

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

POPULATION



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

Join:



Retailers coming soon

Great Clips®



POPEYES. FIVE GUYS



last updated: 08/25/25 P. 1



SHARY THUR



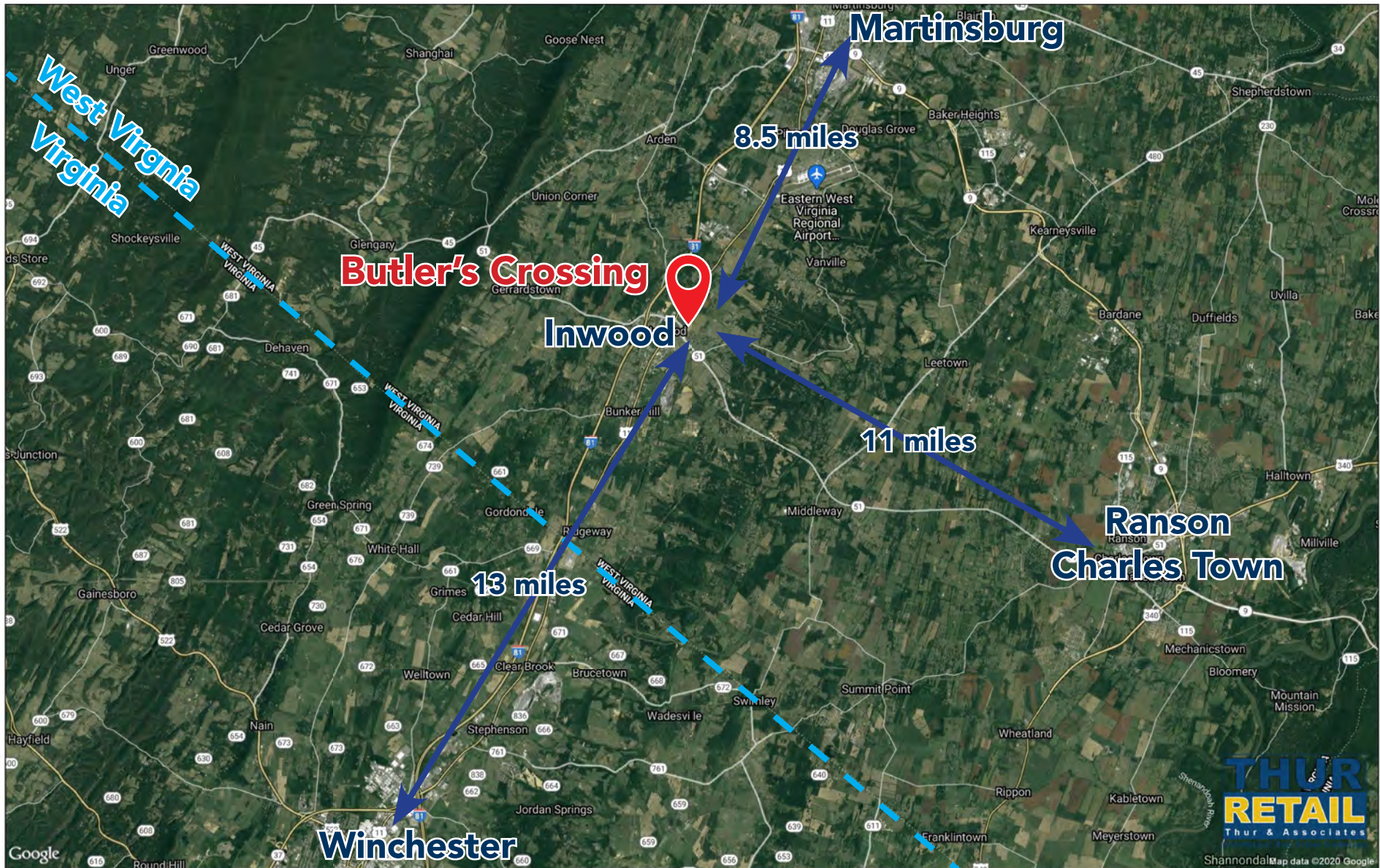
202-359-3469



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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.

