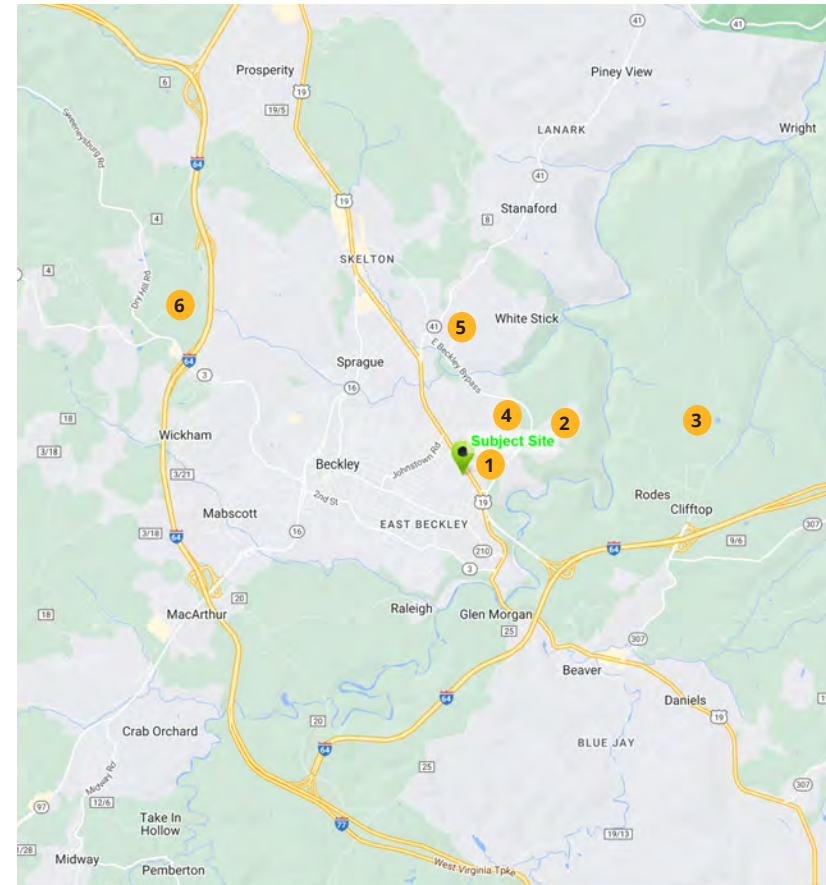


COMMERCIAL LAND

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**
- Ideal for a Car Dealership and service center.
- Pre-construction work has been completed representing an substantial savings in money and time.
- Adjacent to the Beckley Raleigh County Convention Center
Very Close to the Beckley Youth Sport Complex

POPULATION

3 Mi	23,489
5 Mi	40,047
10 Mi	64,111

CARS PER DAY

	Eisenhower Dr: 10,616
--	-----------------------

AV. HH INCOME

	3 Mi	\$67,774
	5 Mi	\$72,901
	10 Mi	\$77,420

EMPLOYEES

	3 Mi	17,602
	5 Mi	22,878
	10 Mi	25,159

last updated: 12/27/24 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: 12/27/24 P2



