BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428

THUR RETAIL
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Commercial Real Estate Brokerage

CONSTRUCTION COMPLETE - TENANTS ARE MOVING IN!





PROPERTY HIGHLIGHTS

- Retail Spaces available from 1,356 SF up to 3,563 SF
  Pad Sites and Outparcels sites Available
- Established Grocery Anchor
  Join the #1 Food Lion in the country! (sales & visits) Placer.ai
- Berkeley County's population grew 24.8% from 2015 to 2025
- 45,000 SF Food Lion new prototype store

Join:

Retailers coming soon

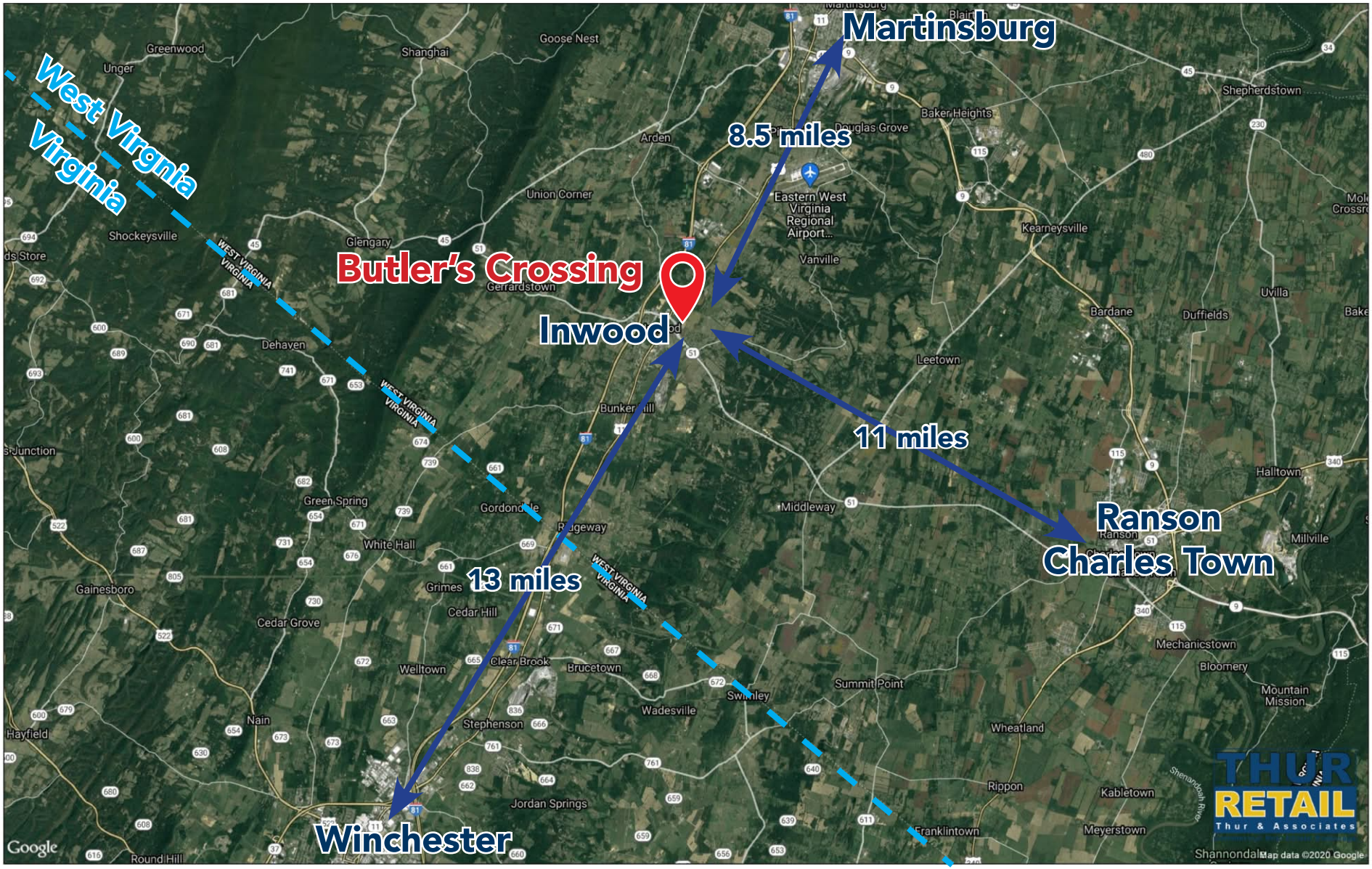
POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
5 Mi	36,314	Rte 11-Winchester Ave: 8,606	5 Mi	$114,623	5 Mi	5,697
7 Mi	54,137	Rte 51- Gerrardstown Rd: 21,062	7 Mi	$112,805	7 Mi	11,597
10 Mi	110,066	Interstate 81: 59,265	10 Mi	$108,841	10 Mi	28,274

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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