last updated: 08/25/25 P. 3



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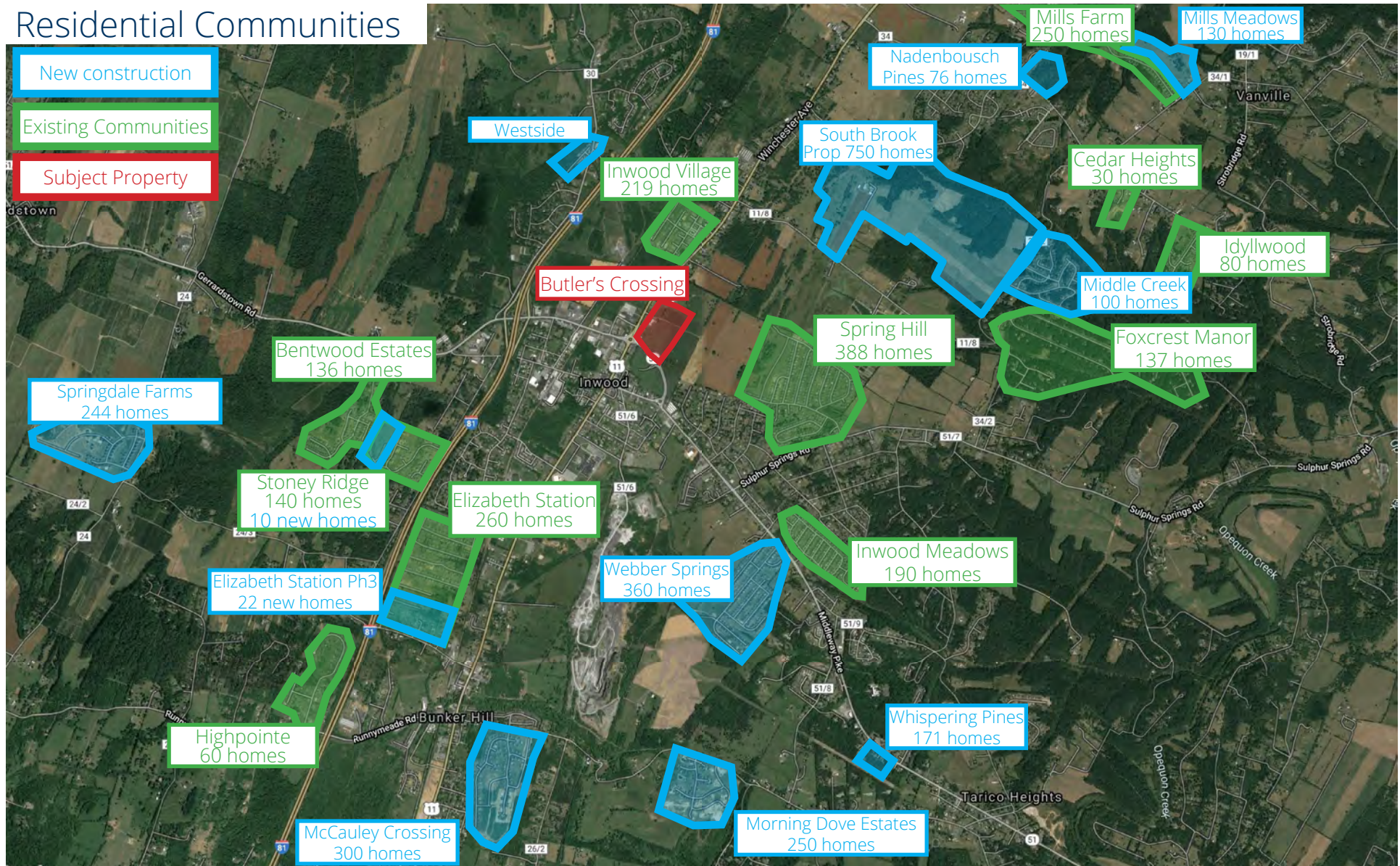


