

2026 West Chester

▶ Economic Development Report



Overview

- West Chester is the economic epicenter of the Cincinnati-Dayton region being home to more than **3,500 businesses**, more than **66,200 residents** and more than **51,700 employees**.
- West Chester is a major focal point of growth and development between the Cincinnati and Dayton markets. The two MSA's combined create the **super region** with a population of more than **3.1 million** ranking it the **19th** largest of the 386 MSAs in the United States—larger than Denver, Baltimore, Orlando, Charlotte and St. Louis.
- West Chester is the **10th largest place** or municipality in the State of Ohio (ahead of the City of Hamilton).
- Butler County is the **7th largest county** among Ohio's 88 counties in terms of population.
- West Chester is the **largest township** by population in Ohio, followed by Green Township and Colerain Township.



***West Chester Township Awarded
"Best Community To Do Business" in Ohio four
consecutive years!***

Best Places to Live

- West Chester has been awarded the designation of “**Best Places to Live**” in America by MONEY magazine, a publication of Time, Inc. and FORTUNE magazine.
- West Chester possesses attributes that define it as a **premier community** where families grow and businesses prosper.
- With West Chester being **centrally located off Interstate 75 between Cincinnati and Dayton**, it’s easy to see why this was a prominent factor in West Chester’s selection as “**Best Places to Live.**”

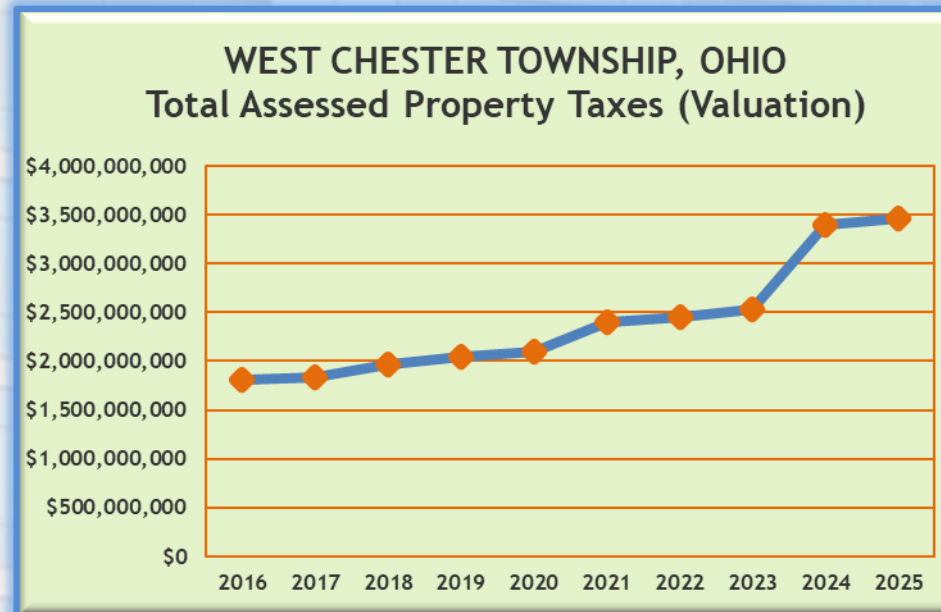


- ✓ 2005 Ranked 45th Best Places to Live
- ✓ 2010 Ranked 32nd Best Places to Live
- ✓ 2012 Ranked 94th Best Places to Live
- ✓ 2014 Ranked 30th Best Places to Live
- ✓ 2016 Ranked 49th Best Places to Live
- ✓ 2017 Ranked 56th Best Places to Live
- ✓ 2018 Ranked 38th Best Places to Live
- ✓ 2023 Ranked 13th Best Places to Live

Assessed Valuation & Taxes

West Chester has the highest assessed valuation in the Greater Cincinnati region (behind the City of Cincinnati) at more than \$3.45 billion.