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202-359-3469



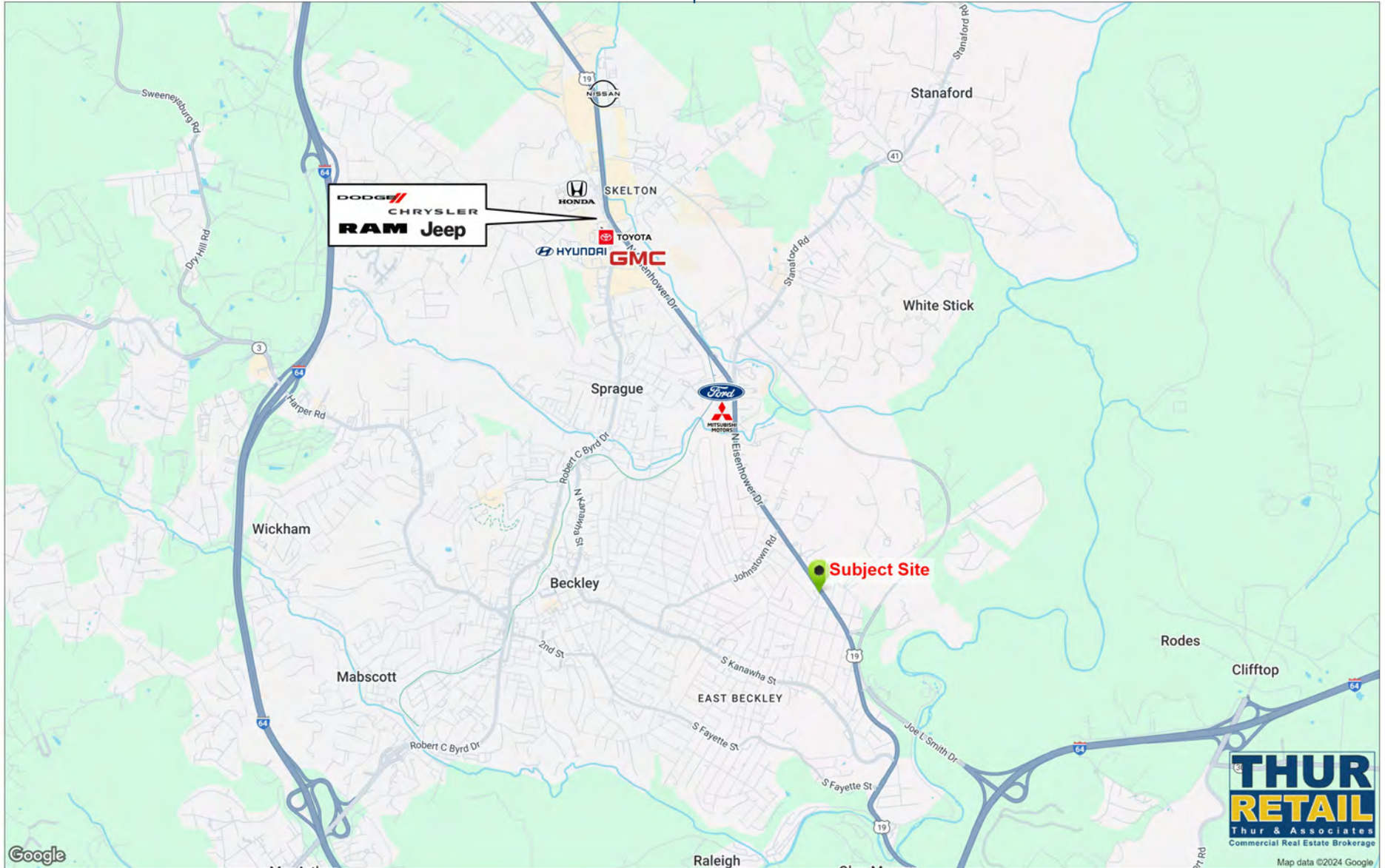
sthur@thurassociates.com

COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



Car Dealerships in the area



last updated: 12/27/24 P3



SHARY THUR



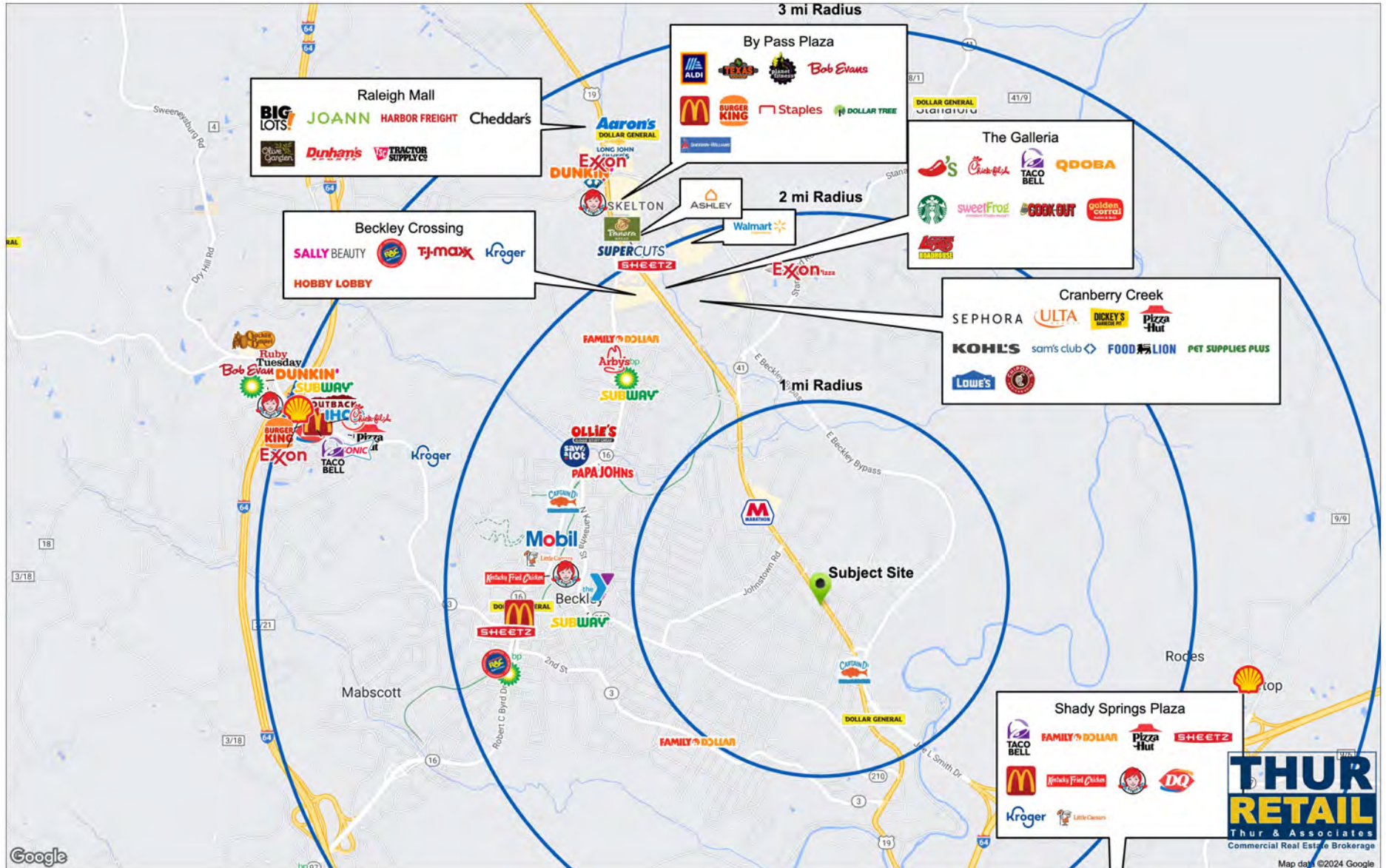
202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 12/27/24 P4



SHARY THUR



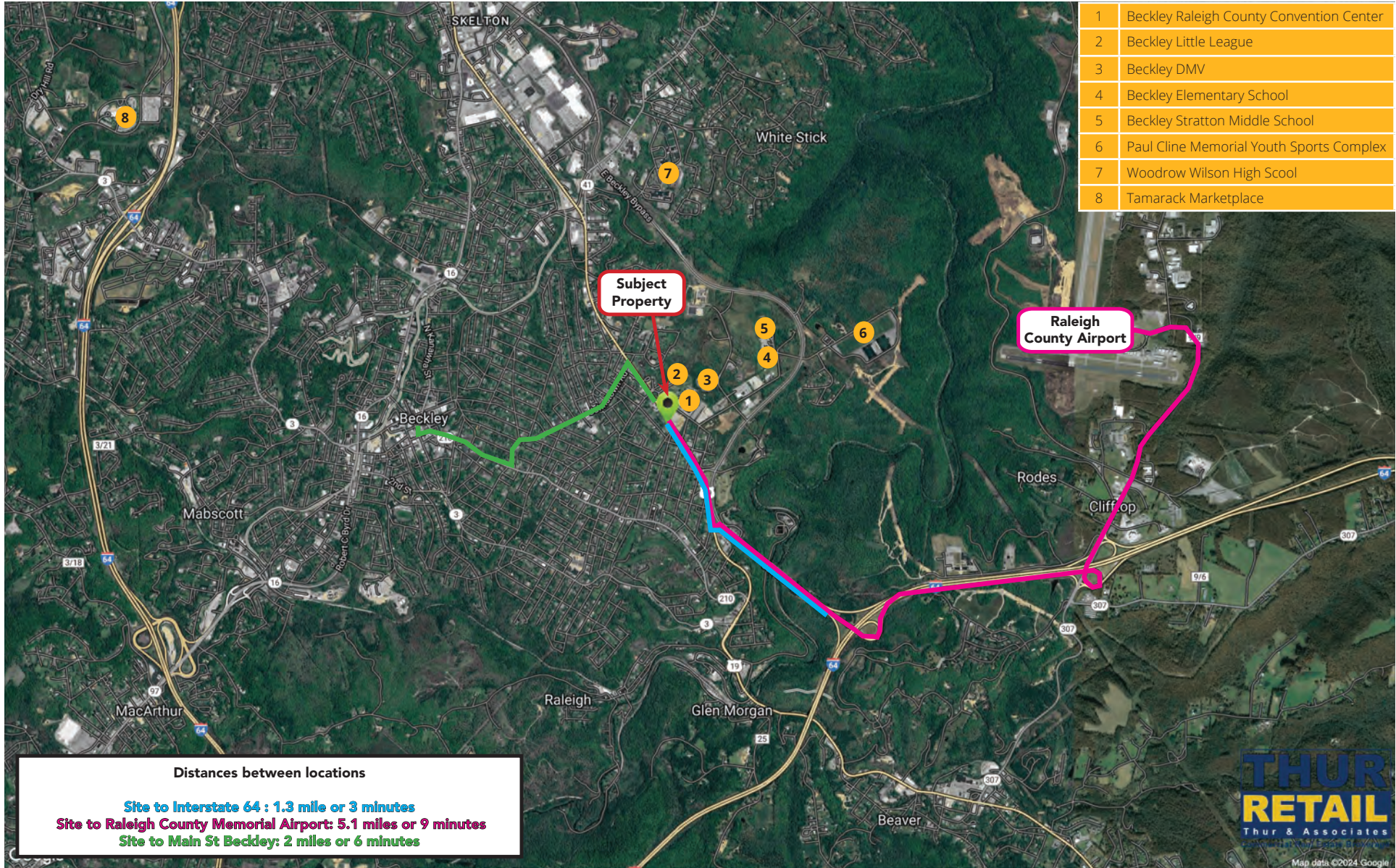
202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 12/27/24 P5



SHARY THUR



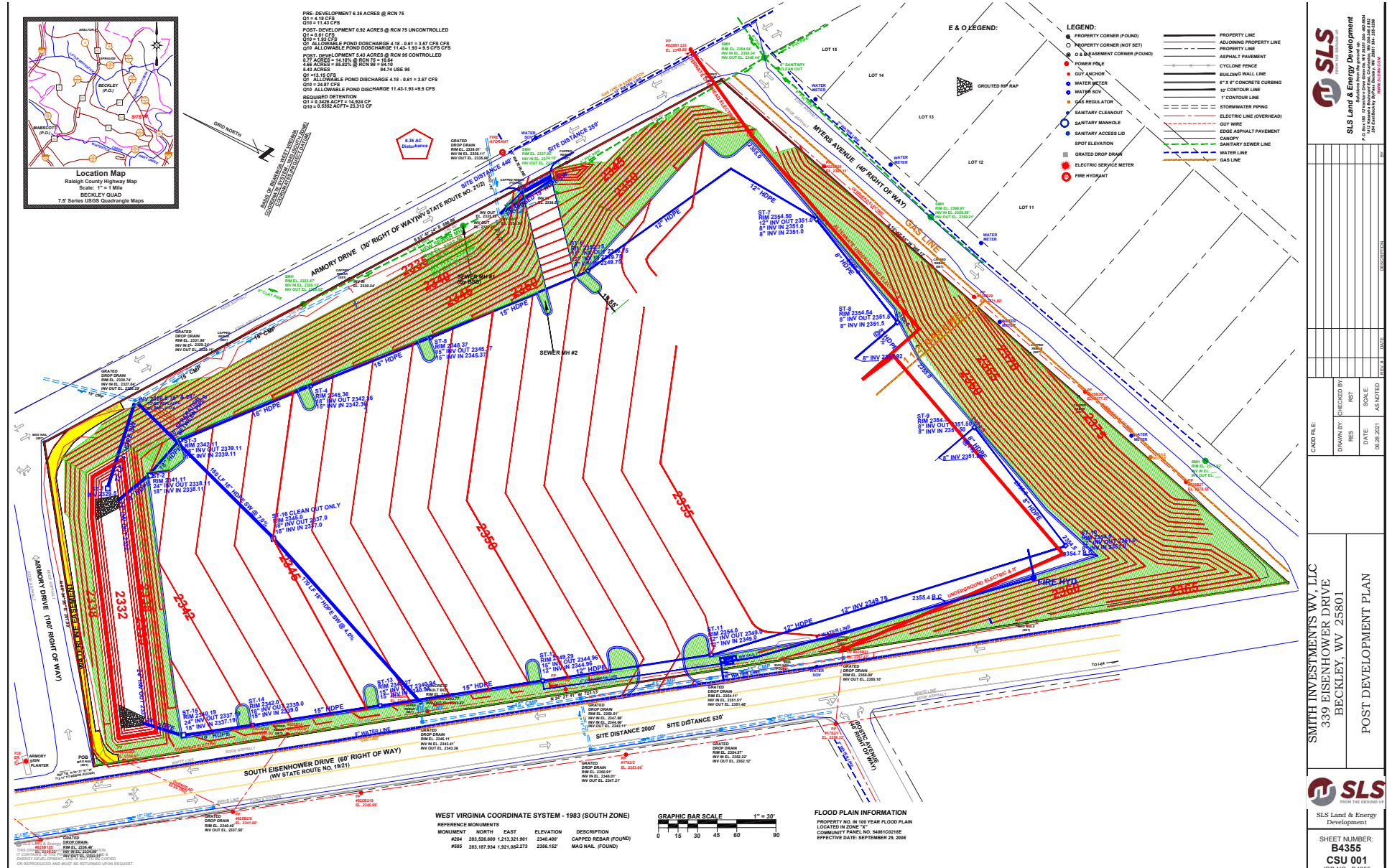
202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



