



# Economic Development Report 2023

## OVERVIEW

- West Chester is the economic epicenter of the Cincinnati-Dayton region being home to nearly 3,700 businesses, more than 66,000 residents and 58,800 employees. (Source: SitesUSA, 2022)
- West Chester blends exceptional residential, corporate and commercial development with quality-of-life amenities that together offer the advantages of suburban livability with the vitality and energy of an urban center.
- West Chester is a major focal point of growth and development between the Cincinnati and Dayton markets. If the two Metropolitan Statistical Areas (MSAs) were combined, the super region would have a population of more than 3.07 million and be the 19<sup>th</sup> largest of the 385 MSAs in the United States making it larger than the Denver, St. Louis, Baltimore, Orlando and the Charlotte metro areas. (Source: Census Bureau, 2022)

Ranked by Size	METROPOLITAN STATISTICAL AREA	2021 Estimated Population
1	New York-Newark-Jersey City, NY-NJ-PA Metro Area	19,768,458
2	Los Angeles-Long Beach-Anaheim, CA Metro Area	12,997,353
3	Chicago-Naperville-Elgin, IL-IN-WI Metro Area	9,509,934
4	Dallas-Fort Worth-Arlington, TX Metro Area	7,759,615
5	Houston-The Woodlands-Sugar Land, TX Metro Area	7,206,841
6	Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	6,356,434
7	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area	6,228,601
8	Atlanta-Sandy Springs-Alpharetta, GA Metro Area	6,144,050
9	Miami-Fort Lauderdale-Pompano Beach, FL Metro Area	6,091,747
10	Phoenix-Mesa-Chandler, AZ Metro Area	4,946,145
11	Boston-Cambridge-Newton, MA-NH Metro Area	4,899,932
12	Riverside-San Bernardino-Ontario, CA Metro Area	4,653,105
13	San Francisco-Oakland-Berkeley, CA Metro Area	4,623,264
14	Detroit-Warren-Dearborn, MI Metro Area	4,365,205
15	Seattle-Tacoma-Bellevue, WA Metro Area	4,011,553
16	Minneapolis-St. Paul-Bloomington, MN-WI Metro Area	3,690,512
17	San Diego-Chula Vista-Carlsbad, CA Metro Area	3,286,069
18	Tampa-St. Petersburg-Clearwater, FL Metro Area	3,219,514
19	<b>CINCINNATI-DAYTON METRO AREA (if combined)</b>	<b>3,073,451</b>
20	Denver-Aurora-Lakewood, CO Metro Area	2,972,566
21	Baltimore-Columbia-Towson, MD Metro Area	2,838,327
22	St. Louis, MO-IL Metro Area	2,809,299
23	Charlotte-Concord-Gastonia, NC-SC Metro Area	2,701,046
24	Orlando-Kissimmee-Sanford, FL Metro Area	2,691,925
25	San Antonio-New Braunfels, TX Metro Area	2,601,788

(Source: Census Bureau, 2022)

- The progressive leadership of elected officials and visionary private investors has gone beyond community expectations. West Chester’s pro-business and no earnings tax environment offers a diverse and rich local economy where companies thrive and astute employers have found the available sites, buildings and workforce it requires to expand and grow successful business operations in West Chester Township.

- West Chester is the 9<sup>th</sup> largest place or municipality in the State of Ohio (ahead of the City of Hamilton).

<b>OHIO'S LARGEST COMMUNITIES BY POPULATION</b>		
<b>City/Township</b>	<b>2021 Population Estimates</b>	<b>County</b>
Columbus (City)	907,310	Franklin
Cleveland (City)	368,006	Cuyahoga
Cincinnati (City)	308,913	Hamilton
Toledo (City)	268,504	Lucas
Akron (City)	189,343	Summit
Dayton (City)	137,581	Montgomery
Parma (City)	79,984	Cuyahoga
Canton (City)	70,438	Stark
<b>West Chester (Twp)</b>	<b>66,162</b>	<b>Butler</b>
Lorain (City)	65,440	Lorain
Hamilton (City)	63,127	Butler
Youngstown (City)	61,274	Mahoning
Washington (Twp)	61,020	Montgomery
Green (Twp)	59,914	Hamilton
Colerain (Twp)	59,037	Hamilton
Springfield (City)	58,992	Clark
Kettering (City)	56,698	Montgomery
Beavercreek (Twp)	55,483	Greene

(Sources: Census Bureau, 2021 ACS; 2022 SitesUSA)

- In 2022, West Chester accounted for 17% of Butler County's total population (390,234). (Source: SitesUSA, 2022)
- Butler County is the 7<sup>th</sup> largest among Ohio's 88 counties and is the 185<sup>th</sup> largest county in the United States out of the 3,143 counties in terms of population. (Source: Census Bureau, 2022)

<b>Ohio Counties Ranked By Population</b>		
<b>Rank</b>	<b>County</b>	<b>Population</b>
1	Franklin	1,321,414
2	Cuyahoga	1,249,387
3	Hamilton	826,139
4	Summit	537,633
5	Montgomery	535,840
6	Lucas	429,191
<b>7</b>	<b>Butler</b>	<b>390,234</b>
8	Stark	373,834
9	Lorain	315,595
10	Warren	246,553

- West Chester is Greater Cincinnati's 2<sup>nd</sup> largest community in the Cincinnati MSA behind the City of Cincinnati. (Source: Census Bureau, 2021 ACS; SitesUSA 2022)
- West Chester is the largest township by population in Ohio, followed by Green Township and Colerain Township. (Source: Census Bureau, 2021 ACS; SitesUSA 2022)

REGIONAL POPULATION COMPARISON			
Rank	City/Township	2021 Census Population	County
1	Cincinnati (City)	308,913	Hamilton
2	<b>West Chester (Twp)</b>	<b>66,162</b>	<b>Butler</b>
3	Hamilton (City)	63,127	Butler
4	Green (Twp)	59,914	Hamilton
5	Colerain (Twp)	59,037	Hamilton
6	Middletown (City)	47,062	Butler
7	Fairfield (City)	44,550	Butler
8	Anderson (Twp)	43,876	Hamilton
9	Liberty (Twp)	43,276	Butler
10	Deerfield (Twp)	40,173	Warren
11	Springfield (Twp)	35,680	Hamilton
12	Mason (City)	34,337	Warren
13	Franklin (Twp)	31,500	Warren
14	Hamilton (Twp)	29,882	Warren
15	Oxford (Twp)	24,994	Butler
16	Oxford (City)	22,783	Butler
17	Fairfield (Twp)	22,526	Butler
18	Forest Park (City)	19,940	Hamilton
19	Sycamore (Twp)	19,546	Hamilton
20	Springboro (City)	19,263	Warren
21	Norwood (City)	18,983	Hamilton
22	Turtlecreek (Twp)	17,511	Warren
23	Miami (Twp)	15,907	Hamilton
24	Symmes (Twp)	15,479	Hamilton
25	Monroe (City)	15,448	Butler
26	Blue Ash (City)	13,229	Hamilton
27	Loveland (City)	13,125	Butler/Hamilton/Warren
28	Trenton (City)	12,973	Butler
29	Harrison (City)	12,801	Hamilton
30	Franklin (City)	11,650	Warren

- **BEST PLACES TO LIVE**—West Chester possesses attributes that define it as a premier community where families grow and businesses prosper, and that designation has placed it in the Top 100 communities in America in which to live. MONEY magazine, a publication of Time, Inc., eliminates communities with more than double the national crime risk, less than 85 percent of its state's median household income, or a lack of diversity. Categories of emphasis include economic health, cost of living, diversity, education, income, housing, crime, amenities and overall vibrancy. West Chester has been awarded the designation of Best Places to Live in America seven times.

- 2005 ranked 45<sup>th</sup> Best Places to Live
  - 2010 ranked 32<sup>nd</sup> Best Places to Live
  - 2012 ranked 94<sup>th</sup> Best Places to Live
  - 2014 ranked 30<sup>th</sup> Best Places to Live
  - 2016 ranked 49<sup>th</sup> Best Places to Live
  - 2017 ranked 56<sup>th</sup> Best Places to Live
  - 2018 ranked 38<sup>th</sup> Best Places to Live
- West Chester has the highest assessed valuation in the Greater Cincinnati region (behind the City of Cincinnati) at more than \$2.45 billion.

<b>COMMUNITY VALUATION COMPARISON TY 2021/CY 2022</b>		
<b>Community</b>	<b>Total Assessed Valuation</b>	<b>County</b>
City of Cincinnati	\$6,782,760,930	Hamilton
<b>West Chester Twp.</b>	<b>\$2,450,558,050</b>	<b>Butler</b>
Deerfield Twp.	\$1,819,055,290	Warren
City of Mason	\$1,542,593,570	Warren
Anderson Twp.	\$1,413,278,450	Hamilton
Colerain Twp.	\$1,346,938,350	Hamilton
Liberty Twp.	\$1,321,548,280	Butler
Green Twp.	\$1,239,755,300	Hamilton
City of Fairfield	\$1,203,751,890	Butler
Hamilton Twp.	\$1,026,174,150	Warren
Clearcreek Twp.	\$965,500,380	Warren
City of Hamilton	\$942,098,790	Butler
Indian Hill	\$936,953,800	Hamilton
City of Blue Ash	\$906,335,070	Hamilton
Sycamore Twp.	\$828,810,190	Hamilton

<b>REGIONAL COUNTY VALUATION COMPARISON TY 2021/CY 2022</b>	
<b>County</b>	<b>Total Assessed Valuation</b>
Hamilton County	\$22,501,640,980
Montgomery County	\$10,918,075,680
Butler County	\$9,987,757,790
Warren County	\$9,345,990,730
Clermont County	\$5,152,835,830

(Sources: Butler County, Hamilton County, Warren County, Clermont County, Montgomery County Auditor's Offices; 2022)

## COMMERCIAL GROWTH & DEVELOPMENT

### DEVELOPMENT STATISTICS (1997-2022)

- Over the last twenty five (25) years and since the opening of the Union Centre Boulevard interchange, West Chester has reaped **more than \$3.9 billion in new investment, more than 46 million square feet in new construction, and nearly 46,000 new jobs.** (Sources: WC Community Development Department; Butler County Auditor; respective companies – 2022)

WEST CHESTER TOWNSHIP COMMERCIAL GROWTH & DEVELOPMENT 1997 - 2022			
District	New Project Square Feet	New Jobs	Capital Investment
Uptown	3,994,019	6,455	\$750,260,274
Downtown	26,311,722	26,889	\$2,543,598,981
Midtown	666,275	975	\$84,776,803
Other	15,146,548	11,609	\$562,038,995
<b>TOTAL</b>	<b>46,118,564</b>	<b>45,928</b>	<b>\$3,940,675,053</b>

- Of the above stats, development in the **UCB/CBD/DOWNTOWN** area encompasses more than \$2.54 billion in real and personal property investment; more than 26.3 million square feet of retail, corporate office, entertainment and industrial development; and currently generates more than 26,880 jobs.
  - Office – more than \$521M investment; more than 5.1M square feet; and more than 12,400 jobs
  - Industrial – more than \$1.34B investment; more than 15.9M square feet; and more than 8,500 jobs
  - Medical – more than \$66.7M investment; more than 759,000 square feet; and more than 860 jobs
  - Commercial – more than \$612.9 investment; more than 4.4 million square feet and more than 5,000 jobs
- Of the above stats, development in the **UPTOWN/VOA/LIBERTY WAY** area encompasses more than \$750 million in real and personal property investment; nearly 4.0 million square feet of medical, retail, office, entertainment, and industrial development; and currently generates more than 6,400 jobs.
  - Office – more than \$49.8M investment; more than 516,600 square feet; and more than 750 jobs
  - Medical – more than \$475M investment; more than 1.49M square feet; and more than 2,650 jobs
  - Industrial – more than \$2.5M investment; more than 53,000 square feet; and nearly 100 jobs.
  - Commercial – more than \$222M investment; more than 1.9M square feet; more than 2,940 jobs
- Of the above stats, development in the **MIDTOWN/CINDAY** area encompasses more than \$84.7M in real and personal property investment; nearly 660,000 square feet of retail, office, entertainment, and industrial development; and currently generates 970 jobs.
  - Commercial – more than \$82M investment; more than 597,800 square feet; and more than 930 jobs
  - Industrial – more than \$1.37M investment; more than 35,600 square feet; and 15 jobs
  - Office – more than \$1.16M investment; more than 32,800 square feet; and nearly 40 jobs
- Of the above stats, development in **OTHER** areas (outside of the Uptown, Midtown, Downtown areas) encompasses more than \$562 million in real and personal property investment; nearly 15M square feet of retail, office, entertainment, and industrial development; and currently generates more than 11,600 jobs.

