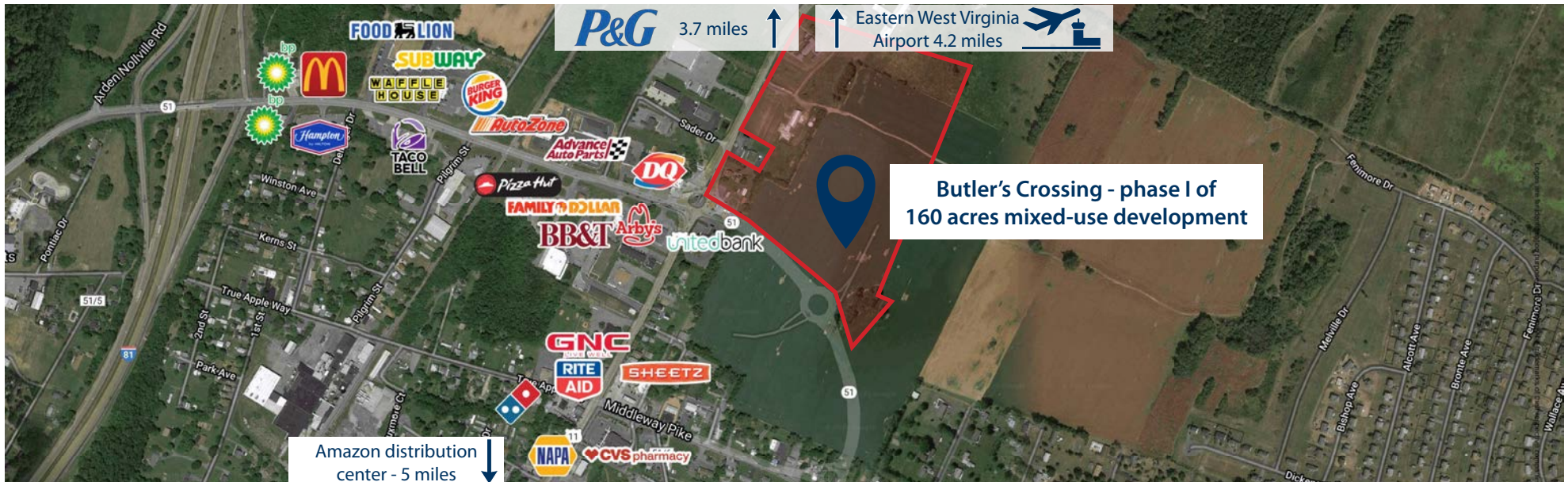


# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



## PROPERTY HIGHLIGHTS

-  Pad and Outparcels sites AVAILABLE  
From 1,180 SF up to 14,000 SF retail available
-  Town Center opportunity. 160 acres mixed-use development to include Hotel, Office, Retail, Medical. Phase I is 18 acres +
-  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