139,500+
POPULATION

65,000+
EMPLOYEES

321+
SQUARE MILES

1,859+
BUSINESSES

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

Sources: US Census Bureau - Data Commons

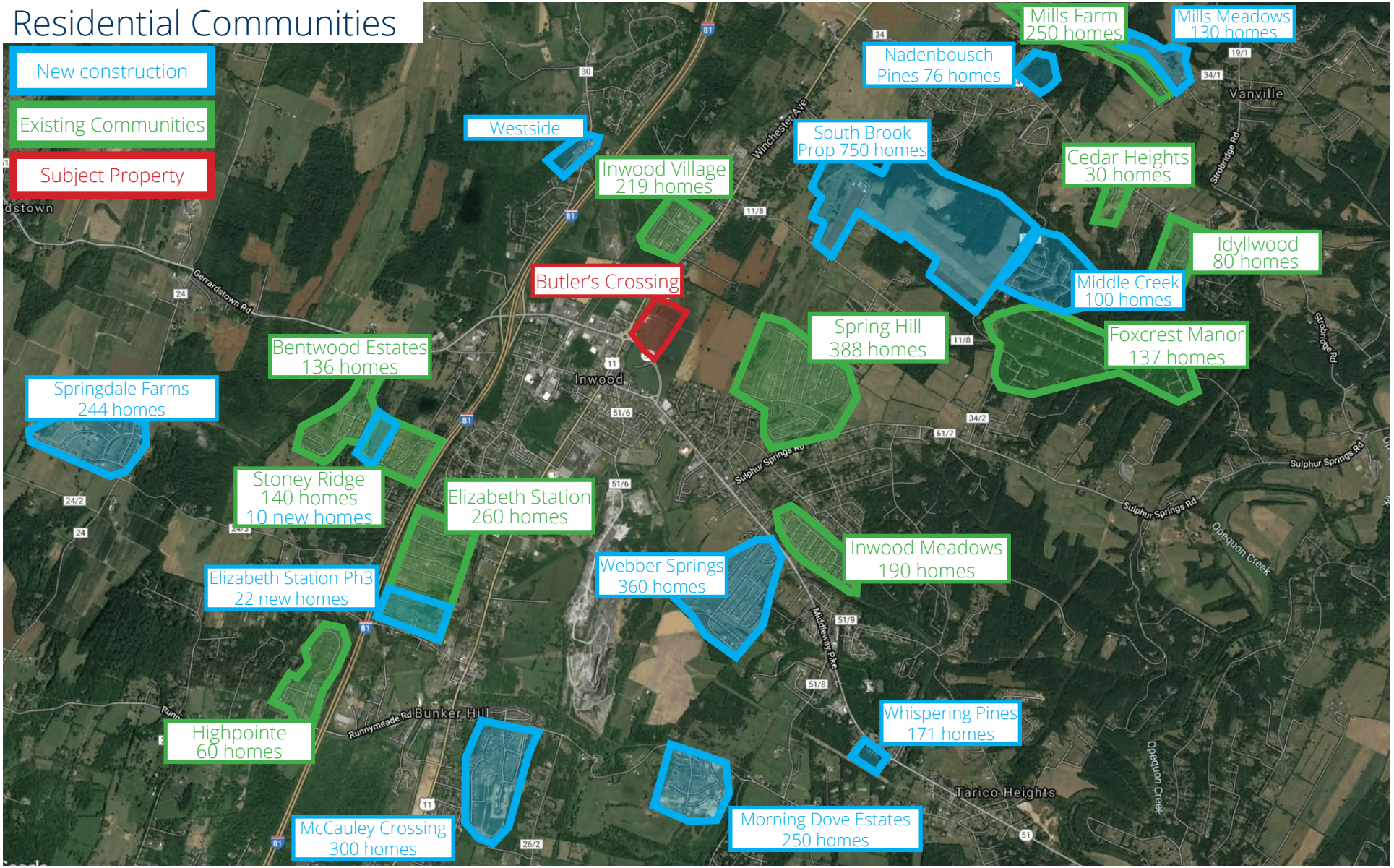
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Residential Communities



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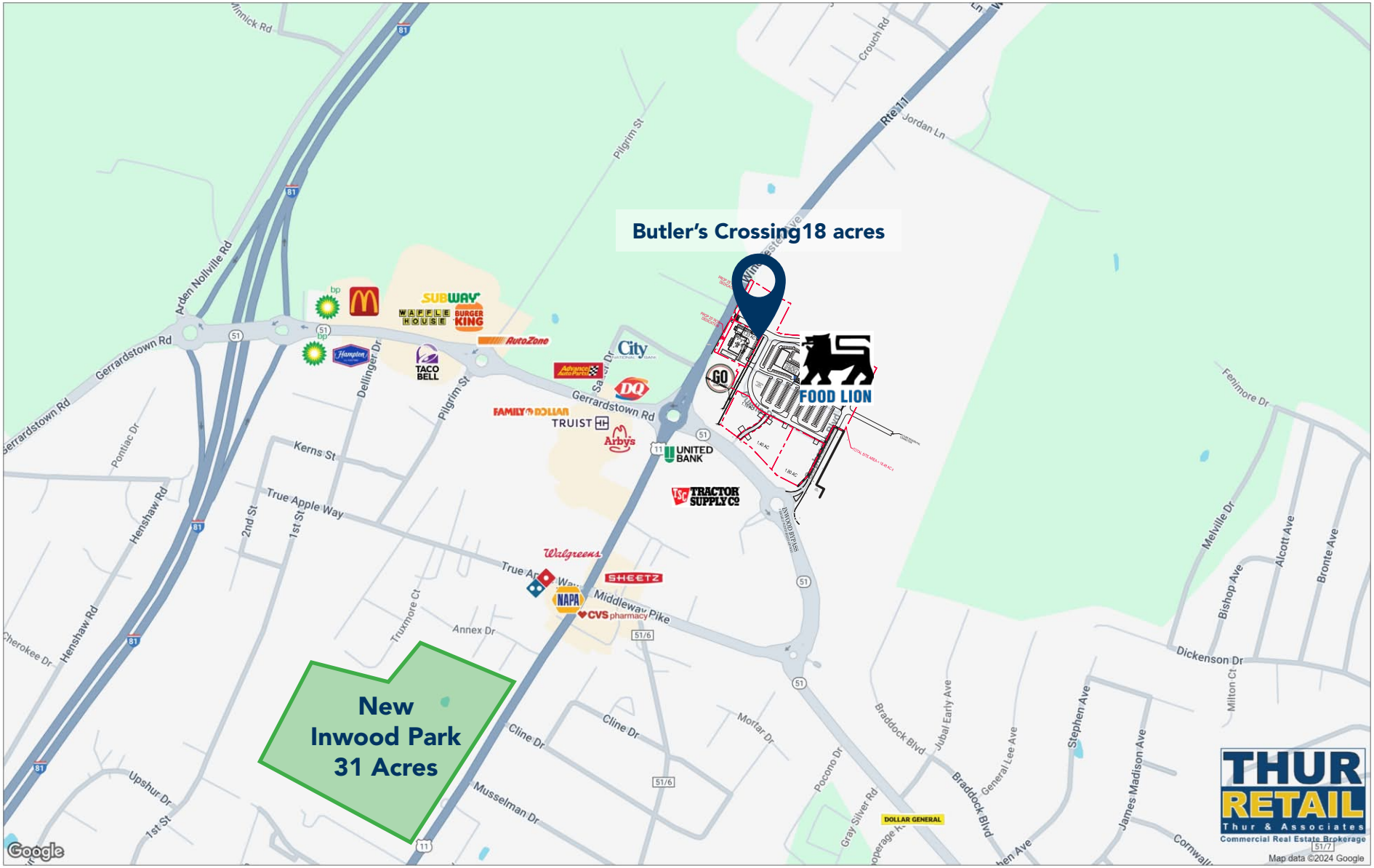


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NEW INWOOD PARK

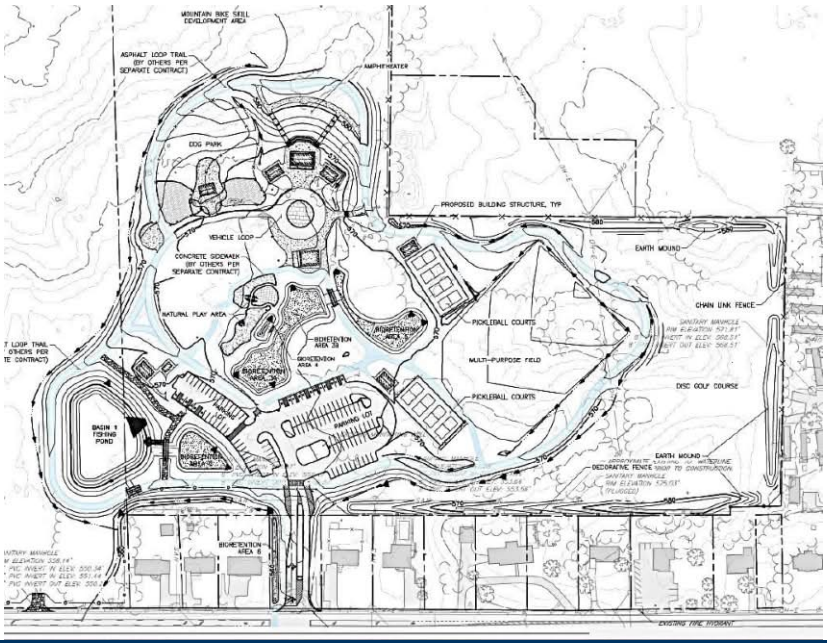
The park, which will be located in what is now a wooded parcel of land across the road from Musselman High School and adjacent to the W Randy Smith Rec Center.