- Industrial – more than \$391M investment; more than 12M square feet; and more than 7,890 jobs
- Office – more than \$45.1M investment; more than 919,000 square feet; and more than 1,550 jobs
- Commercial – nearly \$109.5M investment; more than 1.69M square feet; and more than 1,660 jobs
- Medical – more than \$16M investment; more than 397,000 square feet; and more than 490 jobs

## **RETAIL, RESTAURANTS, HOTELS & ENTERTAINMENT**

- **More than 1,500 acres of new shopping, dining and entertainment amenities have been developed** (or are under construction) in West Chester. (Source: WC Community Development Department)
- Major retail shopping areas including the Voice of America Centre, The Streets at West Chester, West Chester Town Centre, the Highlands Retail Center and others have all contributed to **more than 8.6 million square feet of new commercial development, represent more than \$1 billion of new investment in West Chester’s commercial market, and have created more than 10,600 jobs.** (Source: WC Community Development Department)
- In the past twenty five (25) years, more than **200 new restaurants** and **2,240 hotel rooms** (1.36M square feet) have opened and/or are under construction (1,870 hotel rooms open; 370 under construction). (Source: WC Community Development Department, 2022)

## **STRONG AND DIVERSE LOCAL ECONOMY**

- **West Chester is fortunate to have a diversified economy where various sectors flourish and prosper.** The impressive demographics, early undertaking of strategic planning, managed growth, investment in infrastructure and utilities, and responsible approach to business needs have blossomed West Chester into a regional economic center.
- **Twelve of the top twenty five Cincinnati-Dayton region’s major employers have a presence in West Chester Township** – Kroger, TriHealth, Procter & Gamble, UC Health, GE Aviation, Fifth Third Bank, Miami University, Amazon, Fidelity Investments, Total Quality Logistics, Mercy Health, and US Bank. (Source: Cincinnati Business Courier, Book of Lists, 2022/2023)
- **Six of the top twenty five tri-state’s largest manufacturers have a presence in West Chester**—GE Aerospace, Cleveland Cliffs, Tyson Foods, Kroger, United Dairy Farmers, and Procter & Gamble. (Source: Cincinnati Business Courier, Book of Lists, 2022/2023)
- **West Chester has positioned itself as a regional provider in the financial, medical, technological, and office sectors of the nation’s economy,** and over the last several years, these sectors, along with retail, have added millions of square feet and millions of dollars to the West Chester economy. (Source: WC Community Development Dept.)
- **West Chester is home to the largest concentration of life sciences companies in a single geographic area outside of the Interstate 275 loop.** Life Sciences is a rapidly emerging and diverse industry that encompasses pharmaceutical and medical device manufacturing, testing laboratories, medical labs and diagnostic imaging, chemical manufacturing, etc. Some of West Chester’s life sciences companies include: Resilience (formerly AstraZeneca), CVS Specialty Pharmacy, Cardinal Health Nuclear Pharmacy, Compunet Labs, HealthTech Bioactives US, Inc., Membrane Specialists, Pharmcare USA of Ohio, Nova Health Therapy, Humana RightSource Pharmacy, IVX Health, Precision Radiotherapy, Biomed Specialty Pharmacy, Omnicare and Tennant Packaging. (Source: WC Community Development Department)
- **The growth of the healthcare industry began in West Chester Township when UC Health and UC Physicians invested \$100 million to construct a medical campus—the Cincinnati region’s first new hospital in 25 years—designed to serve a diverse population in some of the fastest growing suburban communities in the Tri-State.** The University of Cincinnati affiliated hospital offers the most innovative

treatments available and led the way for a multitude of additional ancillary medical facilities to locate near the UC Health campus and throughout West Chester Township. (Source: WC Community Development Department)

- The **2022 Fortune 500** list included 64 companies that have a presence in West Chester Township (ranked by total revenue). Twelve of those companies are headquartered in Ohio—Cardinal Health, Kroger, Procter & Gamble, Progressive Insurance, Sherwin Williams, Nationwide Insurance, Goodyear, Fifth Third Bank, Western Southern Life Insurance, Key Corp and Cintas. (Source: Fortune)

Amazon	Alfac
Walmart	Cleveland-Cliffs
CVS	Sherwin-Williams
United Health	PNC
AT&T	Kimberly-Clark
Cardinal Health	Kohls
Home Depot	Ross Stores
Kroger	WestRock
Verizon Communications	Goodyear
General Motors	Synchrony Financial
Target	Fidelity
Lowes	Autozone
Bank of America	American Family Insurance
FedEx	Farmers Insurance
Humana	Qurate
Wells Fargo	Marriott
State Farm	Ameriprise Financial
Procter & Gamble	O'Reilly Automotive
General Electric	W.W. Grainger
AllState	Edward Jones Financial
Liberty Mutual	Assurant
Progressive	Advance Auto Parts
Nationwide	United Rentals
Tyson Foods	Western & Southern Financial
Northrop Grumman	Ulta
Honeywell International	Fifth Third
Dollar General	Dover Corp
US Foods	Bath & Body Works
Starbucks	Key Corp
Mondelez International	Chipotle
Dollar Tree	Hertz
US Bancorp	NCR
McDonalds	Cintas
	Rockwell Automation

- Information Technology (IT) is one of the fastest growing industries in today’s economy, and **the IT industry benefits from West Chester’s strategic location capitalizing on record business growth. West Chester’s central position in the Cincinnati-Dayton Metroplex provides IT companies convenient access to Ohio’s Fortune 500 companies.** Some of the major technology businesses located in West Chester include: Rite Track, Synchrony, Convergence, Electronic Merchant Systems, E Tech Group, Access Information Systems, Verizon, Spectrum, Antenen Robotics, Conexus Technologies, KC Robotics, Flexential, Denso Robotics, Synergy Consulting Group, and Xetron. (Source: WC Community Development Department)

## ECONOMIC DEVELOPMENT GROWTH AWARDS

- Each year, industry standard-bearer **Site Selection Magazine** issues the **Governor's Cup Award** to Top States in the nation based on new or expanded facilities over a 12-month period. Ohio and Greater Cincinnati consistently earns high marks in the national rankings, which measure economic development growth in relation to a **region's ability to attract new projects and new employees to their communities**. To be eligible and qualify for the Growth Awards, a project must meet one of the following requirements: create at least 50 new jobs; lease or purchase 20,000+ square feet of space; or make an investment of at least \$1 million. **West Chester Township has consistently been a major contributor of significant commercial growth and development projects aiding in the state's efforts to obtain dominance in achieving this annual economic development national recognition.**

(Source: WC Community Development Department)

GOVERNOR'S CUP GROWTH AWARDS				
West Chester Qualified Projects				
2005-2022				
Year	Square Feet	New Jobs	Retained Jobs	Investment
2022	3,386,759	1,012	3,103	\$67,959,482
2021	2,027,769	933	857	\$49,060,457
2020	1,706,144	574	904	\$67,129,185
2019	2,134,896	1,115	1,008	\$121,320,529
2018	1,835,624	565	689	\$81,583,830
2017	2,493,451	1,489	1,916	\$125,641,270
2016	1,854,126	853	1,269	\$94,755,694
2015	1,241,294	1,510	1,781	\$79,945,780
2014	2,077,835	1,299	6,582	\$114,004,964
2013	2,725,434	1,529	961	\$96,411,612
2012	2,076,479	2,330	7,492	\$25,175,665
2011	2,901,487	3,568	3,378	\$16,117,970
2010	1,433,152	765	2,234	\$68,572,186
2009	841,196	342	510	\$92,524,800
2008	3,094,215	3,369	1,497	\$116,630,000
2007	3,728,550	3,614	1,708	\$729,053,220
2006	3,915,341	969	760	\$74,106,344
2005	4,994,144	1,823	458	\$371,000,000
<b>TOTALS</b>	<b>44,467,896</b>	<b>27,659</b>	<b>37,107</b>	<b>\$2,390,992,988</b>

## VACANCY & LEASE RATES

### INDUSTRIAL Market Outlook

Industrial Submarket	Total Inventory Square Feet	Total Vacancy Rate (%)	Average Direct Asking Rate (NNN)
<b>Tri-County (includes West Chester Market)</b>			
<b>TOTAL</b>	<b>68,146,288</b>	<b>3.1%</b>	<b>\$5.47</b>
<b>Warehouse/Distr.</b>	<b>7,429,672</b>	<b>5.5%</b>	<b>\$5.77</b>
<b>Bulk Warehouse</b>	<b>25,771,654</b>	<b>4.2%</b>	<b>\$5.13</b>
<b>Light Industrial</b>	<b>20,844,183</b>	<b>2.2%</b>	<b>\$5.31</b>
<b>Flex/R&amp;D</b>	<b>4,087,159</b>	<b>4.8%</b>	<b>\$7.03</b>
<b>Manufacturing</b>	<b>10,013,620</b>	<b>0.0%</b>	<b>\$0.00</b>
Blue Ash	12,644,239	2.2%	\$6.09
Central/Midtown	43,701,099	1.3%	\$6.62
Hamilton	7,687,612	2.8%	\$6.35
I-71 Corridor	12,322,015	0.3%	\$4.96
Monroe/Middletown	22,550,701	0.3%	\$6.17
Woodlawn/Evandale	20,338,360	3.5%	\$6.49
East	12,461,029	5.0%	\$4.36
West	4,611,342	0.5%	\$8.67

## OFFICE Market Outlook

Office Submarket	Total Inventory Square Feet	Total Vacancy Rate (%)	Average Direct Asking Rate (FSG)
<b>I-75 Corridor North (includes West Chester Market)</b>			
<b>TOTAL</b>	<b>2,693,576</b>	<b>10.6%</b>	<b>\$21.77</b>
<b>Class A</b>	<b>1,882,162</b>	<b>10.0%</b>	<b>\$24.17</b>
<b>Class B</b>	<b>728,670</b>	<b>13.3%</b>	<b>\$17.44</b>
Blue Ash	5,566,782	22.8%	\$20.39
I-71 Corridor North	4,967,463	25.8%	\$20.45
Tri-County	6,568,299	20.4%	\$14.96
Kenwood/Montgomery	2,464,145	13.3%	\$23.41
East	3,120,638	19.5%	\$15.03
West	865,251	9.0%	\$14.44
Midtown/Norwood	5,177,269	10.2%	\$22.84
Cincinnati/CBD	16,184,745	16.5%	\$20.91

## RETAIL Market Outlook

Retail Submarket	Total Vacant Square Feet	Total Vacancy Rate (%)	Average Rent Per Square Foot (NNN)
<b>Northwest (Includes West Chester Market)</b>	<b>902,481</b>	<b>4.3%</b>	<b>\$12.88</b>
Central	1,682,234	10.0%	\$8.76
East	1,193,679	3.5%	\$16.58
Cincinnati CBD	140,416	6.9%	\$30.30
Northeast	647,122	4.1%	\$14.92
Northern Kentucky	503,240	2.1%	\$14.10
West	4,014,487	9.4%	\$12.18

(Source: Colliers, 2023)

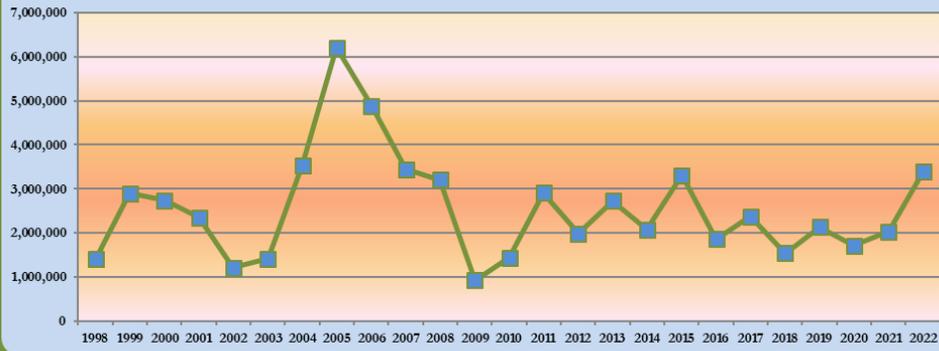
## ROOM TO GROW

- West Chester is a proven destination for corporate investment displayed by the expansive growth over the past two decades, yet development opportunities exist throughout the township with commercial sites from 1 to 60 acres still available—all with accessible infrastructure, frontage on I-75, or access to an interstate interchange within two miles. (Source: West Chester Township Planner, 2023; figure does not take into account potential for future zone changes)
- **6.0%** of **COMMERCIAL LAND** is currently available for commercial development.
  - **18.0%** of **RESIDENTIAL LAND** is currently available for residential development.