COMMUNITY VALUATION COMPARISON TY 2025/CY 2026		
Community	Total Assessed Valuation	County
City of Cincinnati	\$83,837,984,400	Hamilton
West Chester Twp.	\$3,456,994,810	Butler
Deerfield Twp.	\$2,387,123,520	Warren
City of Mason	\$2,171,863,910	Warren
Liberty Twp.	\$1,951,323,930	Butler
Anderson Twp.	\$1,855,709,550	Hamilton
Colerain Twp.	\$1,829,350,530	Hamilton
Green Twp.	\$1,673,598,710	Hamilton
City of Fairfield	\$1,574,900,510	Butler
Hamilton Twp.	\$1,428,832,850	Warren
Clearcreek Twp.	\$1,346,090,510	Warren
Indian Hill	\$1,323,958,390	Hamilton
City of Hamilton	\$1,288,256,100	Butler
Sycamore Twp.	\$1,107,065,070	Hamilton
City of Blue Ash	\$1,101,499,900	Hamilton
City of Middletown	\$1,028,328,390	Butler



Growth & Development

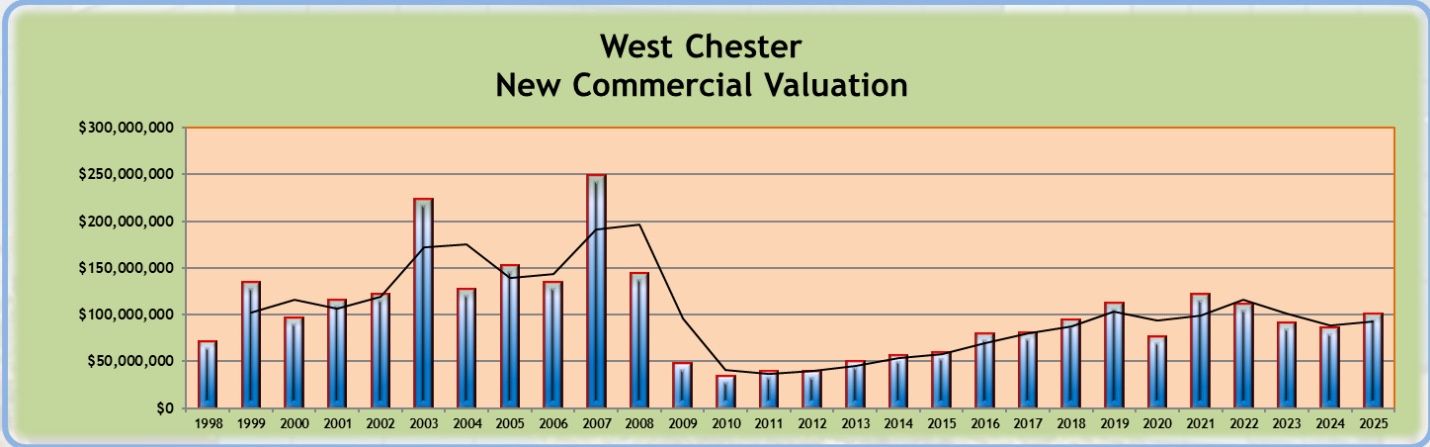
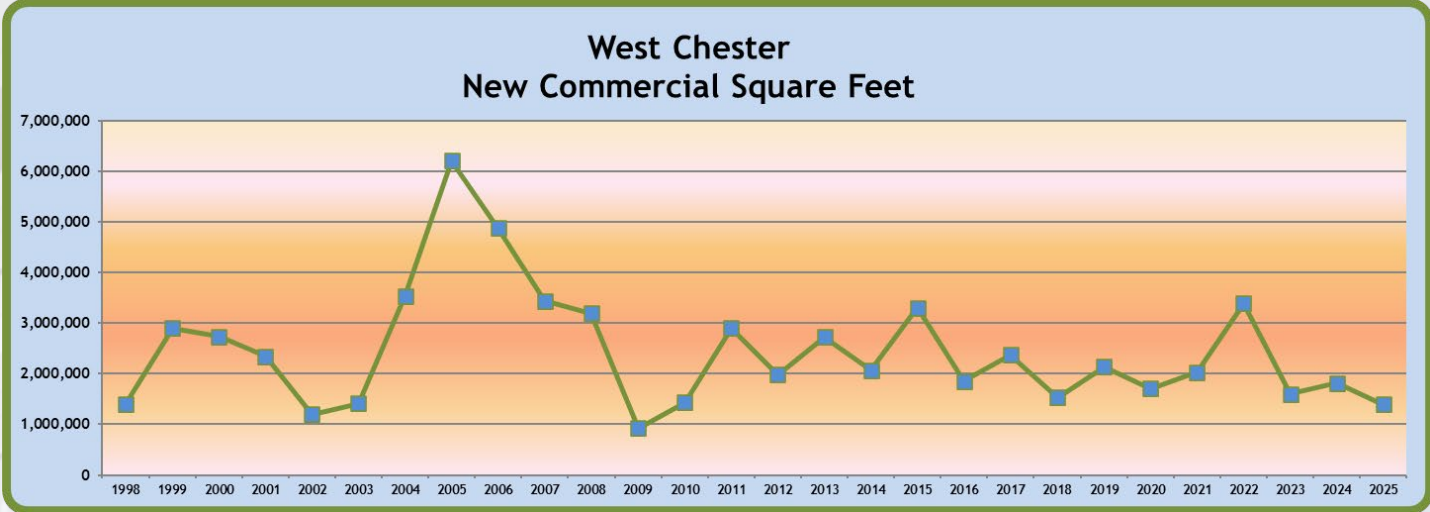
Over the last twenty eight (28) years and since the opening of the Union Centre Boulevard interchange, West Chester has reaped **more than \$4.3 billion in new investment, more than 50.9 million square feet in new construction, and more than 49,000 new jobs.**