SLS Land & Energy Development
 1401 Armonk Drive, Suite 200, Beckley, WV 25801
 WWW.SLSGROUP.COM

CAD FILE	DRAWN BY	CHECKED BY	REV	DATE	SCALE	PROJECT

SMITH INVESTMENTS WV, LLC
 339 EISENHOWER DRIVE
 BECKLEY, WV 25801

POST DEVELOPMENT PLAN

SLS
 FROM THE BROOK OF
 SLS Land & Energy Development

SHEET NUMBER:
B4355
 CSU 001
(1" = 30') - PL 3/10/24

last updated: 12/27/24 P6



SHARY THUR



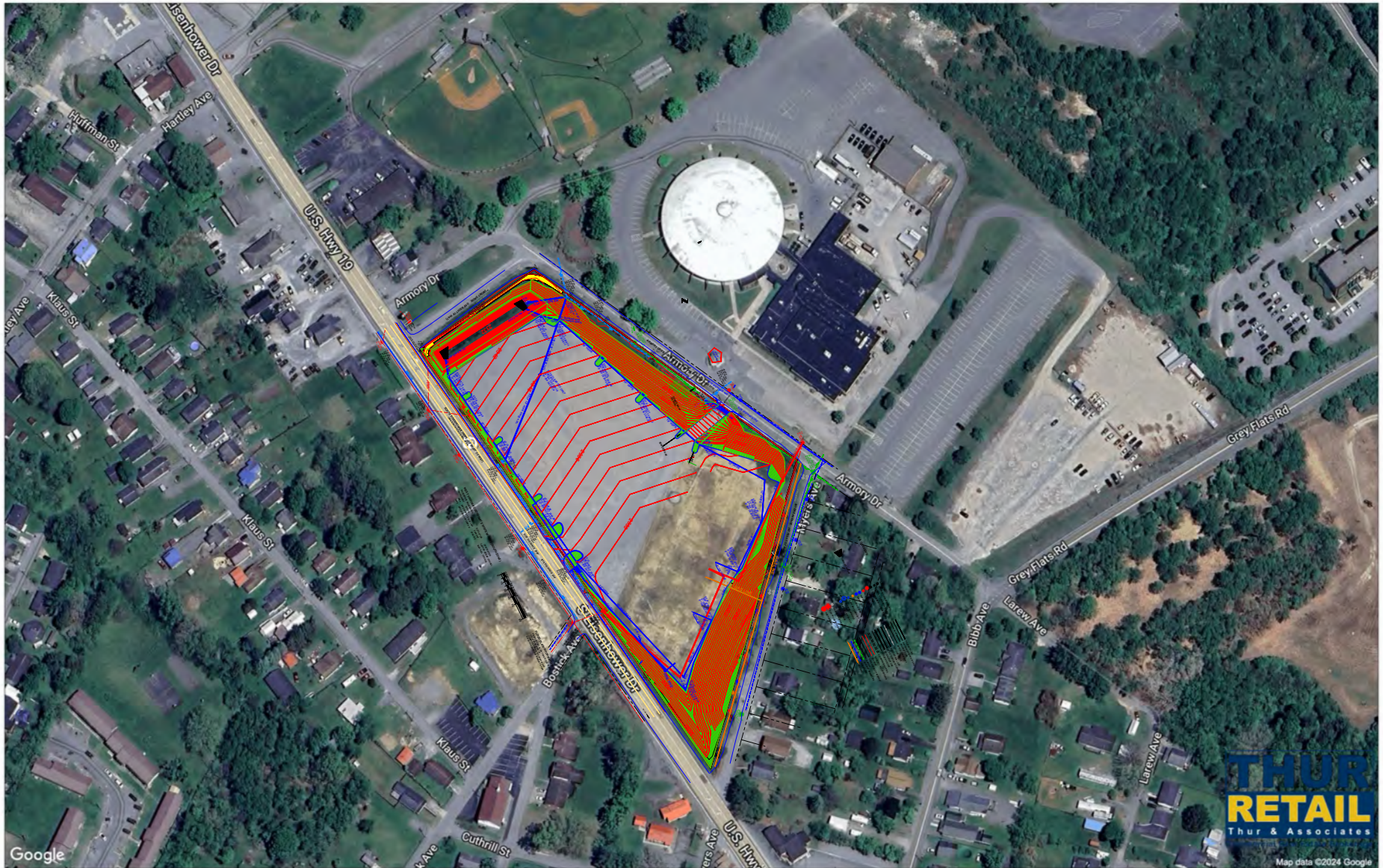
202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 12/27/24 P7