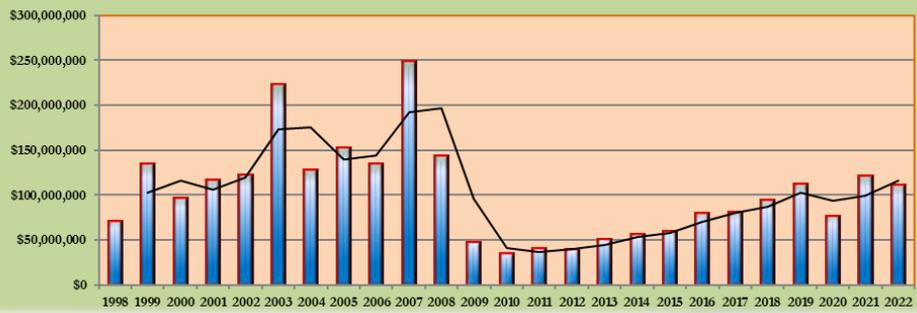
## DEVELOPMENT TRENDS

WEST CHESTER TOWNSHIP DEVELOPMENT TRENDS (1998-2022)				
Year	New Project Commercial Square Feet	Commercial New Valuation	Residential New Valuation	TOTAL New Valuation
2022	3,386,759	\$110,821,053	\$45,158,160	\$155,979,213
2021	2,027,769	\$121,377,867	\$36,826,278	\$158,204,145
2020	1,706,144	\$76,231,143	\$36,302,333	\$112,533,476
2019	2,134,896	\$111,944,930	\$29,894,440	\$141,839,370
2018	1,530,760	\$94,009,413	\$23,597,757	\$117,607,170
2017	2,370,604	\$80,286,041	\$26,067,138	\$106,353,179
2016	1,854,126	\$79,652,956	\$59,359,727	\$139,012,683
2015	3,306,357	\$59,806,977	\$47,080,659	\$106,887,636
2014	2,069,295	\$56,329,842	\$52,111,935	\$108,441,777
2013	2,722,154	\$50,141,472	\$24,801,587	\$74,943,059
2012	1,984,889	\$39,243,940	\$16,435,008	\$55,678,948
2011	2,901,487	\$39,798,934	\$18,093,563	\$57,892,497
2010	1,433,152	\$34,198,974	\$23,813,289	\$58,012,263
2009	924,979	\$47,569,682	\$23,537,310	\$71,106,992
2008	3,198,323	\$143,587,898	\$25,392,042	\$168,979,940
2007	3,438,809	\$248,637,714	\$44,708,517	\$293,346,231
2006	4,875,421	\$134,787,651	\$61,991,526	\$196,779,177
2005	6,207,841	\$152,517,025	\$82,693,740	\$235,210,765
2004	3,535,708	\$127,206,508	\$75,358,745	\$202,565,253
2003	1,414,403	\$223,163,881	\$55,145,121	\$278,309,002
2002	1,201,957	\$122,020,122	\$24,687,452	\$146,707,574
2001	2,347,005	\$115,998,274	\$32,969,895	\$148,968,169
2000	2,737,404	\$96,700,000	\$20,326,653	\$117,026,653
1999	2,900,000	\$134,755,161	\$34,228,124	\$168,983,285
1998	1,400,000	\$70,938,169	\$38,700,562	\$109,638,731
<b>TOTAL</b>	<b>58,195,714</b>	<b>\$2,339,526,707</b>	<b>\$877,297,123</b>	<b>\$3,216,823,830</b>

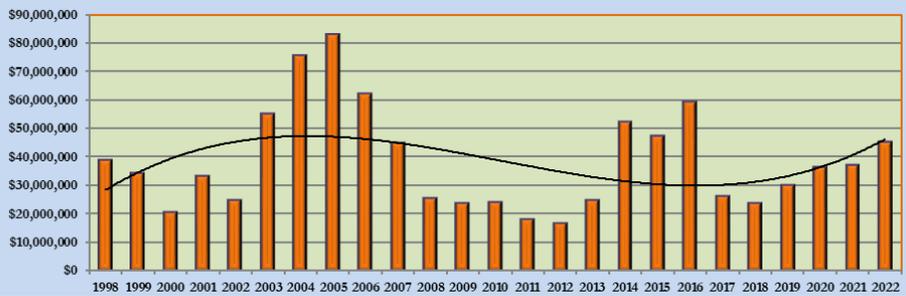
### West Chester New Project Commercial Square Feet



### West Chester New Commercial Valuation

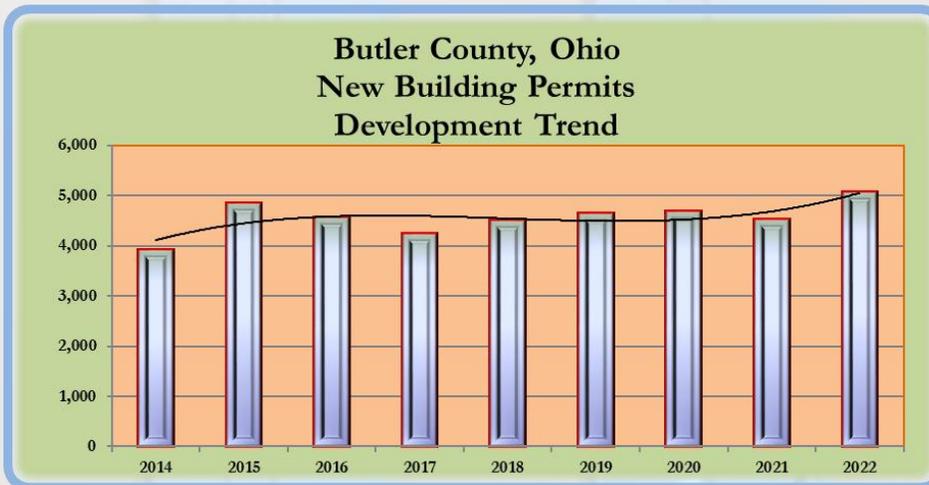
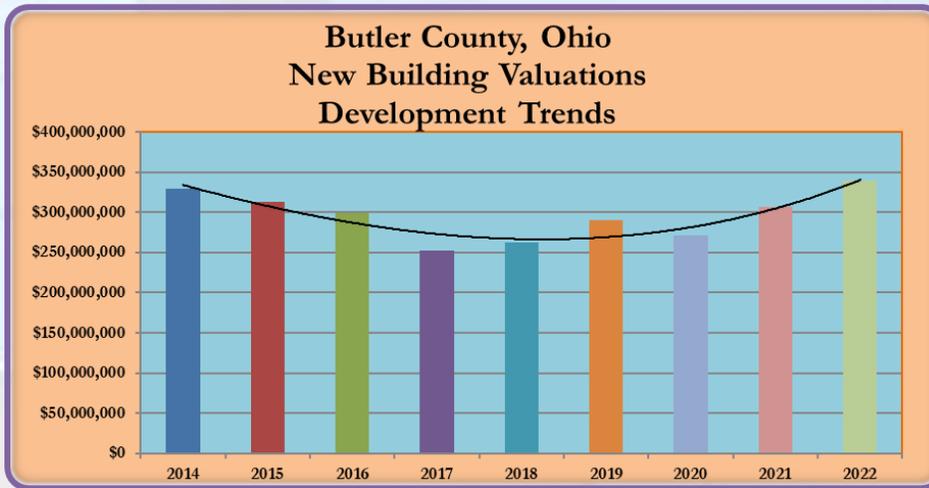


### West Chester New Residential Valuation



**BUTLER COUNTY, OHIO  
DEVELOPMENT TRENDS 2014-2022**

Year	PERMITS	VALUATIONS	FEEES
2022	5,075	\$339,890,475	\$3,153,573
2021	4,530	\$306,604,182	\$2,737,774
2020	4,686	\$270,868,939	\$2,556,129
2019	4,640	\$290,054,308	\$2,645,194
2018	4,511	\$262,177,244	\$2,442,832
2017	4,246	\$252,347,871	\$2,411,515
2016	4,573	\$299,417,164	\$2,745,320
2015	4,845	\$313,218,974	\$3,012,394
2014	3,930	\$330,037,710	\$2,948,030



## WORKFORCE

- Ohio Business Magazine awarded West Chester Township “**BEST COMMUNITY TO DO BUSINESS**” in Ohio three consecutive years—**2020, 2021, and 2022**. West Chester serves as an ideal platform for corporate growth and innovation, focusing on the strengths and benefits of its **no earnings tax**, accessibility and an established and diversified corporate presence with more than 3,600 businesses. West Chester Township’s pro-business approach to development simplifies the process for those companies investing in the community without cutting corners. A balanced local economy is diversified and sustainable to benefit residents and corporate citizens alike. (Source: Ohio Business Magazine, 2022)

WEST CHESTER WORKFORCE DEMOGRAPHICS		
Total Businesses	3,653	
Total Employees	58,852	
Company Headquarter Businesses	192	5.3%
Company Headquarter Employees	12,333	21.0%
Employee Population per Business	16.1 to 1	
Residential Population per Business	18.1 to 1	
Adjusted Daytime Demographic (16+)	76,912	

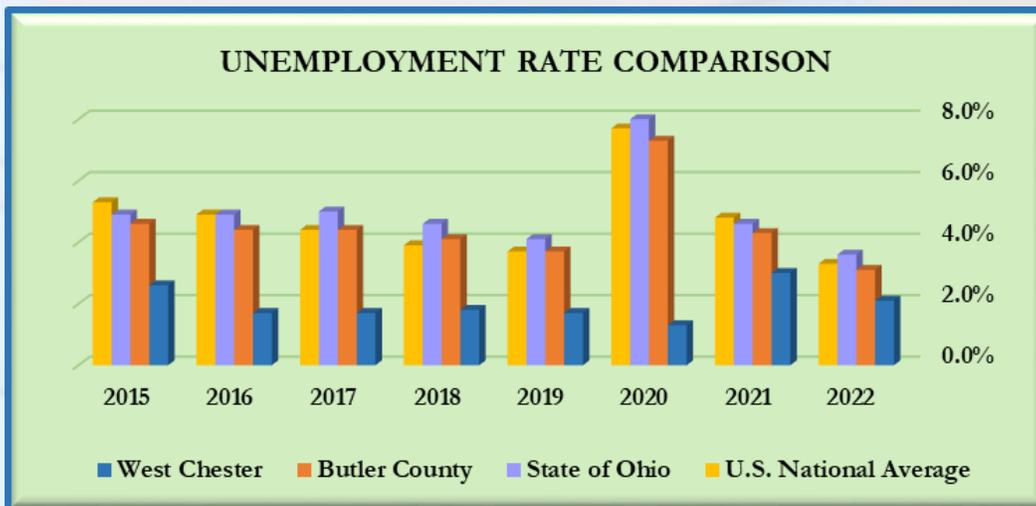
(Source: SitesUSA, 2022 Estimates)

- West Chester has **access to a labor force of 1.88 million persons age 16 and over within a 30-mile radius** of the township to supply its nearly 3,700 businesses. (Source: SitesUSA, 2022)
- There are **more than 79,600 businesses within a 30-mile radius of West Chester with a total of 1.1 million employees**. (Source: SitesUSA, 2022)
- A total of **3,360 corporate headquarters are located within a 30-mile radius of West Chester representing more than 217,600 employees**. (Source: SitesUSA, 2022)
- 65.8% of West Chester’s working population age 16 and over are classified as white collar workers. (Source: SitesUSA, 2022)
- 83.1% of West Chester’s working population drives to work alone with an average travel time of 21.1 minutes. (Source: SitesUSA, 2022)
- 6.7% of West Chester’s working population works from home. (Source: SitesUSA, 2022)

- West Chester businesses benefit from the well-trained professional safety services provided to them seven days a week, 24 hours a day. Free resources are allocated in the community to corporate stakeholders such as crime and fire prevention, training, education and outreach which are proven tools to reduce crime and prevent fires in the workplace.