WEST CHESTER TOWNSHIP COMMERCIAL GROWTH & DEVELOPMENT 1997 - 2025			
District	New Project Square Feet	New Jobs	Capital Investment
Uptown	4,467,294	6,746	\$814,219,356
Downtown	28,350,967	28,216	\$2,607,915,490
Midtown	739,624	1,060	\$100,261,603
Other	17,381,574	13,163	\$820,298,851
TOTAL	50,939,459	49,185	\$4,342,695,300

- More than 1,500 acres of new shopping, dining and entertainment amenities have been developed (or are under construction) in West Chester Township.
- Major retail shopping areas including the Voice of America Centre, The Streets at West Chester, West Chester Towne Centre, the Highlands Retail Center and others have all contributed to **more than 9.7 million square feet of new retail development, represent more than \$1.1 billion of new investment in West Chester's retail market, and have created more than 11,500 new jobs.**
- More than 200 new restaurants and nearly 2,000 hotel rooms totaling 1.2 million square feet have opened in West Chester Township.

Development Trends



Workforce

- **Thirteen 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 Aerospace, Fifth Third Bank, Miami University, LaRosa's, Cleveland Cliffs, TQL, Mercy Health, Skyline Chili and US Bank.
- **Eight of the top twenty five tri-state's largest manufacturers have a presence in West Chester**—GE Aerospace, Cleveland Cliffs, Tyson Foods, Graeter's, Kroger, Ford Motor Company, UDF and Procter & Gamble.
- **West Chester is home to the largest concentration of life sciences companies in a single geographic area outside of the Interstate 275 loop.** Some of West Chester's life sciences companies include: Resilience, CVS Specialty Pharmacy, Cardinal Health Nuclear Pharmacy, Compunet Labs, HealthTech Bioactives US, Inc., Membrane Specialists, PharmcareUSA of Ohio, NovaCare, CenterWell Pharmacy, IVX Health, Precision Radiotherapy, Biomed Specialty Pharmacy, Enable Injections, PPD Global Central Labs/Thermal Fisher, CSI Pharmacy, Omnicare and Tennant Packaging.
- 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**—nearly 1,500 healthcare employees work at UC Health West Chester Hospital.
- Information Technology (IT) is one of the fastest growing industries in today's economy. **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: Synchrony, Convergence, E Tech Group, Access Information Systems, Verizon, Spectrum, New Era Technology, Prosource Technologies, Conexus Technologies, KC Robotics, Flexential, and Gen IV Technology.

