	3.5%	533	3.3%	863	2.8%
Home Values Under \$10,000		231	2.1%	354	2.2%	728	2.4%
Owner-Occupied Median Home Value		\$266,427		\$272,024		\$285,508	
Renter-Occupied Median Rent		\$1,012		\$986		\$913	