**UNEMPLOYMENT RATES**

UNEMPLOYMENT RATE COMPARISON				
Year	West Chester	Butler County	State of Ohio	U.S. National Average
2022	2.1%	3.1%	3.6%	3.3%
2021	3.0%	4.3%	4.6%	4.8%
2020	1.3%	7.3%	8.0%	7.7%
2019	1.7%	3.7%	4.1%	3.7%
2018	1.8%	4.1%	4.6%	3.9%
2017	1.7%	4.4%	5.0%	4.4%
2016	1.7%	4.4%	4.9%	4.9%
2015	2.6%	4.6%	4.9%	5.3%



(Sources: West Chester - SitesUSA, 2022; County, State, U.S. - Bureau of Labor Statistics, 2022)

## MAJOR EMPLOYERS

WEST CHESTER TOWNSHIP MAJOR EMPLOYERS			
Company	Description	West Chester Employees	Corporate HQ Location
GE Aerospace	Manufactures aircraft engines	1,800	Ohio
West Chester Hospital	Full-service, 160-bed hospital	1,445	Ohio
Cornerstone Brands	Catalog company distribution center	1,000	Florida
Tyson Foods	Manufactures frozen processed foods	901	Arkansas
SanMar Corporation	Distributor of fashion apparel	700	Washington
Procter & Gamble	Designs and manufactures consumer products and corporate packaging	558	Ohio
Humana/RightSourceRX	Mail order pharmacy	531	Kentucky
Resilience (formerly AstraZeneca)	Biotech pharmaceutical manufacturer	500	California
Maersk	Fulfillment and logistics provider	350	Denmark (NJ)
Honeywell Intelligrated	Material handling automation and software engineering provider	335	Ohio
U.S. Foods	Food distributor serving restaurants and healthcare industries	300	Illinois
Cleveland-Cliffs	Steel manufacturer	300	Ohio
Kate Spade	Distributor of fashion apparel and accessories	300	New York
SentriLock	Provider of electronic lockbox systems	300	Ohio (WC)
Synchrony Financial	National financial services firm	300	Connecticut

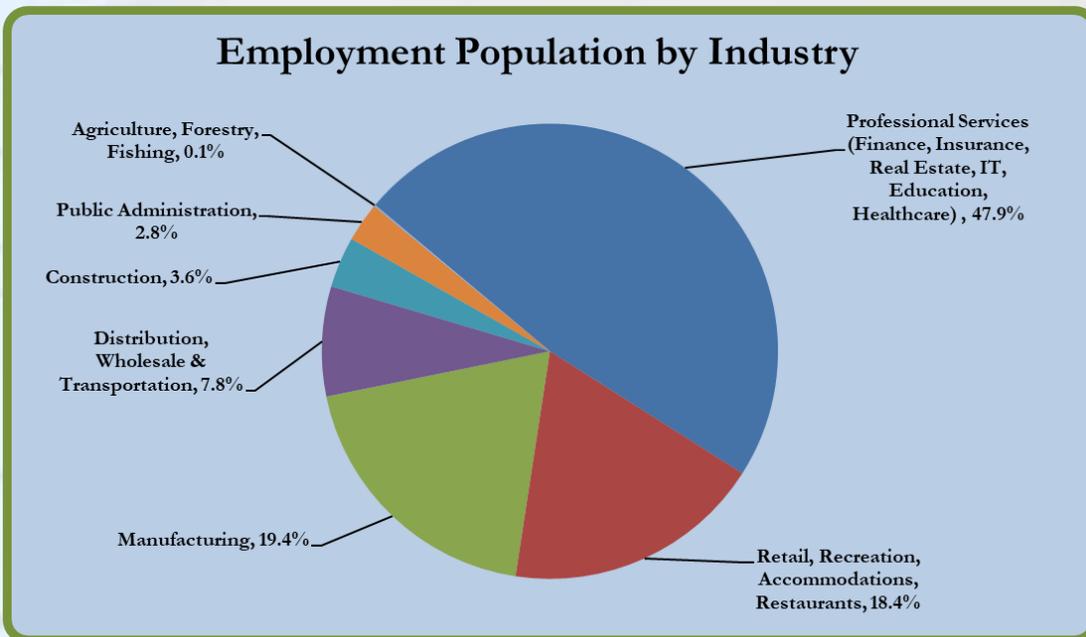
(Sources: West Chester Community Development Dept., respective businesses)

## EMPLOYMENT POPULATION BY INDUSTRY

- West Chester has more than 3,650 businesses contributing to our local, state, federal and international economies. (Source: SitesUSA, 2022)

- Nearly 48% of West Chester’s working population is employed in finance, insurance, real estate, engineering, management, healthcare or other professional services. (Source: Census Bureau, 2022)
- More than 19% of West Chester’s working population is employed in the manufacturing industry. (Source: Census Bureau, 2022)
- 18% of West Chester’s employment population is employed in the retail, recreation, accommodations, restaurants and other service industries. (Source: Census Bureau, 2022)
- 7.8% of West Chester’s working population is employed in the wholesale/distribution industry. (Source: Census Bureau, 2022)

EMPLOYMENT POPULATION BY INDUSTRY		
Industry	% of Total	Total Employees
Professional Services (Finance, Insurance, Real Estate, IT, Education, Healthcare)	47.9%	15,485
Retail, Recreation, Accommodations, Restaurants	18.4%	5,947
Manufacturing	19.4%	6,284
Distribution, Wholesale & Transportation	7.8%	2,506
Construction	3.6%	1,148
Public Administration	2.8%	891
Agriculture, Forestry, Fishing	0.1%	31



(Source: Census Bureau, ACS 2022)

## MAJOR BUSINESSES BY INDUSTRY

<b>CORPORATE HQ/CLASS A OFFICE</b>	
AFLAC	McCaslin, Imbus & McCaslin
Arbor Homes	Midwest Filtration
Arconic	Millikin & Fitton
Besse Medical	MVAH Partners
Bunnell Electric	Nationwide Insurance
Clark Reder Engineering	Northern Cincinnati Foundation
Clark-Dietrich	Ohio Eagle Distributing
Cleveland Cliffs	Paper Products Company
Coldwell Banker West Shell	Phelan Insurance Agency
Contech Engineered Services	Pilot Chemical
Convergence Research	Planes Companies
Crescent Park	Prodigy Title Agency
Edward Jones	Progressive Insurance
Electronic Merchant Systems	RE/MAX Preferred Group
E Tech Group	Republic Wire
Evenflo	Ripple Junction
Farmers Insurance	RiskSOURCE Clark-Theders
Federated Mutual Insurance	Rite Track Equipment Services
Frost Brown Todd	Ruthman Companies
GE Aerospace	Ryan Homes/NVR
Harvest Financial Advisors	Scheeler Financial Group
KEMBA Credit Union	Schumacher Dugan Construction
Kimberly-Clark	Sentrilock
Kingsgate Transportation	Shepherd Color Company
Kleem, Inc.	Skidmore Sales & Distributing
Kleingers Group	Sprimag
Kosei North America	Star Manufacturing
Lampe Law Office	Storopack
Liberty Mutual Insurance	Taylor Logistics
Lithko Contracting	Tennant Packaging
Logicalis	Wieland Builders
Marubeni-Itochu Steel America	Woodhull

<b>AEROSPACE</b>	
Barnes Aerospace	Flighttime Enterprises
CFM International	GE Additive
CTL Aerospace	GE Aerospace
Eagle Composites	

<b>MANUFACTURING</b>	
Ace Sanitary	Octal
Anest Iwata	Package Design & Manufacturing (PDM)
APTech Group	Phoenix Door Systems
Resilience (formerly AstraZeneca)	Planterra Foods
Atlas Machine & Supply	Pole/Zero
ATMOS360	Polymet
BGR	Powersonic Industries
Bison USA Corp.	PAW

BOW Robotics	Procter & Gamble
Cincinnati Stoneworks	O’Gara Group
Clark Dietrich	Quasonix
C-Tech Industries	Reading Rock
Denso Robotics	Republic Wire
DMG MORI USA	Ripple Junction
EnerSys	Rite Track Equipment Services
Fameccanica North America	Rockwell Automation
Full Range Rehab	Schneider Electric
GE Additive	Sedeco USA
Georgia Pacific	Shepherd Color Company
Gexpro	Star Manufacturing
Grimco	Stolle Milk Biologics
Harmon, Inc.	Storopack
Honeywell	Sugar Creek Packaging
HydroTech	Systecon
Industrial Sorting Services	TK America
Industrial Tube & Steel	Tokin America Corporation
Intelligrated	TruChoicePack
KAO Brands	UMECC-US
KC Robotics	Valco Melton
Kyotoseiko America	Vasantha North America
Magnum Piering HQ	VisTech Manufacturing Solutions
Midwest Filtration	YKK AP America
Northrup-Grumman (Xetron)	Yuasa International

## HEALTHCARE

ABC Pediatric Therapy	Liberty Eye Care
Advanced Therapy Center at Chesterwood Village	Lifestyle Chiropractic
Advantage RN	Mayfield Brain & Spine
Affinity Care of Ohio	Medical Mutual of Ohio
Afinia Dental	Meuselbach Family Dental
Agiliti Health	NeeOo W. Chin, M.D.
American Family Care (AFC)	Nova Health Therapy
Apex Clinicare	OBGYN Associates
Athletico Physical Therapy	OrthoCincy Orthopaedics & Sports Medicine
Beacon Orthopaedics & Sports Medicine	Pacific Dental Services
Beckett Springs Hospital	Precision Radiotherapy
Bonomo Periodontics	Proscan Imaging
Dayton Children’s Kids Express	RightSourceRX/Humana
Dermatology & Skin Care Associates	Suncrest Hospice
DeVita Healthcare Partners	Tri-Health/Group Health Associates
Donald Martens & Sons Ambulance Service	UC Physicians Group
Empire Dental Specialty Group	Village Pediatric Dentistry
Focal Pointe Eye Care	Vital Care of West Chester
Hickman Orthodontics	WellNow Urgent Care
Hill-Rom	Wellington Orthopedics
Hondros Nursing College	West Chester Family Dentistry
Hoxworth Blood Center	West Chester Hospital/UC Health
IVX Health	West Chester Pediatric Dentistry

## LIFE SCIENCES

Resilience (formerly AstraZeneca)	IVX Health
-----------------------------------	------------

Biomed Specialty Pharmacy	Membrane Specialists
Cardinal Health Nuclear Pharmacy	Nova Health Therapy
Compunet Labs	Omnicare Pharmacy Division
CVS Specialty Pharmacy	Pharmacare USA of Ohio
HealthTech Bioactives US, Inc.	Precision Radiotherapy
Humana RightSource Pharmacy	Tennant Packaging

### INFORMATION TECHNOLOGY/FINANCE

Access Information Management	Gen IV Technology
Allgaier Process Technology	Guardian Savings Bank
AurGroup Credit Union	Harvest Financial Advisors
Bank of America/Merrill Lynch	Huntington Bank
Chase	Intermec Technologies
Clark Schaefer & Hackett	KEMBA Credit Union
CMIT Solutions	KeyBank
Comcast	MiQ Partners
Commerce Bank	New Era Technology
Conexus Technologies	Northside Bank
Convergence Research	PNC Bank
Edward Jones	Prosource Technologies
Ellison Technologies	Republic Bank & Trust
E Tech Group	Rite Track Equipment Services
Federated Insurance	Spectrum
Fifth Third Bank	Synchrony
First Financial Bank	Telhio Credit Union
First Title Agency	T-Mobile
Flexential	Union Savings Bank
Further Financial Group	US Bank
GE Credit Union	Verizon Wireless

