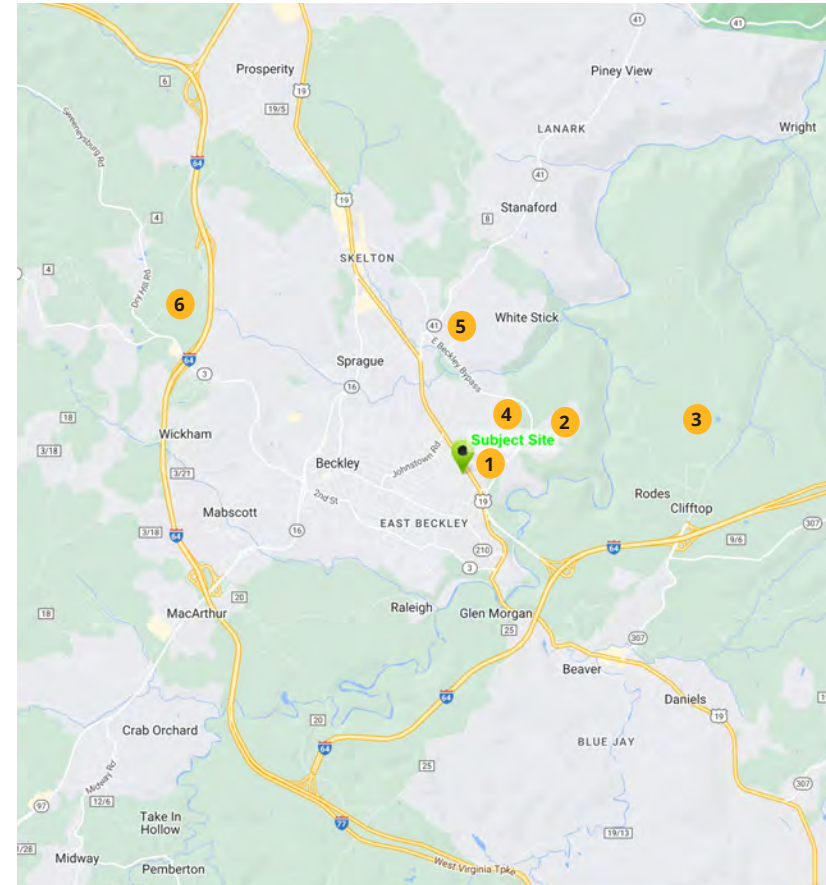


COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



1	Beckley Raleigh County Convention Center	4	Beckley Elementary & Middle School
2	Paul Cline Memorial Youth Sports Complex	5	Woodrow Wilson High School
3	Raleigh County Memorial Airport	6	Tamarack Marketplace

PROPERTY HIGHLIGHTS

- 6 Acres commercial land for sale: \$2,999,000 negotiable
- Possibility to divide into 3 parcels of ± 2 acres
- Ideal for a Car Dealership and service center.
- Pre-construction work has been completed representing an substantial savings in money and time. Zoning B-1 Commercial
- Adjacent to the Beckley Raleigh County Convention Center
- Very Close to the Beckley Youth Sport Complex

POPULATION

3 Mi	23,780
5 Mi	40,274
10 Mi	64,216

CARS PER DAY

Eisenhower Dr:	11,867
----------------	--------

AV. HH INCOME

3 Mi	\$69,679
5 Mi	\$74,622
10 Mi	\$77,744

EMPLOYEES

3 Mi	18,233
5 Mi	23,492
10 Mi	25,985

last updated: 08/11/26 P1



SHARY THUR



202-359-3469



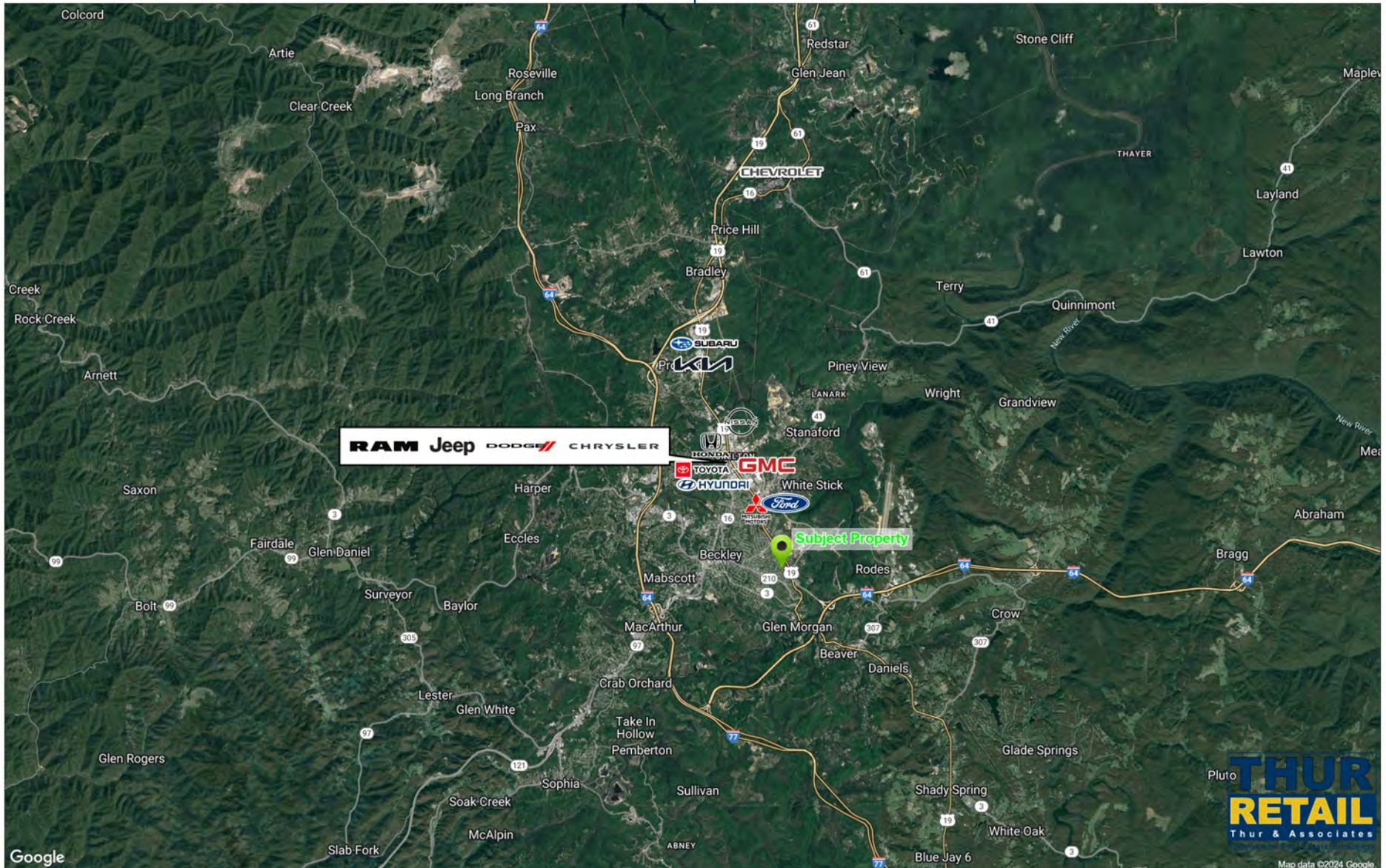
sthur@thurassociates.com

COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



Car Dealerships in the area



last updated: 08/11/26 P2



SHARY THUR



202-359-3469



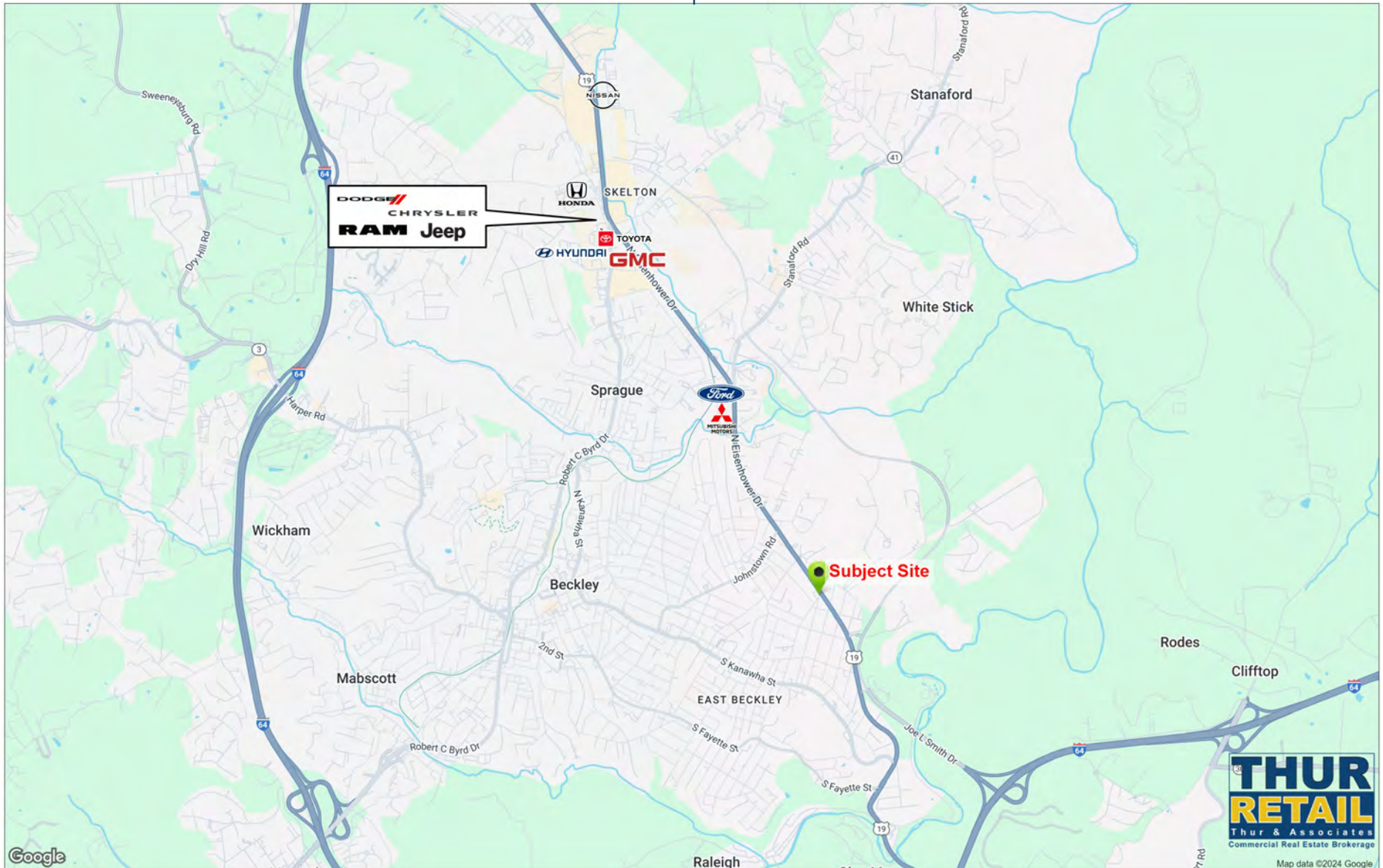
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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