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Residential Communities



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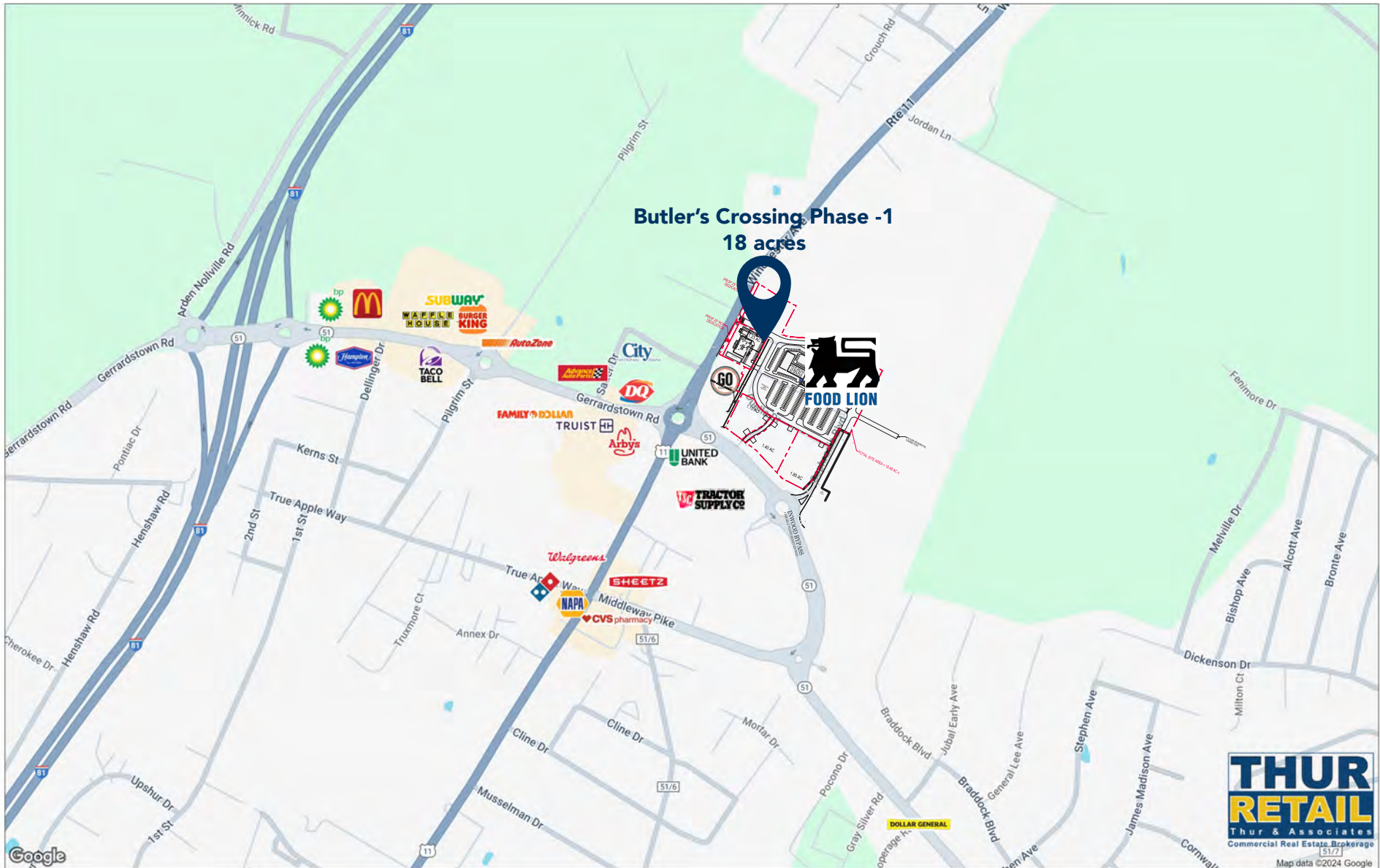
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BUTLER'S CROSSING

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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