### CONSUMER MARKETING

Amazon	Model Graphics and Media
Amify	On-Shelf Marketing Group (OSMG)
Cornerstone Brands	Procter & Gamble Manufacturing Supply
Direct Options	RR Donnelley
Eurofins	SanMar
Maersk	West Rock

### COMMERCIAL

Al-Joe's	Larosa's Pizza
Aloft Hotel	Lowes
AMC West Chester 18 Theatre	LongHorn Steakhouse
Animal Hospital of West Chester	Lori's Roadhouse
AT&T	Main Event Entertainment
AutoZone	Matt the Miller's Tavern
Aveda Frederic's Institute	Mattress Firm
Avid Hotel	Meijer
Barnes & Noble	Mercedes Benz West Chester
Bass Pro Outdoor World (coming soon)	Miami University VOA Learning Center
Bath & Body Works	Midwest Cheer Elite
Bicycle House	Mitchell's Salon & Day Spa

Big Lots	MOD Pizza
Bob Evans	Office Depot
Boys & Girls Club of West Chester/Liberty	O'Reilly Auto Parts
Buffalo Wings & Rings	Original Pancake House
Building Character	Panda Express
Butler Tech Bioscience Campus	Panera Bread
Centre Park of West Chester/Holiday Inn & Suites	Pet Palace of West Chester
Chick-fil-A	Pet People
Chipotle's	Petsmart
Chuy's	PF Chang's
Cincinnati Curling Club	Planet Fitness
Cincinnati Marriott North	Popeye's (coming soon)
Circle Storage	Premier Shooting & Training Center
City Barbeque	Quality Inn
Cloud 9 Cabinetry	Queen City Harley Davidson
Comfort Inn	QuikTrip (coming soon)
Courtyard Cincinnati North	Raising Cane's
Crème de le Creme	Rally House
David's Bridal	Red Robin Gourmet Burgers
Dominos	Residence Inn Cincinnati North
Duluth Trading Co.	RockBOX Fitness
Dunkin Donuts	Ross Dress for Less
Esther Price Candies	Skyline Chili
Fairfield Inn & Suites	Smokey Bones
Five Below	Smoothie King
Freddie's Frozen Custard & Steakburgers	Starbucks
Goldfish Swim School	Staybridge Suites
Grainworks Brewing Company	Subway
Granite Empire of Cincinnati	Taco Johns (coming soon)
Hampton Inn & Suites	Texas Roadhouse
Hilton Garden Inn	The Fresh Market
Holiday Inn	The Learning Experience
Holtman's Donuts	TJ Maxx
Home Depot	Tom & Chee
Home2 Suites by Hilton	TopGolf
Homewood Suites	Twin Peaks
Hondros College	ULTA Beauty
Hyatt House (coming soon)	United Dairy Farmers
IKEA	Uzima Rejuvenation Station
Indiana Wesleyan	Walmart
Jag's Steak & Seafood	Welling & Co. Jeweler
Jersey Mike's	West Chester Academy of Music & Dance
Kinder Garden School	West Chester Antique Center
Kirkland's	West Chester Midpointe Library
Kohls	West Chester Veterinary Care
Kona Ice	Woodlands Elite Cincinnati
Krispy Kreme	Woodspring Suites
Kroger Marketplace	Yelton Fine Jewelers
Kumon	Zero Latency VR

## MAJOR RELOCATIONS & EXPANSIONS (2008-2022)

- Over the last fifteen (15) years, West Chester has seen relocations and expansions of businesses across all industries including many corporate headquarter locations.

<b>EXPANSIONS</b>	
Advanced Concrete Systems	Lithko Contracting (Corporate HQ)
Aero Fulfilment	Magnum Piering
Agility Health	Marubeni-Itochu Steel America
Anest Iwata USA (North American HQ)	Midwest Filtration (Corporate HQ)
Barnes Aerospace	O’Gara Group
Bath & Body Works	On-Shelf Marketing Group (OSMG)
Beckett Springs Hospital	Planes Companies (Corporate HQ)
BGR (Corporate HQ)	Premier Shooting & Training
Bridge Logistics (Corporate HQ)	Procter & Gamble
Chesterwood Village	Republic Wire (Corporate HQ)
Circle Storage	RR Donnelly
Clark Reder Engineering (Corporate HQ)	Ripple Junction (Corporate HQ)
Comcast	Ryan Homes/NVR
Cornerstone Brands	SAF Holland
Crescent Park (Corporate HQ)	SanMar
CTL Aerospace (Corporate HQ)	Schneider Electric
Edward Jones	Sentrilock (Corporate HQ)
Elliott & Bradley Plumbing	Shepherd Color Company (Corporate HQ)
Federated Insurance	Skidmore Sales & Distributing (Corporate HQ)
FedEx	Sprimag
Frito-Lay	Star Manufacturing (Corporate HQ)
GE Aviation Additive Development Center	Storopack (North American HQ)
Georgia Pacific Corrugated	Sugar Creek Packing
Grimco	Systecon (Corporate HQ)
Honeywell	Taylor Logistics (Corporate HQ)
Humana	Tennant Packaging (Corporate HQ)
Hydrotech (Corporate HQ)	TriHealth
KC Robotics (Corporate HQ)	UC Health/West Chester Hospital
KEM Service (Corporate HQ)	Valco Melton
KEMBA Credit Union (Corporate HQ)	Verizon Wireless
Kingsgate Logistics (Corporate HQ)	West Chester Academy
Kleingers Group (Corporate HQ)	Wise Owl Wine Bar
Kleem, Inc. (Corporate HQ)	

<b>RELOCATIONS WITH EXPANSIONS</b>	
Acuren Inspection	Industrial Tube & Steel (Corporate HQ)
Al-Joe’s	J & K Cabinetry Ohio
Allgaier Process Technology	Kingsgate Logistics (Corporate HQ)
American WeatherTECHS	Kroger Marketplace
Anest Iwata	Magnum Piering (Corporate HQ)
Atlas Machine & Supply	Mobile Air & Power Rentals
Black Box	Northern Cincinnati Foundation
Clark Dietrich	PPS

Convergence Research	Package Design & Manufacturing
Corghi USA (North American HQ)	Pilot Chemical (Corporate HQ)
Crescent Electric Supply Company	Pipeline Packaging
Dawson Logistics	Pivotek
Dixon Bayco	Polymet Corporation
Dodson Global	PowerStep
E Tech Group (Corporate HQ)	Prodigy Title Agency (Corporate HQ)
Evenflo	Robertson Heating & Supply Company
Expression Therapeutics	Ruthman Companies (Corporate HQ)
Fameccanica North America (North America HQ)	Sugar Creek Packing
GE Additive Technology Center	Telhio Credit Union
GE Credit Union	Total Quality Logistics
GHD	United Automotive Enhancements
Hammacher Schlemmer	Urbandi
Harvest Financial Advisors (Corporate HQ)	YKK AP America
Image Solutions	

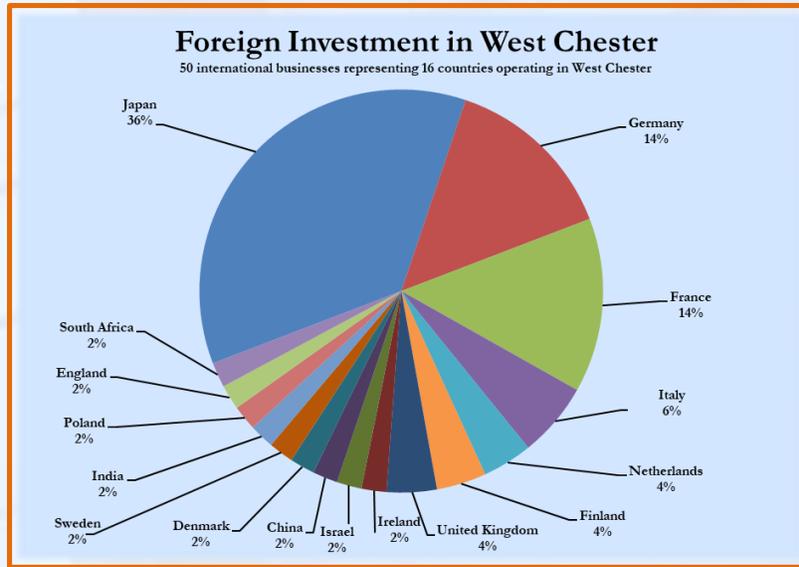
(Source: WC Community Development Department, 2022)

## **FOREIGN INVESTMENT**

- West Chester welcomes international investment and developing global partnerships. West Chester's economy includes companies from Japan, China, Israel, Italy, South Africa, Germany and others. The largest representations of foreign-owned businesses operating in the township are from Japan (36%) and Germany (14%). While international companies are drawn to West Chester's business climate, locally-owned and operated companies are also branching out and gaining success with expanded operations in the global arena.

(Source: WC Community Development, 2022)

Country of Origin	Total Companies	% of Total Foreign Investment
Japan	18	36.0%
Germany	7	14.0%
France	7	14.0%
Italy	3	6.0%
Netherlands	2	4.0%
Finland	2	4.0%
United Kingdom	2	4.0%
Ireland	1	2.0%
Israel	1	2.0%
China	1	2.0%
Denmark	1	2.0%
Sweden	1	2.0%
India	1	2.0%
Poland	1	2.0%
England	1	2.0%
South Africa	1	2.0%
<b>3,653 Total Businesses in West Chester</b>		
<b>1.4% Foreign Owned (50 companies)</b>		



## JOB OUTLOOK

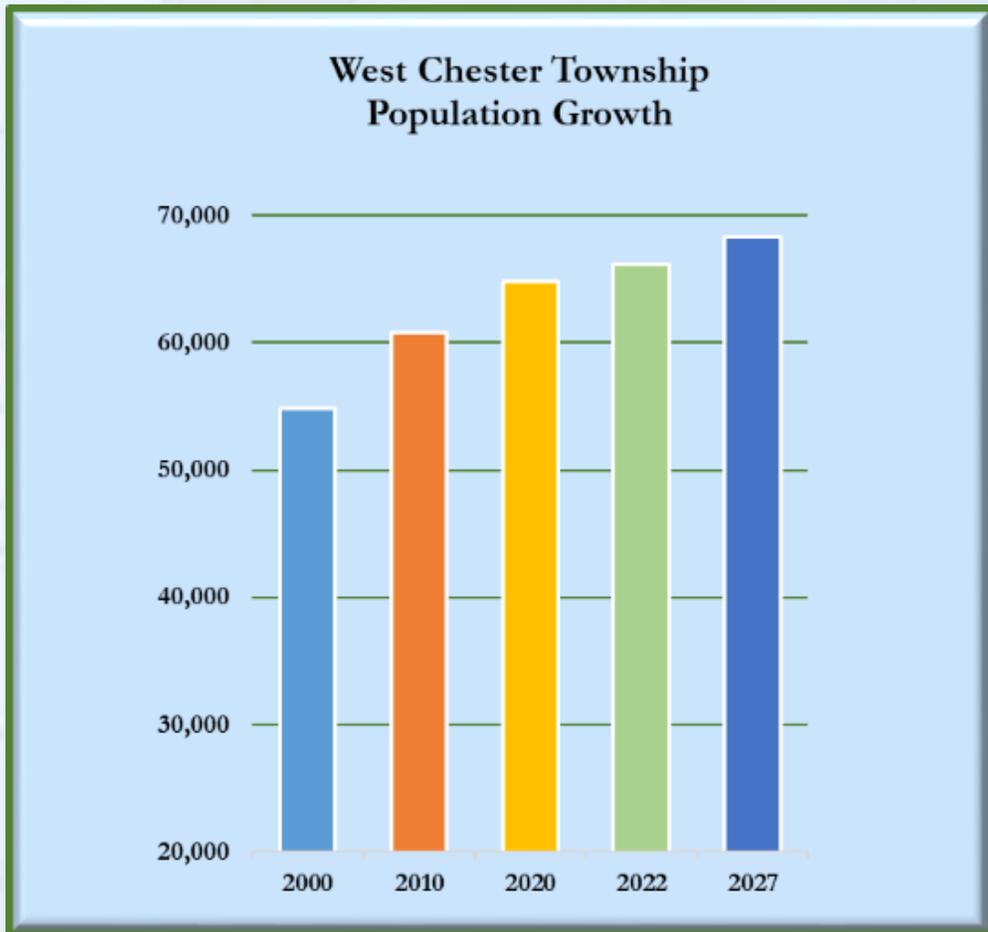
JOBS OHIO 2028 JOB OUTLOOK				
Jobs Ohio Region	2018 Employment	2028 Projected Employment	Projected Change 2018-2028	
			Number	Percent
<b>TOTAL</b>	<b>5,860,006</b>	<b>5,998,703</b>	<b>138,697</b>	<b>2.4%</b>
<b>GOOD-PRODUCING INDUSTRIES</b>	<b>1,032,474</b>	<b>1,028,293</b>	<b>-4,181</b>	<b>-0.4%</b>
Agriculture, Forestry, Fishing, Hunting	96,737	101,530	4,793	5.0%
Mining	11,178	11,886	708	6.3%
Construction	215,867	238,610	22,743	10.5%
Manufacturing	708,692	676,267	-32,425	-4.6%
<b>SERVICE-PRODUCING INDUSTRIES</b>	<b>4,534,609</b>	<b>4,667,258</b>	<b>132,649</b>	<b>2.9%</b>
Wholesale Trade	218,471	214,209	-4,262	-2.0%
Retail Trade	568,752	552,771	-15,981	-2.8%
Transportation and Warehousing	206,656	222,484	15,828	7.7%
Utilities	19,204	19,028	-176	-0.9%
Information	70,876	65,898	-4,978	-7.0%
Finance and Insurance	235,715	241,169	5,454	2.3%
Real Estate, Rental and Leasing	64,191	65,848	1,657	2.6%
Professional and Technical Services	262,753	278,014	15,261	5.8%
Management of Companies and Enterprises	140,725	148,196	7,471	5.3%
Administrative and Waste Services	326,007	332,365	6,358	2.0%
Educational Services	433,151	435,259	2,108	0.5%
Health Care and Social Assistance	837,444	932,356	94,912	11.3%
Arts, Entertainment and Recreation	81,562	84,581	3,019	3.7%
Accommodation and Food Services	484,904	504,080	19,176	4.0%
Other Services (Except Government)	232,307	229,791	-2,516	-1.1%
Government	351,891	341,209	-10,682	-3.0%
<b>SELF-EMPLOYED AND UNPAID FAMILY WORKERS</b>	<b>292,923</b>	<b>303,152</b>	<b>10,229</b>	<b>3.5%</b>