Car Dealerships in the area



last updated: 08/11/26 P3



SHARY THUR



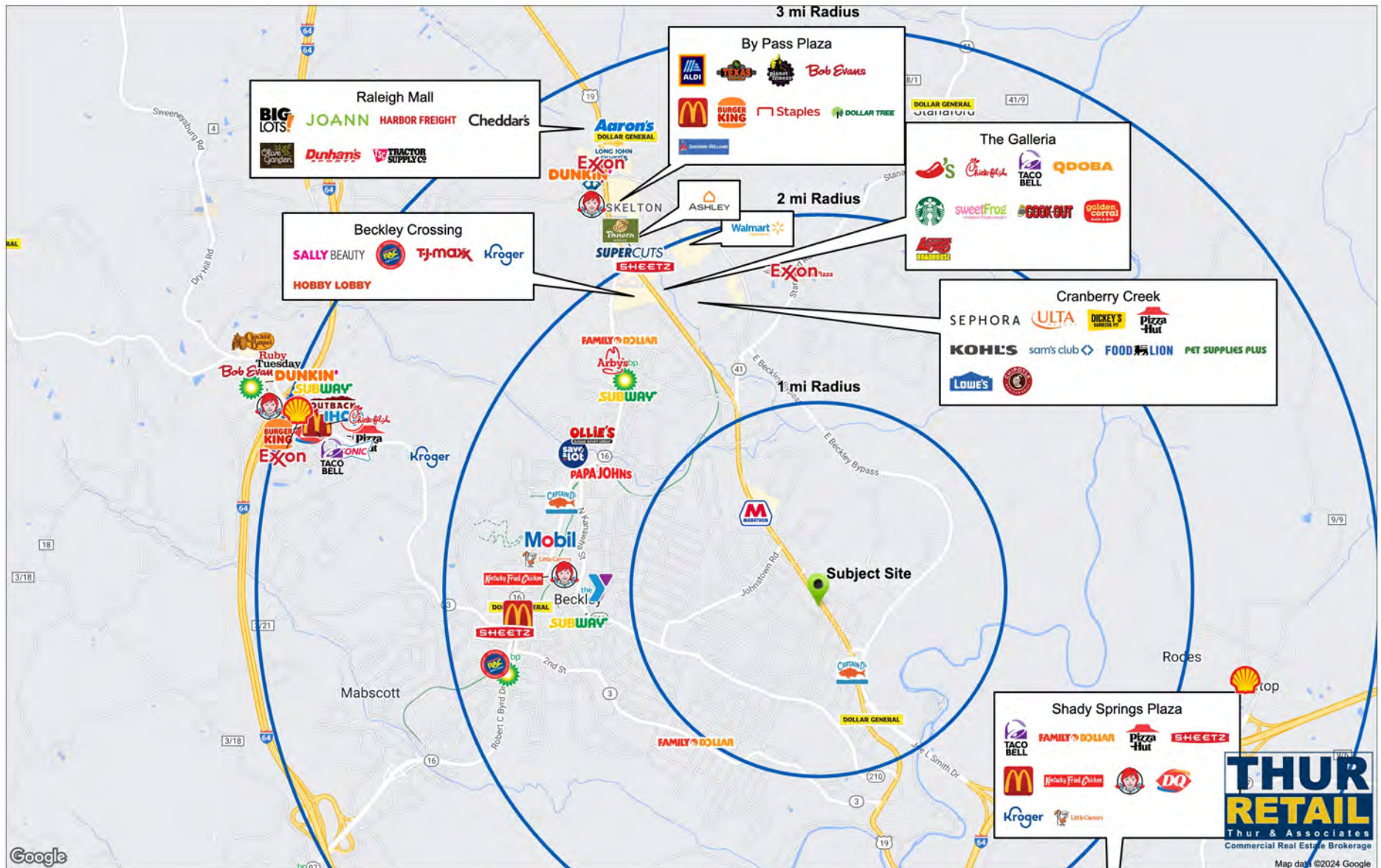
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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 08/11/26 P4



SHARY THUR



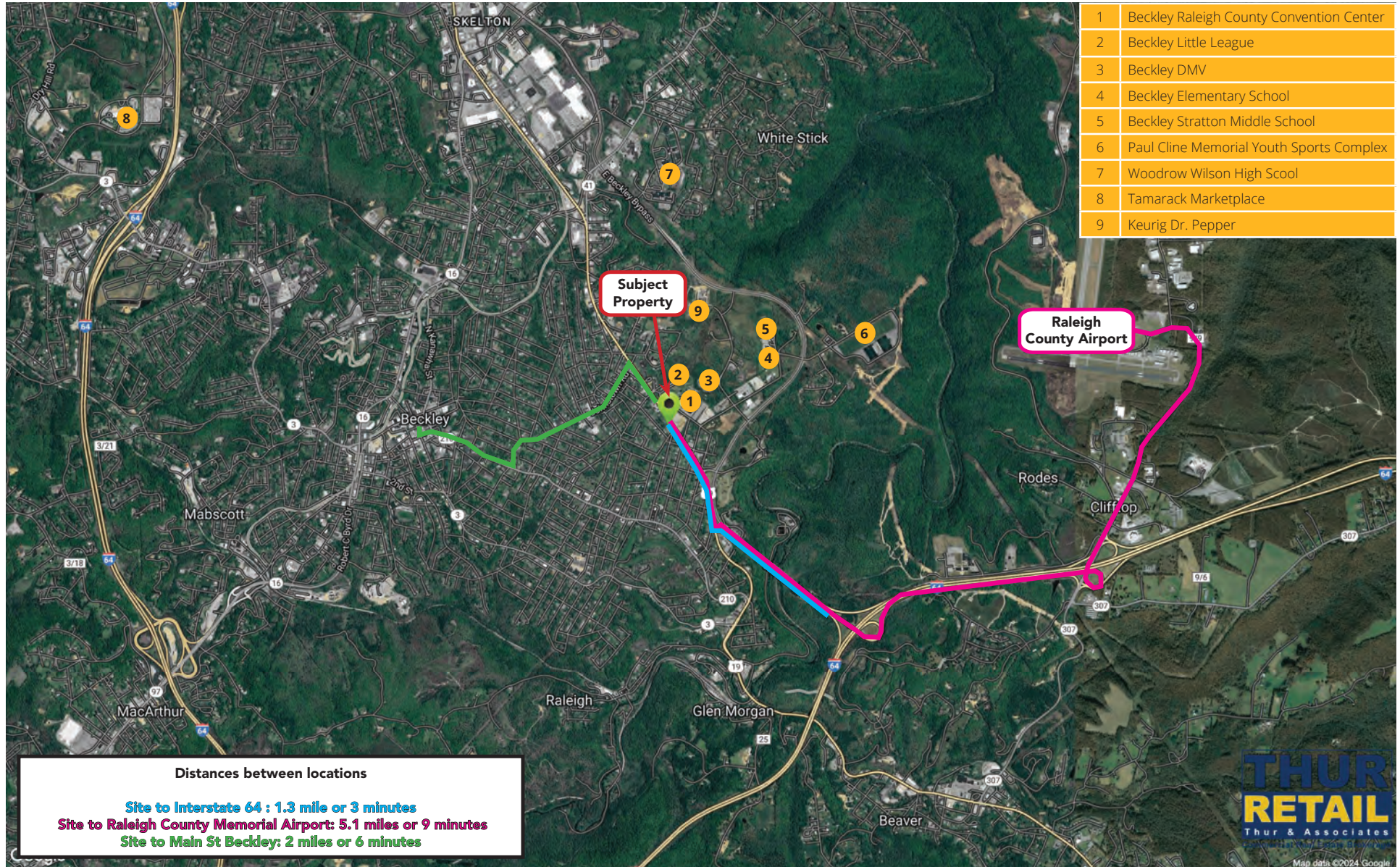
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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 08/11/26 P5



SHARY THUR



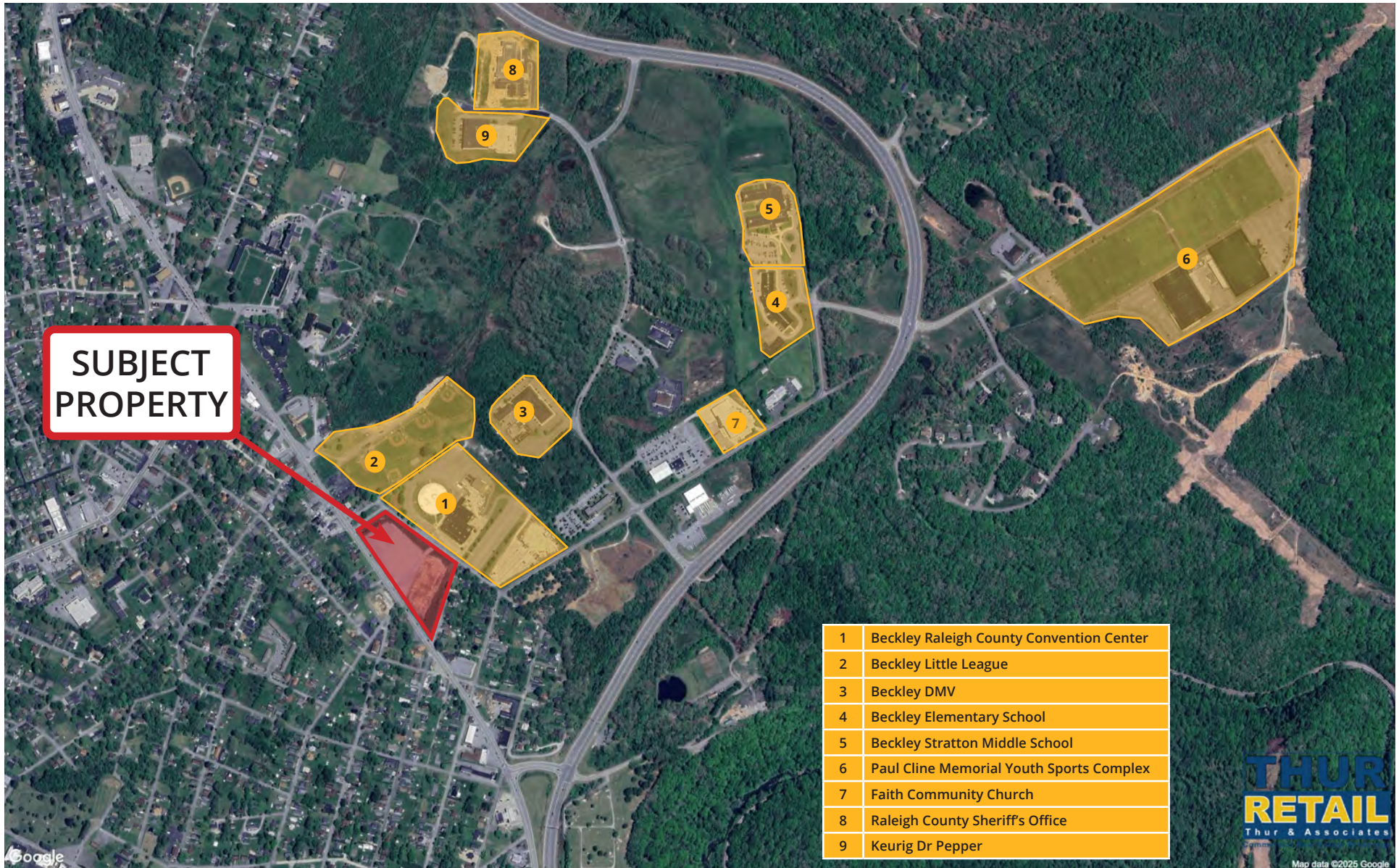
202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