The **31-acre** park will include a disc golf course, amphitheater, dog park, bike trails, playground equipment and splash park.Construction started September 2025.

The County accepted a $1,5 M grant to allow for construction of major park features, including an amphitheater, inclusive playground and a large restroom facility.

Pickleball courts, a multi-use field, walking trail and fishing pond are already under construction.

Construction plan



Conceptual plan



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BUTLER's CROSSING
INWOOD, WV



Proposed
Site plan subject to modifications

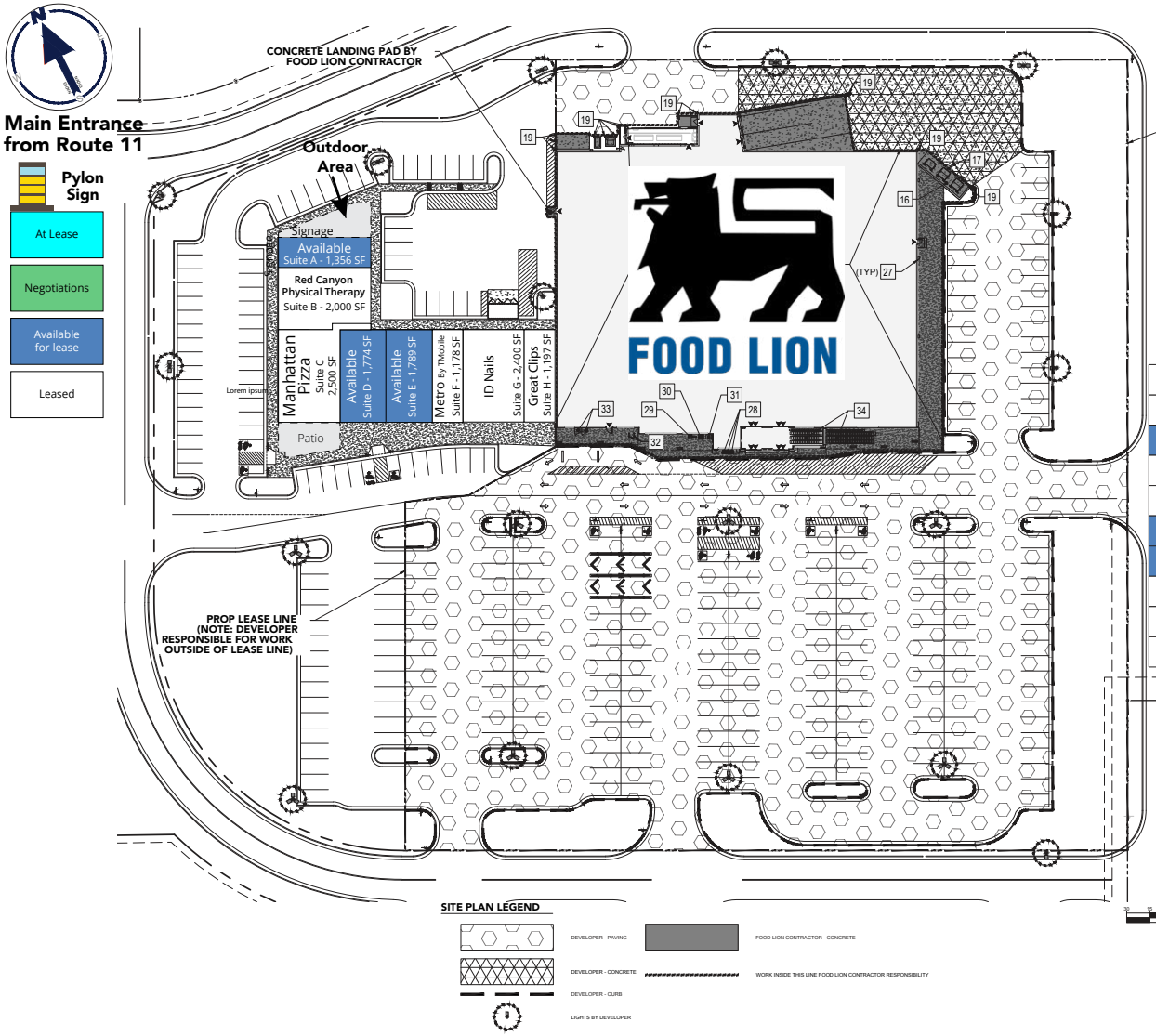
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128 Duella Drive, Inwood, WV 25428

Suite	Tenant	Size
A	Available	1,356 SF
B	Red Canyon PT	2,000 SF
C	Manhattan Pizza	2,500 SF
D	Available	1,774 SF
E	Available	1,789 SF
F	Metro by T-Mobile	1,178 SF
G	ID Nails	2,400 SF
H	Great Clips	1,197 SF

Can be combined for 3,563 SF

Proposed Site plan subject to modifications

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Boca Raton, FL 33432
561-395-2441