(Source: Ohio Department of Job and Family Services, Bureau of Labor Market Information, 2021)

# COMMUNITY DEMOGRAPHICS

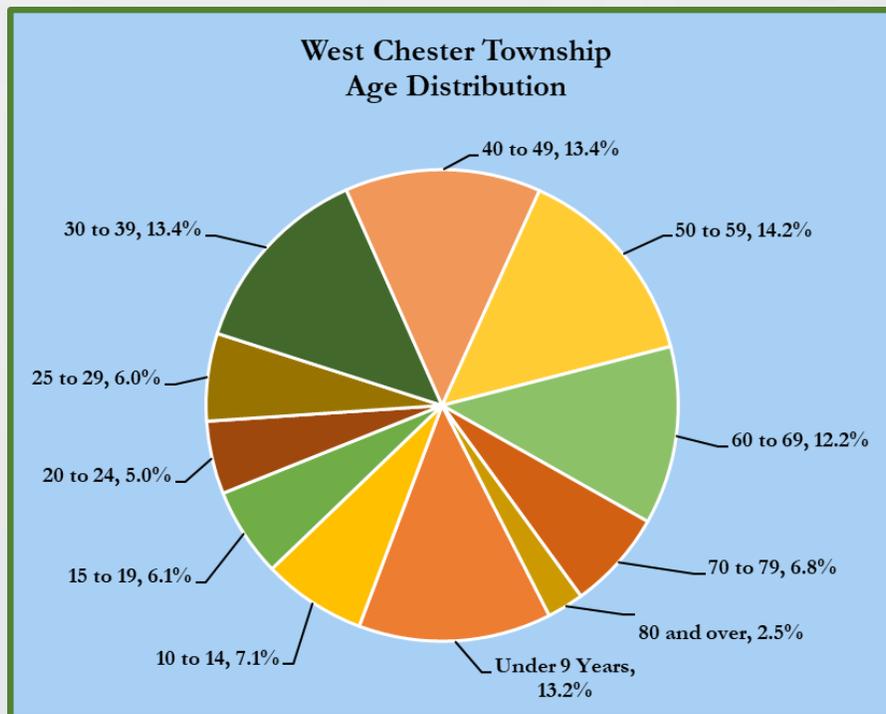
## POPULATION

WEST CHESTER TOWNSHIP		BUTLER COUNTY	
2027 Projected Population (SitesUSA)	68,288	2027 Projected Population (SitesUSA)	400,010
2022 Estimated Population (SitesUSA)	66,162	2022 Estimated Population (SitesUSA)	390,139
2020 Census Population	64,830	2020 Census Population	390,357
2010 Census Population	60,756	2010 Census Population	368,130
2000 Census Population	54,876	2000 Census Population	332,803
Projected Annual Growth (2022-2027)	2,126 (3.2%)	Projected Annual Growth (2022-2027)	9,871 (2.5%)
Historical Annual Growth (2010-2022)	5,406 (8.9%)	Historical Annual Growth (2010-2022)	22,009 (6.0%)
Historical Annual Growth (2000-2010)	5,880 (10.7%)	Historical Annual Growth (2000-2010)	35,327 (10.6%)

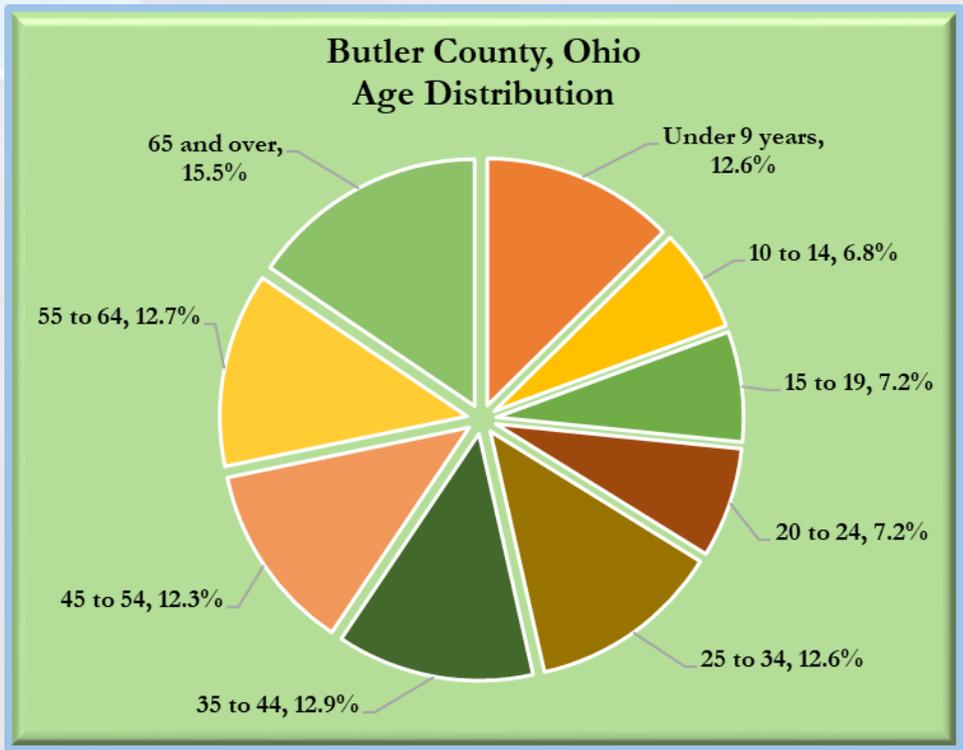


**AGE DISTRIBUTION**

WEST CHESTER TOWNSHIP Age Distribution		
<b>Total Population</b>	<b>66,162</b>	
<b>Age Range</b>	<b>Population</b>	<b>Percent</b>
Under 9 Years	8,730	13.2%
10 to 14	4,667	7.1%
15 to 19	4,063	6.1%
20 to 24	3,282	5.0%
25 to 29	3,942	6.0%
30 to 39	8,908	13.4%
40 to 49	8,861	13.4%
50 to 59	9,421	14.2%
60 to 69	8,088	12.2%
70 to 79	4,529	6.8%
80 and over	1,669	2.5%
<b>Median Age</b>	<b>39.1</b>	
<b>Major Groups</b>		
Age 19 years old and under	17,460	26.4%
Age 20 to 59 years old	34,414	52.0%
Age 60 years old and over	14,286	21.5%

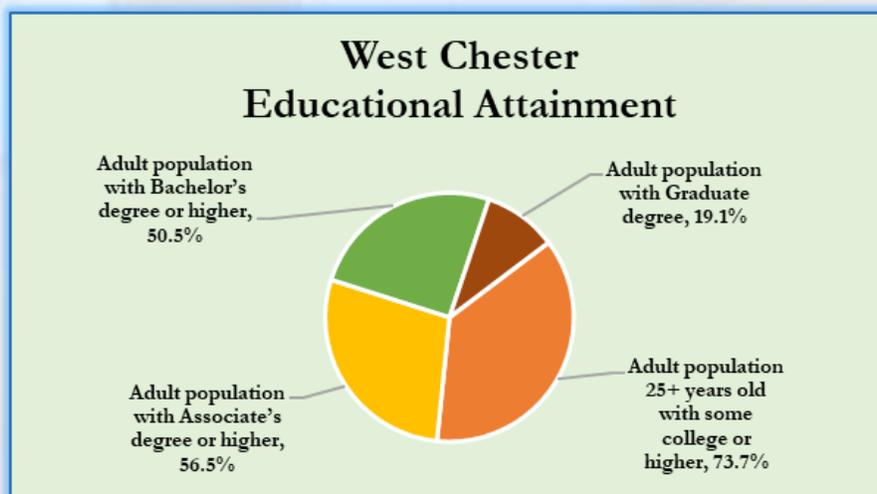


BUTLER COUNTY, OHIO Age Distribution		
Total Population	390,139	
Age Group	Population	Percent
Under 9 years	49,204	12.6%
10 to 14	26,433	6.8%
15 to 19	28,199	7.2%
20 to 24	28,191	7.2%
25 to 34	49,325	12.6%
35 to 44	50,411	12.9%
45 to 54	48,150	12.3%
55 to 64	49,661	12.7%
65 and over	60,565	15.5%
Median Age	36.7	
Major Groups		
Age 19 years old and under	103,836	26.6%
Age 20 to 59 years old	201,240	51.4%
Age 60 years old and over	85,063	21.8%



## EDUCATIONAL ATTAINMENT

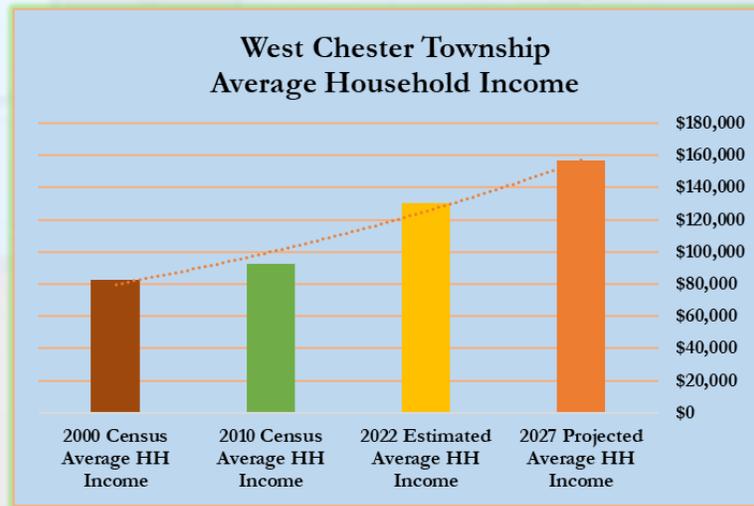
<b>West Chester Township</b>	
Adult population 25+ years old with some college or higher	73.7%
Adult population with Associate's degree or higher	56.5%
Adult population with Bachelor's degree or higher	50.5%
Adult population with Graduate degree	19.1%
<b>Butler County</b>	
Adult population 25+ years old with some college or higher	58.7%
Adult population with Associate's degree or higher	39.4%
Adult population with Bachelor's degree or higher	31.9%
Adult population with Graduate degree	11.1%