SHARY THUR



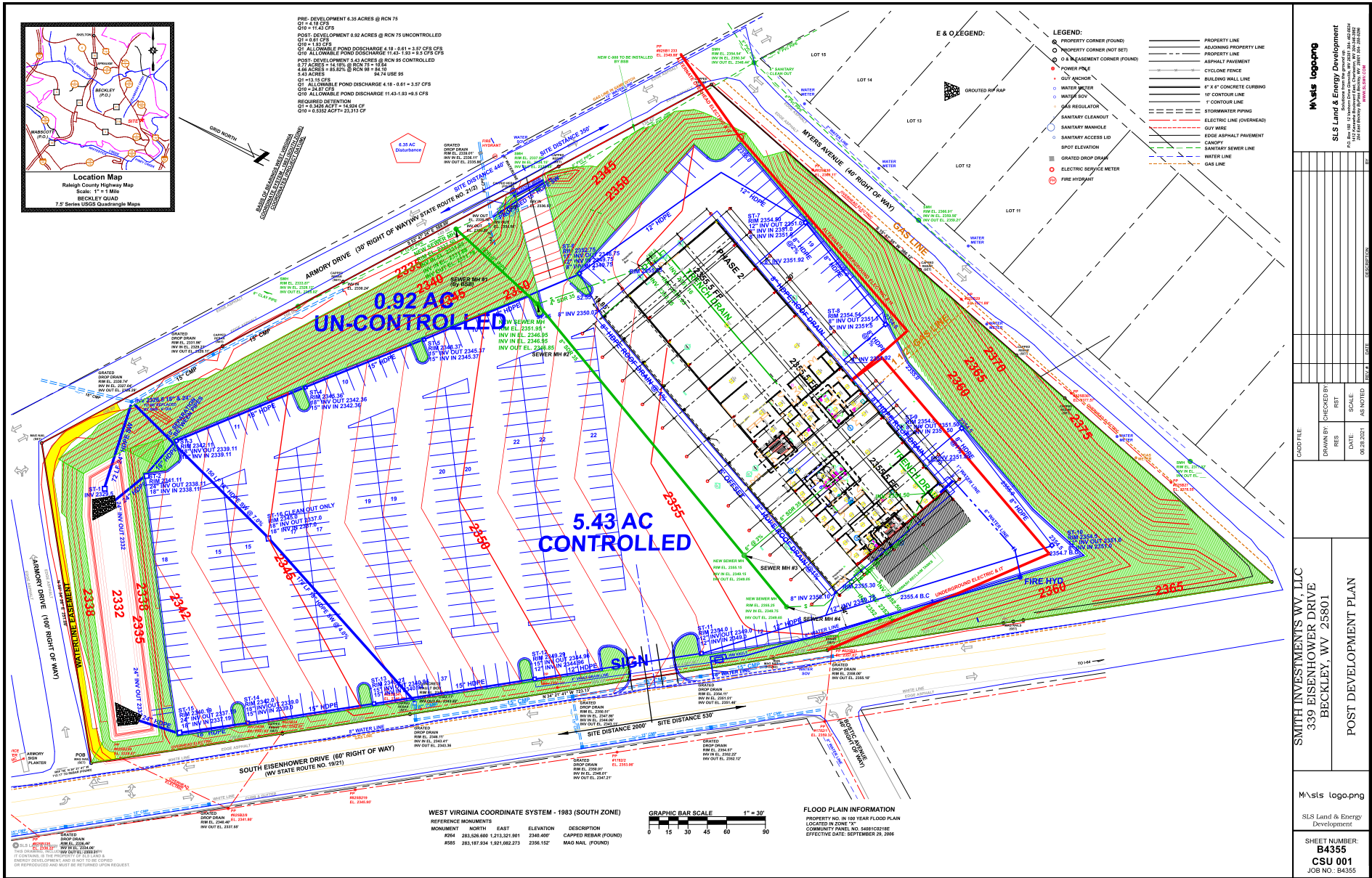
202-359-3469



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



last updated: 12/27/24 P8



SHARY THUR



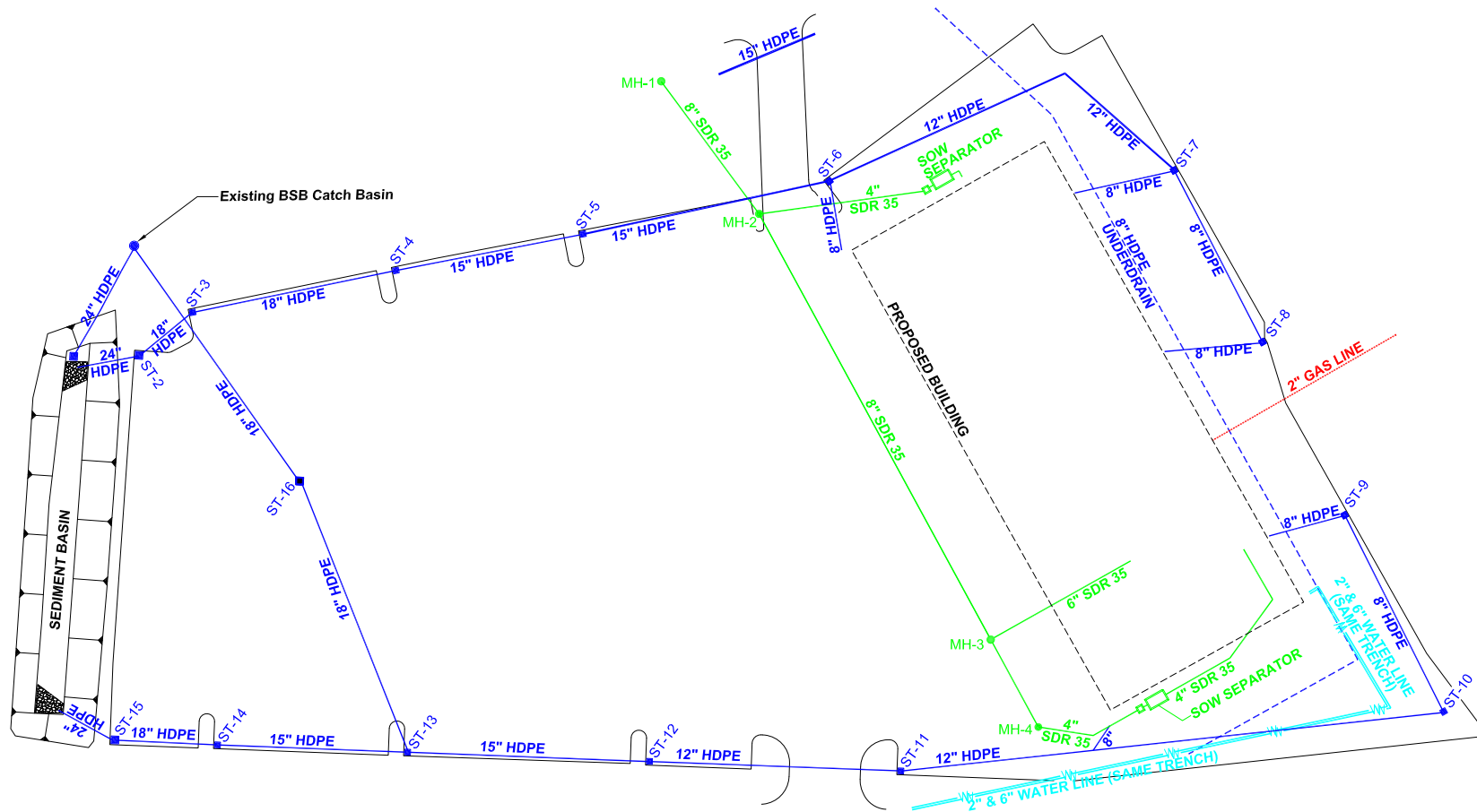
202-359-3469



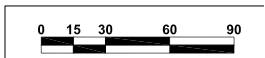
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COMMERCIAL LAND

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: 12/27/24 P9



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343 S Eisenhower Dr., Beckley, WV 25801



ATTRACTIONS

New River Gorge National Park



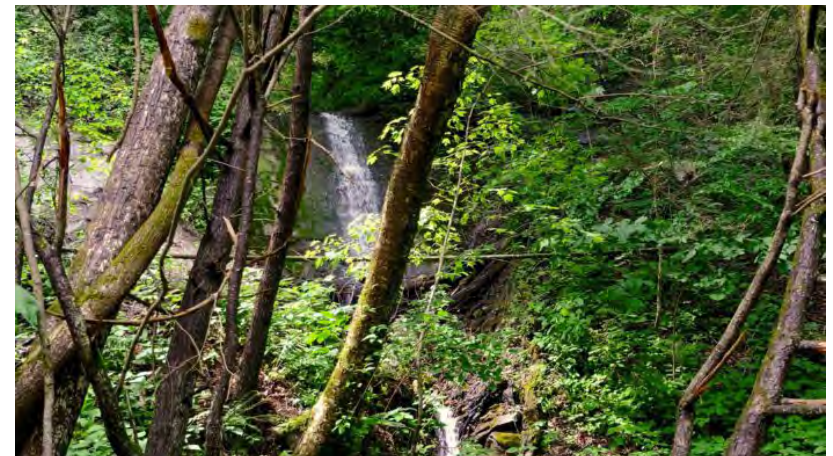
Little Beaver State Park



Lake Stephens



Clear Fork Rail Trail



last updated: 12/27/24 P10



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343 S Eisenhower Dr., Beckley, WV 25801



Beckley Exhibition Coal Mine



Theatre West Virginia



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



Winterplace Ski Resort

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.

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 Cliffside 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



SHARY THUR



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



Daniel Vineyards
Photo credit: Kelly Carrico



Weathered Ground Brewery



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.

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.