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Population						
Estimated Population (2026)	36,314		54,137		110,066	
Projected Population (2031)	40,564		60,015		121,037	
Census Population (2020)	33,662		50,515		104,347	
Census Population (2010)	28,665		43,958		91,775	
Projected Annual Growth (2026-2031)	4,250	*2.3%*	5,878	*2.2%*	10,971	*2.0%*
Historical Annual Growth (2020-2026)	2,652	-	3,622	*1.2%*	5,719	*0.9%*
Historical Annual Growth (2010-2020)	4,997	*1.7%*	6,557	*1.5%*	12,572	*1.4%*
Estimated Population Density (2026)	463	*psm*	352	*psm*	350	*psm*
Trade Area Size	78.5	*sq mi*	153.9	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2026)	14,211		21,269		43,850	
Projected Households (2031)	15,812		23,500		48,059	
Census Households (2020)	12,598		19,024		40,014	
Census Households (2010)	10,565		16,376		34,772	
Projected Annual Growth (2026-2031)	1,601	*2.3%*	2,231	*2.1%*	4,209	*1.9%*
Historical Annual Change (2010-2026)	3,646	*2.2%*	4,893	*1.9%*	9,078	*1.6%*
Average Household Income						
Estimated Average Household Income (2026)	$114,623		$112,805		$108,841	
Projected Average Household Income (2031)	$113,453		$111,662		$107,860	
Census Average Household Income (2010)	$65,289		$65,234		$65,493	
Census Average Household Income (2000)	$49,305		$47,244		$46,372	
Projected Annual Change (2026-2031)	-$1,170	*-0.2%*	-$1,142	*-0.2%*	-$981	*-0.2%*
Historical Annual Change (2000-2026)	$65,317	*5.1%*	$65,561	*5.3%*	$62,469	*5.2%*
Median Household Income						
Estimated Median Household Income (2026)	$94,524		$91,889		$90,008	
Projected Median Household Income (2031)	$93,757		$91,160		$88,680	
Census Median Household Income (2010)	$57,512		$58,020		$55,580	
Census Median Household Income (2000)	$43,583		$41,581		$39,435	
Projected Annual Change (2026-2031)	-$767	*-0.2%*	-$729	*-0.2%*	-$1,328	*-0.3%*
Historical Annual Change (2000-2026)	$50,940	*4.5%*	$50,308	*4.7%*	$50,573	*4.9%*
Per Capita Income						
Estimated Per Capita Income (2026)	$44,860		$44,330		$43,382	
Projected Per Capita Income (2031)	$44,229		$43,734		$42,846	
Census Per Capita Income (2010)	$24,059		$24,304		$24,816	
Census Per Capita Income (2000)	$18,251		$17,854		$17,862	
Projected Annual Change (2026-2031)	-$631	*-0.3%*	-$595	*-0.3%*	-$537	*-0.2%*
Historical Annual Change (2000-2026)	$26,609	*5.6%*	$26,475	*5.7%*	$25,521	*5.5%*
Estimated Average Household Net Worth (2026)	$1.07 M		$1.07 M		$1.04 M	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2026)						
Total Household Expenditure	$1.38 B		$2.06 B		$4.15 B	
Total Non-Retail Expenditure	$641.1 M		$963.44 M		$1.97 B	
Total Retail Expenditure	$742.79 M		$1.09 B		$2.18 B	
Alcoholic Beverages	$9.66 M		$14.32 M		$28.77 M	
Apparel	$30.44 M		$45.07 M		$90.7 M	
Contributions	$33.93 M		$50.36 M		$101.08 M	
Education	$23.37 M		$34.67 M		$69.63 M	
Entertainment	$68.78 M		$101.81 M		$204.93 M	
Food Away From Home	$66.79 M		$98.93 M		$198.95 M	
Grocery	$98.32 M		$145.14 M		$292.9 M	
Health Care	$91.99 M		$138.49 M		$286.64 M	
Household Furnishings and Equipment	$36.01 M		$53.34 M		$107.25 M	
Household Operations	$27.44 M		$40.65 M		$81.98 M	
Miscellaneous Expenses	$21.1 M		$31.23 M		$62.73 M	
Personal Care	$15.7 M		$23.2 M		$46.77 M	
Shelter	$243.31 M		$362.05 M		$735.61 M	
Tax and Retirement	$314.34 M		$472.49 M		$957.97 M	
Tobacco and Related	$5.69 M		$8.38 M		$17.1 M	
Transportation	$222.7 M		$326.72 M		$641.24 M	
Utilities	$74.31 M		$109.65 M		$221.36 M	
Monthly Household Consumer Expenditure (2026)						
Total Household Expenditure	$8,115		$8,058		$7,878	
Total Non-Retail Expenditure	$3,759	*46.3%*	$3,775	*46.8%*	$3,739	*47.5%*
Total Retail Expenditures	$4,356	*53.7%*	$4,283	*53.2%*	$4,139	*52.5%*
Alcoholic Beverages	$57	*0.7%*	$56	*0.7%*	$55	*0.7%*
Apparel	$179	*2.2%*	$177	*2.2%*	$172	*2.2%*
Contributions	$199	*2.5%*	$197	*2.4%*	$192	*2.4%*
Education	$137	*1.7%*	$136	*1.7%*	$132	*1.7%*
Entertainment	$403	*5.0%*	$399	*5.0%*	$389	*4.9%*
Food Away From Home	$392	*4.8%*	$388	*4.8%*	$378	*4.8%*
Grocery	$577	*7.1%*	$569	*7.1%*	$557	*7.1%*
Health Care	$539	*6.6%*	$543	*6.7%*	$545	*6.9%*
Household Furnishings and Equipment	$211	*2.6%*	$209	*2.6%*	$204	*2.6%*
Household Operations	$161	*2.0%*	$159	*2.0%*	$156	*2.0%*
Miscellaneous Expenses	$124	*1.5%*	$122	*1.5%*	$119	*1.5%*
Personal Care	$92	*1.1%*	$91	*1.1%*	$89	*1.1%*
Shelter	$1,427	*17.6%*	$1,419	*17.6%*	$1,398	*17.7%*
Tax and Retirement	$1,843	*22.7%*	$1,851	*23.0%*	$1,821	*23.0%*
Tobacco and Related	$33	*0.4%*	$33	*0.4%*	$32	*0.4%*
Transportation	$1,306	*16.1%*	$1,280	*15.9%*	$1,219	*15.5%*
Utilities	$436	*5.4%*	$430	*5.3%*	$421	*5.3%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2026)	36,314		54,137		110,066	
White (2026)	30,667	*84.4%*	45,204	*83.5%*	89,434	*81.3%*
Black or African American (2026)	2,407	*6.6%*	3,988	*7.4%*	9,804	*8.9%*
American Indian or Alaska Native (2026)	82	*0.2%*	128	*0.2%*	268	*0.2%*
Asian (2026)	440	*1.2%*	735	*1.4%*	1,628	*1.5%*
Hawaiian or Pacific Islander (2026)	16	-	18	-	32	-
Other Race (2026)	589	*1.6%*	885	*1.6%*	2,062	*1.9%*
Two or More Races (2026)	2,115	*5.8%*	3,178	*5.9%*	6,837	*6.2%*
Population < 18 (2026)	8,268	*22.8%*	12,122	*22.4%*	24,310	*22.1%*
White Not Hispanic	6,348	*76.8%*	9,115	*75.2%*	17,435	*71.7%*
Black or African American	557	*6.7%*	928	*7.7%*	2,298	*9.5%*
Asian	66	*0.8%*	120	*1.0%*	300	*1.2%*
Other Race Not Hispanic	604	*7.3%*	903	*7.5%*	1,938	*8.0%*
Hispanic	693	*8.4%*	1,055	*8.7%*	2,338	*9.6%*
Not Hispanic or Latino Population (2026)	33,893	*93.3%*	50,517	*93.3%*	102,167	*92.8%*
Not Hispanic White	29,903	*88.2%*	44,073	*87.2%*	87,097	*85.2%*
Not Hispanic Black or African American	2,335	*6.9%*	3,876	*7.7%*	9,561	*9.4%*
Not Hispanic American Indian or Alaska Native	45	*0.1%*	73	*0.1%*	146	*0.1%*
Not Hispanic Asian	416	*1.2%*	701	*1.4%*	1,562	*1.5%*
Not Hispanic Hawaiian or Pacific Islander	11	-	13	-	23	-
Not Hispanic Other Race	5	-	12	-	44	-
Not Hispanic Two or More Races	1,179	*3.5%*	1,769	*3.5%*	3,735	*3.7%*
Hispanic or Latino Population (2026)	2,421	*6.7%*	3,620	*6.7%*	7,899	*7.2%*
Hispanic White	763	*31.5%*	1,131	*31.3%*	2,337	*29.6%*
Hispanic Black or African American	72	*3.0%*	112	*3.1%*	244	*3.1%*
Hispanic American Indian or Alaska Native	37	*1.5%*	55	*1.5%*	123	*1.6%*
Hispanic Asian	24	*1.0%*	33	*0.9%*	66	*0.8%*
Hispanic Hawaiian or Pacific Islander	5	*0.2%*	5	*0.1%*	9	*0.1%*
Hispanic Other Race	584	*24.1%*	873	*24.1%*	2,018	*25.6%*
Hispanic Two or More Races	936	*38.7%*	1,410	*38.9%*	3,102	*39.3%*
Not Hispanic or Latino Population (2020)	31,888	*94.7%*	47,841	*94.7%*	98,003	*93.9%*
Hispanic or Latino Population (2020)	1,773	*5.3%*	2,673	*5.3%*	6,344	*6.1%*
Not Hispanic or Latino Population (2010)	27,692	*96.6%*	42,433	*96.5%*	87,923	*95.8%*
Hispanic or Latino Population (2010)	973	*3.4%*	1,525	*3.5%*	3,852	*4.2%*
Not Hispanic or Latino Population (2031)	36,737	*90.6%*	54,388	*90.6%*	109,239	*90.3%*
Hispanic or Latino Population (2031)	3,828	*9.4%*	5,627	*9.4%*	11,798	*9.7%*
Projected Annual Growth (2026-2031)	1,407	*11.6%*	2,007	*11.1%*	3,899	*9.9%*
Historical Annual Growth (2010-2020)	801	*8.2%*	1,148	*7.5%*	2,492	*6.5%*