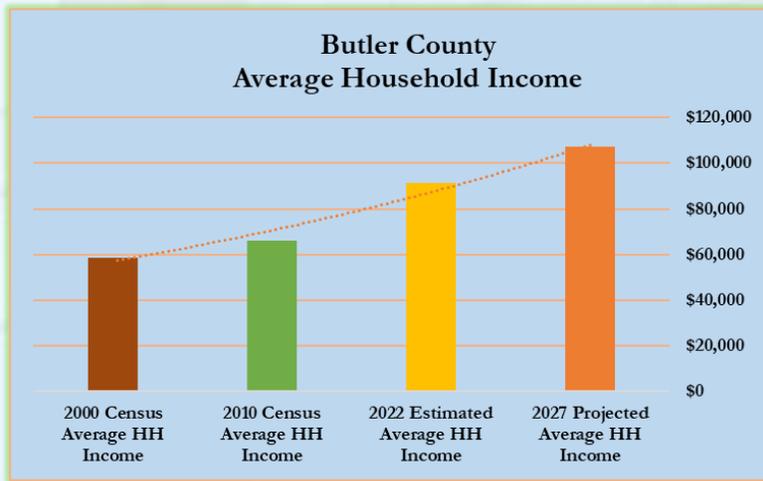
West Chester is partner to Lakota Local School District. Lakota is Ohio's 8<sup>th</sup> largest district with 16,800 students and is one of Ohio's largest school districts with excellent ratings. Lakota Local Schools has 1,845 employees located throughout West Chester and Liberty townships. (Source: Lakota Local School District, 2022)

**INCOME**

<b>WEST CHESTER TOWNSHIP</b>			
<b>Average Household Income</b>		<b>Per Capita Household Income</b>	
2027 Projected Average HH Income	\$156,869	2027 Projected Per Capita HH Income	\$59,266
2022 Estimated Average HH Income	\$130,364	2022 Estimated Per Capita HH Income	\$48,652
2010 Census Average HH Income	\$92,565	2010 Census Per Capita HH Income	\$33,838
2000 Census Average HH Income	\$82,964	2000 Census Per Capita HH Income	\$29,597
<b>Median Household Income</b>		<b>Estimated Average Household Net Worth</b>	<b>\$1,080,000</b>
2027 Projected Median HH Income	\$124,626	<b>Consumer Expenditures</b>	
2022 Estimated Median HH Income	\$103,845	2022 Total Monthly Household Expenditures	\$7,032
2010 Census Median HH Income	\$79,193	Total Non-Retail Expenditures	\$3,716 (52.8%)
2000 Census Median HH Income	\$73,197	Total Retail Expenditures	\$3,316 (47.2%)
<b>Family Household Income</b>			
2022 Average Family HH Income	\$142,431		
2022 Median Family HH Income	\$119,451		



<b>BUTLER COUNTY</b>			
<b>Average Household Income</b>		<b>Per Capita Household Income</b>	
2027 Projected Average HH Income	\$107,403	2027 Projected Per Capita HH Income	\$40,577
2022 Estimated Average HH Income	\$91,248	2022 Estimated Per Capita HH Income	\$34,199
2010 Census Average HH Income	\$66,113	2010 Census Per Capita HH Income	\$24,417
2000 Census Average HH Income	\$58,756	2000 Census Per Capita HH Income	\$21,738
<b>Median Household Income</b>		<b>Estimated Average Household Net Worth</b>	<b>\$515,681</b>
2027 Projected Median HH Income	\$87,822	<b>Consumer Expenditures</b>	
2022 Estimated Median HH Income	\$72,236	2022 Total Monthly Household Expenditures	\$5,446
2010 Census Median HH Income	\$52,480	Total Non-Retail Expenditures	\$2,871 (52.7%)
2000 Census Median HH Income	\$48,152	Total Retail Expenditures	\$2,575 (47.3%)
<b>Family Household Income</b>			
2022 Average Family HH Income	\$106,967		
2022 Median Family HH Income	\$89,306		



## HOUSING UNITS

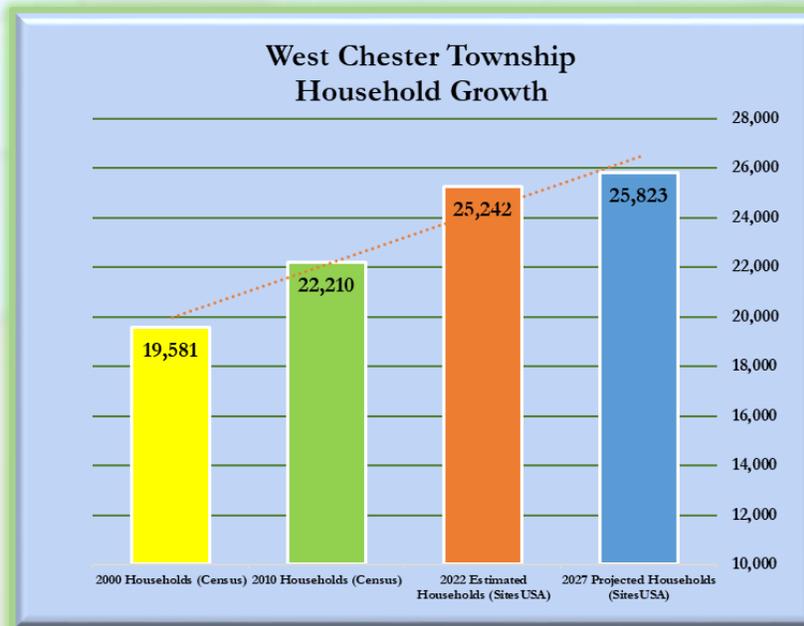
West Chester Township		
2022 Estimated Housing Units (SitesUSA)	26,063	
2020 Housing Units (Census)	25,133	
2010 Housing Units (Census)	23,769	
Historical Annual Growth 2010-2020	1,364 (5.7%)	
2022 Housing Units Occupied	24,679	94.7%
Owner Occupied	19,114	77.5%
Renter Occupied	5,565	22.5%
2022 Housing Units Vacant	1384	5.3%
Butler County		
2022 Estimated Housing Units (SitesUSA)	153,985	
2020 Housing Units (Census)	153,741	
2010 Housing Units (Census)	148,273	
Historical Annual Growth 2010-2020	5,468 (3.7%)	
2022 Housing Units Occupied	145,252	94.3%
Owner Occupied	98,881	68.1%
Renter Occupied	46,371	31.9%
2022 Housing Units Vacant	8,733	5.7%

**Housing Units/Households** defined: A **housing unit** is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A **household** includes all the persons who occupy a housing unit.

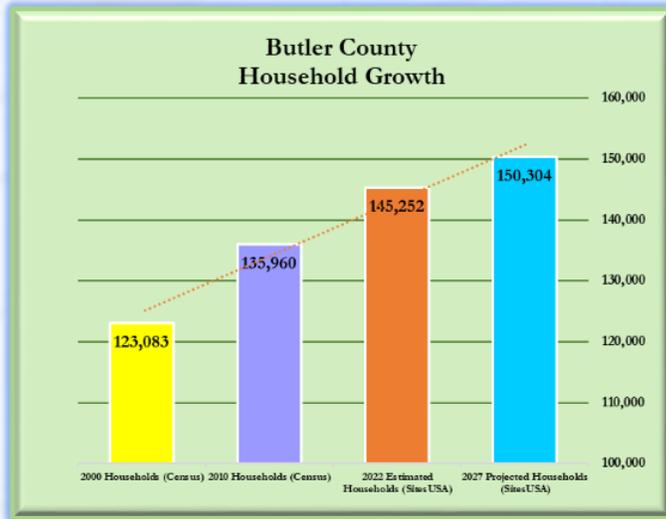
(Sources: Census Bureau 2022, SitesUSA 2022)

## HOUSEHOLDS

<b>West Chester Township</b>	
2027 Projected Households (SitesUSA)	25,823
2022 Estimated Households (SitesUSA)	25,242
2010 Households (Census)	22,210
2000 Households (Census)	19,581
Projected Annual Growth 2022-2027	581 (2.3%)
Historical Annual Growth 2000-2022	5,661 (28.9%)
<b>Average Household Size</b>	<b>2.7</b>
Households With Children	8,908 (36.1%)
Family Households	18,687 (75.7%)
Non-Family Households	5,992 (24.3%)



<b>Butler County</b>	
2027 Projected Households (SitesUSA)	150,304
2022 Estimated Households (SitesUSA)	145,252
2010 Households (Census)	135,960
2000 Households (Census)	123,083
Projected Annual Growth 2022-2027	5,052 (3.5%)
Historical Annual Growth 2000-2022	22,169 (18.0%)
<b>Average Household Size</b>	<b>2.6</b>
Households With Children	49,335 (34.0%)
Family Households	101,377 (69.8%)
Non-Family Households	43,875 (30.2%)

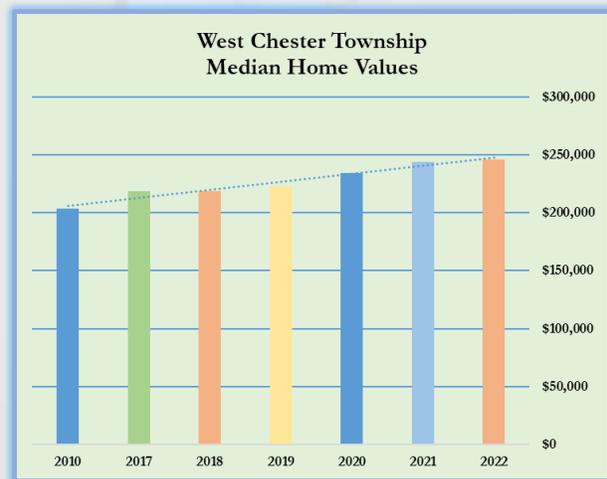


**HOME SALES**

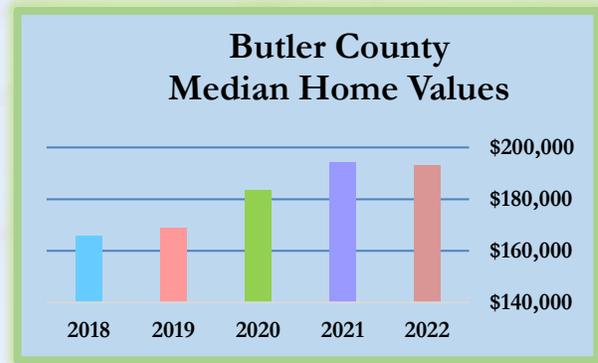
WEST CHESTER HOME SALES					
	2018	2019	2020	2021	2022
New Listings	1,097	1,140	957	1,031	979
Sold Listings	919	961	812	961	898
Median Listing Price	\$245,000	\$258,500	\$275,000	\$319,900	\$349,900
Median Selling Price	\$243,000	\$255,000	\$275,500	\$327,250	\$354,500
Median Days on Market	7	6	3	3	4
Average Listing Price	\$254,866	\$271,874	\$291,225	\$330,722	\$356,865
Average Selling Price	\$249,885	\$267,455	\$289,465	\$35,475	\$363,682
Average Days on Market	25	22	18	16	15

**HOME VALUES**

MEDIAN HOME VALUES	
West Chester Township	
2022	\$246,032
2021	\$243,936
2020	\$234,462
2019	\$222,865
2018	\$218,570
2017	\$218,498
2010	\$203,874



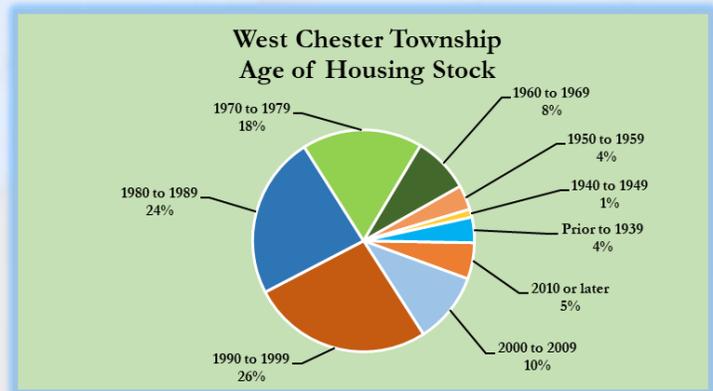
Butler County	
2022	\$193,257
2021	\$194,139
2020	\$183,516
2019	\$169,026
2018	\$165,900