## Proposed retailers



**POPEYES**

### POPULATION

5 Mi	33,964
7 Mi	49,835
10 Mi	102,143

### CARS PER DAY

Winchester Ave: 10,500
Gerrardstown Rd: 22,600
Interstate 81: 53,648

### AV. HH INCOME

5 Mi	\$75,095
7 Mi	\$75,879
10 Mi	\$78,520

### EMPLOYEES

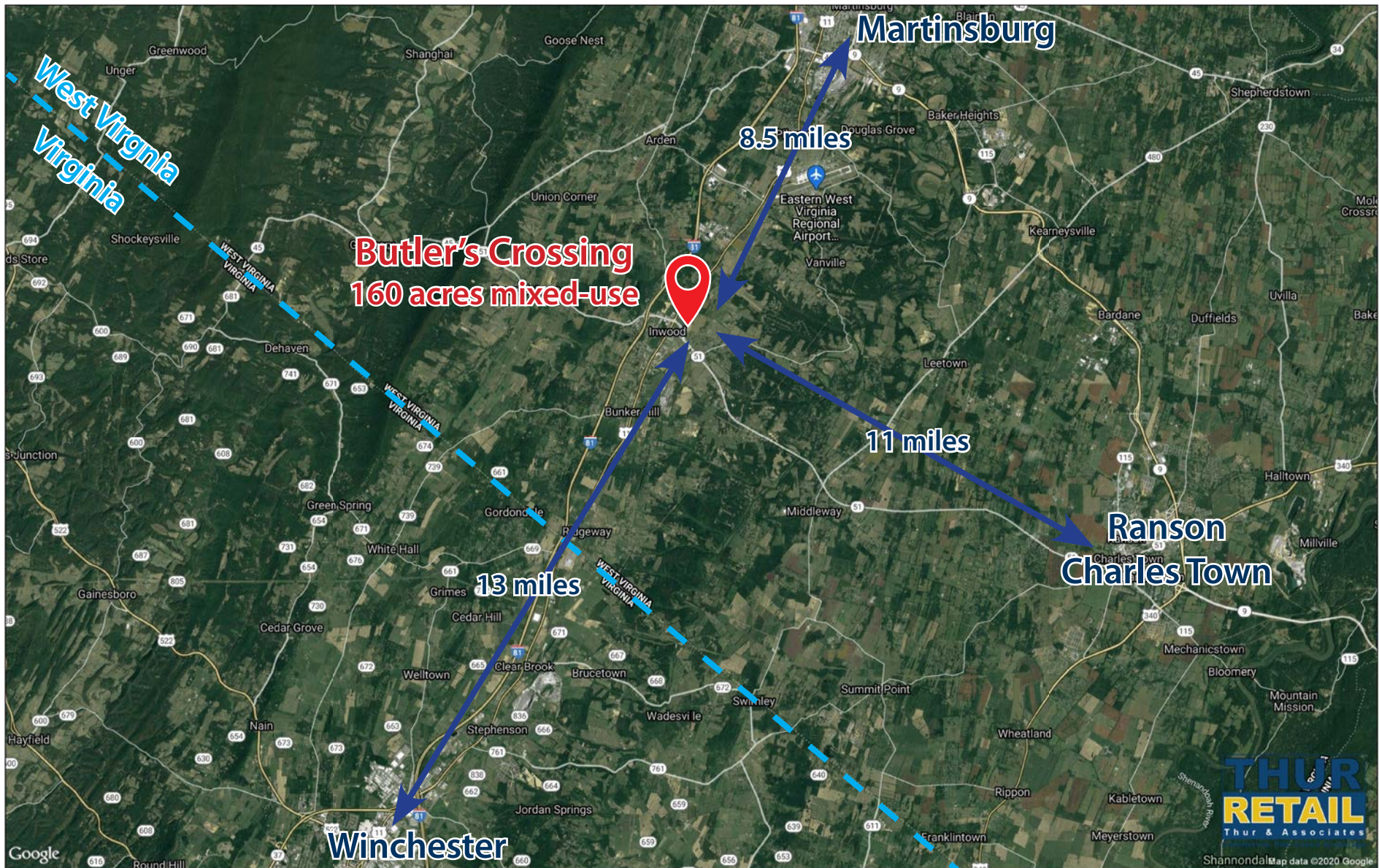
5 Mi	5,449
7 Mi	11,501
10 Mi	27,458





# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



last updated: 07/30/21 P.2



SHARY THUR



202-359-3469



sthur@thurassociates.com



# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



## 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 Easter West Virginia Airport

## BERKELEY COUNTY INFO



**110,173+**  
POPULATION



**54,310+**  
EMPLOYEES



**321+**  
SQUARE MILES



**1,629+**  
BUSINESSES

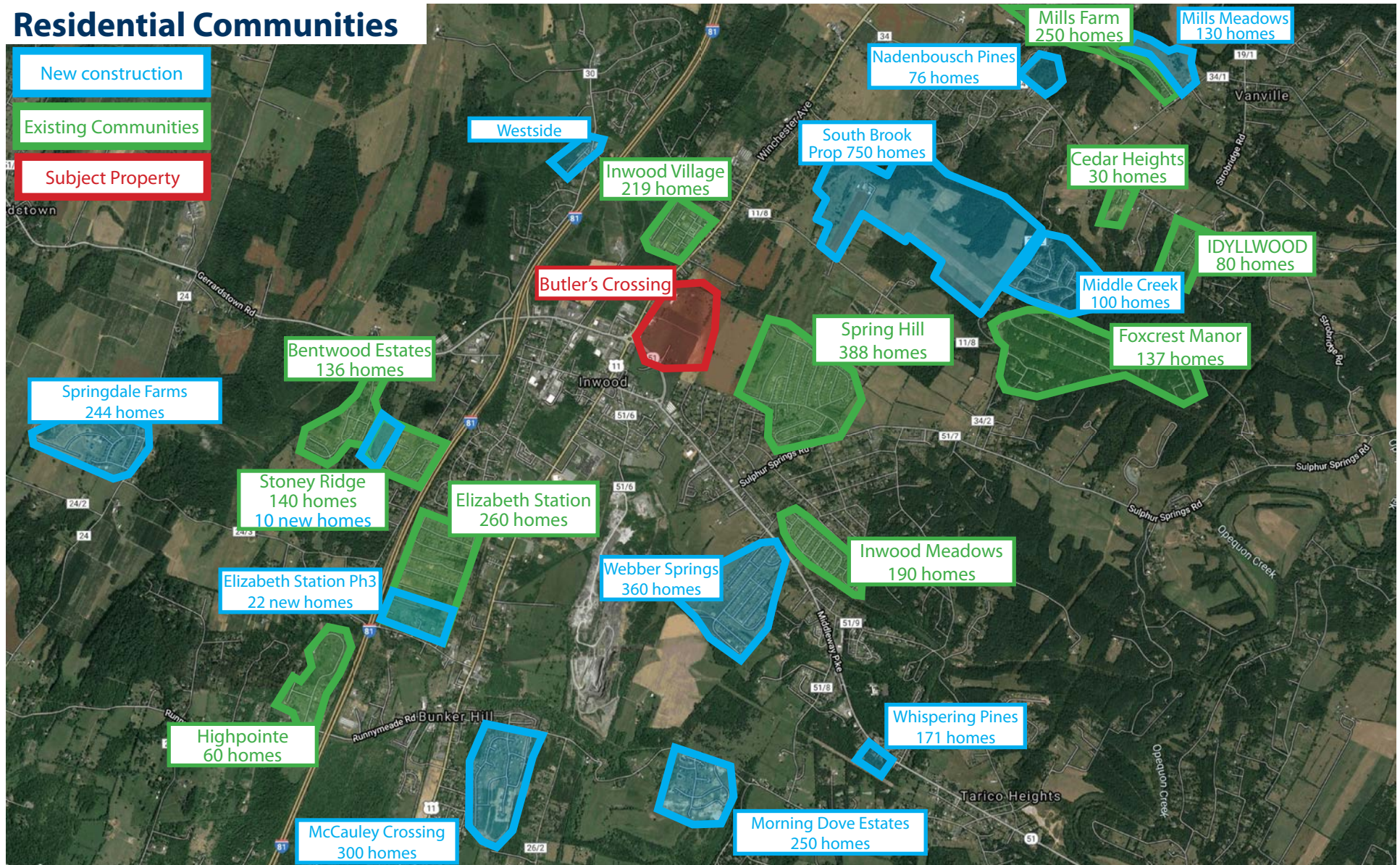
Berkeley County is located in the Eastern Panhandle of West Virginia. Washington County, Maryland is located to the north of the county and Frederick County, Virginia is to the south. The West Virginia counties of Jefferson and Morgan are found to the east and west respectively. The county is less than 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.



# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428

## Residential Communities





# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



Butler's Crossing



Gerrardstown Rd - 22,600 VPD

Interstate 81 - 47,209 VPD

last updated: 07/30/21 P.5



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# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