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



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

last updated: 12/27/24 P12



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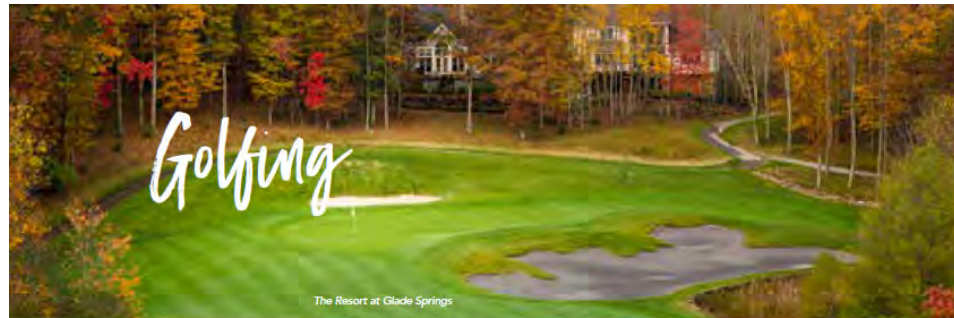
202-359-3469



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: 12/27/24 P13



SHARY THUR



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COMMERCIAL LAND

343 S Eisenhower Dr., Beckley, WV 25801



LISTING CONTACT

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Cell: 202-359-3469

Direct 202-823-4445

sthur@thurassociates.com

OFFICE LOCATIONS

WASHINGTON DC

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

WEST VIRGINIA

230 Truxmore Court

Inwood, WV 25428

202-359-3469

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441

last updated: 12/27/24 P14



SHARY THUR



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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2024)	23,489	40,047	64,111
Projected Population (2029)	22,661	38,518	61,804
Census Population (2020)	24,005	41,410	66,260
Census Population (2010)	25,195	45,337	70,094
Projected Annual Growth (2024-2029)	-828 -0.7%	-1,529 -0.8%	-2,307 -0.7%
Historical Annual Growth (2020-2024)	-516 -	-1,363 -0.8%	-2,150 -0.8%
Historical Annual Growth (2010-2020)	-1,190 -0.5%	-3,927 -0.9%	-3,833 -0.5%
Estimated Population Density (2024)	831 <i>psm</i>	510 <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 (2024)	10,411	17,452	26,631
Projected Households (2029)	10,064	16,833	25,745
Census Households (2020)	10,498	17,768	27,099
Census Households (2010)	10,984	18,687	28,452
Projected Annual Growth (2024-2029)	-346 -0.7%	-619 -0.7%	-886 -0.7%
Historical Annual Change (2010-2024)	-573 -0.4%	-1,235 -0.5%	-1,822 -0.5%
Average Household Income			
Estimated Average Household Income (2024)	\$67,774	\$72,901	\$77,420
Projected Average Household Income (2029)	\$73,262	\$79,113	\$83,907
Census Average Household Income (2010)	\$47,183	\$49,408	\$49,036
Census Average Household Income (2000)	\$39,350	\$41,536	\$40,011
Projected Annual Change (2024-2029)	\$5,488 1.6%	\$6,212 1.7%	\$6,488 1.7%
Historical Annual Change (2000-2024)	\$28,423 3.0%	\$31,366 3.1%	\$37,409 3.9%
Median Household Income			
Estimated Median Household Income (2024)	\$45,883	\$53,732	\$55,599
Projected Median Household Income (2029)	\$45,719	\$53,589	\$55,610
Census Median Household Income (2010)	\$34,420	\$38,261	\$38,012
Census Median Household Income (2000)	\$27,816	\$29,993	\$29,127
Projected Annual Change (2024-2029)	-\$164 -	-\$142 -	\$11 -
Historical Annual Change (2000-2024)	\$18,067 2.7%	\$23,739 3.3%	\$26,472 3.8%
Per Capita Income			
Estimated Per Capita Income (2024)	\$30,171	\$31,870	\$32,229
Projected Per Capita Income (2029)	\$32,675	\$34,677	\$35,025
Census Per Capita Income (2010)	\$20,575	\$20,370	\$19,906
Census Per Capita Income (2000)	\$17,319	\$17,323	\$16,201
Projected Annual Change (2024-2029)	\$2,504 1.7%	\$2,808 1.8%	\$2,796 1.7%
Historical Annual Change (2000-2024)	\$12,852 3.1%	\$14,547 3.5%	\$16,028 4.1%
Estimated Average Household Net Worth (2024)	\$731,179	\$842,737	\$863,851