**BUTLER'S CROSSING
INWOOD, WV**



**Proposed
Site plan subject
to modifications**

last updated: 08/25/25 P. 8



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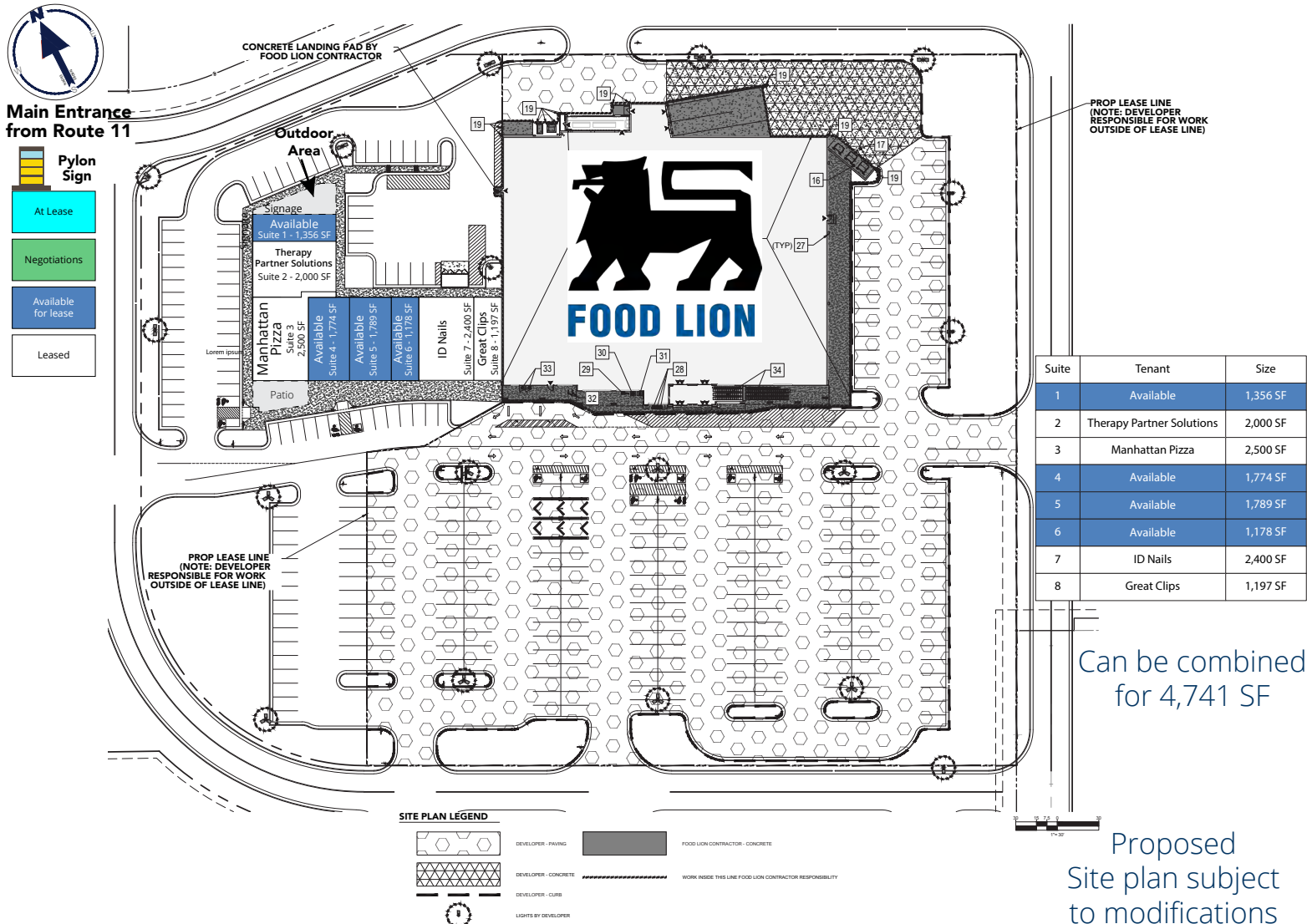
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BUTLER'S CROSSING

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In-line Retail building progress May 2025

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BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



In-line Retail building progress May 2025



last updated: 08/25/25 P. 12



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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

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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		5 mi radius		7 mi radius		10 mi radius	
Inwood, WV 25428							
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	psm	341	psm	345	psm	
Trade Area Size	78.5	sq mi	153.9	sq mi	314.0	sq mi	
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		

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%

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	
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%	

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							
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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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							
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							
Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
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							
Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
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							
Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
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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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							
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	