Butler's Crossing



# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428

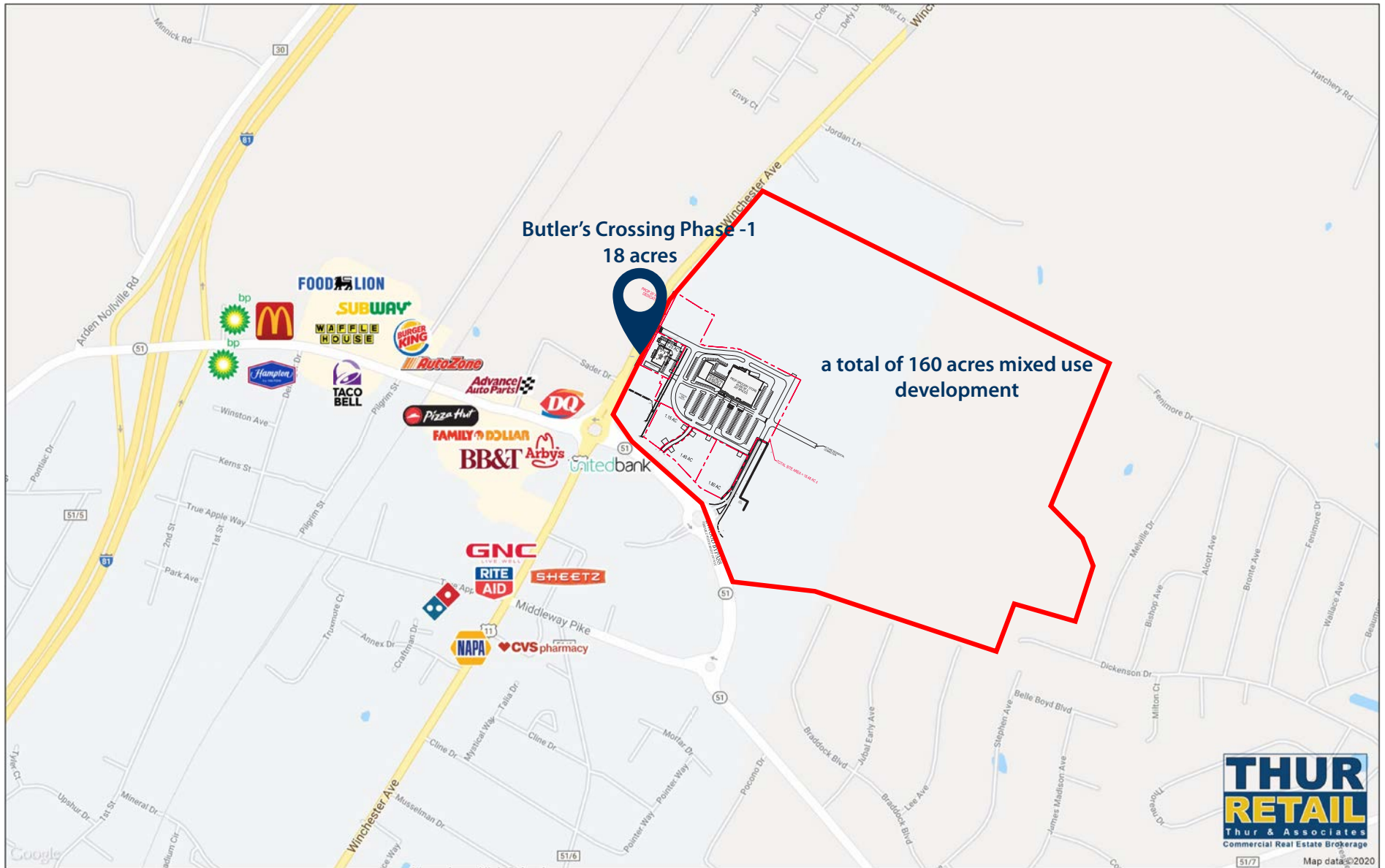
## Drone Plan Overview





# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



last updated: 07/30/21 P. 8



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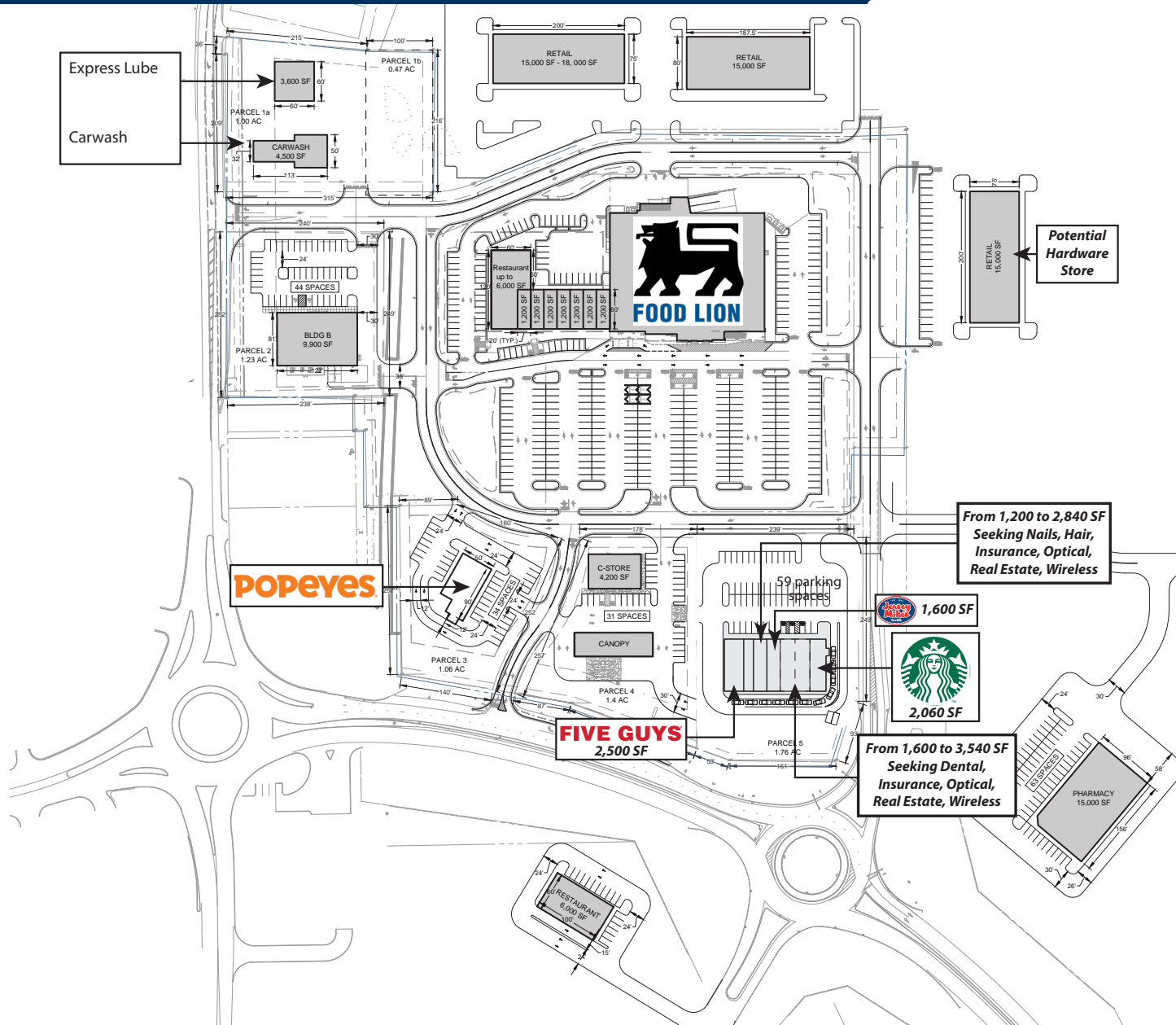


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7655 Winchester Ave, Inwood, WV 25428



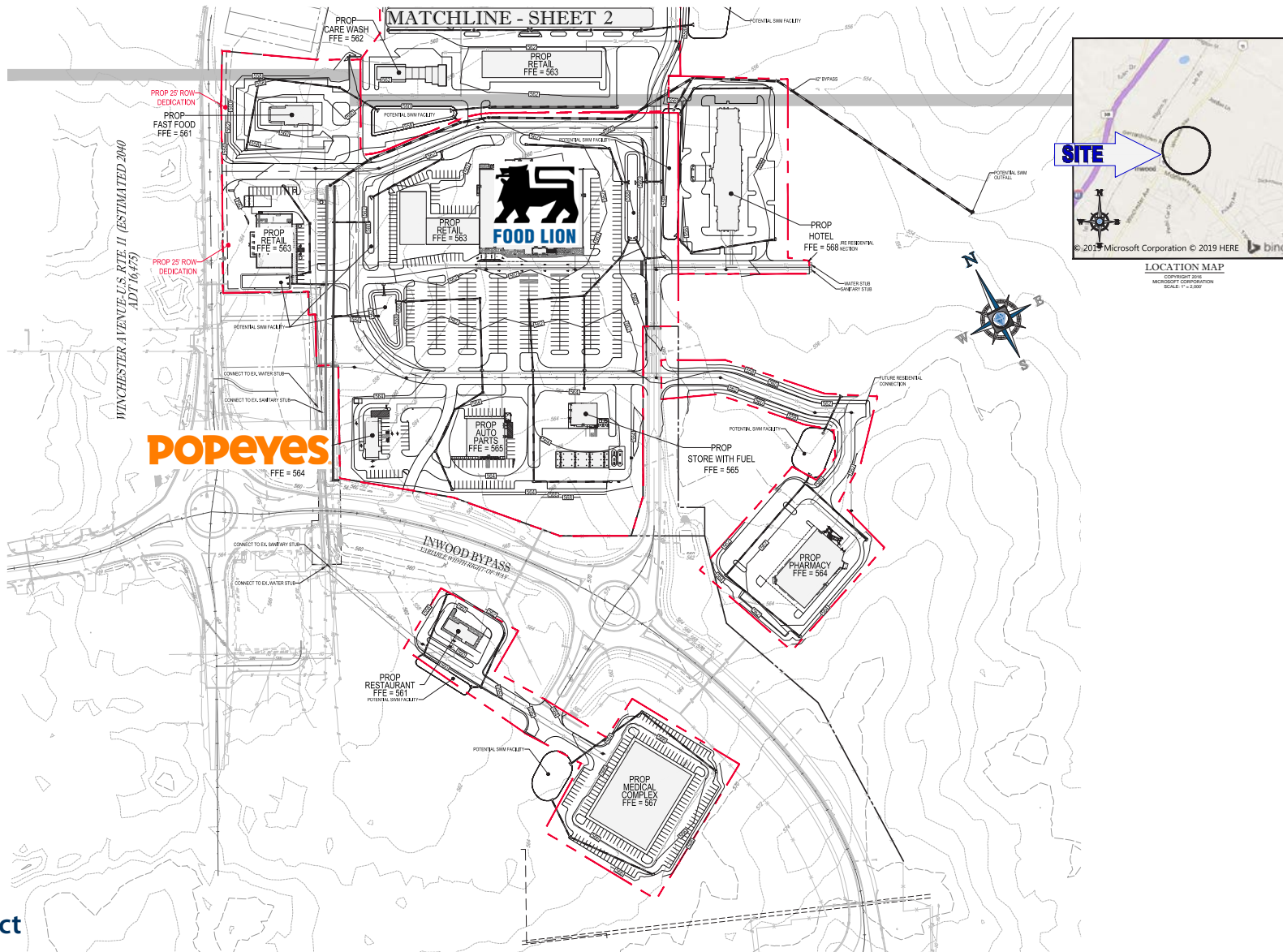
Proposed  
Site plan subject  
to modifications

last updated: 07/30/21 P. 9





**7655 Winchester Ave, Inwood, WV 25428**



A horizontal number line with tick marks at 0, 25, 50, and 100. The segment between 0 and 25 is shaded with a light gray background.