1	Beckley Raleigh County Convention Center
2	Beckley Little League
3	Beckley DMV
4	Beckley Elementary School
5	Beckley Stratton Middle School
6	Paul Cline Memorial Youth Sports Complex
7	Faith Community Church
8	Raleigh County Sheriff's Office
9	Keurig Dr Pepper



last updated: 08/11/26 P6



SHARY THUR

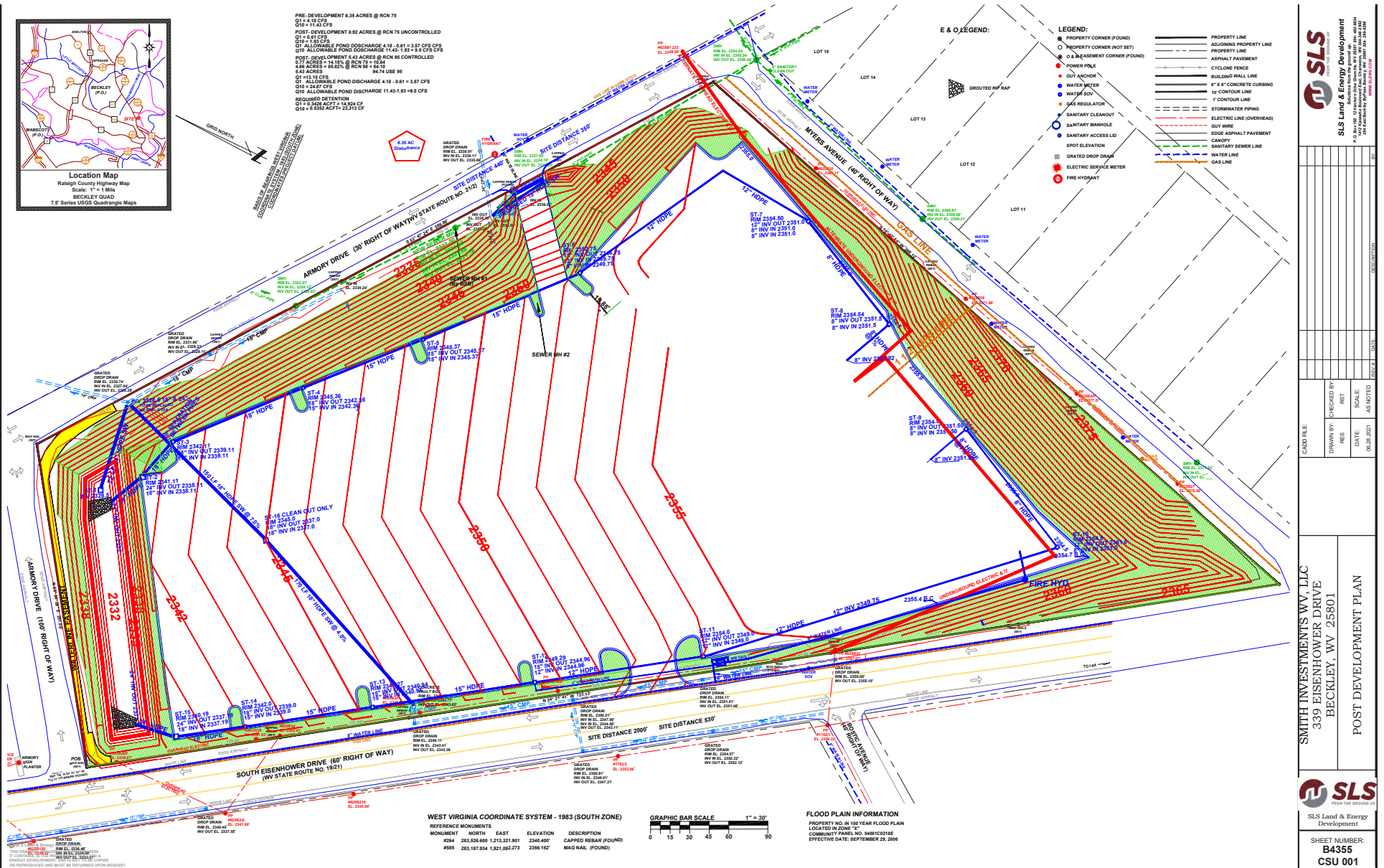
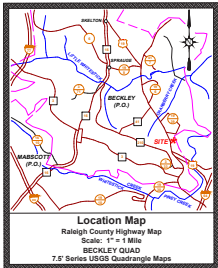


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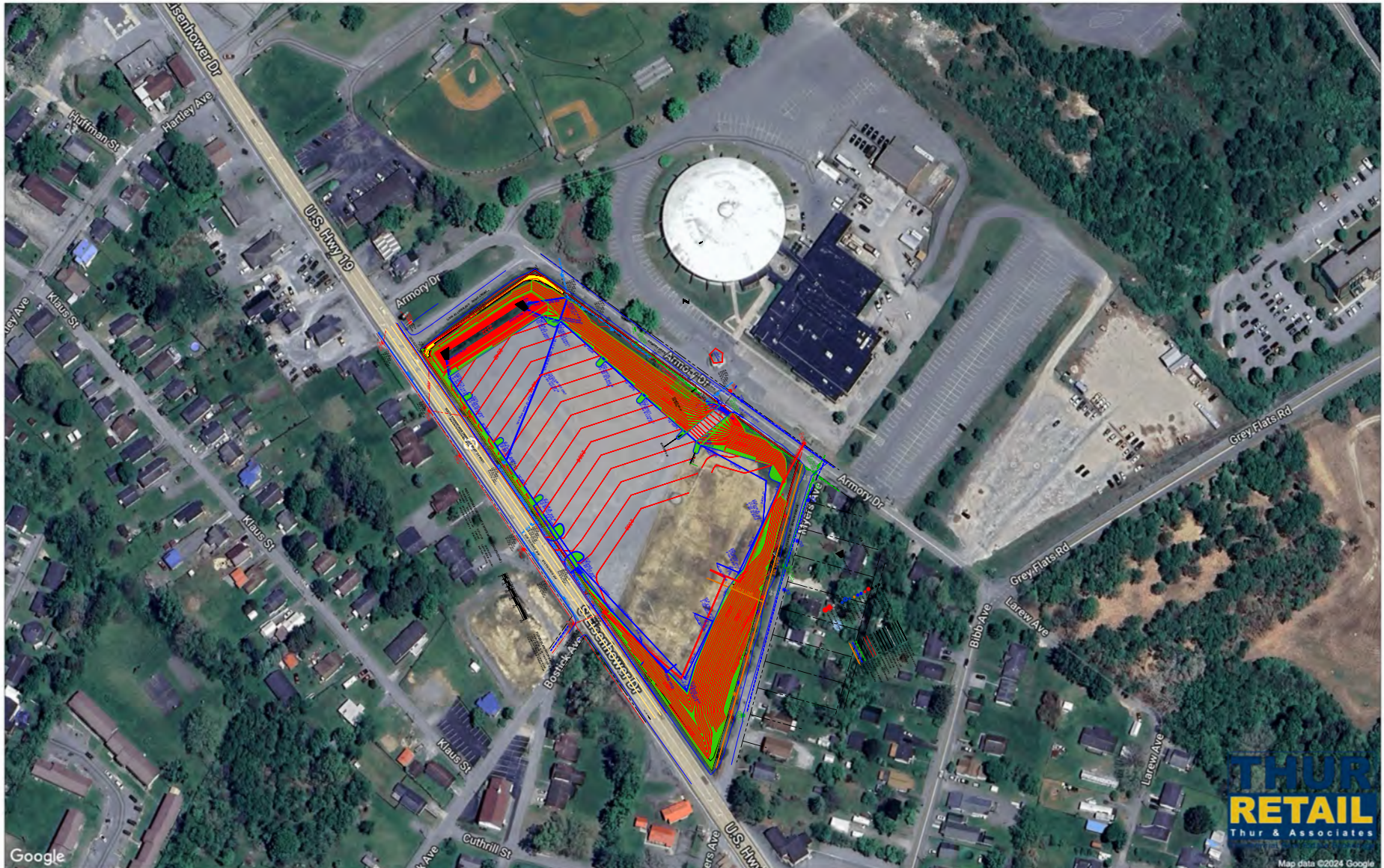
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343 S Eisenhower Dr., Beckley, WV 25801



COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 08/11/26 P8



SHARY THUR



202-359-3469



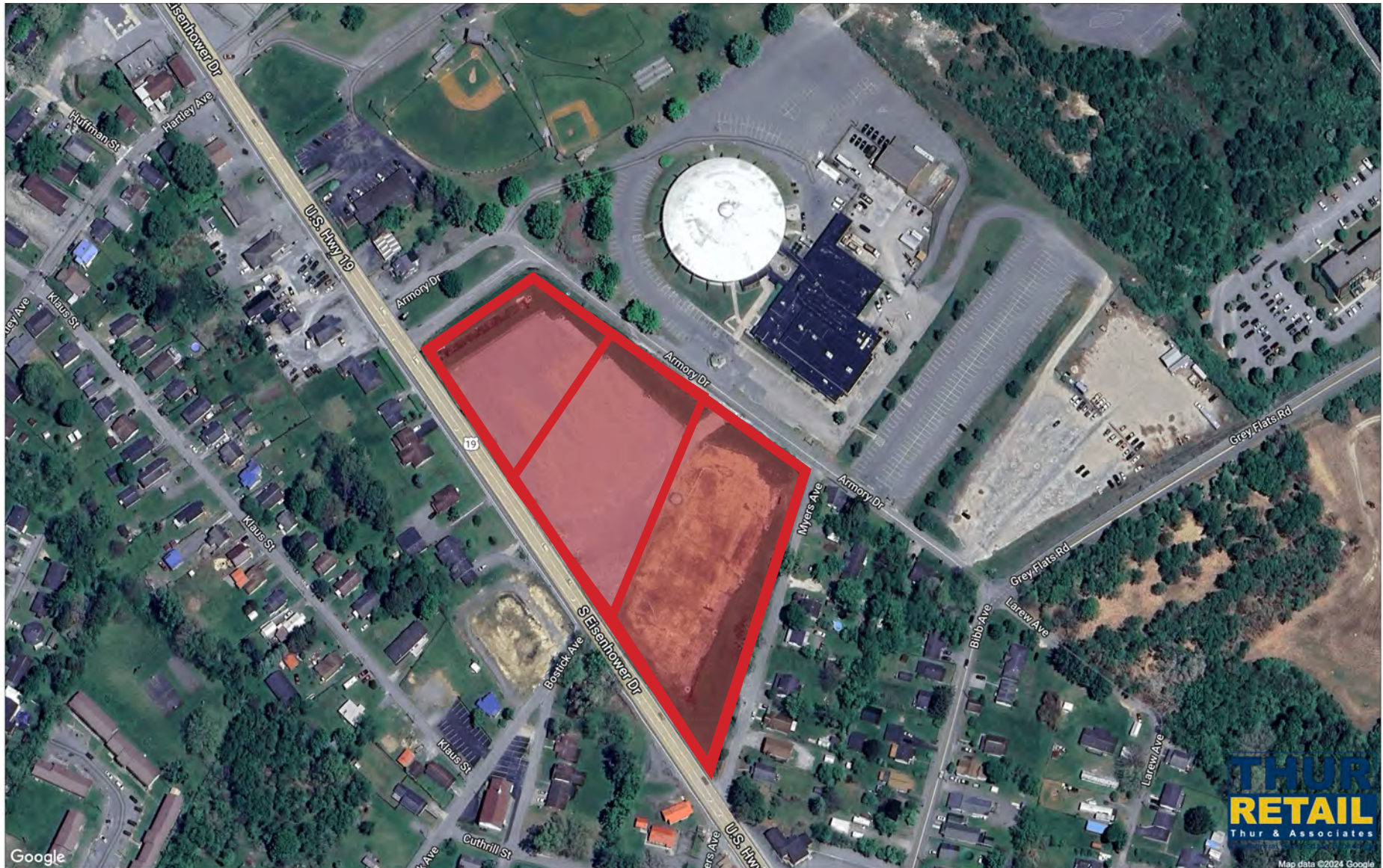
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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