(Source: Cincinnati Board of Realtors MLS, Coldwell Banker Realty; SitesUSA, 2022)

### AGE OF HOUSING STOCK

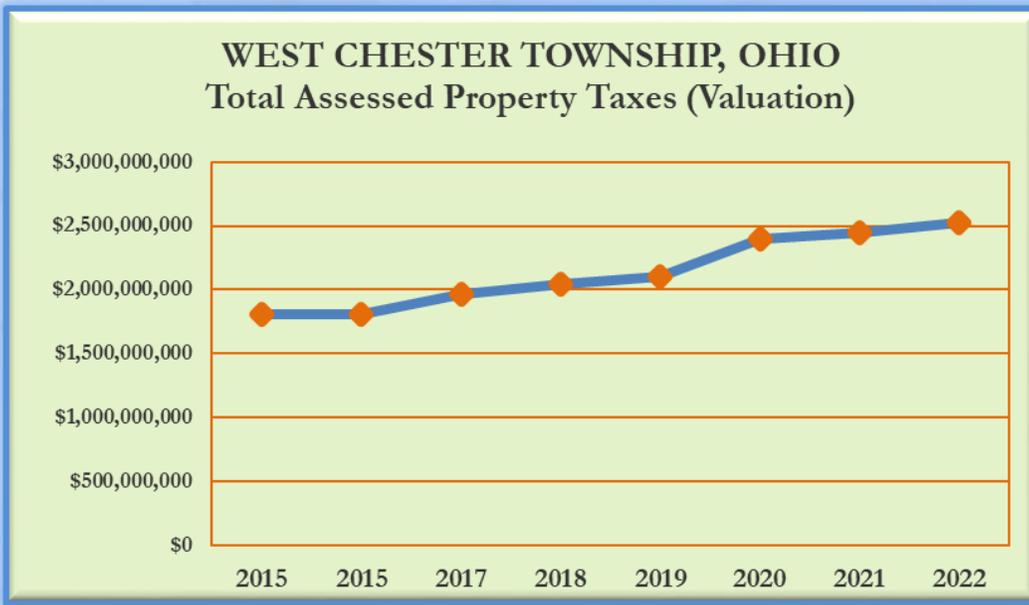
West Chester Homes by Year Built	% of Total
2010 or later	5.0%
2000 to 2009	9.8%
1990 to 1999	25.0%
1980 to 1989	22.4%
1970 to 1979	16.6%
1960 to 1969	7.8%
1950 to 1959	3.4%
1940 to 1949	1.1%
Prior to 1939	3.5%
<b>Median Age of West Chester Homes</b>	<b>31.1</b>
<b>Median Age of Butler County Homes</b>	<b>39.9</b>



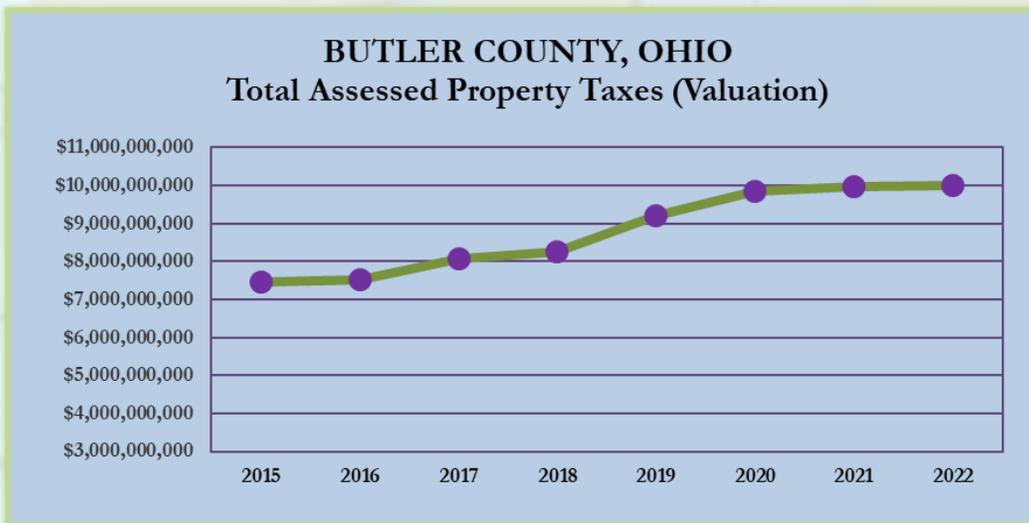
(Source: SitesUSA, 2022)

### PROPERTY TAXES

WEST CHESTER TOWNSHIP, OHIO Total Assessed Property Taxes (Valuation)							
2015	2016	2017	2018	2019	2020	2021	2022
\$1,808,354,530	\$1,830,400,660	\$1,968,445,730	\$2,040,276,860	\$2,097,657,190	\$2,401,770,910	\$2,450,558,050	\$2,525,916,710



BUTLER COUNTY, OHIO Total Assessed Property Taxes (Valuation)							
2015	2016	2017	2018	2019	2020	2021	2022
\$7,451,279,840	\$7,519,255,550	\$8,075,341,090	\$8,260,661,850	\$9,218,694,120	\$9,840,997,530	\$9,987,757,790	\$10,017,648,170



(Source: Butler County Auditor's Office, 2022)

---

## ACCESSABILITY & INFRASTRUCTURE

### PREMIER LOCATION

- West Chester understands access to workforce, suppliers and customers is critical to corporate success. The community's strategic location and unparalleled access to the region's exceptional network of highways has placed it squarely in the sights of investors seeking opportunities for growth and expansion.
- West Chester is centrally located in the Interstate 75 Growth Corridor between Cincinnati and Dayton, and is within 600 miles of 54% of U.S. buying power. West Chester offers guaranteed business access to the Cincinnati-Dayton Metroplex and nearly 3 million customers—more than Baltimore, Denver, St. Louis and Pittsburgh.
- The two international airports in less than one hour's drive, and four regional airports nearby, link West Chester to the national and international marketplace for the convenience of its corporate stakeholders.
- Railroads carry more than 18 million tons annually in, out and through the OKI region, and this freight mobility spurs economic growth. West Chester is fortunate to have two major Class 1 and several short-line rail providers in the township offering our businesses alternatives to transporting goods to the marketplace.
- West Chester covers nearly 35 square miles in size and is situated in southeast Butler County, which is easily accessible from six interstate interchanges. This strategic location with its exceptional quality of life amenities alone provides an ideal setting for people to live, families to grow and businesses to prosper.

### INVESTMENT IN INFRASTRUCTURE

- **In the twenty five (25) years since the opening of the Union Centre Boulevard interchange, more than \$382.8M has been invested in major infrastructure improvements throughout the township displaying West Chester's commitment to investing in its local roadways with funding partnerships between West Chester, Butler County and the Ohio Department of Transportation.** (Sources: BCEO, ODOT, West Chester)
- Township staff worked with the business owners in the Olde West Chester, Tylersville Road, Princeton Glendale Road (SR747) and Cincinnati-Columbus Road (SR42) districts to establish redevelopment plans to improve the areas for business success and ease the impact of road construction projects.
- Major infrastructure projects over the past eight (8) years include:
  - **2022**
  - Crescentville Road Widening; road improvements between SR 747 and International Boulevard; widening to three lanes; two year project; water main work; funding sources - Federal, BCEO, West Chester, Springdale and Sharonville. Cost = **\$6,107,137**
  - Hamilton Mason/Maud Hughes Road Project; intersection improvements; widening; installation of signal; funding sources – Federal and BCEO. Cost = **\$1,909,979**
  - I-75/West Chester Road Bridge Project; deck resurfacing/false decking; replacing fence; contract includes repairing parapets on Allen Road bridge also; funding source – ODOT. Cost = **\$1,900,000**
  - Smith Road Multi-Use Path; SR747 to Beckett Road; funding sources – Federal and West Chester. Cost = **\$686,449**
  - Tylersville Road at Smith Road; traffic signal improvements; funding source – West Chester. Cost = **\$250,000**

- **2021**
  - Butler Warren Road at Barret Road/Western Row Road; installation of roundabout and intersection improvements; funding provided by federal, BCEO and Mason funds. Cost = **\$1,669,000**
  - Butler Warren Road at West Chester Road/Socialville Foster Road; installation of roundabout and intersection improvements; funding provided by federal and state funds. Cost = **\$1,489,099**
  - Union Centre Boulevard/I-75 Interchange Landscaping Improvement Project; hardscape decorative stonework, retaining walls, monument signs, and other permanent structures on all four on/off ramps; trees, plantings and seasonal flowers; project management/maintenance; funding provided by West Chester Township. Cost = **\$2,700,000**
- **2020**
  - LeSourdesville-West Chester Road at Beckett Ridge Boulevard; intersection improvements and installation of roundabout; funding provided by federal and BCEO funds. Cost = **\$1,393,631**
  - Beckett Road; drainage improvements and resurfacing; fire station to Beckett Ridge Boulevard; funding provided by West Chester TIF funds. Cost = **\$1,407,770**
  - Butler-Warren Road to Liberty Way; intersection improvements; add eastbound left turn lane and northbound left turn lane; funding provided by BCEO. Cost = **\$1,052,000**
  - Hamilton-Mason Road; bridge replacement (Phase 1); funding provided by State of Ohio and West Chester Township funds. Cost = **\$1,774,350**
- **2019**
  - Union Centre Boulevard/I-75 interchange improvements; Butler County Engineer's Office and West Chester Township project; included converting to Diverging Diamond Interchange (DDI) which allows for free-flowing movement of traffic higher capacity with additional lanes and a safe pedestrian crossing. Cost = **\$20,000,000**
  - Tylersville Road/I-75 interchange improvements Phase II; added service road behind Wendy's to tie into Dudley Drive at Doc Drive to run west connecting to Tylersville Road; added additional lane to both the I-75 northbound and southbound exit ramps to Tylersville Road; added westbound lane from Cox Road to I-75. BCEO project. Cost = **\$3,000,000**
- **2018**
  - Cincinnati Dayton Road; widened Cincinnati Dayton Road north to West Chester Road to I-75; added sidewalks, benches and street lighting. Cost = **\$4,000,000**
- **2017**
  - Allen Road; widened Allen Road from UCB to Muhlhauser Road; added sidewalks on both sides of the road. Cost = **\$3,000,000**
  - Windisch Road; widened Windisch Road to improve traffic capacity from Allen Road to Crescentville Road. Cost = **\$3,000,000**
  - Union Centre Boulevard; two street lighting projects along UCB; one from I-75 to Cincinnati Dayton Road; the second from Beckett Road to SR747. Cost = **\$1,000,000**
  - Union Centre Boulevard; installed irrigation and landscaping medians on UCB east of I-75 to beautify the east entry into West Chester. Cost = **\$500,000**
- **2016**
  - Civic Centre Boulevard extension; extended existing road through to Allen Road to support Phase II of The Streets of West Chester retail development; 2015/2016 project. Cost = **\$4,700,000**
  - Union Centre Boulevard intersection improvement; added westbound turn lane onto northbound Beckett Road. Cost = **\$250,000**

- **2015**
  - Tylersville Road/I-75 Interchange improvements Phase I; added eastbound lane from I-75 to Cox Road; upgraded Kingsgate and Dudley Drive intersection. Completed in 2016. BCEO project. Cost = **\$1,900,000**
  - Capstone Boulevard; installation of road to Butler Tech; improvements at signal. Cost = **\$2,000,000**
  - Beckett Road improvements; widened existing lanes and shoulder from West Chester Road to Union Centre Boulevard. Cost = **\$250,000**
  - Tylersville Road improvements; I-75 to Cox Road; added eastbound lane; improvements to intersection at Kingsgate and Dudley. BCEO project. Cost = **\$2,063,078**