

# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



## CONSTRUCTION COMPLETE - TENANTS ARE MOVING IN!



### 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

Join:



Retailers coming soon



last updated: 01/21/26 P. 1

#### POPULATION

5 Mi	36,183
7 Mi	54,552
10Mi	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
10Mi	\$101,751

#### EMPLOYEES

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



SHARY THUR



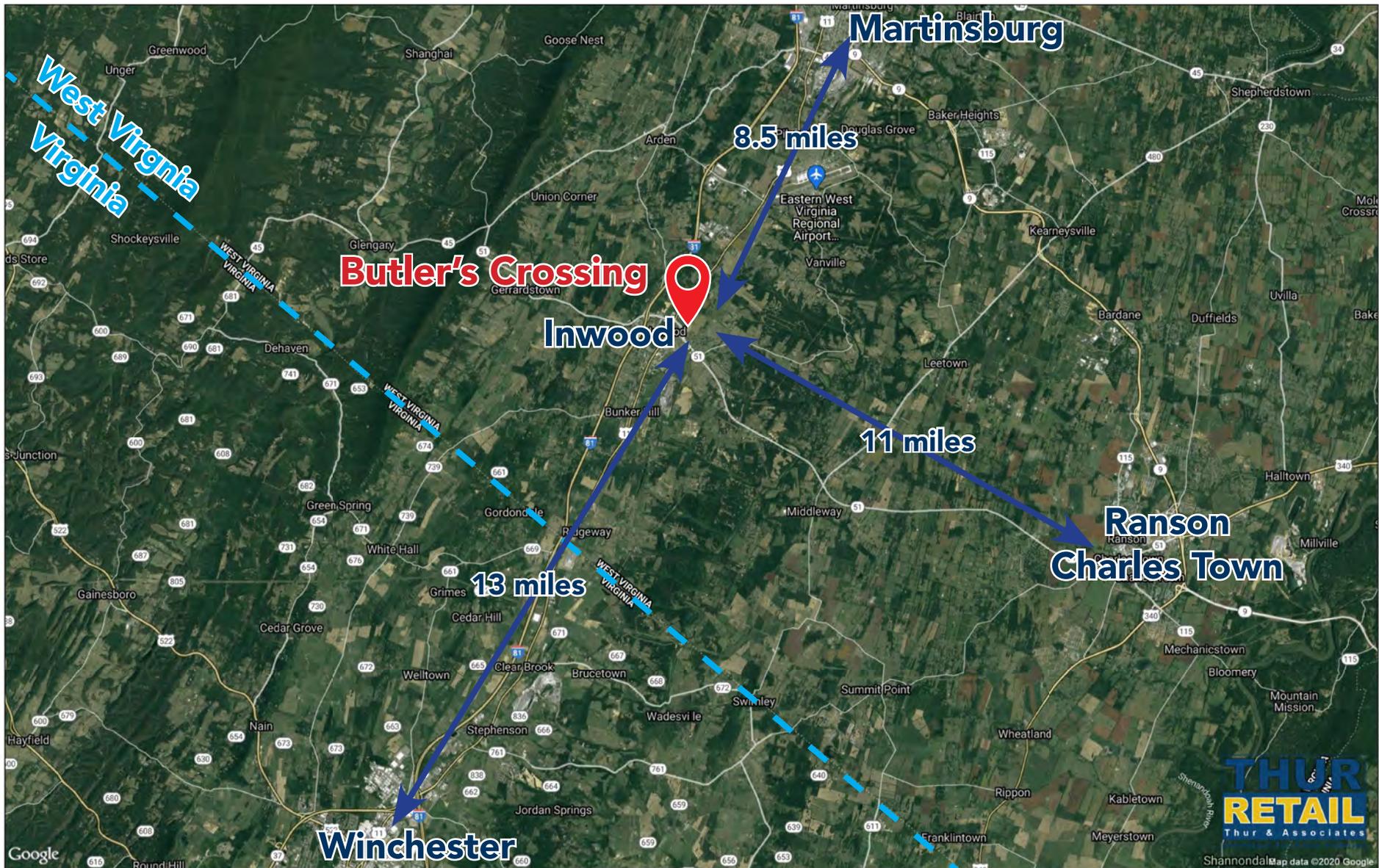
202-359-3469



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# BUTLER'S CROSSING

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## ADDITIONAL HIGHLIGHTS

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

## BERKELEY COUNTY INFO



**110,173+**  
POPULATION



**54,310+**  
EMPLOYEES



**321+**  
SQUARE MILES



**1,629+**  
BUSINESSES