Possible division into 3 parcels of ± 2 Acres



last updated: 08/11/26 P9



SHARY THUR

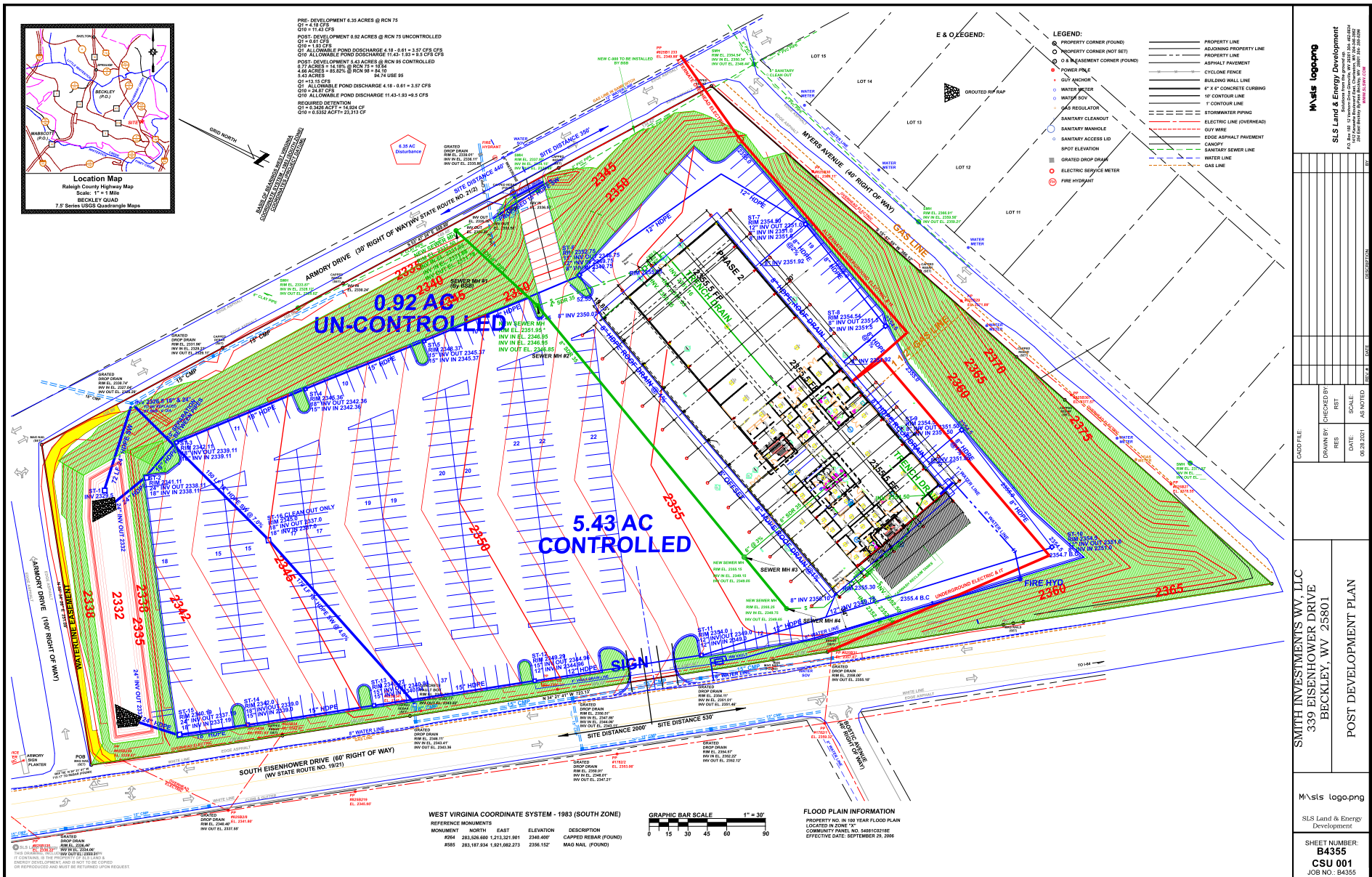
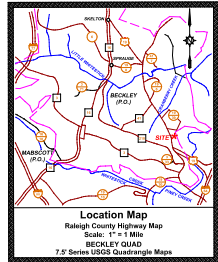


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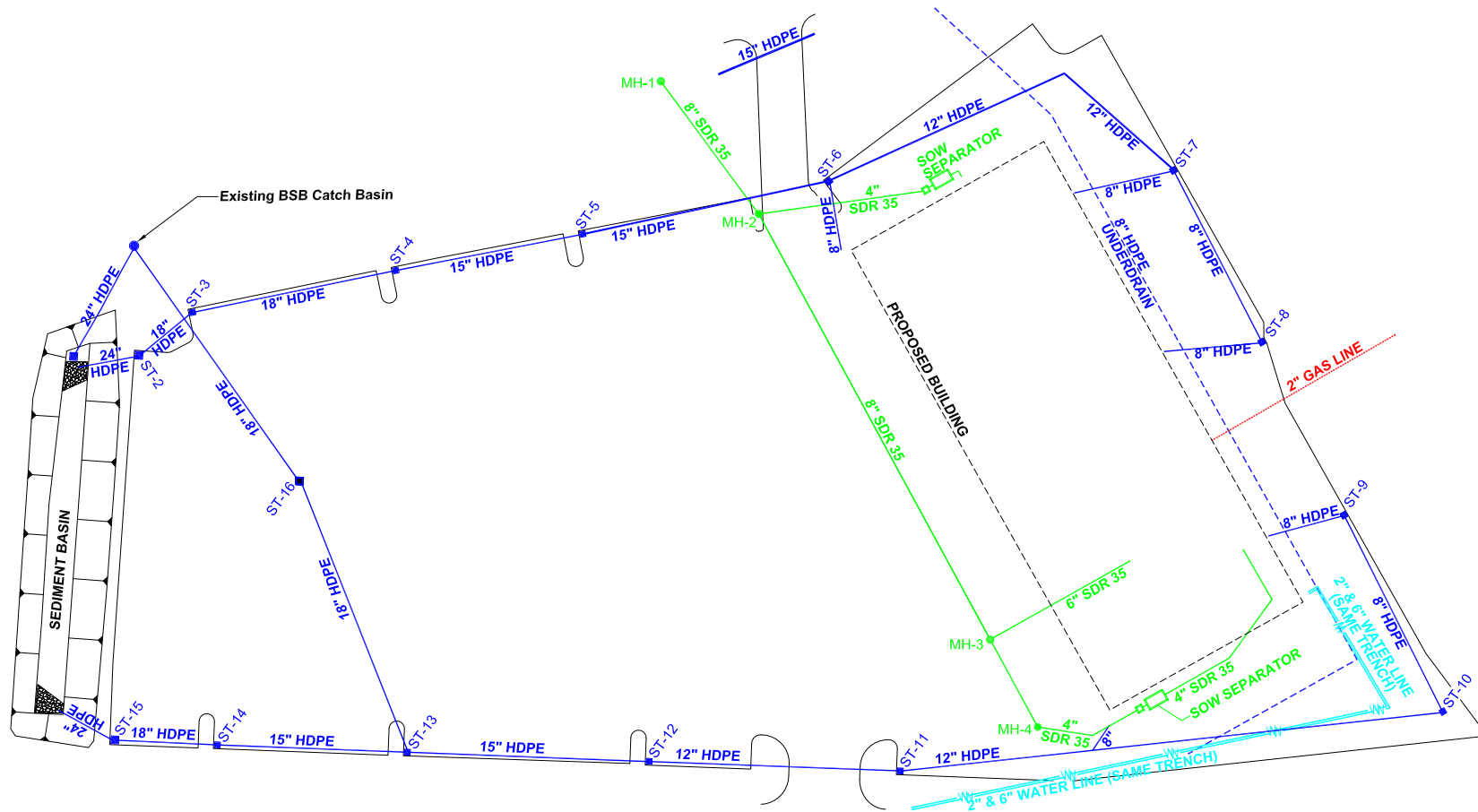
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343 S Eisenhower Dr., Beckley, WV 25801



COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



The 4 manholes shown on the as built drawing above are standard 48" sewer manholes(MH 1 to 4). There are two 1500-gallon oil/water separators with inspection vaults adjacent to them, one at each end of the building. They are labeled "SOW Separator" on the as built drawing. All of the sanitary sewerage on the site is in green on the as built drawing and ties into BSB's new sanitary line along Armory Drive. Everything in blue is storm drainage and an underdrain we installed around the building for groundwater.



last updated: 08/11/26 P11



COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



ATTRACTIONS

New River Gorge National Park



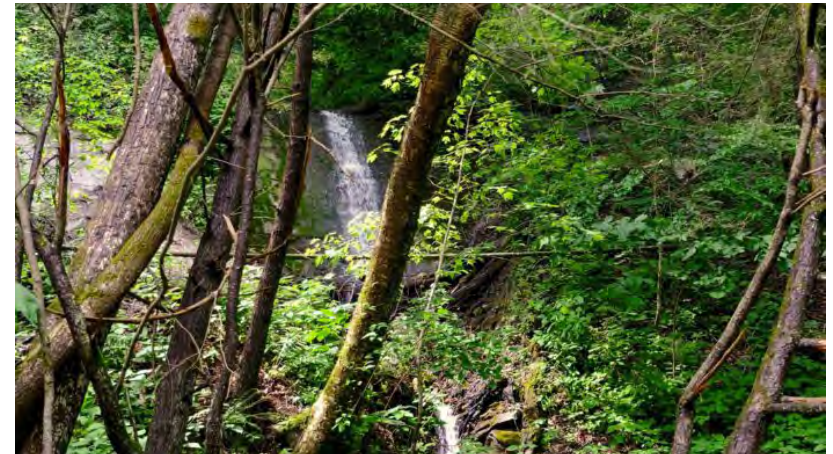
Little Beaver State Park



Lake Stephens



Clear Fork Rail Trail



last updated: 08/11/26 P12



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



history: Beckley Exhibition Coal Mine

Listed on the National Register of Historic Sites, the Exhibition Coal Mine is the largest and most popular coal heritage destination in the region. The main attraction is an actual tour of the restored Phillips Mine that operated from 1890-1910. Traveling 1,500 feet beneath the hillside, visitors are carried along the track, riding authentic "man cars" from the main entrance to the old working areas of the coal mine. Tour guides are experienced veteran miners that explain the history of low-seam coal mining from the hand loading days into the era of modern mechanization. This attraction has won Trip Advisor's Certificate of Excellence five years in a row.