**THUR**  
**RETAIL**  
Thur & Associates  
Commercial Real Estate Brokerage

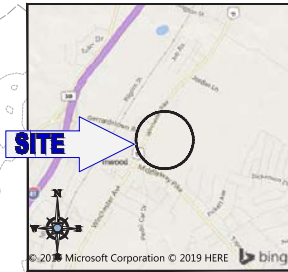
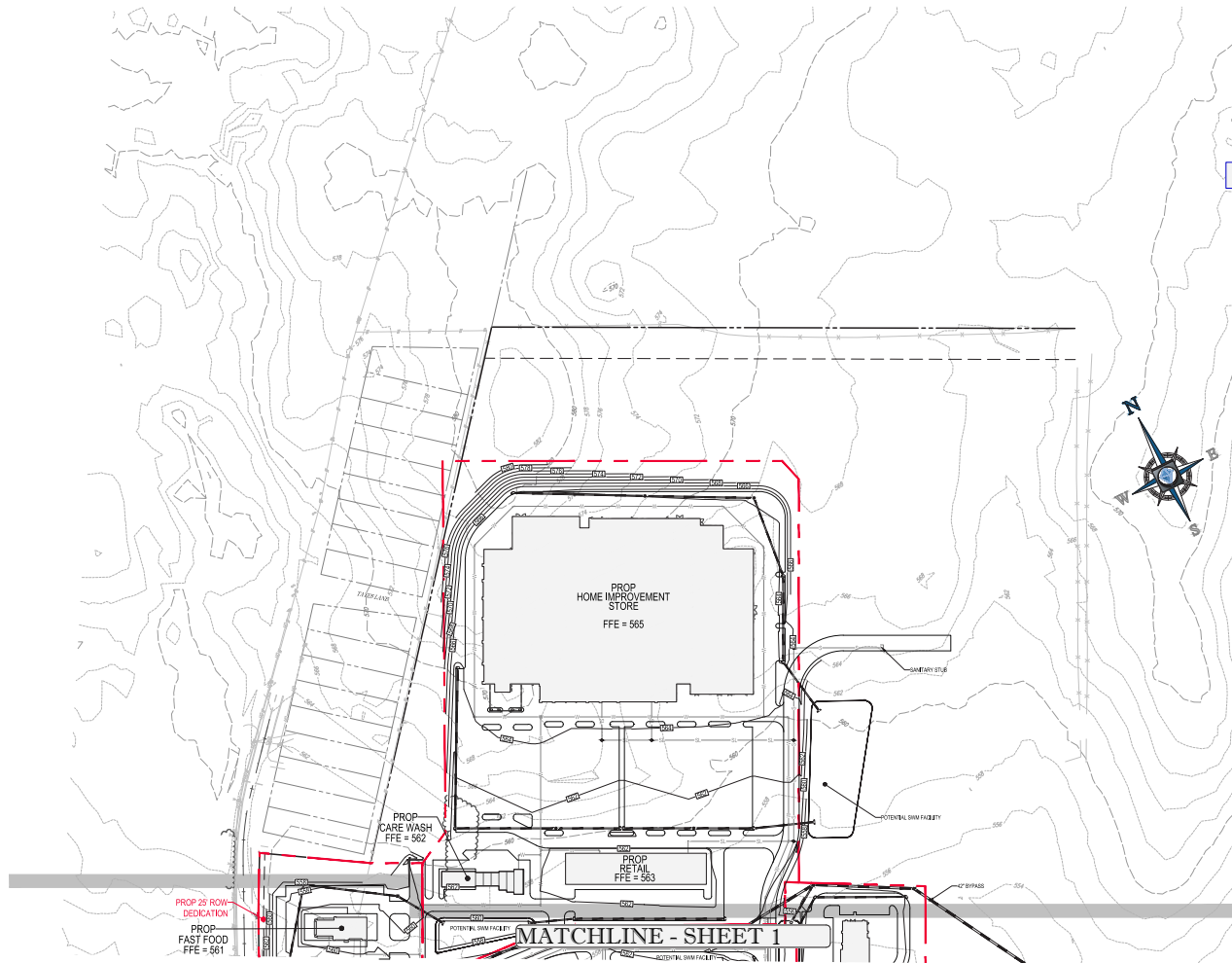


**sthur@thurassociates.com**



# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



Proposed  
expansion



last updated: 07/30/21 P. 11





# BUTLER'S CROSSING

7655 Winchester Ave, Inwood, WV 25428



## LEASING CONTACT

**SHARY THUR**

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Direct 202-823-4445

[sthur@thurassociates.com](mailto:sthur@thurassociates.com)

## OFFICE LOCATIONS

### WASHINGTON DC

1054 31st St NW, Suite 115

Washington, DC 20007

202-823-4444

### BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441





# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

RFULL9

## 7655 Winchester Ave

Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

### Population

Estimated Population (2021)	33,964		49,835		102,143	
Projected Population (2026)	37,189		53,909		108,786	
Census Population (2010)	28,252		42,955		90,984	
Census Population (2000)	19,692		30,642		68,143	
Projected Annual Growth (2021-2026)	3,225	1.9%	4,074	1.6%	6,644	1.3%
Historical Annual Growth (2010-2021)	5,712	1.8%	6,880	1.5%	11,159	1.1%
Historical Annual Growth (2000-2010)	8,560	4.3%	12,313	4.0%	22,841	3.4%
Estimated Population Density (2021)	433	psm	324	psm	325	psm
Trade Area Size	78.5	sq mi	153.9	sq mi	314.0	sq mi

### Households

Estimated Households (2021)	12,887		19,078		39,636	
Projected Households (2026)	14,063		20,584		42,203	
Census Households (2010)	10,410		15,994		34,499	
Census Households (2000)	7,334		11,553		26,444	
Projected Annual Growth (2021-2026)	1,176	1.8%	1,506	1.6%	2,567	1.3%
Historical Annual Change (2000-2021)	5,553	3.6%	7,525	3.1%	13,192	2.4%

### Average Household Income

Estimated Average Household Income (2021)	\$75,095		\$75,879		\$78,520	
Projected Average Household Income (2026)	\$79,871		\$81,942		\$86,102	
Census Average Household Income (2010)	\$65,387		\$65,902		\$65,243	
Census Average Household Income (2000)	\$49,342		\$47,572		\$46,266	
Projected Annual Change (2021-2026)	\$4,776	1.3%	\$6,063	1.6%	\$7,582	1.9%
Historical Annual Change (2000-2021)	\$25,753	2.5%	\$28,307	2.8%	\$32,254	3.3%

### Median Household Income

Estimated Median Household Income (2021)	\$70,672		\$69,902		\$68,712	
Projected Median Household Income (2026)	\$81,186		\$80,529		\$79,262	
Census Median Household Income (2010)	\$57,629		\$58,629		\$55,397	
Census Median Household Income (2000)	\$43,656		\$41,884		\$39,347	
Projected Annual Change (2021-2026)	\$10,514	3.0%	\$10,627	3.0%	\$10,550	3.1%
Historical Annual Change (2000-2021)	\$27,016	2.9%	\$28,018	3.2%	\$29,365	3.6%