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Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Total Age Distribution (2026)						
Total Population	36,314		54,137		110,066	
Age Under 5 Years	2,196	6.0%	3,271	6.0%	6,679	6.1%
Age 5 to 9 Years	2,229	6.1%	3,211	5.9%	6,445	5.9%
Age 10 to 14 Years	2,396	6.6%	3,506	6.5%	6,906	6.3%
Age 15 to 19 Years	2,312	6.4%	3,418	6.3%	6,778	6.2%
Age 20 to 24 Years	1,961	5.4%	2,914	5.4%	6,088	5.5%
Age 25 to 29 Years	2,505	6.9%	3,633	6.7%	7,464	6.8%
Age 30 to 34 Years	2,908	8.0%	4,134	7.6%	8,130	7.4%
Age 35 to 39 Years	2,568	7.1%	3,789	7.0%	7,547	6.9%
Age 40 to 44 Years	2,589	7.1%	3,791	7.0%	7,641	6.9%
Age 45 to 49 Years	2,384	6.6%	3,510	6.5%	6,822	6.2%
Age 50 to 54 Years	2,380	6.6%	3,637	6.7%	7,199	6.5%
Age 55 to 59 Years	2,395	6.6%	3,626	6.7%	7,265	6.6%
Age 60 to 64 Years	2,192	6.0%	3,421	6.3%	7,207	6.5%
Age 65 to 69 Years	1,861	5.1%	2,950	5.4%	6,275	5.7%
Age 70 to 74 Years	1,436	4.0%	2,220	4.1%	4,781	4.3%
Age 75 to 79 Years	1,139	3.1%	1,730	3.2%	3,670	3.3%
Age 80 to 84 Years	515	1.4%	819	1.5%	1,849	1.7%
Age 85 Years or Over	348	1.0%	557	1.0%	1,319	1.2%
Median Age	37.4		38.1		38.7	
Age 19 Years or Less	9,133	25.2%	13,406	24.8%	26,809	24.4%
Age 20 to 64 Years	21,882	60.3%	32,456	60.0%	65,363	59.4%
Age 65 Years or Over	5,299	14.6%	8,275	15.3%	17,895	16.3%
Female Age Distribution (2026)						
Female Population	18,422	50.7%	27,206	50.3%	55,431	50.4%
Age Under 5 Years	1,096	5.9%	1,624	6.0%	3,278	5.9%
Age 5 to 9 Years	1,152	6.3%	1,611	5.9%	3,255	5.9%
Age 10 to 14 Years	1,144	6.2%	1,683	6.2%	3,374	6.1%
Age 15 to 19 Years	1,141	6.2%	1,680	6.2%	3,385	6.1%
Age 20 to 24 Years	959	5.2%	1,417	5.2%	2,987	5.4%
Age 25 to 29 Years	1,284	7.0%	1,793	6.6%	3,633	6.6%
Age 30 to 34 Years	1,430	7.8%	2,029	7.5%	4,054	7.3%
Age 35 to 39 Years	1,254	6.8%	1,832	6.7%	3,703	6.7%
Age 40 to 44 Years	1,307	7.1%	1,922	7.1%	3,882	7.0%
Age 45 to 49 Years	1,227	6.7%	1,787	6.6%	3,446	6.2%
Age 50 to 54 Years	1,203	6.5%	1,825	6.7%	3,595	6.5%
Age 55 to 59 Years	1,193	6.5%	1,834	6.7%	3,684	6.6%
Age 60 to 64 Years	1,179	6.4%	1,776	6.5%	3,702	6.7%
Age 65 to 69 Years	1,012	5.5%	1,562	5.7%	3,247	5.9%
Age 70 to 74 Years	763	4.1%	1,175	4.3%	2,532	4.6%
Age 75 to 79 Years	607	3.3%	908	3.3%	1,939	3.5%
Age 80 to 84 Years	284	1.5%	450	1.7%	1,018	1.8%
Age 85 Years or Over	187	1.0%	299	1.1%	715	1.3%
Female Median Age	38.2		38.9		39.3	
Age 19 Years or Less	4,531	24.6%	6,598	24.3%	13,292	24.0%
Age 20 to 64 Years	11,037	59.9%	16,215	59.6%	32,688	59.0%
Age 65 Years or Over	2,854	15.5%	4,393	16.1%	9,451	17.1%