MUST SEE

In addition to the underground mine tour, visitors can explore the historical coal camp situated throughout the grounds. Lovingly restored, the Miner's House, Superintendent's House, Pemberton Coal Camp Church and the Helen Coal Camp School give visitors a true representation of early 20th century coal camp life.

*** beckley.org/coal-mine/



arts & culture: Theatre West Virginia

Enjoy professional theatre under the stars at the spectacular Cliffs Amphitheatre at Grandview — New River Gorge National Park and Preserve. Theatre West Virginia produces the critically acclaimed historical drama, "Hatfields and McCoys." The drama tells the story of the infamous family feud. Different Broadway musicals are produced every summer, as well as concerts featuring classics from the rock & roll era. Full schedule and tickets are available online.



*** theatrewestvirginia.org



LEWIS MCMANUS MEMORIAL HONOR TRAIL

*** beckley.org

A 3.6 mile long rail trail that follows the former CSX railroad bed from Mabscott to Cranberry Creek Crossing with a spur over Robert C. Byrd Dr. extending to New River Park. The urban trail features a 12-foot wide paved trail with lights, benches, shelters, murals by local organizations and artisans, and coal heritage interpretive signage. A Visitors Center with a bike share program is located on the trail.

WINTERPLACE SKI RESORT

*** winterplace.com

In Beckley, snow is the other whitewater! Winter opens the door for snowboarders, skiers and tubing enthusiasts to enjoy the best trails, terrain parks and snow tubing lanes on 90 acres at one of the finest mountain resorts in the eastern U.S. With 27 trails, 2 terrain parks and 16 snow tubing lanes, the resort offers fun for all ages and skill levels. New to winter sports?

The resort offers terrain-based lessons and is the number one place in the state for beginners learning to ski and snowboard! Lodging and dining options can be found onsite and nearby.



BURNING ROCK OFF-ROAD PARK

*** burningrockwv.com

This 10,000-acre park has 100 miles of well-kept off-road trails for biking, ATV and UTV riding, Jeeps and trucks. Located 15 minutes from Beckley, Burning Rock is family-friendly and full of adventure! There are multiple lodging options available, including tent camping, platform "glamp" tents, sites with full RV hookups, and rustic cabins. Bathhouses, an ATV wash rack and a general store with supplies and parts are available.

ALPINE MINISTRIES

*** alpineministries.com

Alpine Ministries in Mount Hope provides Christ-centered adventures like whitewater rafting, rock climbing and more throughout Southern West Virginia. Perfect for youth groups, church retreats and family fun!

PINEY CREEK TRAIL SYSTEM

*** pineycreekwatershed.org

Just a few steps away from the Beckley YMCA Soccer Complex is an unexpected trail system that offers amazing views to hikers, bikers and runners. The Piney Creek Trail System has 10 miles of trails that wind through the woods and butt up to the edge of the Piney Creek Gorge. While this trail is a year-round favorite for locals, hiking the trails in the winter is a must. With the leaves fallen from the trees and a dusting of snow covering the ground, winter offers amazing views that are hidden the rest of the year.

last updated: 08/11/26 P13



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



Daniel Vineyards
Photo credit: Kelly Carrico

wine & spirits: Daniel Vineyards

This family owned and operated conservation grape farm and estate winery with a 20-acre vineyard and a three-acre blueberry patch is located on 192 acres. There is an indoor tasting area and outdoor venues for weddings, meetings, parties and events.

A Spring Wine Festival is the highlight of the year with good food and entertainment. The 9-hole disc golf course is open year-round with disc golf rentals available.

AWARD-WINNING WINES

The wines at Daniel Vineyards have won awards at state, national and international competitions.

*** danielvineyards.com



Weathered Ground Brewery

wine & spirits: Weathered Ground Brewery

This family-owned brewery in Ghent is creating small-batch beers of all kinds. The barn where they brew is spacious, complete with a taproom, patio and event hall, and perfect for your next party. Visit them to try a pint — you may discover your new favorite brew!



*** weatheredground.com

Beckley Micro Brewery at Dobra Zupas

From IPAs to seasonal favorites, this small-batch brewery has a variety of beers on tap. Come in and have a sip or take a growler to go!

*** dobrazupas.com



ACTIVE SOUTHERN WEST VIRGINIA

*** activeswv.org

Active Southern West Virginia develops community programs to create a culture of exercise and physical activity in Southern West Virginia.

PAUL CLINE MEMORIAL SPORTS COMPLEX

*** ymcaswv.com

A modern versatile facility with 8 full-size soccer fields. The complex boasts locker rooms with showers; two conference rooms for meetings; a concession stand with a covered picnic shelter; a one and a half mile walking trail; and the Kosnoski Playground for the kids.

WV MINERS

*** wvminersbaseball.com

The WV Miners, part of the Prospect League, call Linda K. Epling Stadium home for their 30 home games each summer. Visit the website for information regarding events, Miners games and tickets.

FITZPATRICK PARK

*** raleighcountyparks.org

Fitzpatrick Park is a hidden gem located at the end of Fitzpatrick Road in Beckley. Tucked away in the rolling hills of Fitzpatrick are four softball fields, a playground, a beautiful half-mile long walking path and a small lake with a dock for fishing. Each week, the park is filled with children practicing or adults playing in one of the park's various adult leagues as well as weekend tournaments. Visit the park's website to find more information on the leagues and events happening each summer and fall.

EVENTS & meetings

BECKLEY RALEIGH-COUNTY CONVENTION CENTER

*** beckleyconventioncenter.com

Featuring a newly remodeled basketball court, the center is now host to the WVU Tech Golden Bears men's and women's basketball programs along with various other area basketball events. When fans aren't watching teams hoop it up, spectators can catch wrestling, bull riding and other thrilling events!

TAMARACK MARKETPLACE

*** tamarackwv.com

From elegant weddings to small meetings, Tamarack has over 12,000 square feet of meeting/banquet space designed to accommodate your business, convention, meeting, and private occasion needs. The space is easily accessible from over 1,500 hotel/motel rooms and has a terrace and lawn available for outdoor events. On-site chefs offer a wide variety of catering options.

BECKLEY'S HISTORIC BLACK KNIGHT

*** 304.253.7321

Black Knight offers a 9-hole golf course, swimming, dining and banquet services in an atmosphere of casual elegance. With dining facilities and catering available, the Black Knight is suited for weddings, showers, receptions, reunions, meetings, conventions and much more. The Black Knight is located at the southern end of Beckley between South Kanawha and South Fayette Streets.

last updated: 08/11/26 P14



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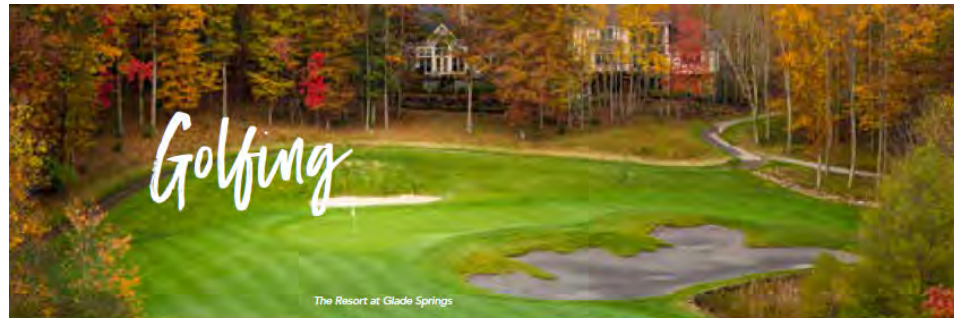
202-359-3469



sthur@thurassociates.com

COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



GRANDVIEW COUNTRY CLUB

*** 304.763.2520

The country club features a well-groomed public course with a driving range and putting green. Tee times are required for weekends and holidays. Open March–November.

BECKLEY'S HISTORIC BLACK KNIGHT

*** 304.253.7321

Owned by the city of Beckley Parks and Recreation, the 9-hole golf course at Historic Black Knight Municipal Park is set on 60-acres of land. The park also features a clubhouse and restaurant.

THE RESORT AT GLADE SPRINGS

*** gladesprings.com

Home to three of the finest courses on the Mid-Atlantic — The Cobb Course, Stonehaven and Woodhaven. Set in the midst of a gorgeous 4,100-acre property in the lap of the Appalachian Mountains, Glade Springs offers luxurious accommodations, three championship golf courses, a full-service spa, endless family activities and casual and fine dining. The resort also boasts state-of-the-art conference and meeting facilities. Everyone can enjoy the resort's Escape Room adventure, events and holiday packages. Golf clinics and lessons with PGA professionals are available.

MOUNTAIN STATE MINIATURE GOLF & OUTSIDE-IN CLIMBING GYM

*** chocolatemoosewv.com

This miniature golf course is centered around famous historical themes from West Virginia legend and history and is open until midnight during the summer months. The property is also home to an on-site climbing gym which offers year-round bouldering and rappelling opportunities.

DON'T FORGET...