### Per Capita Income

Estimated Per Capita Income (2021)	\$28,496		\$29,066		\$30,514	
Projected Per Capita Income (2026)	\$30,206		\$31,304		\$33,445	
Census Per Capita Income (2010)	\$24,092		\$24,538		\$24,739	
Census Per Capita Income (2000)	\$18,260		\$17,979		\$17,846	
Projected Annual Change (2021-2026)	\$1,710	1.2%	\$2,238	1.5%	\$2,931	1.9%
Historical Annual Change (2000-2021)	\$10,236	2.7%	\$11,087	2.9%	\$12,669	3.4%
Estimated Average Household Net Worth (2021)	\$424,018		\$454,370		\$502,485	

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

### Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

#### Race and Ethnicity

Total Population (2021)	33,964		49,835		102,143	
White (2021)	30,078	88.6%	43,552	87.4%	86,362	84.6%
Black or African American (2021)	1,871	5.5%	3,180	6.4%	8,810	8.6%
American Indian or Alaska Native (2021)	103	0.3%	159	0.3%	332	0.3%
Asian (2021)	343	1.0%	602	1.2%	1,265	1.2%
Hawaiian or Pacific Islander (2021)	8	-	15	-	43	-
Other Race (2021)	576	1.7%	805	1.6%	1,855	1.8%
Two or More Races (2021)	985	2.9%	1,523	3.1%	3,474	3.4%
Population < 18 (2021)	8,059	23.7%	11,565	23.2%	23,074	22.6%
White Not Hispanic	6,491	80.5%	9,156	79.2%	17,400	75.4%
Black or African American	463	5.7%	760	6.6%	1,982	8.6%
Asian	78	1.0%	126	1.1%	239	1.0%
Other Race Not Hispanic	512	6.4%	759	6.6%	1,684	7.3%
Hispanic	515	6.4%	764	6.6%	1,769	7.7%
Not Hispanic or Latino Population (2021)	32,404	95.4%	47,507	95.3%	96,523	94.5%
Not Hispanic White	29,307	90.4%	42,390	89.2%	83,483	86.5%
Not Hispanic Black or African American	1,835	5.7%	3,100	6.5%	8,519	8.8%
Not Hispanic American Indian or Alaska Native	72	0.2%	117	0.2%	256	0.3%
Not Hispanic Asian	336	1.0%	589	1.2%	1,238	1.3%
Not Hispanic Hawaiian or Pacific Islander	7	-	14	-	35	-
Not Hispanic Other Race	17	-	20	-	36	-
Not Hispanic Two or More Races	830	2.6%	1,278	2.7%	2,956	3.1%
Hispanic or Latino Population (2021)	1,560	4.6%	2,328	4.7%	5,620	5.5%
Hispanic White	771	49.4%	1,162	49.9%	2,879	51.2%
Hispanic Black or African American	35	2.3%	80	3.4%	291	5.2%
Hispanic American Indian or Alaska Native	32	2.0%	42	1.8%	76	1.4%
Hispanic Asian	7	0.5%	13	0.6%	27	0.5%
Hispanic Hawaiian or Pacific Islander	1	-	1	-	8	0.1%
Hispanic Other Race	558	35.8%	785	33.7%	1,820	32.4%
Hispanic Two or More Races	156	10.0%	245	10.5%	519	9.2%
Not Hispanic or Latino Population (2010)	27,294	96.6%	41,487	96.6%	87,172	95.8%
Hispanic or Latino Population (2010)	958	3.4%	1,468	3.4%	3,812	4.2%
Not Hispanic or Latino Population (2000)	19,438	98.7%	30,224	98.6%	66,972	98.3%
Hispanic or Latino Population (2000)	254	1.3%	417	1.4%	1,170	1.7%
Not Hispanic or Latino Population (2026)	35,369	95.1%	51,225	95.0%	102,450	94.2%
Hispanic or Latino Population (2026)	1,820	4.9%	2,684	5.0%	6,336	5.8%
Projected Annual Growth (2021-2026)	260	-	356	-	716	-
Historical Annual Growth (2000-2010)	705	27.8%	1,051	25.2%	2,641	22.6%

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

### Total Age Distribution (2021)

Total Population	33,964		49,835		102,143	
Age Under 5 Years	2,044	6.0%	2,928	5.9%	6,003	5.9%
Age 5 to 9 Years	2,256	6.6%	3,218	6.5%	6,440	6.3%
Age 10 to 14 Years	2,339	6.9%	3,369	6.8%	6,673	6.5%
Age 15 to 19 Years	2,184	6.4%	3,149	6.3%	6,205	6.1%
Age 20 to 24 Years	1,794	5.3%	2,629	5.3%	5,586	5.5%
Age 25 to 29 Years	2,345	6.9%	3,337	6.7%	6,684	6.5%
Age 30 to 34 Years	2,639	7.8%	3,709	7.4%	7,196	7.0%
Age 35 to 39 Years	2,489	7.3%	3,575	7.2%	7,085	6.9%
Age 40 to 44 Years	2,324	6.8%	3,360	6.7%	6,639	6.5%
Age 45 to 49 Years	2,188	6.4%	3,259	6.5%	6,506	6.4%
Age 50 to 54 Years	2,272	6.7%	3,447	6.9%	7,069	6.9%
Age 55 to 59 Years	2,271	6.7%	3,483	7.0%	7,325	7.2%
Age 60 to 64 Years	2,017	5.9%	3,090	6.2%	6,703	6.6%
Age 65 to 69 Years	1,707	5.0%	2,570	5.2%	5,513	5.4%
Age 70 to 74 Years	1,381	4.1%	2,074	4.2%	4,546	4.5%
Age 75 to 79 Years	901	2.7%	1,342	2.7%	2,946	2.9%
Age 80 to 84 Years	482	1.4%	747	1.5%	1,677	1.6%
Age 85 Years or Over	331	1.0%	549	1.1%	1,345	1.3%
Median Age	36.9		37.9		38.8	
Age 19 Years or Less	8,823	26.0%	12,664	25.4%	25,322	24.8%
Age 20 to 64 Years	20,339	59.9%	29,889	60.0%	60,794	59.5%
Age 65 Years or Over	4,802	14.1%	7,282	14.6%	16,027	15.7%

### Female Age Distribution (2021)

Female Population	17,123	50.4%	25,042	50.3%	51,367	50.3%
Age Under 5 Years	1,014	5.9%	1,452	5.8%	2,964	5.8%
Age 5 to 9 Years	1,097	6.4%	1,563	6.2%	3,112	6.1%
Age 10 to 14 Years	1,197	7.0%	1,718	6.9%	3,365	6.6%
Age 15 to 19 Years	1,052	6.1%	1,522	6.1%	3,042	5.9%
Age 20 to 24 Years	925	5.4%	1,354	5.4%	2,869	5.6%
Age 25 to 29 Years	1,170	6.8%	1,663	6.6%	3,366	6.6%
Age 30 to 34 Years	1,352	7.9%	1,892	7.6%	3,636	7.1%
Age 35 to 39 Years	1,245	7.3%	1,791	7.2%	3,533	6.9%
Age 40 to 44 Years	1,139	6.6%	1,651	6.6%	3,319	6.5%
Age 45 to 49 Years	1,101	6.4%	1,636	6.5%	3,244	6.3%
Age 50 to 54 Years	1,132	6.6%	1,701	6.8%	3,496	6.8%
Age 55 to 59 Years	1,180	6.9%	1,776	7.1%	3,662	7.1%
Age 60 to 64 Years	935	5.5%	1,453	5.8%	3,225	6.3%
Age 65 to 69 Years	905	5.3%	1,334	5.3%	2,829	5.5%
Age 70 to 74 Years	716	4.2%	1,067	4.3%	2,360	4.6%
Age 75 to 79 Years	457	2.7%	685	2.7%	1,560	3.0%
Age 80 to 84 Years	303	1.8%	448	1.8%	952	1.9%
Age 85 Years or Over	203	1.2%	337	1.3%	834	1.6%
Female Median Age	37.2		38.1		39.0	
Age 19 Years or Less	4,360	25.5%	6,255	25.0%	12,483	24.3%
Age 20 to 64 Years	10,180	59.4%	14,918	59.6%	30,350	59.1%
Age 65 Years or Over	2,584	15.1%	3,870	15.5%	8,535	16.6%