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Male Age Distribution (2026)						
Male Population	17,892	49.3%	26,931	49.7%	54,636	49.6%
Age Under 5 Years	1,101	6.2%	1,648	6.1%	3,400	6.2%
Age 5 to 9 Years	1,077	6.0%	1,600	5.9%	3,190	5.8%
Age 10 to 14 Years	1,253	7.0%	1,822	6.8%	3,533	6.5%
Age 15 to 19 Years	1,172	6.5%	1,738	6.5%	3,393	6.2%
Age 20 to 24 Years	1,002	5.6%	1,497	5.6%	3,102	5.7%
Age 25 to 29 Years	1,221	6.8%	1,840	6.8%	3,831	7.0%
Age 30 to 34 Years	1,478	8.3%	2,105	7.8%	4,076	7.5%
Age 35 to 39 Years	1,314	7.3%	1,957	7.3%	3,844	7.0%
Age 40 to 44 Years	1,282	7.2%	1,869	6.9%	3,759	6.9%
Age 45 to 49 Years	1,157	6.5%	1,723	6.4%	3,375	6.2%
Age 50 to 54 Years	1,177	6.6%	1,812	6.7%	3,604	6.6%
Age 55 to 59 Years	1,202	6.7%	1,792	6.7%	3,581	6.6%
Age 60 to 64 Years	1,013	5.7%	1,645	6.1%	3,504	6.4%
Age 65 to 69 Years	849	4.7%	1,388	5.2%	3,028	5.5%
Age 70 to 74 Years	673	3.8%	1,045	3.9%	2,249	4.1%
Age 75 to 79 Years	532	3.0%	821	3.0%	1,731	3.2%
Age 80 to 84 Years	231	1.3%	369	1.4%	831	1.5%
Age 85 Years or Over	160	0.9%	259	1.0%	604	1.1%
Male Median Age	36.7		37.5		38.1	
Age 19 Years or Less	4,602	25.7%	6,808	25.3%	13,517	24.7%
Age 20 to 64 Years	10,845	60.6%	16,241	60.3%	32,675	59.8%
Age 65 Years or Over	2,445	13.7%	3,882	14.4%	8,443	15.5%
Males per 100 Females (2026)						
Overall Comparison	97		99		99	
Age Under 5 Years	100	50.1%	101	50.4%	104	50.9%
Age 5 to 9 Years	94	48.3%	99	49.8%	98	49.5%
Age 10 to 14 Years	110	52.3%	108	52.0%	105	51.1%
Age 15 to 19 Years	103	50.7%	103	50.8%	100	50.1%
Age 20 to 24 Years	104	51.1%	106	51.4%	104	50.9%
Age 25 to 29 Years	95	48.7%	103	50.6%	105	51.3%
Age 30 to 34 Years	103	50.8%	104	50.9%	101	50.1%
Age 35 to 39 Years	105	51.2%	107	51.6%	104	50.9%
Age 40 to 44 Years	98	49.5%	97	49.3%	97	49.2%
Age 45 to 49 Years	94	48.5%	96	49.1%	98	49.5%
Age 50 to 54 Years	98	49.4%	99	49.8%	100	50.1%
Age 55 to 59 Years	101	50.2%	98	49.4%	97	49.3%
Age 60 to 64 Years	86	46.2%	93	48.1%	95	48.6%
Age 65 to 69 Years	84	45.6%	89	47.1%	93	48.3%
Age 70 to 74 Years	88	46.9%	89	47.1%	89	47.0%
Age 75 to 79 Years	88	46.7%	90	47.5%	89	47.2%
Age 80 to 84 Years	81	44.8%	82	45.1%	82	44.9%
Age 85 Years or Over	85	46.1%	87	46.4%	84	45.8%
Age 19 Years or Less	102	50.4%	103	50.8%	102	50.4%
Age 20 to 39 Years	102	50.4%	105	51.1%	103	50.8%
Age 40 to 64 Years	95	48.8%	97	49.2%	97	49.3%
Age 65 Years or Over	86	46.1%	88	46.9%	89	47.2%

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Household Type (2026)						
Total Households	14,211		21,269		43,850	
Households with Children	4,810	*33.8%*	7,018	*33.0%*	13,979	*31.9%*
Average Household Size	2.6		2.5		2.5	
Household Density per Square Mile	181		138		140	
Population Family	30,431	*83.8%*	44,733	*82.6%*	89,103	*81.0%*
Population Non-Family	5,862	*16.1%*	9,130	*16.9%*	20,115	*18.3%*
Population Group Quarters	21	-	274	*0.5%*	848	*0.8%*
Family Households	9,932	*69.9%*	14,580	*68.6%*	29,058	*66.3%*
Married Couple Households	7,118	*71.7%*	10,498	*72.0%*	20,407	*70.2%*
Other Family Households	2,814	*28.3%*	4,081	*28.0%*	8,651	*29.8%*
Family Households with Children	4,799	*48.3%*	7,004	*48.0%*	13,944	*48.0%*
Married Couple with Children	3,205	*66.8%*	4,680	*66.8%*	9,067	*65.0%*
Other Family Households with Children	1,594	*33.2%*	2,324	*33.2%*	4,877	*35.0%*
Family Households No Children	5,133	*51.7%*	7,576	*52.0%*	15,114	*52.0%*
Married Couple No Children	3,913	*76.2%*	5,819	*76.8%*	11,340	*75.0%*
Other Family Households No Children	1,220	*23.8%*	1,758	*23.2%*	3,774	*25.0%*
Non-Family Households	4,279	*30.1%*	6,689	*31.4%*	14,792	*33.7%*
Non-Family Households with Children	11	*0.3%*	15	*0.2%*	35	*0.2%*
Non-Family Households No Children	4,268	*99.7%*	6,674	*99.8%*	14,757	*99.8%*
Average Family Household Size	3.1		3.1		3.1	
Average Family Income	$128,699		$129,704		$128,255	
Median Family Income	$107,309		$107,204		$107,560	
Average Non-Family Household Size	1.4		1.4		1.4	
Marital Status (2026)						
Population Age 15 Years or Over	29,493		44,149		90,036	
Never Married	9,217	*31.3%*	13,572	*30.7%*	27,737	*30.8%*
Currently Married	14,359	*48.7%*	21,596	*48.9%*	42,193	*46.9%*
Previously Married	5,917	*20.1%*	8,980	*20.3%*	20,106	*22.3%*
Separated	1,038	*17.5%*	1,496	*16.7%*	3,167	*15.8%*
Widowed	1,446	*24.4%*	2,258	*25.1%*	4,575	*22.8%*
Divorced	3,433	*58.0%*	5,226	*58.2%*	12,364	*61.5%*
Educational Attainment (2026)						
Adult Population Age 25 Years or Over	25,219		37,817		77,169	
Elementary (Grade Level 0 to 8)	953	*3.8%*	1,372	*3.6%*	2,558	*3.3%*
Some High School (Grade Level 9 to 11)	1,420	*5.6%*	2,163	*5.7%*	4,768	*6.2%*
High School Graduate	9,883	*39.2%*	14,025	*37.1%*	27,634	*35.8%*
Some College	4,884	*19.4%*	7,732	*20.4%*	15,987	*20.7%*
Associate Degree Only	2,253	*8.9%*	3,235	*8.6%*	6,408	*8.3%*
Bachelor Degree Only	4,094	*16.2%*	6,221	*16.4%*	13,193	*17.1%*
Graduate Degree	1,732	*6.9%*	3,071	*8.1%*	6,621	*8.6%*
Any College (Some College or Higher)	12,963	*51.4%*	20,258	*53.6%*	42,209	*54.7%*
College Degree + (Bachelor Degree or Higher)	5,826	*23.1%*	9,291	*24.6%*	19,814	*25.7%*