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

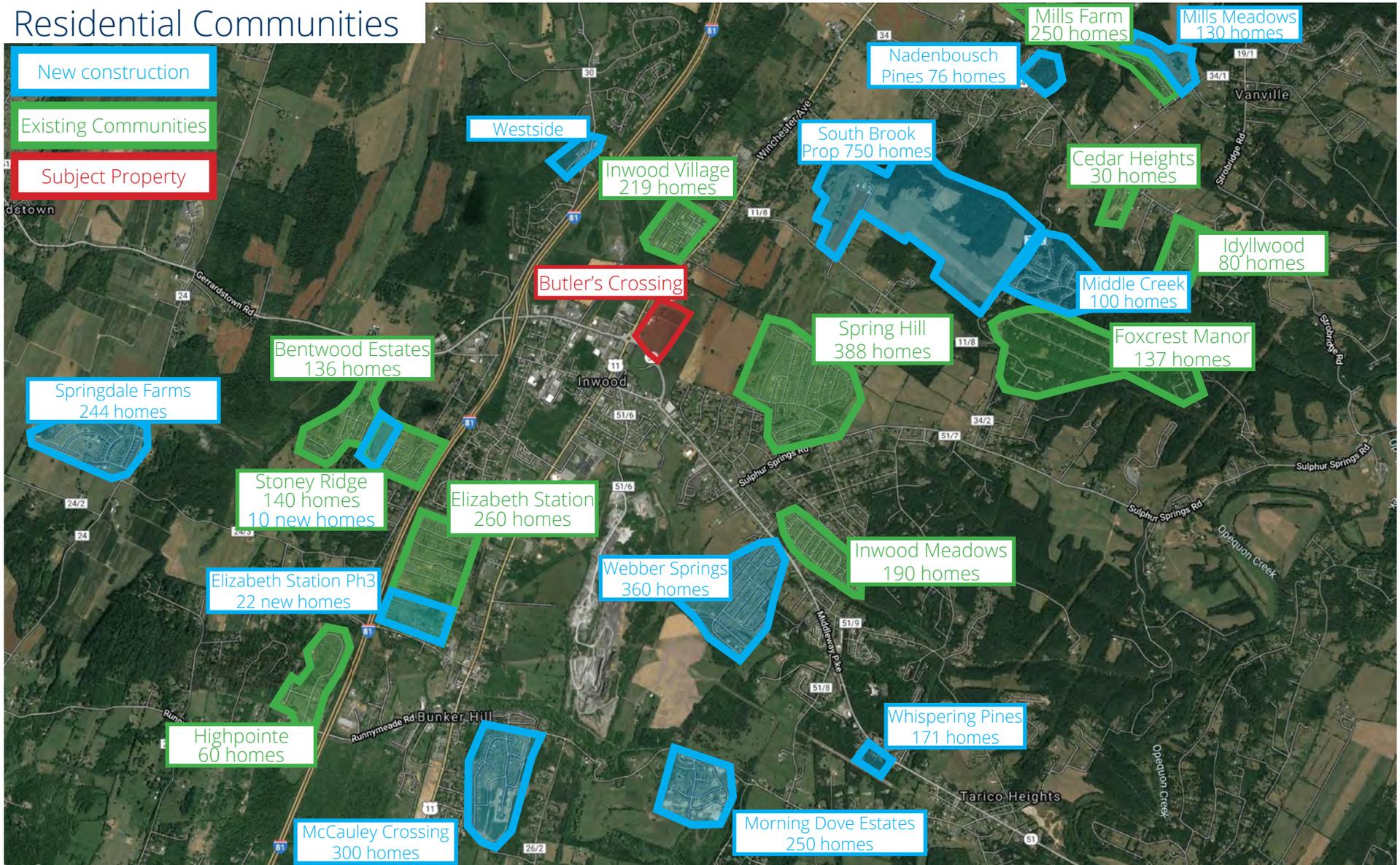


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## Residential Communities



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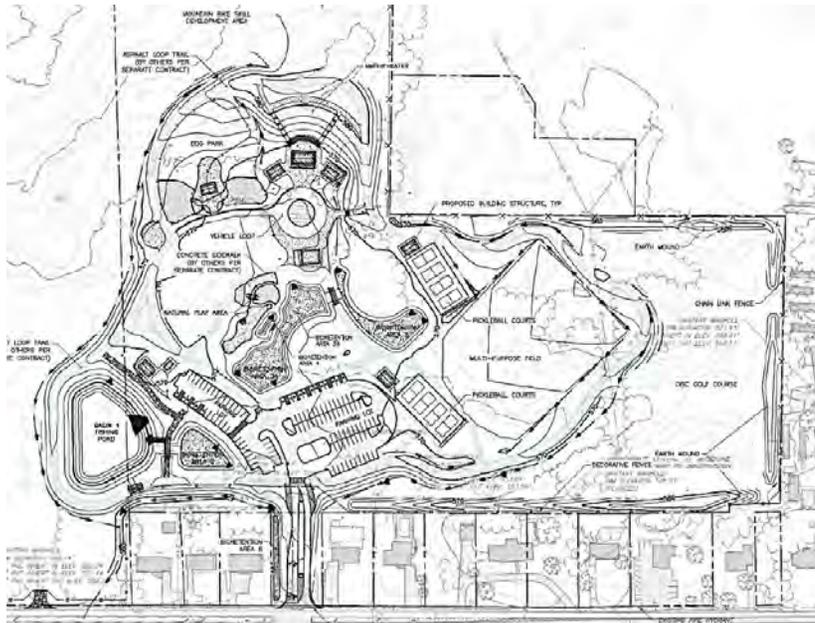
## NEW INWOOD PARK

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



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**BUTLER'S CROSSING  
INWOOD, WV**