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2024)				
Total Household Expenditure		\$558.86 M	\$985.54 M	\$1.56 B
Total Non-Retail Expenditure		\$296.4 M	\$521.17 M	\$823.79 M
Total Retail Expenditure		\$262.46 M	\$464.37 M	\$734.71 M
Apparel		\$19.36 M	\$34.14 M	\$54.01 M
Contributions		\$17.98 M	\$31.83 M	\$50.68 M
Education		\$16.17 M	\$28.21 M	\$44.91 M
Entertainment		\$31.03 M	\$55.02 M	\$87.36 M
Food and Beverages		\$82.78 M	\$145.85 M	\$230.22 M
Furnishings and Equipment		\$19.29 M	\$34.22 M	\$54.32 M
Gifts		\$13.4 M	\$23.69 M	\$37.54 M
Health Care		\$48.28 M	\$85.36 M	\$134.92 M
Household Operations		\$21.85 M	\$38.58 M	\$61.15 M
Miscellaneous Expenses		\$10.61 M	\$18.72 M	\$29.59 M
Personal Care		\$7.51 M	\$13.26 M	\$20.97 M
Personal Insurance		\$3.77 M	\$6.74 M	\$10.77 M
Reading		\$1.23 M	\$2.17 M	\$3.44 M
Shelter		\$119.18 M	\$208.68 M	\$329.23 M
Tobacco		\$3.68 M	\$6.36 M	\$9.92 M
Transportation		\$100.22 M	\$178.07 M	\$281.94 M
Utilities		\$42.52 M	\$74.64 M	\$117.51 M
Monthly Household Consumer Expenditure (2024)				
Total Household Expenditure		\$4,473	\$4,706	\$4,877
Total Non-Retail Expenditure		\$2,373 53.0%	\$2,489 52.9%	\$2,578 52.9%
Total Retail Expenditures		\$2,101 47.0%	\$2,217 47.1%	\$2,299 47.1%
Apparel		\$155 3.5%	\$163 3.5%	\$169 3.5%
Contributions		\$144 3.2%	\$152 3.2%	\$159 3.3%
Education		\$129 2.9%	\$135 2.9%	\$141 2.9%
Entertainment		\$248 5.6%	\$263 5.6%	\$273 5.6%
Food and Beverages		\$663 14.8%	\$696 14.8%	\$720 14.8%
Furnishings and Equipment		\$154 3.5%	\$163 3.5%	\$170 3.5%
Gifts		\$107 2.4%	\$113 2.4%	\$117 2.4%
Health Care		\$386 8.6%	\$408 8.7%	\$422 8.7%
Household Operations		\$175 3.9%	\$184 3.9%	\$191 3.9%
Miscellaneous Expenses		\$85 1.9%	\$89 1.9%	\$93 1.9%
Personal Care		\$60 1.3%	\$63 1.3%	\$66 1.3%
Personal Insurance		\$30 0.7%	\$32 0.7%	\$34 0.7%
Reading		\$10 0.2%	\$10 0.2%	\$11 0.2%
Shelter		\$954 21.3%	\$996 21.2%	\$1,030 21.1%
Tobacco		\$29 0.7%	\$30 0.6%	\$31 0.6%
Transportation		\$802 17.9%	\$850 18.1%	\$882 18.1%
Utilities		\$340 7.6%	\$356 7.6%	\$368 7.5%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2024)	23,489		40,047		64,111	
White (2024)	21,698	92.4%	36,229	90.5%	56,568	88.2%
Black or African American (2024)	1,028	4.4%	2,364	5.9%	5,063	7.9%
American Indian or Alaska Native (2024)	23	-	37	-	73	0.1%
Asian (2024)	99	0.4%	196	0.5%	390	0.6%
Hawaiian or Pacific Islander (2024)	3	-	4	-	6	-
Other Race (2024)	82	0.3%	145	0.4%	220	0.3%
Two or More Races (2024)	556	2.4%	1,072	2.7%	1,790	2.8%
Population < 18 (2024)	4,981	21.2%	8,172	20.4%	13,091	20.4%
White Not Hispanic	4,512	90.6%	7,222	88.4%	11,285	86.2%
Black or African American	207	4.1%	466	5.7%	865	6.6%
Asian	8	0.2%	12	0.1%	44	0.3%
Other Race Not Hispanic	200	4.0%	376	4.6%	630	4.8%
Hispanic	54	1.1%	96	1.2%	267	2.0%
Not Hispanic or Latino Population (2024)	23,233	98.9%	39,507	98.7%	63,035	98.3%
Not Hispanic White	21,600	93.0%	36,016	91.2%	56,142	89.1%
Not Hispanic Black or African American	1,019	4.4%	2,340	5.9%	4,991	7.9%
Not Hispanic American Indian or Alaska Native	22	-	32	-	56	-
Not Hispanic Asian	99	0.4%	196	0.5%	382	0.6%
Not Hispanic Hawaiian or Pacific Islander	3	-	4	-	6	-
Not Hispanic Other Race	23	-	45	0.1%	66	0.1%
Not Hispanic Two or More Races	468	2.0%	875	2.2%	1,392	2.2%
Hispanic or Latino Population (2024)	256	1.1%	540	1.3%	1,076	1.7%
Hispanic White	99	38.4%	213	39.5%	426	39.6%
Hispanic Black or African American	9	3.7%	24	4.5%	72	6.7%
Hispanic American Indian or Alaska Native	1	0.5%	4	0.8%	17	1.6%
Hispanic Asian	-	-	-	-	8	0.7%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-
Hispanic Other Race	59	23.1%	100	18.6%	155	14.4%
Hispanic Two or More Races	88	34.3%	198	36.6%	398	37.0%
Not Hispanic or Latino Population (2020)	23,499	97.9%	40,616	98.1%	65,104	98.3%
Hispanic or Latino Population (2020)	506	2.1%	794	1.9%	1,156	1.7%
Not Hispanic or Latino Population (2010)	24,832	98.6%	44,615	98.4%	69,103	98.6%
Hispanic or Latino Population (2010)	363	1.4%	721	1.6%	990	1.4%
Not Hispanic or Latino Population (2029)	22,345	98.6%	37,914	98.4%	60,569	98.0%
Hispanic or Latino Population (2029)	316	1.4%	605	1.6%	1,235	2.0%
Projected Annual Growth (2024-2029)	60	4.7%	65	2.4%	158	2.9%
Historical Annual Growth (2010-2020)	143	3.9%	73	1.0%	166	1.7%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2024)							
Total Population		23,489		40,047		64,111	
Age Under 5 Years		1,247	5.3%	2,018	5.0%	3,299	5.1%
Age 5 to 9 Years		1,392	5.9%	2,275	5.7%	3,620	5.6%
Age 10 to 14 Years		1,491	6.3%	2,495	6.2%	3,931	6.1%
Age 15 to 19 Years		1,421	6.0%	2,316	5.8%	3,740	5.8%
Age 20 to 24 Years		1,435	6.1%	2,251	5.6%	3,686	5.8%
Age 25 to 29 Years		1,339	5.7%	2,253	5.6%	3,776	5.9%
Age 30 to 34 Years		1,538	6.5%	2,484	6.2%	4,162	6.5%
Age 35 to 39 Years		1,369	5.8%	2,241	5.6%	3,708	5.8%
Age 40 to 44 Years		1,431	6.1%	2,524	6.3%	4,087	6.4%
Age 45 to 49 Years		1,453	6.2%	2,567	6.4%	4,162	6.5%
Age 50 to 54 Years		1,360	5.8%	2,435	6.1%	3,948	6.2%
Age 55 to 59 Years		1,345	5.7%	2,278	5.7%	3,646	5.7%
Age 60 to 64 Years		1,565	6.7%	2,640	6.6%	4,032	6.3%
Age 65 to 69 Years		1,568	6.7%	2,817	7.0%	4,443	6.9%
Age 70 to 74 Years		1,400	6.0%	2,577	6.4%	4,070	6.3%
Age 75 to 79 Years		950	4.0%	1,782	4.4%	2,822	4.4%
Age 80 to 84 Years		621	2.6%	1,105	2.8%	1,592	2.5%
Age 85 Years or Over		564	2.4%	990	2.5%	1,386	2.2%
Median Age		40.8		42.3		41.6	
Age 19 Years or Less		5,550	23.6%	9,104	22.7%	14,590	22.8%
Age 20 to 64 Years		12,836	54.6%	21,673	54.1%	35,208	54.9%
Age 65 Years or Over		5,103	21.7%	9,271	23.1%	14,312	22.3%
Female Age Distribution (2024)							
Female Population		11,958	50.9%	20,316	50.7%	31,427	49.0%
Age Under 5 Years		614	5.1%	972	4.8%	1,599	5.1%
Age 5 to 9 Years		732	6.1%	1,136	5.6%	1,773	5.6%
Age 10 to 14 Years		734	6.1%	1,224	6.0%	1,915	6.1%
Age 15 to 19 Years		652	5.5%	1,074	5.3%	1,739	5.5%
Age 20 to 24 Years		635	5.3%	1,034	5.1%	1,584	5.0%
Age 25 to 29 Years		670	5.6%	1,122	5.5%	1,692	5.4%
Age 30 to 34 Years		805	6.7%	1,265	6.2%	1,908	6.1%
Age 35 to 39 Years		678	5.7%	1,109	5.5%	1,691	5.4%
Age 40 to 44 Years		745	6.2%	1,304	6.4%	1,969	6.3%
Age 45 to 49 Years		692	5.8%	1,252	6.2%	1,997	6.4%
Age 50 to 54 Years		647	5.4%	1,183	5.8%	1,901	6.0%
Age 55 to 59 Years		697	5.8%	1,174	5.8%	1,821	5.8%
Age 60 to 64 Years		857	7.2%	1,454	7.2%	2,174	6.9%
Age 65 to 69 Years		779	6.5%	1,447	7.1%	2,288	7.3%
Age 70 to 74 Years		775	6.5%	1,372	6.8%	2,116	6.7%
Age 75 to 79 Years		547	4.6%	1,002	4.9%	1,552	4.9%
Age 80 to 84 Years		351	2.9%	619	3.0%	886	2.8%
Age 85 Years or Over		348	2.9%	573	2.8%	821	2.6%
Female Median Age		42.1		43.7		43.3	
Age 19 Years or Less		2,732	22.8%	4,406	21.7%	7,026	22.4%
Age 20 to 64 Years		6,426	53.7%	10,897	53.6%	16,737	53.3%
Age 65 Years or Over		2,800	23.4%	5,012	24.7%	7,663	24.4%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2024)							
Male Population		11,531	49.1%	19,731	49.3%	32,684	51.0%
Age Under 5 Years		633	5.5%	1,046	5.3%	1,700	5.2%
Age 5 to 9 Years		660	5.7%	1,138	5.8%	1,847	5.7%
Age 10 to 14 Years		756	6.6%	1,271	6.4%	2,016	6.2%
Age 15 to 19 Years		769	6.7%	1,242	6.3%	2,001	6.1%
Age 20 to 24 Years		800	6.9%	1,217	6.2%	2,102	6.4%
Age 25 to 29 Years		669	5.8%	1,131	5.7%	2,085	6.4%