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Housing						
Total Housing Units (2026)	15,114		22,730		47,151	
Total Housing Units (2020)	13,148		19,981		42,344	
Historical Annual Growth (2020-2026)	1,966	-	2,749	-	4,807	-
Housing Units Occupied (2026)	14,211	*94.0%*	21,269	*93.6%*	43,850	*93.0%*
Housing Units Owner-Occupied	11,363	*80.0%*	16,592	*78.0%*	31,309	*71.4%*
Housing Units Renter-Occupied	2,848	*20.0%*	4,677	*22.0%*	12,541	*28.6%*
Housing Units Vacant (2026)	903	*6.0%*	1,461	*6.4%*	3,301	*7.0%*
Household Size (2026)						
Total Households	14,211		21,269		43,850	
1 Person Households	3,391	*23.9%*	5,323	*25.0%*	11,864	*27.1%*
2 Person Households	5,173	*36.4%*	7,696	*36.2%*	15,525	*35.4%*
3 Person Households	2,442	*17.2%*	3,509	*16.5%*	6,970	*15.9%*
4 Person Households	1,793	*12.6%*	2,630	*12.4%*	5,244	*12.0%*
5 Person Households	816	*5.7%*	1,218	*5.7%*	2,513	*5.7%*
6 Person Households	396	*2.8%*	578	*2.7%*	1,111	*2.5%*
7 or More Person Households	199	*1.4%*	315	*1.5%*	623	*1.4%*
Household Income Distribution (2026)						
HH Income $200,000 or More	1,010	*7.1%*	1,802	*8.5%*	4,171	*9.5%*
HH Income $150,000 to $199,999	1,925	*13.5%*	2,568	*12.1%*	4,761	*10.9%*
HH Income $125,000 to $149,999	1,423	*10.0%*	2,084	*9.8%*	3,800	*8.7%*
HH Income $100,000 to $124,999	2,101	*14.8%*	2,881	*13.5%*	5,149	*11.7%*
HH Income $75,000 to $99,999	2,618	*18.4%*	3,560	*16.7%*	6,834	*15.6%*
HH Income $50,000 to $74,999	2,075	*14.6%*	3,485	*16.4%*	7,612	*17.4%*
HH Income $35,000 to $49,999	1,255	*8.8%*	1,782	*8.4%*	3,829	*8.7%*
HH Income $25,000 to $34,999	740	*5.2%*	1,320	*6.2%*	2,801	*6.4%*
HH Income $15,000 to $24,999	469	*3.3%*	785	*3.7%*	2,063	*4.7%*
HH Income $10,000 to $14,999	253	*1.8%*	422	*2.0%*	1,212	*2.8%*
HH Income Under $10,000	341	*2.4%*	580	*2.7%*	1,618	*3.7%*
Household Vehicles (2026)						
Households 0 Vehicles Available	578	*4.1%*	952	*4.5%*	2,922	*6.7%*
Households 1 Vehicle Available	3,086	*21.7%*	4,921	*23.1%*	11,571	*26.4%*
Households 2 Vehicles Available	5,802	*40.8%*	8,468	*39.8%*	16,646	*38.0%*
Households 3 or More Vehicles Available	4,744	*33.4%*	6,928	*32.6%*	12,712	*29.0%*
Total Vehicles Available	30,595		45,364		88,488	
Average Vehicles per Household	2.2		2.1		2.0	
Owner-Occupied Household Vehicles	25,539	*83.5%*	37,642	*83.0%*	70,935	*80.2%*
Average Vehicles per Owner-Occupied Household	2.2		2.3		2.3	
Renter-Occupied Household Vehicles	5,056	*16.5%*	7,722	*17.0%*	17,553	*19.8%*
Average Vehicles per Renter-Occupied Household	1.8		1.7		1.4	
Travel Time (2026)						
Worker Base Age 16 years or Over	19,246		27,862		54,572	
Travel to Work in 14 Minutes or Less	4,517	*23.5%*	6,720	*24.1%*	12,877	*23.6%*
Travel to Work in 15 to 29 Minutes	5,887	*30.6%*	8,440	*30.3%*	16,638	*30.5%*
Travel to Work in 30 to 59 Minutes	4,032	*21.0%*	5,882	*21.1%*	12,006	*22.0%*
Travel to Work in 60 Minutes or More	3,079	*16.0%*	4,263	*15.3%*	7,486	*13.7%*
Work at Home	1,731	*9.0%*	2,558	*9.2%*	5,565	*10.2%*
Average Minutes Travel to Work	24.4		23.9		23.7	