Be sure to stop by the Chocolate Moose, a coffee and ice cream shop located in the same building.



last updated: 08/11/26 P15



SHARY THUR



202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



LISTING CONTACT

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Direct 202-823-4445

sthur@thurassociates.com

OFFICE LOCATIONS

WASHINGTON DC

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441

last updated: 08/11/26 P16



SHARY THUR



202-359-3469



sthur@thurassociates.com

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2025)	23,780	40,274	64,216
Projected Population (2030)	22,953	38,739	61,889
Census Population (2020)	24,138	41,526	66,260
Census Population (2010)	25,335	45,412	70,094
Projected Annual Growth (2025-2030)	-827 -0.7%	-1,535 -0.8%	-2,326 -0.7%
Historical Annual Growth (2020-2025)	-358 -	-1,252 -0.6%	-2,045 -0.6%
Historical Annual Growth (2010-2020)	-1,196 -0.5%	-3,886 -0.9%	-3,833 -0.5%
Estimated Population Density (2025)	841 <i>psm</i>	513 <i>psm</i>	204 <i>psm</i>
Trade Area Size	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>
Households			
Estimated Households (2025)	10,507	17,482	26,585
Projected Households (2030)	10,113	16,762	25,502
Census Households (2020)	10,555	17,813	27,099
Census Households (2010)	11,044	18,716	28,452
Projected Annual Growth (2025-2030)	-394 -0.8%	-720 -0.8%	-1,083 -0.8%
Historical Annual Change (2010-2025)	-537 -0.3%	-1,234 -0.4%	-1,867 -0.4%
Average Household Income			
Estimated Average Household Income (2025)	\$69,679	\$74,622	\$77,744
Projected Average Household Income (2030)	\$69,135	\$74,072	\$77,278
Census Average Household Income (2010)	\$47,166	\$49,565	\$49,036
Census Average Household Income (2000)	\$39,336	\$41,541	\$40,011
Projected Annual Change (2025-2030)	-\$543 -0.2%	-\$550 -0.1%	-\$466 -0.1%
Historical Annual Change (2000-2025)	\$30,342 3.1%	\$33,081 3.2%	\$37,733 3.8%
Median Household Income			
Estimated Median Household Income (2025)	\$42,018	\$50,971	\$53,915
Projected Median Household Income (2030)	\$41,531	\$50,404	\$53,433
Census Median Household Income (2010)	\$34,445	\$38,355	\$38,012
Census Median Household Income (2000)	\$27,810	\$30,000	\$29,127
Projected Annual Change (2025-2030)	-\$487 -0.2%	-\$567 -0.2%	-\$482 -0.2%
Historical Annual Change (2000-2025)	\$14,208 2.0%	\$20,971 2.8%	\$24,789 3.4%
Per Capita Income			
Estimated Per Capita Income (2025)	\$30,911	\$32,481	\$32,251
Projected Per Capita Income (2030)	\$30,589	\$32,145	\$31,911
Census Per Capita Income (2010)	\$20,567	\$20,432	\$19,906
Census Per Capita Income (2000)	\$17,318	\$17,313	\$16,201
Projected Annual Change (2025-2030)	-\$322 -0.2%	-\$337 -0.2%	-\$340 -0.2%
Historical Annual Change (2000-2025)	\$13,593 3.1%	\$15,168 3.5%	\$16,050 4.0%
Estimated Average Household Net Worth (2025)	\$764,845	\$847,815	\$893,447

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$781.05 M	\$1.38 B	\$2.15 B
Total Non-Retail Expenditure	\$365.54 M	\$644.81 M	\$999.99 M
Total Retail Expenditure	\$415.51 M	\$735.83 M	\$1.15 B
Alcoholic Beverages	\$4.69 M	\$8.34 M	\$12.99 M
Apparel	\$14.65 M	\$25.85 M	\$40.25 M
Contributions	\$22.75 M	\$41.09 M	\$64.06 M
Education	\$16.7 M	\$29.97 M	\$46.7 M
Entertainment	\$45.76 M	\$80.57 M	\$125.36 M
Food Away From Home	\$34.53 M	\$61.06 M	\$95.07 M
Grocery	\$59.39 M	\$101.99 M	\$158.56 M
Health Care	\$69.59 M	\$117.53 M	\$179.9 M
Household Furnishings and Equipment	\$20.64 M	\$36.59 M	\$56.98 M
Household Operations	\$15.14 M	\$26.52 M	\$41.27 M
Miscellaneous Expenses	\$13.39 M	\$23.72 M	\$36.92 M
Personal Care	\$11.27 M	\$19.48 M	\$30.3 M
Shelter	\$134.15 M	\$229.64 M	\$351.96 M
Tax and Retirement	\$149.65 M	\$275.54 M	\$429.98 M
Tobacco and Related	\$5.48 M	\$9.06 M	\$14.03 M
Transportation	\$120.41 M	\$220.25 M	\$353.82 M
Utilities	\$42.86 M	\$73.44 M	\$114.16 M
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$6,195	\$6,581	\$6,747
Total Non-Retail Expenditure	\$2,899 46.8%	\$3,074 46.7%	\$3,135 46.5%
Total Retail Expenditures	\$3,295 53.2%	\$3,508 53.3%	\$3,612 53.5%
Alcoholic Beverages	\$37 0.6%	\$40 0.6%	\$41 0.6%
Apparel	\$116 1.9%	\$123 1.9%	\$126 1.9%
Contributions	\$180 2.9%	\$196 3.0%	\$201 3.0%
Education	\$132 2.1%	\$143 2.2%	\$146 2.2%
Entertainment	\$363 5.9%	\$384 5.8%	\$393 5.8%
Food Away From Home	\$274 4.4%	\$291 4.4%	\$298 4.4%
Grocery	\$471 7.6%	\$486 7.4%	\$497 7.4%
Health Care	\$552 8.9%	\$560 8.5%	\$564 8.4%
Household Furnishings and Equipment	\$164 2.6%	\$174 2.7%	\$179 2.6%
Household Operations	\$120 1.9%	\$126 1.9%	\$129 1.9%
Miscellaneous Expenses	\$106 1.7%	\$113 1.7%	\$116 1.7%
Personal Care	\$89 1.4%	\$93 1.4%	\$95 1.4%
Shelter	\$1,064 17.2%	\$1,095 16.6%	\$1,103 16.4%
Tax and Retirement	\$1,187 19.2%	\$1,313 20.0%	\$1,348 20.0%
Tobacco and Related	\$43 0.7%	\$43 0.7%	\$44 0.7%
Transportation	\$955 15.4%	\$1,050 16.0%	\$1,109 16.4%
Utilities	\$340 5.5%	\$350 5.3%	\$358 5.3%

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr		3 mi radius		5 mi radius		10 mi radius	
Beckley, WV 25801							
Race and Ethnicity							
Total Population (2025)	23,780		40,274		64,216		
White (2025)	19,032	80.0%	34,062	84.6%	55,418	86.3%	
Black or African American (2025)	3,471	14.6%	4,242	10.5%	5,993	9.3%	
American Indian or Alaska Native (2025)	30	0.1%	43	0.1%	75	0.1%	
Asian (2025)	262	1.1%	397	1.0%	508	0.8%	
Hawaiian or Pacific Islander (2025)	7	-	8	-	10	-	
Other Race (2025)	125	0.5%	193	0.5%	264	0.4%	
Two or More Races (2025)	852	3.6%	1,329	3.3%	1,948	3.0%	
Population < 18 (2025)	4,874	20.5%	8,233	20.4%	12,877	20.1%	
White Not Hispanic	3,563	73.1%	6,502	79.0%	10,684	83.0%	
Black or African American	816	16.8%	987	12.0%	1,150	8.9%	
Asian	26	0.5%	39	0.5%	48	0.4%	
Other Race Not Hispanic	338	6.9%	499	6.1%	697	5.4%	
Hispanic	131	2.7%	206	2.5%	298	2.3%	
Not Hispanic or Latino Population (2025)	23,258	97.8%	39,443	97.9%	62,966	98.1%	
Not Hispanic White	18,838	81.0%	33,730	85.5%	54,894	87.2%	
Not Hispanic Black or African American	3,437	14.8%	4,199	10.6%	5,930	9.4%	
Not Hispanic American Indian or Alaska Native	28	0.1%	41	0.1%	66	0.1%	
Not Hispanic Asian	262	1.1%	393	1.0%	503	0.8%	
Not Hispanic Hawaiian or Pacific Islander	6	-	7	-	9	-	
Not Hispanic Other Race	23	-	31	-	54	-	
Not Hispanic Two or More Races	663	2.9%	1,043	2.6%	1,510	2.4%	
Hispanic or Latino Population (2025)	522	2.2%	831	2.1%	1,250	1.9%	
Hispanic White	194	37.1%	331	39.9%	524	41.9%	
Hispanic Black or African American	34	6.5%	44	5.2%	63	5.0%	
Hispanic American Indian or Alaska Native	2	0.4%	2	0.3%	9	0.7%	
Hispanic Asian	-	-	4	0.5%	5	0.4%	
Hispanic Hawaiian or Pacific Islander	1	0.2%	1	0.1%	1	-	
Hispanic Other Race	102	19.5%	162	19.5%	210	16.8%	
Hispanic Two or More Races	189	36.2%	287	34.5%	438	35.1%	
Not Hispanic or Latino Population (2020)	23,628	97.9%	40,729	98.1%	65,104	98.3%	
Hispanic or Latino Population (2020)	510	2.1%	797	1.9%	1,156	1.7%	
Not Hispanic or Latino Population (2010)	24,968	98.6%	44,690	98.4%	69,103	98.6%	
Hispanic or Latino Population (2010)	367	1.4%	722	1.6%	990	1.4%	
Not Hispanic or Latino Population (2030)	22,384	97.5%	37,803	97.6%	60,476	97.7%	
Hispanic or Latino Population (2030)	569	2.5%	936	2.4%	1,413	2.3%	
Projected Annual Growth (2025-2030)	47	1.8%	105	2.5%	163	2.6%	
Historical Annual Growth (2010-2020)	143	3.9%	75	1.0%	166	1.7%	