**Proposed  
Site plan subject  
to modifications**

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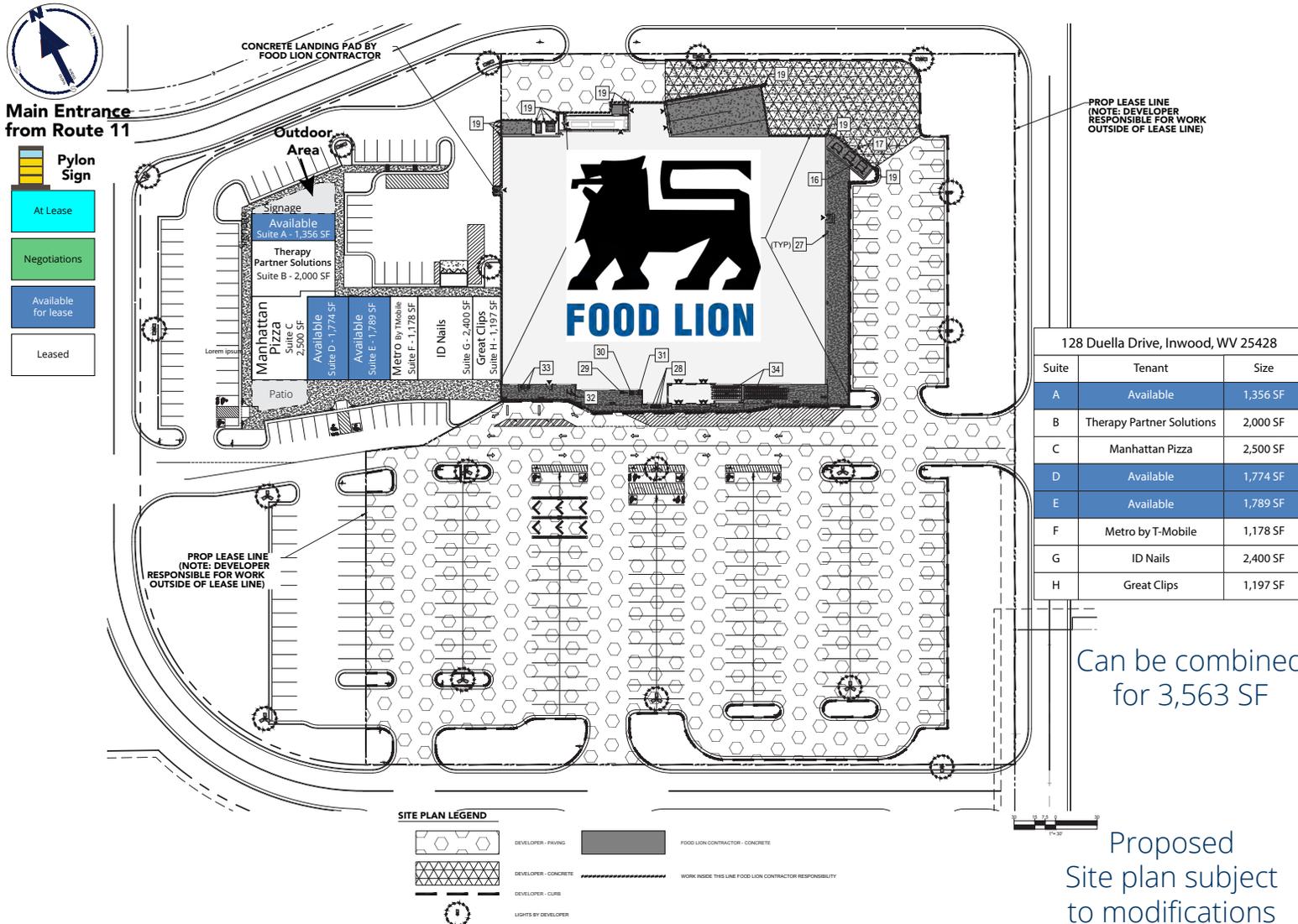
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## LEASING CONTACT

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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

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# 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	
<b>Population</b>						
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 <i>psm</i>		355 <i>psm</i>		355 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>		153.9 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (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%
<b>Average Household Income</b>						
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%
<b>Median Household Income</b>						
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%
<b>Per Capita Income</b>						
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	

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# 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	
<b>Total Annual Consumer Expenditure (2025)</b>						
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	
<b>Monthly Household Consumer Expenditure (2025)</b>						
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%

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Butler's Crossing Inwood, WV 25428	5 mi radius		7 mi radius		10 mi radius	
<b>Race and Ethnicity</b>						
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%

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<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>Inwood, WV 25428</b>							
<b>Total Age Distribution (2025)</b>							
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%
<b>Female Age Distribution (2025)</b>							
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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<b>Inwood, WV 25428</b>							
<b>Male Age Distribution (2025)</b>							
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%
<b>Males per 100 Females (2025)</b>							
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%

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# Complete Profile

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



Lat/Lon: 39.3619/-78.0356

<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>Inwood, WV 25428</b>							
<b>Household Type (2025)</b>							
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	
<b>Marital Status (2025)</b>							
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%
<b>Educational Attainment (2025)</b>							
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%

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



Lat/Lon: 39.3619/-78.0356

<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>Inwood, WV 25428</b>							
<b>Housing</b>							
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%
<b>Household Size (2025)</b>							
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%
<b>Household Income Distribution (2025)</b>							
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%
<b>Household Vehicles (2025)</b>							
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	
<b>Travel Time (2025)</b>							
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	

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<b>Butler's Crossing</b>		<b>5 mi radius</b>		<b>7 mi radius</b>		<b>10 mi radius</b>	
<b>Inwood, WV 25428</b>							
<b>Transportation To Work (2025)</b>							
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%
<b>Daytime Demographics (2025)</b>							
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	
<b>Labor Force</b>							
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%
<b>Occupation (2025)</b>							
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%

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Inwood, WV 25428							
<b>Units In Structure (2025)</b>							
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	-
<b>Homes Built By Year (2025)</b>							
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
<b>Home Values (2025)</b>							
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	