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Transportation To Work (2026)						
Worker Base Age 16 years or Over	19,246		27,862		54,572	
Drive to Work Alone	15,668	*81.4%*	22,561	*81.0%*	42,248	*77.4%*
Drive to Work in Carpool	1,620	*8.4%*	2,320	*8.3%*	5,439	*10.0%*
Travel to Work by Public Transportation	10	-	52	*0.2%*	276	*0.5%*
Drive to Work on Motorcycle	-	-	6	-	46	-
Bicycle to Work	-	-	-	-	3	-
Walk to Work	66	*0.3%*	178	*0.6%*	573	*1.1%*
Other Means	151	*0.8%*	188	*0.7%*	422	*0.8%*
Work at Home	1,731	*9.0%*	2,558	*9.2%*	5,565	*10.2%*
Daytime Demographics (2026)						
Total Businesses	597		1,178		2,884	
Total Employees	5,697		11,597		28,274	
Company Headquarter Businesses	11	*1.8%*	27	*2.3%*	99	*3.4%*
Company Headquarter Employees	79	*1.4%*	898	*7.7%*	4,925	*17.4%*
Employee Population per Business	9.5	to 1	9.8	to 1	9.8	to 1
Residential Population per Business	60.8	to 1	46.0	to 1	38.2	to 1
Adj. Daytime Demographics Age 16 Years or Over	15,390		27,072		62,074	
Labor Force						
Labor Population Age 16 Years or Over (2026)	28,981		43,413		88,596	
Labor Force Total Males (2026)	14,207	*49.0%*	21,492	*49.5%*	43,816	*49.5%*
Male Civilian Employed	9,939	*70.0%*	14,633	*68.1%*	28,916	*66.0%*
Male Civilian Unemployed	327	*2.3%*	475	*2.2%*	954	*2.2%*
Males in Armed Forces	42	*0.3%*	73	*0.3%*	202	*0.5%*
Males Not in Labor Force	3,899	*27.4%*	6,311	*29.4%*	13,745	*31.4%*
Labor Force Total Females (2026)	14,774	*51.0%*	21,922	*50.5%*	44,780	*50.5%*
Female Civilian Employed	9,308	*63.0%*	13,232	*60.4%*	25,666	*57.3%*
Female Civilian Unemployed	312	*2.1%*	489	*2.2%*	1,231	*2.7%*
Females in Armed Forces	-	-	-	-	13	-
Females Not in Labor Force	5,154	*34.9%*	8,200	*37.4%*	17,870	*39.9%*
Unemployment Rate	639	*2.2%*	964	*2.2%*	2,185	*2.5%*
Occupation (2026)						
Occupation Population Age 16 Years or Over	19,246		27,862		54,572	
Occupation Total Males	9,938	*51.6%*	14,630	*52.5%*	28,907	*53.0%*
Occupation Total Females	9,308	*48.4%*	13,232	*47.5%*	25,666	*47.0%*
Management, Business, Financial Operations	3,167	*16.5%*	4,735	*17.0%*	9,773	*17.9%*
Professional, Related	4,908	*25.5%*	7,079	*25.4%*	13,138	*24.1%*
Service	2,507	*13.0%*	3,823	*13.7%*	8,256	*15.1%*
Sales, Office	3,473	*18.0%*	5,055	*18.1%*	9,597	*17.6%*
Farming, Fishing, Forestry	8	-	21	-	124	*0.2%*
Construction, Extraction, Maintenance	1,724	*9.0%*	2,292	*8.2%*	4,090	*7.5%*
Production, Transport, Material Moving	3,460	*18.0%*	4,856	*17.4%*	9,592	*17.6%*
White Collar Workers	11,548	*60.0%*	16,870	*60.5%*	32,509	*59.6%*
Blue Collar Workers	7,698	*40.0%*	10,992	*39.5%*	22,063	*40.4%*

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Lat/Lon: 39.361/-78.0346

Butler's Crossing	5 mi radius		7 mi radius		10 mi radius	
Units In Structure (2026)						
Total Units	14,211		21,269		43,850	
1 Detached Unit	10,763	*75.7%*	16,049	*75.5%*	31,158	*71.1%*
1 Attached Unit	1,292	*9.1%*	1,770	*8.3%*	4,037	*9.2%*
2 Units	38	*0.3%*	56	*0.3%*	235	*0.5%*
3 to 4 Units	94	*0.7%*	282	*1.3%*	1,674	*3.8%*
5 to 9 Units	218	*1.5%*	284	*1.3%*	900	*2.1%*
10 to 19 Units	140	*1.0%*	328	*1.5%*	942	*2.1%*
20 to 49 Units	27	*0.2%*	46	*0.2%*	199	*0.5%*
50 or More Units	39	*0.3%*	155	*0.7%*	779	*1.8%*
Mobile Home or Trailer	1,600	*11.3%*	2,298	*10.8%*	3,928	*9.0%*
Other Structure	-	-	-	-	-	-
Occupied Homes Built By Year (2026)						
Homes Built 2020 or later	1,395	*9.8%*	1,957	*9.2%*	2,836	*6.5%*
Homes Built 2010 to 2019	2,003	*14.1%*	2,618	*12.3%*	5,188	*11.8%*
Homes Built 2000 to 2009	3,539	*24.9%*	5,053	*23.8%*	9,739	*22.2%*
Homes Built 1990 to 1999	1,955	*13.8%*	2,965	*13.9%*	6,791	*15.5%*
Homes Built 1980 to 1989	1,885	*13.3%*	2,864	*13.5%*	5,812	*13.3%*
Homes Built 1970 to 1979	1,723	*12.1%*	2,801	*13.2%*	5,286	*12.1%*
Homes Built 1960 to 1969	314	*2.2%*	536	*2.5%*	1,678	*3.8%*
Homes Built 1950 to 1959	409	*2.9%*	779	*3.7%*	2,243	*5.1%*
Homes Built 1940 to 1949	125	*0.9%*	383	*1.8%*	1,102	*2.5%*
Homes Built Before 1939	863	*6.1%*	1,312	*6.2%*	3,177	*7.2%*
Median Age of Homes	31.6	*yrs*	33.4	*yrs*	36.1	*yrs*
Home Values (2026)						
Owner Specified Housing Units	11,363		16,592		31,309	
Home Values $1,000,000 or More	170	*1.5%*	222	*1.3%*	382	*1.2%*
Home Values $750,000 to $999,999	92	*0.8%*	192	*1.2%*	611	*2.0%*
Home Values $500,000 to $749,999	526	*4.6%*	952	*5.7%*	2,436	*7.8%*
Home Values $400,000 to $499,999	933	*8.2%*	1,765	*10.6%*	3,987	*12.7%*
Home Values $300,000 to $399,999	3,637	*32.0%*	4,979	*30.0%*	8,225	*26.3%*
Home Values $250,000 to $299,999	2,304	*20.3%*	3,215	*19.4%*	5,801	*18.5%*
Home Values $200,000 to $249,999	1,355	*11.9%*	1,813	*10.9%*	3,572	*11.4%*
Home Values $175,000 to $199,999	369	*3.2%*	515	*3.1%*	859	*2.7%*
Home Values $150,000 to $174,999	310	*2.7%*	460	*2.8%*	939	*3.0%*
Home Values $125,000 to $149,999	235	*2.1%*	396	*2.4%*	752	*2.4%*
Home Values $100,000 to $124,999	264	*2.3%*	432	*2.6%*	703	*2.2%*
Home Values $90,000 to $99,999	76	*0.7%*	163	*1.0%*	299	*1.0%*
Home Values $80,000 to $89,999	24	*0.2%*	92	*0.6%*	210	*0.7%*
Home Values $70,000 to $79,999	30	*0.3%*	66	*0.4%*	116	*0.4%*
Home Values $60,000 to $69,999	44	*0.4%*	72	*0.4%*	153	*0.5%*
Home Values $50,000 to $59,999	34	*0.3%*	43	*0.3%*	93	*0.3%*
Home Values $35,000 to $49,999	100	*0.9%*	131	*0.8%*	235	*0.7%*
Home Values $25,000 to $34,999	306	*2.7%*	324	*2.0%*	699	*2.2%*
Home Values $10,000 to $24,999	181	*1.6%*	270	*1.6%*	482	*1.5%*
Home Values Under $10,000	371	*3.3%*	489	*2.9%*	756	*2.4%*
Owner-Occupied Median Home Value	$297,298		$302,020		$311,777	
Renter-Occupied Median Rent	$1,059		$1,040		$1,008	

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