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

### Male Age Distribution (2021)

Male Population	16,841	49.6%	24,793	49.7%	50,775	49.7%
Age Under 5 Years	1,030	6.1%	1,476	6.0%	3,039	6.0%
Age 5 to 9 Years	1,159	6.9%	1,656	6.7%	3,328	6.6%
Age 10 to 14 Years	1,142	6.8%	1,651	6.7%	3,308	6.5%
Age 15 to 19 Years	1,132	6.7%	1,626	6.6%	3,163	6.2%
Age 20 to 24 Years	869	5.2%	1,275	5.1%	2,717	5.4%
Age 25 to 29 Years	1,176	7.0%	1,674	6.8%	3,318	6.5%
Age 30 to 34 Years	1,286	7.6%	1,817	7.3%	3,561	7.0%
Age 35 to 39 Years	1,244	7.4%	1,784	7.2%	3,553	7.0%
Age 40 to 44 Years	1,185	7.0%	1,709	6.9%	3,320	6.5%
Age 45 to 49 Years	1,087	6.5%	1,623	6.5%	3,262	6.4%
Age 50 to 54 Years	1,140	6.8%	1,746	7.0%	3,573	7.0%
Age 55 to 59 Years	1,091	6.5%	1,706	6.9%	3,664	7.2%
Age 60 to 64 Years	1,081	6.4%	1,637	6.6%	3,478	6.9%
Age 65 to 69 Years	802	4.8%	1,237	5.0%	2,684	5.3%
Age 70 to 74 Years	664	3.9%	1,007	4.1%	2,186	4.3%
Age 75 to 79 Years	444	2.6%	657	2.7%	1,386	2.7%
Age 80 to 84 Years	179	1.1%	299	1.2%	725	1.4%
Age 85 Years or Over	128	0.8%	212	0.9%	511	1.0%
Male Median Age	36.6		37.6		38.5	
Age 19 Years or Less	4,463	26.5%	6,410	25.9%	12,839	25.3%
Age 20 to 64 Years	10,160	60.3%	14,971	60.4%	30,444	60.0%
Age 65 Years or Over	2,218	13.2%	3,411	13.8%	7,492	14.8%

### Males per 100 Females (2021)

Overall Comparison						
Age Under 5 Years	102	50.4%	102	50.4%	103	50.6%
Age 5 to 9 Years	106	51.4%	106	51.4%	107	51.7%
Age 10 to 14 Years	95	48.8%	96	49.0%	98	49.0%
Age 15 to 19 Years	108	51.8%	107	51.7%	104	51.0%
Age 20 to 24 Years	94	48.4%	94	48.5%	95	48.6%
Age 25 to 29 Years	101	50.1%	101	50.2%	99	49.6%
Age 30 to 34 Years	95	48.8%	96	49.0%	98	49.5%
Age 35 to 39 Years	100	50.0%	100	49.9%	101	50.1%
Age 40 to 44 Years	104	51.0%	103	50.9%	100	50.0%
Age 45 to 49 Years	99	49.7%	99	49.8%	101	50.1%
Age 50 to 54 Years	101	50.2%	103	50.7%	102	50.5%
Age 55 to 59 Years	92	48.0%	96	49.0%	100	50.0%
Age 60 to 64 Years	116	53.6%	113	53.0%	108	51.9%
Age 65 to 69 Years	89	47.0%	93	48.1%	95	48.7%
Age 70 to 74 Years	93	48.1%	94	48.6%	93	48.1%
Age 75 to 79 Years	97	49.3%	96	49.0%	89	47.1%
Age 80 to 84 Years	59	37.1%	67	40.0%	76	43.2%
Age 85 Years or Over	63	38.7%	63	38.6%	61	38.0%
Age 19 Years or Less	102	50.6%	102	50.6%	103	50.7%
Age 20 to 39 Years	98	49.4%	98	49.4%	98	49.5%
Age 40 to 64 Years	102	50.4%	102	50.6%	102	50.5%
Age 65 Years or Over	86	46.2%	88	46.8%	88	46.7%

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

### Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

#### Household Type (2021)

Total Households	12,887		19,078		39,636	
Households with Children	4,653	36.1%	6,677	35.0%	13,240	33.4%
Average Household Size	2.6		2.6		2.6	
Household Density per Square Mile	164		124		126	
Population Family	29,411	86.6%	42,729	85.7%	85,979	84.2%
Population Non-Family	4,541	13.4%	6,921	13.9%	15,265	14.9%
Population Group Quarters	12	-	185	0.4%	899	0.9%
Family Households	9,392	72.9%	13,701	71.8%	27,576	69.6%
Married Couple Households	7,204	76.7%	10,539	76.9%	20,643	74.9%
Other Family Households with Children	2,188	23.3%	3,162	23.1%	6,933	25.1%
Family Households with Children	4,569	48.6%	6,561	47.9%	13,029	47.2%
Married Couple with Children	3,139	68.7%	4,510	68.7%	8,532	65.5%
Other Family Households with Children	1,430	31.3%	2,051	31.3%	4,497	34.5%
Family Households No Children	4,823	51.4%	7,140	52.1%	14,548	52.8%
Married Couple No Children	4,064	84.3%	6,028	84.4%	12,111	83.3%
Other Family Households No Children	759	15.7%	1,112	15.6%	2,436	16.7%
Non-Family Households	3,495	27.1%	5,377	28.2%	12,060	30.4%
Non-Family Households with Children	84	2.4%	116	2.2%	211	1.8%
Non-Family Households No Children	3,411	97.6%	5,261	97.8%	11,848	98.2%
Average Family Household Size	3.1		3.1		3.1	
Average Family Income	\$81,810		\$83,825		\$88,487	
Median Family Income	\$80,268		\$80,575		\$80,318	
Average Non-Family Household Size	1.3		1.3		1.3	

#### Marital Status (2021)

Population Age 15 Years or Over	27,325		40,320		83,026	
Never Married	7,030	25.7%	10,524	26.1%	23,360	28.1%
Currently Married	13,765	50.4%	20,001	49.6%	39,280	47.3%
Previously Married	6,531	23.9%	9,795	24.3%	20,387	24.6%
Separated	989	15.1%	1,433	14.6%	3,400	16.7%
Widowed	1,235	18.9%	1,888	19.3%	4,147	20.3%
Divorced	4,306	65.9%	6,474	66.1%	12,839	63.0%

#### Educational Attainment (2021)

Adult Population Age 25 Years or Over	23,347		34,542		71,235	
Elementary (Grade Level 0 to 8)	870	3.7%	1,273	3.7%	2,656	3.7%
Some High School (Grade Level 9 to 11)	1,823	7.8%	2,670	7.7%	5,973	8.4%
High School Graduate	9,203	39.4%	13,155	38.1%	25,466	35.7%
Some College	4,655	19.9%	6,748	19.5%	14,679	20.6%
Associate Degree Only	2,650	11.4%	3,819	11.1%	6,714	9.4%
Bachelor Degree Only	2,583	11.1%	4,325	12.5%	9,939	14.0%
Graduate Degree	1,563	6.7%	2,551	7.4%	5,807	8.2%
Any College (Some College or Higher)	11,451	49.0%	17,443	50.5%	37,140	52.1%
College Degree + (Bachelor Degree or Higher)	4,146	17.8%	6,876	19.9%	15,746	22.1%



# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

### Inwood, WV 25428

Inwood, WV 25428		5 mi radius		7 mi radius		10 mi radius	
Housing							
Total Housing Units (2021)	13,573		20,231		42,139		
Total Housing Units (2010)	11,200		17,377		37,593		
Historical Annual Growth (2010-2021)	2,372	1.9%	2,854	1.5%	4,546	1.1%	
Housing Units Occupied (2021)	12,887	94.9%	19,078	94.3%	39,636	94.1%	
Housing Units Owner-Occupied	10,861	84.3%	15,637	82.0%	29,836	75.3%	
Housing Units Renter-Occupied	2,026	15.7%	3,441	18.0%	9,800	24.7%	
Housing Units Vacant (2021)	686	5.1%	1,153	5.7%	2,503	5.9%	
Household Size (2021)							
Total Households	12,887		19,078		39,636		
1 Person Households	2,663	20.7%	4,151	21.8%	9,505	24.0%	
2 Person Households	4,611	35.8%	6,845	35.9%	13,925	35.1%	
3 Person Households	2,344	18.2%	3,380	17.7%	6,768	17.1%	
4 Person Households	1,966	15.3%	2,790	14.6%	5,509	13.9%	
5 Person Households	835	6.5%	1,207	6.3%	2,469	6.2%	
6 Person Households	287	2.2%	442	2.3%	909	2.3%	
7 or More Person Households	180	1.4%	263	1.4%	551	1.4%	
Household Income Distribution (2021)							
HH Income \$200,000 or More	340	2.6%	633	3.3%	1,871	4.7%	
HH Income \$150,000 to \$199,999	575	4.5%	980	5.1%	2,144	5.4%	
HH Income \$125,000 to \$149,999	1,104	8.6%	1,529	8.0%	3,076	7.8%	
HH Income \$100,000 to \$124,999	1,499	11.6%	2,112	11.1%	4,104	10.4%	
HH Income \$75,000 to \$99,999	2,443	19.0%	3,417	17.9%	6,173	15.6%	
HH Income \$50,000 to \$74,999	3,126	24.3%	4,436	23.3%	8,545	21.6%	
HH Income \$35,000 to \$49,999	1,678	13.0%	2,328	12.2%	4,524	11.4%	
HH Income \$25,000 to \$34,999	1,010	7.8%	1,567	8.2%	3,269	8.2%	
HH Income \$15,000 to \$24,999	400	3.1%	745	3.9%	2,534	6.4%	
HH Income \$10,000 to \$14,999	287	2.2%	521	2.7%	1,507	3.8%	
HH Income Under \$10,000	426	3.3%	809	4.2%	1,889	4.8%	
Household Vehicles (2021)							
Households 0 Vehicles Available	564	4.4%	796	4.2%	2,246	5.7%	
Households 1 Vehicle Available	2,855	22.2%	4,569	23.9%	11,344	28.6%	
Households 2 Vehicles Available	5,286	41.0%	7,521	39.4%	14,328	36.2%	
Households 3 or More Vehicles Available	4,182	32.5%	6,192	32.5%	11,718	29.6%	
Total Vehicles Available	27,768		41,002		80,629		
Average Vehicles per Household	2.2		2.1		2.0		
Owner-Occupied Household Vehicles	23,919	86.1%	34,886	85.1%	65,880	81.7%	
Average Vehicles per Owner-Occupied Household	2.2		2.2		2.2		
Renter-Occupied Household Vehicles	3,849	13.9%	6,116	14.9%	14,748	18.3%	
Average Vehicles per Renter-Occupied Household	1.9		1.8		1.5		
Travel Time (2021)							
Worker Base Age 16 years or Over	16,402		24,099		49,488		
Travel to Work in 14 Minutes or Less	2,766	16.9%	4,527	18.8%	10,785	21.8%	
Travel to Work in 15 to 29 Minutes	6,539	39.9%	9,172	38.1%	16,876	34.1%	
Travel to Work in 30 to 59 Minutes	4,845	29.5%	6,859	28.5%	11,870	24.0%	
Travel to Work in 60 Minutes or More	2,334	14.2%	3,359	13.9%	7,744	15.6%	
Work at Home	576	3.5%	865	3.6%	2,017	4.1%	
Average Minutes Travel to Work	25.6		24.9		24.7		

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# COMPLETE PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

### Inwood, WV 25428

Inwood, WV 25428	5 mi radius		7 mi radius		10 mi radius	
Transportation To Work (2021)						
Worker Base Age 16 years or Over	16,402		24,099		49,488	
Drive to Work Alone	13,734	83.7%	20,220	83.9%	41,149	83.2%
Drive to Work in Carpool	1,752	10.7%	2,439	10.1%	4,981	10.1%
Travel to Work by Public Transportation	47	0.3%	148	0.6%	364	0.7%
Drive to Work on Motorcycle	11	-	17	-	32	-
Bicycle to Work	-	-	-	-	32	-
Walk to Work	178	1.1%	262	1.1%	544	1.1%
Other Means	105	0.6%	149	0.6%	369	0.7%
Work at Home	576	3.5%	865	3.6%	2,017	4.1%
Daytime Demographics (2021)						
Total Businesses	543		1,058		2,586	
Total Employees	5,449		11,501		27,458	
Company Headquarter Businesses	21	3.9%	45	4.3%	121	4.7%
Company Headquarter Employees	481	8.8%	1,227	10.7%	3,373	12.3%
Employee Population per Business	10.0	to 1	10.9	to 1	10.6	to 1
Residential Population per Business	62.5	to 1	47.1	to 1	39.5	to 1
Adj. Daytime Demographics Age 16 Years or Over	15,124		26,173		59,581	
Labor Force						
Labor Population Age 16 Years or Over (2021)	26,824		39,615		81,658	
Labor Force Total Males (2021)	13,251	49.4%	19,638	49.6%	40,393	49.5%
Male Civilian Employed	8,978	67.8%	13,090	66.7%	26,126	64.7%
Male Civilian Unemployed	449	3.4%	646	3.3%	1,399	3.5%
Males in Armed Forces	42	0.3%	116	0.6%	256	0.6%
Males Not in Labor Force	3,782	28.5%	5,787	29.5%	12,612	31.2%
Labor Force Total Females (2021)	13,573	50.6%	19,977	50.4%	41,266	50.5%
Female Civilian Employed	8,121	59.8%	11,716	58.7%	23,126	56.0%
Female Civilian Unemployed	410	3.0%	597	3.0%	1,195	2.9%
Females in Armed Forces	8	-	21	0.1%	28	-
Females Not in Labor Force	5,033	37.1%	7,643	38.3%	16,917	41.0%
Unemployment Rate	860	3.2%	1,242	3.1%	2,594	3.2%
Occupation (2021)						
Occupation Population Age 16 Years or Over	17,099		24,807		49,252	
Occupation Total Males	8,978	52.5%	13,090	52.8%	26,126	53.0%
Occupation Total Females	8,121	47.5%	11,716	47.2%	23,126	47.0%
Management, Business, Financial Operations	2,082	12.2%	3,083	12.4%	6,076	12.3%
Professional, Related	3,091	18.1%	4,477	18.0%	9,753	19.8%
Service	2,794	16.3%	3,963	16.0%	8,046	16.3%
Sales, Office	3,521	20.6%	5,171	20.8%	10,124	20.6%
Farming, Fishing, Forestry	221	1.3%	263	1.1%	359	0.7%
Construction, Extraction, Maintenance	1,485	8.7%	2,266	9.1%	4,098	8.3%
Production, Transport, Material Moving	3,905	22.8%	5,584	22.5%	10,796	21.9%
White Collar Workers	8,694	50.8%	12,731	51.3%	25,953	52.7%
Blue Collar Workers	8,405	49.2%	12,076	48.7%	23,299	47.3%