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr		3 mi radius		5 mi radius		10 mi radius	
Beckley, WV 25801							
Total Age Distribution (2025)							
Total Population	23,780		40,274		64,216		
Age Under 5 Years	1,184	5.0%	1,947	4.8%	3,081	4.8%	
Age 5 to 9 Years	1,383	5.8%	2,320	5.8%	3,545	5.5%	
Age 10 to 14 Years	1,428	6.0%	2,488	6.2%	3,893	6.1%	
Age 15 to 19 Years	1,523	6.4%	2,487	6.2%	3,937	6.1%	
Age 20 to 24 Years	1,494	6.3%	2,294	5.7%	3,755	5.8%	
Age 25 to 29 Years	1,481	6.2%	2,401	6.0%	3,967	6.2%	
Age 30 to 34 Years	1,583	6.7%	2,493	6.2%	4,182	6.5%	
Age 35 to 39 Years	1,467	6.2%	2,329	5.8%	3,815	5.9%	
Age 40 to 44 Years	1,348	5.7%	2,349	5.8%	3,854	6.0%	
Age 45 to 49 Years	1,458	6.1%	2,560	6.4%	4,166	6.5%	
Age 50 to 54 Years	1,454	6.1%	2,576	6.4%	4,190	6.5%	
Age 55 to 59 Years	1,320	5.6%	2,234	5.5%	3,597	5.6%	
Age 60 to 64 Years	1,447	6.1%	2,407	6.0%	3,717	5.8%	
Age 65 to 69 Years	1,545	6.5%	2,722	6.8%	4,279	6.7%	
Age 70 to 74 Years	1,367	5.7%	2,495	6.2%	3,966	6.2%	
Age 75 to 79 Years	1,050	4.4%	1,949	4.8%	3,101	4.8%	
Age 80 to 84 Years	654	2.8%	1,184	2.9%	1,708	2.7%	
Age 85 Years or Over	594	2.5%	1,041	2.6%	1,463	2.3%	
Median Age	40.4		42.0		41.8		
Age 19 Years or Less	5,517	23.2%	9,241	22.9%	14,456	22.5%	
Age 20 to 64 Years	13,053	54.9%	21,642	53.7%	35,243	54.9%	
Age 65 Years or Over	5,210	21.9%	9,391	23.3%	14,518	22.6%	
Female Age Distribution (2025)							
Female Population	12,046	50.7%	20,382	50.6%	31,405	48.9%	
Age Under 5 Years	571	4.7%	927	4.5%	1,469	4.7%	
Age 5 to 9 Years	712	5.9%	1,154	5.7%	1,726	5.5%	
Age 10 to 14 Years	696	5.8%	1,218	6.0%	1,894	6.0%	
Age 15 to 19 Years	727	6.0%	1,189	5.8%	1,861	5.9%	
Age 20 to 24 Years	686	5.7%	1,083	5.3%	1,638	5.2%	
Age 25 to 29 Years	774	6.4%	1,230	6.0%	1,821	5.8%	
Age 30 to 34 Years	800	6.6%	1,250	6.1%	1,908	6.1%	
Age 35 to 39 Years	701	5.8%	1,122	5.5%	1,713	5.5%	
Age 40 to 44 Years	696	5.8%	1,214	6.0%	1,855	5.9%	
Age 45 to 49 Years	704	5.8%	1,271	6.2%	2,031	6.5%	
Age 50 to 54 Years	689	5.7%	1,252	6.1%	2,025	6.4%	
Age 55 to 59 Years	677	5.6%	1,137	5.6%	1,779	5.7%	
Age 60 to 64 Years	780	6.5%	1,305	6.4%	1,972	6.3%	
Age 65 to 69 Years	794	6.6%	1,436	7.0%	2,263	7.2%	
Age 70 to 74 Years	735	6.1%	1,305	6.4%	2,036	6.5%	
Age 75 to 79 Years	603	5.0%	1,086	5.3%	1,687	5.4%	
Age 80 to 84 Years	353	2.9%	630	3.1%	905	2.9%	
Age 85 Years or Over	347	2.9%	574	2.8%	822	2.6%	
Female Median Age	41.6		43.1		43.4		
Age 19 Years or Less	2,705	22.5%	4,488	22.0%	6,950	22.1%	
Age 20 to 64 Years	6,507	54.0%	10,862	53.3%	16,743	53.3%	
Age 65 Years or Over	2,833	23.5%	5,031	24.7%	7,713	24.6%	

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr		3 mi radius		5 mi radius		10 mi radius	
Beckley, WV 25801							
Male Age Distribution (2025)							
Male Population	11,735	49.3%	19,892	49.4%	32,811	51.1%	
Age Under 5 Years	613	5.2%	1,020	5.1%	1,611	4.9%	
Age 5 to 9 Years	671	5.7%	1,166	5.9%	1,819	5.5%	
Age 10 to 14 Years	732	6.2%	1,269	6.4%	1,999	6.1%	
Age 15 to 19 Years	796	6.8%	1,297	6.5%	2,076	6.3%	
Age 20 to 24 Years	809	6.9%	1,211	6.1%	2,117	6.5%	
Age 25 to 29 Years	707	6.0%	1,171	5.9%	2,147	6.5%	
Age 30 to 34 Years	783	6.7%	1,242	6.2%	2,273	6.9%	
Age 35 to 39 Years	767	6.5%	1,207	6.1%	2,101	6.4%	
Age 40 to 44 Years	651	5.5%	1,136	5.7%	1,999	6.1%	
Age 45 to 49 Years	755	6.4%	1,289	6.5%	2,135	6.5%	
Age 50 to 54 Years	764	6.5%	1,325	6.7%	2,165	6.6%	
Age 55 to 59 Years	643	5.5%	1,097	5.5%	1,818	5.5%	
Age 60 to 64 Years	667	5.7%	1,102	5.5%	1,745	5.3%	
Age 65 to 69 Years	750	6.4%	1,286	6.5%	2,016	6.1%	
Age 70 to 74 Years	632	5.4%	1,190	6.0%	1,931	5.9%	
Age 75 to 79 Years	447	3.8%	863	4.3%	1,414	4.3%	
Age 80 to 84 Years	301	2.6%	554	2.8%	803	2.4%	
Age 85 Years or Over	246	2.1%	468	2.4%	641	2.0%	
Male Median Age	39.3		40.8		40.3		
Age 19 Years or Less	2,812	24.0%	4,752	23.9%	7,506	22.9%	
Age 20 to 64 Years	6,546	55.8%	10,779	54.2%	18,500	56.4%	
Age 65 Years or Over	2,377	20.3%	4,360	21.9%	6,805	20.7%	
Males per 100 Females (2025)							
Overall Comparison	97		98		104		
Age Under 5 Years	107	51.8%	110	52.4%	110	52.3%	
Age 5 to 9 Years	94	48.5%	101	50.2%	105	51.3%	
Age 10 to 14 Years	105	51.3%	104	51.0%	106	51.4%	
Age 15 to 19 Years	110	52.3%	109	52.2%	112	52.7%	
Age 20 to 24 Years	118	54.1%	112	52.8%	129	56.4%	
Age 25 to 29 Years	91	47.7%	95	48.8%	118	54.1%	
Age 30 to 34 Years	98	49.4%	99	49.8%	119	54.4%	
Age 35 to 39 Years	109	52.3%	108	51.8%	123	55.1%	
Age 40 to 44 Years	94	48.3%	94	48.3%	108	51.9%	
Age 45 to 49 Years	107	51.7%	101	50.4%	105	51.2%	
Age 50 to 54 Years	111	52.6%	106	51.4%	107	51.7%	
Age 55 to 59 Years	95	48.7%	97	49.1%	102	50.5%	
Age 60 to 64 Years	86	46.1%	84	45.8%	88	46.9%	
Age 65 to 69 Years	94	48.6%	90	47.2%	89	47.1%	
Age 70 to 74 Years	86	46.2%	91	47.7%	95	48.7%	
Age 75 to 79 Years	74	42.6%	79	44.3%	84	45.6%	
Age 80 to 84 Years	85	46.1%	88	46.8%	89	47.0%	
Age 85 Years or Over	71	41.5%	82	44.9%	78	43.8%	
Age 19 Years or Less	104	51.0%	106	51.4%	108	51.9%	
Age 20 to 39 Years	104	50.9%	103	50.8%	122	55.0%	
Age 40 to 64 Years	98	49.5%	96	49.1%	102	50.5%	
Age 65 Years or Over	84	45.6%	87	46.4%	88	46.9%	

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr							
Beckley, WV 25801							
	3 mi radius			5 mi radius		10 mi radius	
Household Type (2025)							
Total Households	10,507			17,482		26,585	
Households with Children	2,782	26.5%		4,623	26.4%	7,239	27.2%
Average Household Size	2.2			2.2		2.3	
Household Density per Square Mile	372			223		85	
Population Family	16,868	70.9%		29,538	73.3%	47,551	74.0%
Population Non-Family	6,146	25.8%		9,505	23.6%	13,293	20.7%
Population Group Quarters	766	3.2%		1,230	3.1%	3,371	5.2%
Family Households	5,800	55.2%		10,125	57.9%	16,238	61.1%
Married Couple Households	3,652	63.0%		6,842	67.6%	11,403	70.2%
Other Family Households	2,148	37.0%		3,283	32.4%	4,836	29.8%
Family Households with Children	2,778	47.9%		4,615	45.6%	7,226	44.5%
Married Couple with Children	1,546	55.6%		2,782	60.3%	4,538	62.8%
Other Family Households with Children	1,232	44.4%		1,833	39.7%	2,688	37.2%
Family Households No Children	3,022	52.1%		5,509	54.4%	9,012	55.5%
Married Couple No Children	2,106	69.7%		4,060	73.7%	6,865	76.2%
Other Family Households No Children	916	30.3%		1,450	26.3%	2,148	23.8%
Non-Family Households	4,707	44.8%		7,357	42.1%	10,347	38.9%
Non-Family Households with Children	5	-		8	0.1%	13	0.1%
Non-Family Households No Children	4,703	99.9%		7,349	99.9%	10,334	99.9%
Average Family Household Size	2.9			2.9		2.9	
Average Family Income	\$89,649			\$94,163		\$95,531	
Median Family Income	\$63,703			\$70,531		\$72,074	
Average Non-Family Household Size	1.3			1.3		1.3	
Marital Status (2025)							
Population Age 15 Years or Over	19,786			33,520		53,697	
Never Married	6,875	34.7%		10,129	30.2%	16,409	30.6%
Currently Married	7,431	37.6%		14,262	42.5%	23,686	44.1%
Previously Married	5,480	27.7%		9,129	27.2%	13,602	25.3%
Separated	617	11.3%		1,112	12.2%	1,891	13.9%
Widowed	1,961	35.8%		3,580	39.2%	5,027	37.0%
Divorced	2,902	53.0%		4,437	48.6%	6,684	49.1%
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	16,769			28,740		46,005	
Elementary (Grade Level 0 to 8)	593	3.5%		1,077	3.7%	1,678	3.6%
Some High School (Grade Level 9 to 11)	1,428	8.5%		2,347	8.2%	4,388	9.5%
High School Graduate	5,740	34.2%		10,406	36.2%	17,765	38.6%
Some College	3,603	21.5%		5,477	19.1%	8,159	17.7%
Associate Degree Only	1,401	8.4%		2,251	7.8%	3,634	7.9%
Bachelor Degree Only	2,559	15.3%		4,442	15.5%	6,487	14.1%
Graduate Degree	1,445	8.6%		2,740	9.5%	3,895	8.5%
Any College (Some College or Higher)	9,008	53.7%		14,910	51.9%	22,174	48.2%
College Degree + (Bachelor Degree or Higher)	4,004	23.9%		7,182	25.0%	10,382	22.6%