Age 30 to 34 Years		733	6.4%	1,219	6.2%	2,254	6.9%
Age 35 to 39 Years		691	6.0%	1,132	5.7%	2,017	6.2%
Age 40 to 44 Years		686	5.9%	1,220	6.2%	2,118	6.5%
Age 45 to 49 Years		761	6.6%	1,315	6.7%	2,165	6.6%
Age 50 to 54 Years		713	6.2%	1,252	6.3%	2,046	6.3%
Age 55 to 59 Years		648	5.6%	1,105	5.6%	1,825	5.6%
Age 60 to 64 Years		708	6.1%	1,185	6.0%	1,858	5.7%
Age 65 to 69 Years		789	6.8%	1,371	6.9%	2,155	6.6%
Age 70 to 74 Years		625	5.4%	1,205	6.1%	1,954	6.0%
Age 75 to 79 Years		402	3.5%	780	4.0%	1,270	3.9%
Age 80 to 84 Years		270	2.3%	486	2.5%	706	2.2%
Age 85 Years or Over		217	1.9%	417	2.1%	565	1.7%
Male Median Age		39.6		41.0		40.1	
Age 19 Years or Less		2,819	24.4%	4,698	23.8%	7,564	23.1%
Age 20 to 64 Years		6,410	55.6%	10,776	54.6%	18,471	56.5%
Age 65 Years or Over		2,303	20.0%	4,258	21.6%	6,650	20.3%
Males per 100 Females (2024)							
Overall Comparison		96		97		104	
Age Under 5 Years		103	50.8%	108	51.8%	106	51.5%
Age 5 to 9 Years		90	47.4%	100	50.0%	104	51.0%
Age 10 to 14 Years		103	50.7%	104	50.9%	105	51.3%
Age 15 to 19 Years		118	54.1%	116	53.6%	115	53.5%
Age 20 to 24 Years		126	55.7%	118	54.1%	133	57.0%
Age 25 to 29 Years		100	49.9%	101	50.2%	123	55.2%
Age 30 to 34 Years		91	47.7%	96	49.1%	118	54.2%
Age 35 to 39 Years		102	50.5%	102	50.5%	119	54.4%
Age 40 to 44 Years		92	47.9%	94	48.3%	108	51.8%
Age 45 to 49 Years		110	52.4%	105	51.2%	108	52.0%
Age 50 to 54 Years		110	52.4%	106	51.4%	108	51.8%
Age 55 to 59 Years		93	48.2%	94	48.5%	100	50.0%
Age 60 to 64 Years		83	45.2%	81	44.9%	85	46.1%
Age 65 to 69 Years		101	50.3%	95	48.7%	94	48.5%
Age 70 to 74 Years		81	44.6%	88	46.8%	92	48.0%
Age 75 to 79 Years		73	42.4%	78	43.8%	82	45.0%
Age 80 to 84 Years		77	43.5%	78	44.0%	80	44.3%
Age 85 Years or Over		62	38.4%	73	42.1%	69	40.8%
Age 19 Years or Less		103	50.8%	107	51.6%	108	51.8%
Age 20 to 39 Years		104	50.9%	104	50.9%	123	55.2%
Age 40 to 64 Years		97	49.2%	95	48.8%	102	50.4%
Age 65 Years or Over		82	45.1%	85	45.9%	87	46.5%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)						
Total Households	10,411		17,452		26,631	
Households with Children	2,389	22.9%	4,132	23.7%	6,579	24.7%
Average Household Size	2.2		2.2		2.3	
Household Density per Square Mile	368		222		85	
Population Family	16,522	70.3%	29,048	72.5%	46,599	72.7%
Population Non-Family	6,205	26.4%	9,779	24.4%	14,150	22.1%
Population Group Quarters	763	3.2%	1,220	3.0%	3,362	5.2%
Family Households	5,428	52.1%	9,581	54.9%	15,371	57.7%
Married Couple Households	3,510	64.7%	6,482	67.7%	10,790	70.2%
Other Family Households with Children	1,918	35.3%	3,099	32.3%	4,581	29.8%
Family Households with Children	2,387	44.0%	4,127	43.1%	6,570	42.7%
Married Couple with Children	1,419	59.5%	2,582	62.6%	4,271	65.0%
Other Family Households with Children	967	40.5%	1,545	37.4%	2,299	35.0%
Family Households No Children	3,041	56.0%	5,454	56.9%	8,801	57.3%
Married Couple No Children	2,091	68.7%	3,900	71.5%	6,519	74.1%
Other Family Households No Children	951	31.3%	1,554	28.5%	2,282	25.9%
Non-Family Households	4,982	47.9%	7,871	45.1%	11,259	42.3%
Non-Family Households with Children	2	-	4	-	9	-
Non-Family Households No Children	4,980	100.0%	7,867	99.9%	11,251	99.9%
Average Family Household Size	3.0		3.0		3.0	
Average Family Income	\$92,310		\$97,391		\$102,973	
Median Family Income	\$70,782		\$75,332		\$74,693	
Average Non-Family Household Size	1.2		1.2		1.3	
Marital Status (2024)						
Population Age 15 Years or Over	19,359		33,259		53,261	
Never Married	6,260	32.3%	9,834	29.6%	14,525	27.3%
Currently Married	7,349	38.0%	13,877	41.7%	23,972	45.0%
Previously Married	5,750	29.7%	9,548	28.7%	14,763	27.7%
Separated	515	9.0%	1,015	10.6%	1,707	11.6%
Widowed	1,362	23.7%	2,421	25.4%	3,732	25.3%
Divorced	3,872	67.3%	6,113	64.0%	9,325	63.2%
Educational Attainment (2024)						
Adult Population Age 25 Years or Over	16,503		28,692		45,834	
Elementary (Grade Level 0 to 8)	866	5.2%	1,283	4.5%	2,042	4.5%
Some High School (Grade Level 9 to 11)	1,186	7.2%	2,128	7.4%	4,006	8.7%
High School Graduate	5,076	30.8%	9,137	31.8%	15,830	34.5%
Some College	3,701	22.4%	6,090	21.2%	8,901	19.4%
Associate Degree Only	1,664	10.1%	2,571	9.0%	3,905	8.5%
Bachelor Degree Only	2,645	16.0%	4,733	16.5%	6,933	15.1%
Graduate Degree	1,365	8.3%	2,750	9.6%	4,216	9.2%
Any College (Some College or Higher)	9,375	56.8%	16,144	56.3%	23,955	52.3%
College Degree + (Bachelor Degree or Higher)	4,010	24.3%	7,483	26.1%	11,149	24.3%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2024)	12,112		20,127		30,659	
Total Housing Units (2020)	12,114		20,139		30,725	
Historical Annual Growth (2020-2024)	-1	-	-12	-	-66	-
Housing Units Occupied (2024)	10,411	86.0%	17,452	86.7%	26,631	86.9%
Housing Units Owner-Occupied	6,200	59.6%	11,551	66.2%	18,745	70.4%
Housing Units Renter-Occupied	4,210	40.4%	5,901	33.8%	7,886	29.6%
Housing Units Vacant (2024)	1,702	14.0%	2,675	13.3%	4,028	13.1%
Household Size (2024)						
Total Households	10,411		17,452		26,631	
1 Person Households	4,538	43.6%	7,137	40.9%	10,219	38.4%
2 Person Households	3,551	34.1%	6,038	34.6%	9,924	37.3%
3 Person Households	1,147	11.0%	2,122	12.2%	3,169	11.9%
4 Person Households	715	6.9%	1,289	7.4%	1,994	7.5%
5 Person Households	245	2.3%	532	3.0%	832	3.1%
6 Person Households	149	1.4%	227	1.3%	336	1.3%
7 or More Person Households	66	0.6%	107	0.6%	157	0.6%
Household Income Distribution (2024)						
HH Income \$200,000 or More	464	4.5%	789	4.5%	1,225	4.6%
HH Income \$150,000 to \$199,999	428	4.1%	659	3.8%	1,189	4.5%
HH Income \$125,000 to \$149,999	578	5.6%	1,172	6.7%	1,667	6.3%
HH Income \$100,000 to \$124,999	885	8.5%	1,868	10.7%	2,816	10.6%
HH Income \$75,000 to \$99,999	1,018	9.8%	2,079	11.9%	3,205	12.0%
HH Income \$50,000 to \$74,999	1,551	14.9%	2,490	14.3%	3,840	14.4%
HH Income \$35,000 to \$49,999	1,172	11.3%	1,912	11.0%	2,797	10.5%
HH Income \$25,000 to \$34,999	991	9.5%	1,589	9.1%	2,725	10.2%
HH Income \$15,000 to \$24,999	1,255	12.1%	1,984	11.4%	2,734	10.3%
HH Income \$10,000 to \$14,999	666	6.4%	924	5.3%	1,570	5.9%
HH Income Under \$10,000	1,402	13.5%	1,987	11.4%	2,863	10.8%
Household Vehicles (2024)						
Households 0 Vehicles Available	1,386	13.3%	1,780	10.2%	2,359	8.9%
Households 1 Vehicle Available	4,124	39.6%	6,641	38.1%	9,456	35.5%
Households 2 Vehicles Available	3,554	34.1%	6,448	36.9%	9,861	37.0%
Households 3 or More Vehicles Available	1,347	12.9%	2,582	14.8%	4,954	18.6%
Total Vehicles Available	15,929		28,480		46,103	
Average Vehicles per Household	1.5		1.6		1.7	
Owner-Occupied Household Vehicles	11,148	70.0%	21,649	76.0%	36,613	79.4%
Average Vehicles per Owner-Occupied Household	1.8		1.9		2.0	
Renter-Occupied Household Vehicles	4,781	30.0%	6,830	24.0%	9,490	20.6%
Average Vehicles per Renter-Occupied Household	1.1		1.2		1.2	
Travel Time (2024)						
Worker Base Age 16 years or Over	9,712		16,689		24,694	
Travel to Work in 14 Minutes or Less	3,001	30.9%	4,652	27.9%	5,979	24.2%
Travel to Work in 15 to 29 Minutes	4,116	42.4%	7,672	46.0%	11,108	45.0%
Travel to Work in 30 to 59 Minutes	1,216	12.5%	2,061	12.4%	3,884	15.7%
Travel to Work in 60 Minutes or More	727	7.5%	1,161	7.0%	1,973	8.0%
Work at Home	652	6.7%	1,142	6.8%	1,749	7.1%
Average Minutes Travel to Work	17.5		17.8		19.7	