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Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

### Units In Structure (2021)

Total Units	10,410		15,994		34,499	
1 Detached Unit	9,743	93.6%	14,524	90.8%	28,074	81.4%
1 Attached Unit	861	8.3%	1,098	6.9%	2,774	8.0%
2 Units	257	2.5%	333	2.1%	934	2.7%
3 to 4 Units	80	0.8%	159	1.0%	1,036	3.0%
5 to 9 Units	488	4.7%	782	4.9%	1,763	5.1%
10 to 19 Units	46	0.4%	111	0.7%	580	1.7%
20 to 49 Units	36	0.3%	71	0.4%	338	1.0%
50 or More Units	49	0.5%	97	0.6%	446	1.3%
Mobile Home or Trailer	1,326	12.7%	1,903	11.9%	3,690	10.7%
Other Structure	-	-	-	-	1	-

### Homes Built By Year (2021)

Homes Built 2014 or later	1,395	10.3%	1,857	9.2%	3,096	7.3%
Homes Built 2010 to 2013	590	4.3%	867	4.3%	1,708	4.1%
Homes Built 2000 to 2009	2,711	20.0%	3,984	19.7%	7,768	18.4%
Homes Built 1990 to 1999	2,607	19.2%	3,577	17.7%	7,122	16.9%
Homes Built 1980 to 1989	1,763	13.0%	2,551	12.6%	5,071	12.0%
Homes Built 1970 to 1979	1,517	11.2%	2,401	11.9%	5,016	11.9%
Homes Built 1960 to 1969	369	2.7%	531	2.6%	1,416	3.4%
Homes Built 1950 to 1959	328	2.4%	531	2.6%	1,431	3.4%
Homes Built 1940 to 1949	281	2.1%	477	2.4%	1,143	2.7%
Homes Built Before 1939	1,326	9.8%	2,302	11.4%	5,866	13.9%
Median Age of Homes	29.6	yrs	31.3	yrs	34.1	yrs

### Home Values (2021)

Owner Specified Housing Units	10,861		15,637		29,836	
Home Values \$1,000,000 or More	8	-	35	0.2%	116	0.4%
Home Values \$750,000 to \$999,999	132	1.2%	158	1.0%	263	0.9%
Home Values \$500,000 to \$749,999	154	1.4%	268	1.7%	736	2.5%
Home Values \$400,000 to \$499,999	252	2.3%	596	3.8%	1,627	5.5%
Home Values \$300,000 to \$399,999	1,325	12.2%	2,147	13.7%	4,745	15.9%
Home Values \$250,000 to \$299,999	1,140	10.5%	1,915	12.2%	3,713	12.4%
Home Values \$200,000 to \$249,999	1,742	16.0%	2,392	15.3%	4,236	14.2%
Home Values \$175,000 to \$199,999	1,746	16.1%	2,136	13.7%	3,444	11.5%
Home Values \$150,000 to \$174,999	1,535	14.1%	1,983	12.7%	3,543	11.9%
Home Values \$125,000 to \$149,999	1,039	9.6%	1,328	8.5%	2,178	7.3%
Home Values \$100,000 to \$124,999	504	4.6%	734	4.7%	1,395	4.7%
Home Values \$90,000 to \$99,999	216	2.0%	366	2.3%	603	2.0%
Home Values \$80,000 to \$89,999	155	1.4%	280	1.8%	449	1.5%
Home Values \$70,000 to \$79,999	51	0.5%	103	0.7%	295	1.0%
Home Values \$60,000 to \$69,999	90	0.8%	136	0.9%	291	1.0%
Home Values \$50,000 to \$59,999	56	0.5%	85	0.5%	235	0.8%
Home Values \$35,000 to \$49,999	49	0.5%	78	0.5%	149	0.5%
Home Values \$25,000 to \$34,999	182	1.7%	251	1.6%	383	1.3%
Home Values \$10,000 to \$24,999	172	1.6%	242	1.5%	526	1.8%
Home Values Under \$10,000	313	2.9%	405	2.6%	908	3.0%
Owner-Occupied Median Home Value	\$200,394		\$209,687		\$220,570	
Renter-Occupied Median Rent	\$821		\$810		\$797	

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Lat/Lon: 39.3613/-78.037

## 7655 Winchester Ave

### Inwood, WV 25428

5 mi radius

7 mi radius

10 mi radius

#### Total Annual Consumer Expenditure (2021)

Total Household Expenditure	\$744.66 M	\$1.11 B	\$2.35 B
Total Non-Retail Expenditure	\$389.66 M	\$581.62 M	\$1.24 B
Total Retail Expenditure	\$355 M	\$528.08 M	\$1.12 B
Apparel	\$25.94 M	\$38.72 M	\$82.36 M
Contributions	\$23.43 M	\$35.16 M	\$75.42 M
Education	\$20.24 M	\$30.77 M	\$67.22 M
Entertainment	\$42.01 M	\$62.64 M	\$132.85 M
Food and Beverages	\$110.59 M	\$164.57 M	\$348.2 M
Furnishings and Equipment	\$26.21 M	\$39.04 M	\$82.7 M
Gifts	\$17.47 M	\$26.19 M	\$56.49 M
Health Care	\$64.5 M	\$95.77 M	\$201.88 M
Household Operations	\$28.85 M	\$43.11 M	\$91.82 M
Miscellaneous Expenses	\$14.05 M	\$20.95 M	\$44.46 M
Personal Care	\$10 M	\$14.9 M	\$31.6 M
Personal Insurance	\$5.17 M	\$7.73 M	\$16.45 M
Reading	\$1.61 M	\$2.4 M	\$5.11 M
Shelter	\$155.22 M	\$231.77 M	\$493.04 M
Tobacco	\$4.67 M	\$6.93 M	\$14.56 M
Transportation	\$138.47 M	\$205.55 M	\$432.88 M
Utilities	\$56.22 M	\$83.5 M	\$176.04 M

#### Monthly Household Consumer Expenditure (2021)

Total Household Expenditure	\$4,816		\$4,847		\$4,947	
Total Non-Retail Expenditure	\$2,520	52.3%	\$2,541	52.4%	\$2,600	52.6%
Total Retail Expenditures	\$2,296	47.7%	\$2,307	47.6%	\$2,347	47.4%
Apparel	\$168	3.5%	\$169	3.5%	\$173	3.5%
Contributions	\$152	3.1%	\$154	3.2%	\$159	3.2%
Education	\$131	2.7%	\$134	2.8%	\$141	2.9%
Entertainment	\$272	5.6%	\$274	5.6%	\$279	5.6%
Food and Beverages	\$715	14.9%	\$719	14.8%	\$732	14.8%
Furnishings and Equipment	\$170	3.5%	\$171	3.5%	\$174	3.5%
Gifts	\$113	2.3%	\$114	2.4%	\$119	2.4%
Health Care	\$417	8.7%	\$418	8.6%	\$424	8.6%
Household Operations	\$187	3.9%	\$188	3.9%	\$193	3.9%
Miscellaneous Expenses	\$91	1.9%	\$92	1.9%	\$93	1.9%
Personal Care	\$65	1.3%	\$65	1.3%	\$66	1.3%
Personal Insurance	\$33	0.7%	\$34	0.7%	\$35	0.7%
Reading	\$10	0.2%	\$10	0.2%	\$11	0.2%
Shelter	\$1,004	20.8%	\$1,012	20.9%	\$1,037	21.0%
Tobacco	\$30	0.6%	\$30	0.6%	\$31	0.6%
Transportation	\$895	18.6%	\$898	18.5%	\$910	18.4%
Utilities	\$364	7.5%	\$365	7.5%	\$370	7.5%

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