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr		3 mi radius		5 mi radius		10 mi radius	
Beckley, WV 25801							
Housing							
Total Housing Units (2025)	12,235		20,204		30,691		
Total Housing Units (2020)	12,181		20,196		30,725		
Historical Annual Growth (2020-2025)	53	-	8	-	-34	-	
Housing Units Occupied (2025)	10,507	85.9%	17,482	86.5%	26,585	86.6%	
Housing Units Owner-Occupied	6,241	59.4%	11,554	66.1%	18,676	70.3%	
Housing Units Renter-Occupied	4,266	40.6%	5,927	33.9%	7,909	29.7%	
Housing Units Vacant (2025)	1,727	14.1%	2,722	13.5%	4,106	13.4%	
Household Size (2025)							
Total Households	10,507		17,482		26,585		
1 Person Households	3,926	37.4%	6,206	35.5%	8,730	32.8%	
2 Person Households	3,526	33.6%	5,922	33.9%	9,325	35.1%	
3 Person Households	1,426	13.6%	2,520	14.4%	3,961	14.9%	
4 Person Households	962	9.2%	1,668	9.5%	2,702	10.2%	
5 Person Households	363	3.5%	704	4.0%	1,159	4.4%	
6 Person Households	188	1.8%	289	1.7%	446	1.7%	
7 or More Person Households	117	1.1%	173	1.0%	262	1.0%	
Household Income Distribution (2025)							
HH Income \$200,000 or More	437	4.2%	772	4.4%	1,214	4.6%	
HH Income \$150,000 to \$199,999	535	5.1%	894	5.1%	1,539	5.8%	
HH Income \$125,000 to \$149,999	532	5.1%	1,012	5.8%	1,328	5.0%	
HH Income \$100,000 to \$124,999	650	6.2%	1,608	9.2%	2,478	9.3%	
HH Income \$75,000 to \$99,999	886	8.4%	1,790	10.2%	3,026	11.4%	
HH Income \$50,000 to \$74,999	1,601	15.2%	2,578	14.7%	4,086	15.4%	
HH Income \$35,000 to \$49,999	1,171	11.1%	2,141	12.2%	3,192	12.0%	
HH Income \$25,000 to \$34,999	1,175	11.2%	1,646	9.4%	2,700	10.2%	
HH Income \$15,000 to \$24,999	1,318	12.5%	1,989	11.4%	2,729	10.3%	
HH Income \$10,000 to \$14,999	568	5.4%	812	4.6%	1,307	4.9%	
HH Income Under \$10,000	1,634	15.6%	2,239	12.8%	2,986	11.2%	
Household Vehicles (2025)							
Households 0 Vehicles Available	1,719	16.4%	2,203	12.6%	2,867	10.8%	
Households 1 Vehicle Available	4,178	39.8%	6,664	38.1%	9,439	35.5%	
Households 2 Vehicles Available	3,357	31.9%	6,091	34.8%	9,483	35.7%	
Households 3 or More Vehicles Available	1,254	11.9%	2,524	14.4%	4,796	18.0%	
Total Vehicles Available	15,235		27,576		44,792		
Average Vehicles per Household	1.4		1.6		1.7		
Owner-Occupied Household Vehicles	10,992	72.1%	21,340	77.4%	35,973	80.3%	
Average Vehicles per Owner-Occupied Household	1.8		1.8		1.9		
Renter-Occupied Household Vehicles	4,243	27.9%	6,237	22.6%	8,819	19.7%	
Average Vehicles per Renter-Occupied Household	-		1.1		1.1		
Travel Time (2025)							
Worker Base Age 16 years or Over	9,607		16,272		24,306		
Travel to Work in 14 Minutes or Less	2,948	30.7%	4,510	27.7%	5,930	24.4%	
Travel to Work in 15 to 29 Minutes	3,323	34.6%	6,197	38.1%	9,357	38.5%	
Travel to Work in 30 to 59 Minutes	1,578	16.4%	2,651	16.3%	4,772	19.6%	
Travel to Work in 60 Minutes or More	1,138	11.9%	1,784	11.0%	2,577	10.6%	
Work at Home	619	6.4%	1,130	6.9%	1,670	6.9%	
Average Minutes Travel to Work	18.8		19.3		20.7		

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343 S Eisenhower Dr							
Beckley, WV 25801							
	3 mi radius			5 mi radius		10 mi radius	
Transportation To Work (2025)							
Worker Base Age 16 years or Over	9,607		16,272		24,306		
Drive to Work Alone	7,529	78.4%	13,190	81.1%	19,768	81.3%	
Drive to Work in Carpool	944	9.8%	1,372	8.4%	2,116	8.7%	
Travel to Work by Public Transportation	135	1.4%	141	0.9%	172	0.7%	
Drive to Work on Motorcycle	2	-	3	-	17	-	
Bicycle to Work	11	0.1%	11	-	11	-	
Walk to Work	204	2.1%	233	1.4%	324	1.3%	
Other Means	161	1.7%	192	1.2%	228	0.9%	
Work at Home	619	6.4%	1,130	6.9%	1,670	6.9%	
Daytime Demographics (2025)							
Total Businesses	1,521		2,000		2,374		
Total Employees	18,233		23,492		25,985		
Company Headquarter Businesses	65	4.3%	85	4.3%	100	4.2%	
Company Headquarter Employees	3,217	17.6%	3,734	15.9%	3,889	15.0%	
Employee Population per Business	12.0	to 1	11.7	to 1	10.9	to 1	
Residential Population per Business	15.6	to 1	20.1	to 1	27.0	to 1	
Adj. Daytime Demographics Age 16 Years or Over	28,131		40,151		54,442		
Labor Force							
Labor Population Age 16 Years or Over (2025)	19,512		33,027		52,909		
Labor Force Total Males (2025)	9,600	49.2%	16,208	49.1%	26,998	51.0%	
Male Civilian Employed	4,836	50.4%	8,156	50.3%	12,407	46.0%	
Male Civilian Unemployed	124	1.3%	227	1.4%	388	1.4%	
Males in Armed Forces	7	-	93	0.6%	141	0.5%	
Males Not in Labor Force	4,633	48.3%	7,733	47.7%	14,062	52.1%	
Labor Force Total Females (2025)	9,912	50.8%	16,819	50.9%	25,911	49.0%	
Female Civilian Employed	4,771	48.1%	8,118	48.3%	11,904	45.9%	
Female Civilian Unemployed	139	1.4%	299	1.8%	532	2.1%	
Females in Armed Forces	-	-	-	-	-	-	
Females Not in Labor Force	5,001	50.5%	8,401	50.0%	13,475	52.0%	
Unemployment Rate	263	1.3%	526	1.6%	920	1.7%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	9,607		16,272		24,306		
Occupation Total Males	4,835	50.3%	8,154	50.1%	12,402	51.0%	
Occupation Total Females	4,771	49.7%	8,118	49.9%	11,904	49.0%	
Management, Business, Financial Operations	1,167	-	2,236	13.7%	3,278	13.5%	
Professional, Related	2,422	25.2%	4,217	25.9%	6,079	25.0%	
Service	2,542	26.5%	3,933	24.2%	5,606	23.1%	
Sales, Office	1,710	17.8%	2,703	16.6%	4,068	16.7%	
Farming, Fishing, Forestry	-	-	2	-	10	-	
Construction, Extraction, Maintenance	888	9.2%	1,712	10.5%	3,076	12.7%	
Production, Transport, Material Moving	877	9.1%	1,468	9.0%	2,189	9.0%	
White Collar Workers	5,299	55.2%	9,156	56.3%	13,425	55.2%	
Blue Collar Workers	4,307	44.8%	7,116	43.7%	10,881	44.8%	

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Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr		3 mi radius		5 mi radius		10 mi radius	
Beckley, WV 25801							
Units In Structure (2025)							
Total Units	10,507		17,482		26,585		
1 Detached Unit	7,853	74.7%	13,328	76.2%	19,685	74.0%	
1 Attached Unit	376	3.6%	498	2.8%	577	2.2%	
2 Units	70	0.7%	96	0.5%	189	0.7%	
3 to 4 Units	233	2.2%	353	2.0%	481	1.8%	
5 to 9 Units	241	2.3%	288	1.6%	480	1.8%	
10 to 19 Units	366	3.5%	392	2.2%	409	1.5%	
20 to 49 Units	217	2.1%	282	1.6%	328	1.2%	
50 or More Units	534	5.1%	718	4.1%	818	3.1%	
Mobile Home or Trailer	606	5.8%	1,513	8.7%	3,602	13.5%	
Other Structure	13	0.1%	14	-	15	-	
Occupied Homes Built By Year (2025)							
Homes Built 2020 or later	2	-	15	-	31	0.1%	
Homes Built 2010 to 2019	322	3.1%	625	3.6%	1,418	5.3%	
Homes Built 2000 to 2009	763	7.3%	1,533	8.8%	2,704	10.2%	
Homes Built 1990 to 1999	886	8.4%	1,929	11.0%	3,311	12.5%	
Homes Built 1980 to 1989	726	6.9%	1,461	8.4%	2,444	9.2%	
Homes Built 1970 to 1979	2,000	19.0%	3,545	20.3%	5,201	19.6%	
Homes Built 1960 to 1969	1,221	11.6%	2,120	12.1%	3,059	11.5%	
Homes Built 1950 to 1959	1,552	14.8%	2,206	12.6%	2,934	11.0%	
Homes Built 1940 to 1949	2,099	20.0%	2,758	15.8%	3,689	13.9%	
Homes Built Before 1939	936	8.9%	1,289	7.4%	1,794	6.7%	
Median Age of Homes	57.9 yrs		54.3 yrs		51.6 yrs		
Home Values (2025)							
Owner Specified Housing Units	6,241		11,554		18,676		
Home Values \$1,000,000 or More	14	0.2%	200	1.7%	295	1.6%	
Home Values \$750,000 to \$999,999	1	-	1	-	4	-	
Home Values \$500,000 to \$749,999	285	4.6%	436	3.8%	907	4.9%	
Home Values \$400,000 to \$499,999	318	5.1%	476	4.1%	691	3.7%	
Home Values \$300,000 to \$399,999	255	4.1%	503	4.4%	920	4.9%	
Home Values \$250,000 to \$299,999	663	10.6%	1,240	10.7%	2,120	11.4%	
Home Values \$200,000 to \$249,999	508	8.1%	1,199	10.4%	1,723	9.2%	
Home Values \$175,000 to \$199,999	391	6.3%	942	8.1%	1,553	8.3%	
Home Values \$150,000 to \$174,999	714	11.4%	1,225	10.6%	1,815	9.7%	
Home Values \$125,000 to \$149,999	411	6.6%	771	6.7%	1,117	6.0%	
Home Values \$100,000 to \$124,999	395	6.3%	685	5.9%	1,271	6.8%	
Home Values \$90,000 to \$99,999	108	1.7%	236	2.0%	382	2.0%	
Home Values \$80,000 to \$89,999	394	6.3%	752	6.5%	1,380	7.4%	
Home Values \$70,000 to \$79,999	162	2.6%	205	1.8%	338	1.8%	
Home Values \$60,000 to \$69,999	332	5.3%	608	5.3%	925	5.0%	
Home Values \$50,000 to \$59,999	262	4.2%	318	2.7%	533	2.9%	
Home Values \$35,000 to \$49,999	314	5.0%	397	3.4%	684	3.7%	
Home Values \$25,000 to \$34,999	502	8.1%	921	8.0%	1,139	6.1%	
Home Values \$10,000 to \$24,999	90	1.4%	190	1.6%	376	2.0%	
Home Values Under \$10,000	123	2.0%	251	2.2%	503	2.7%	
Owner-Occupied Median Home Value	\$155,916		\$160,629		\$163,514		
Renter-Occupied Median Rent	\$657		\$647		\$680		

Complete Profile

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



Lat/Lon: 37.7786/-81.1642

343 S Eisenhower Dr		3 mi radius		5 mi radius		10 mi radius	
Beckley, WV 25801							
Units In Structure (2025)							
Total Units	10,507		17,482		26,585		
1 Detached Unit	7,853	74.7%	13,328	76.2%	19,685	74.0%	
1 Attached Unit	376	3.6%	498	2.8%	577	2.2%	
2 Units	70	0.7%	96	0.5%	189	0.7%	
3 to 4 Units	233	2.2%	353	2.0%	481	1.8%	
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