Complete Profile

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Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2024)						
Worker Base Age 16 years or Over	9,712		16,689		24,694	
Drive to Work Alone	7,715	79.4%	13,665	81.9%	19,975	80.9%
Drive to Work in Carpool	1,032	10.6%	1,511	9.1%	2,369	9.6%
Travel to Work by Public Transportation	14	0.1%	15	-	16	-
Drive to Work on Motorcycle	-	-	-	-	15	-
Bicycle to Work	3	-	3	-	3	-
Walk to Work	203	2.1%	236	1.4%	355	1.4%
Other Means	93	1.0%	117	0.7%	212	0.9%
Work at Home	652	6.7%	1,142	6.8%	1,749	7.1%
Daytime Demographics (2024)						
Total Businesses	1,449		1,933		2,258	
Total Employees	17,602		22,878		25,159	
Company Headquarter Businesses	61	4.2%	82	4.2%	94	4.1%
Company Headquarter Employees	3,129	17.8%	3,687	16.1%	4,000	15.9%
Employee Population per Business	12.2 to 1		11.8 to 1		11.1 to 1	
Residential Population per Business	16.2 to 1		20.7 to 1		28.4 to 1	
Adj. Daytime Demographics Age 16 Years or Over	26,974		38,854		52,790	
Labor Force						
Labor Population Age 16 Years or Over (2024)	19,094		32,798		52,513	
Labor Force Total Males (2024)	9,363	49.0%	16,055	49.0%	26,751	50.9%
Male Civilian Employed	4,884	52.2%	8,313	51.8%	12,433	46.5%
Male Civilian Unemployed	146	1.6%	305	1.9%	510	1.9%
Males in Armed Forces	10	0.1%	131	0.8%	185	0.7%
Males Not in Labor Force	4,323	46.2%	7,306	45.5%	13,623	50.9%
Labor Force Total Females (2024)	9,731	51.0%	16,743	51.0%	25,761	49.1%
Female Civilian Employed	4,829	49.6%	8,378	50.0%	12,264	47.6%
Female Civilian Unemployed	204	2.1%	360	2.1%	588	2.3%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	4,699	48.3%	8,005	47.8%	12,909	50.1%
Unemployment Rate	350	1.8%	665	2.0%	1,098	2.1%
Occupation (2024)						
Occupation Population Age 16 Years or Over	9,712		16,689		24,694	
Occupation Total Males	4,883	50.3%	8,311	49.8%	12,430	50.3%
Occupation Total Females	4,829	49.7%	8,378	50.2%	12,264	49.7%
Management, Business, Financial Operations	1,193	12.3%	2,303	13.8%	3,319	13.4%
Professional, Related	2,507	25.8%	4,372	26.2%	6,342	25.7%
Service	1,894	19.5%	3,121	18.7%	4,556	18.5%
Sales, Office	2,523	26.0%	4,055	24.3%	5,779	23.4%
Farming, Fishing, Forestry	3	-	14	-	20	-
Construction, Extraction, Maintenance	709	7.3%	1,353	8.1%	2,300	9.3%
Production, Transport, Material Moving	883	9.1%	1,470	8.8%	2,377	9.6%
White Collar Workers	6,223	64.1%	10,731	64.3%	15,440	62.5%
Blue Collar Workers	3,489	35.9%	5,958	35.7%	9,254	37.5%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2024)							
Total Units		10,411		17,452		26,631	
1 Detached Unit		7,680	73.8%	13,074	74.9%	19,464	73.1%
1 Attached Unit		345	3.3%	470	2.7%	541	2.0%
2 Units		156	1.5%	208	1.2%	308	1.2%
3 to 4 Units		440	4.2%	635	3.6%	848	3.2%
5 to 9 Units		207	2.0%	273	1.6%	499	1.9%
10 to 19 Units		359	3.4%	399	2.3%	417	1.6%
20 to 49 Units		220	2.1%	256	1.5%	316	1.2%
50 or More Units		349	3.4%	554	3.2%	617	2.3%
Mobile Home or Trailer		654	6.3%	1,581	9.1%	3,617	13.6%
Other Structure		1	-	2	-	2	-
Homes Built By Year (2024)							
Homes Built 2020 or later		2	-	8	-	11	-
Homes Built 2010 to 2019		591	4.9%	982	4.9%	2,073	6.8%
Homes Built 2000 to 2009		543	4.5%	1,407	7.0%	2,867	9.4%
Homes Built 1990 to 1999		1,041	8.6%	2,076	10.3%	3,466	11.3%
Homes Built 1980 to 1989		1,194	9.9%	2,184	10.9%	3,266	10.7%
Homes Built 1970 to 1979		1,794	14.8%	3,426	17.0%	5,144	16.8%
Homes Built 1960 to 1969		790	6.5%	1,449	7.2%	2,070	6.8%
Homes Built 1950 to 1959		2,050	16.9%	2,876	14.3%	3,625	11.8%
Homes Built 1940 to 1949		1,324	10.9%	1,658	8.2%	2,202	7.2%
Homes Built Before 1939		1,082	8.9%	1,386	6.9%	1,908	6.2%
Median Age of Homes		55.7	yrs	51.8	yrs	48.7	yrs
Home Values (2024)							
Owner Specified Housing Units		6,200		11,551		18,745	
Home Values \$1,000,000 or More		25	0.4%	49	0.4%	80	0.4%
Home Values \$750,000 to \$999,999		-	-	-	-	2	-
Home Values \$500,000 to \$749,999		425	6.8%	637	5.5%	1,319	7.0%
Home Values \$400,000 to \$499,999		3	-	6	-	18	-
Home Values \$300,000 to \$399,999		222	3.6%	429	3.7%	824	4.4%
Home Values \$250,000 to \$299,999		403	6.5%	851	7.4%	1,462	7.8%
Home Values \$200,000 to \$249,999		517	8.3%	1,300	11.3%	1,883	10.0%
Home Values \$175,000 to \$199,999		673	10.9%	1,485	12.9%	2,116	11.3%
Home Values \$150,000 to \$174,999		732	11.8%	1,505	13.0%	2,544	13.6%
Home Values \$125,000 to \$149,999		543	8.8%	1,022	8.9%	1,428	7.6%
Home Values \$100,000 to \$124,999		558	9.0%	948	8.2%	1,607	8.6%
Home Values \$90,000 to \$99,999		64	1.0%	103	0.9%	197	1.1%
Home Values \$80,000 to \$89,999		311	5.0%	635	5.5%	1,194	6.4%
Home Values \$70,000 to \$79,999		634	10.2%	847	7.3%	1,106	5.9%
Home Values \$60,000 to \$69,999		471	7.6%	809	7.0%	1,272	6.8%
Home Values \$50,000 to \$59,999		92	1.5%	119	1.0%	200	1.1%
Home Values \$35,000 to \$49,999		296	4.8%	388	3.4%	625	3.3%
Home Values \$25,000 to \$34,999		94	1.5%	128	1.1%	207	1.1%
Home Values \$10,000 to \$24,999		91	1.5%	204	1.8%	487	2.6%
Home Values Under \$10,000		45	0.7%	85	0.7%	175	0.9%
Owner-Occupied Median Home Value		\$146,231		\$158,657		\$160,807	
Renter-Occupied Median Rent		\$625		\$615		\$595	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.7788/-81.1646

343 S Eisenhower Dr Beckley, WV 25801		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2024)							
Total Units		10,411		17,452		26,631	
1 Detached Unit		7,680	73.8%	13,074	74.9%	19,464	73.1%
1 Attached Unit		345	3.3%	470	2.7%	541	2.0%
2 Units		156	1.5%	208	1.2%	308	1.2%
3 to 4 Units		440	4.2%	635	3.6%	848	3.2%
5 to 9 Units		207	2.0%	273	1.6%	499	1.9%
10 to 19 Units		359	3.4%	399	2.3%	417	1.6%
20 to 49 Units		220	2.1%	256	1.5%	316	1.2%
50 or More Units		349	3.4%	554	3.2%	617	2.3%
Mobile Home or Trailer		654	6.3%	1,581	9.1%	3,617	13.6%
Other Structure		1	-	2	-	2	-
Homes Built By Year (2024)							
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