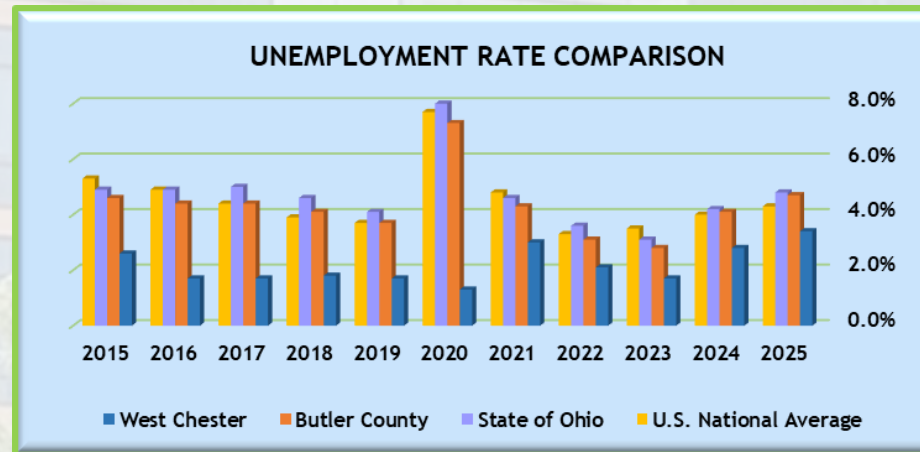


West Chester is home to numerous major aerospace companies including: GE Aerospace, Barnes Aerospace, CFM International, CTL Aerospace, Eagle Composites, Flighttime Enterprises, Northrop Grumman, Pole/Zero, Quasonix, Arch Cutting Tools and GE Additive.

Workforce

- West Chester is the employment epicenter in the region with more than **3,500 thriving businesses** and more than **51,700 employees**.
- West Chester Ohio's strategic location in the heart of the Cincinnati-Dayton Metroplex provides companies access to a vast primary labor market with a pool of nearly **1.9 million professional, technical and manufacturing employees** within a **30-minute drive time**.
- **72.7%** of West Chester's working population are classified as white collar workers.

2025 West Chester Workforce Demographics	
Total Number of Businesses	3,515
Total Number of Employees	51,767
White Collar	72.7%
Blue Collar	15.2%
Employee/Population Ratio (per 100 residents)	78.2
2025 Daytime Population	85,562
2025 Unemployment Rate	3.4%



Major Employers

WEST CHESTER TOWNSHIP MAJOR EMPLOYERS			
Company	Description	West Chester Employees	Corporate HQ Location
GE Aerospace	Aerospace manufacturer	2,150	Ohio
West Chester Hospital	Full-service, 160-bed hospital	1,487	Ohio
Cornerstone Brands	Catalog company distribution center	1,000	Florida
Resilience	Biotech pharmaceutical manufacturer	916	Ohio
Tyson Foods	Frozen food manufacturer	901	Arkansas
SanMar Corporation	Distributor of fashion apparel	700	Washington
CenterWell Pharmacy (Humana)	Mail order pharmacy	531	Ohio
TREW Automation	Automated material handling solutions provider	460	Ohio (WC)
Procter & Gamble	Designs and manufactures consumer products and corporate packaging	409	Ohio
Maersk	Fulfillment and logistics provider	350	Denmark (NJ)
Oats Overnight	Food manufacturer	329	Arizona

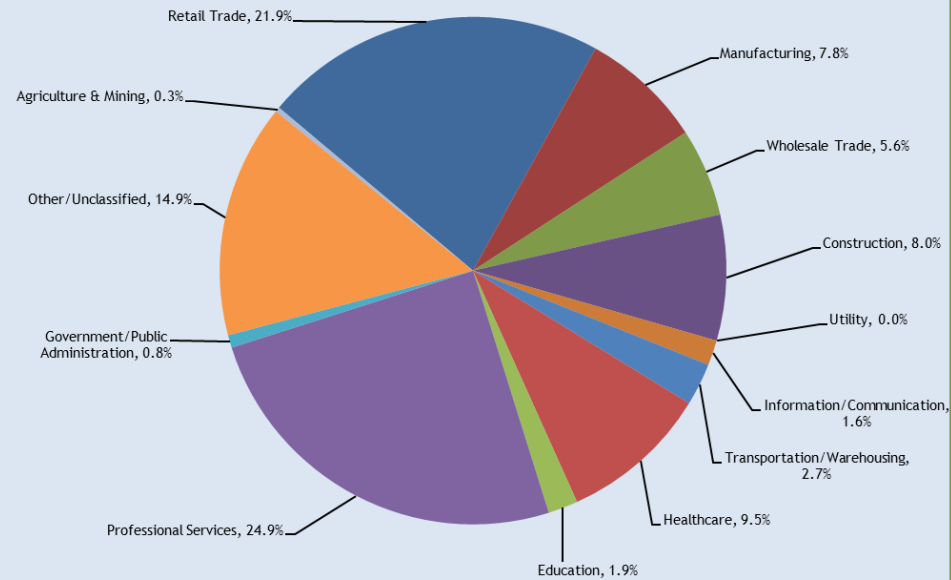


West Chester Township is a **NO** local earnings tax and **NO** corporate income tax community

Employment by Industry

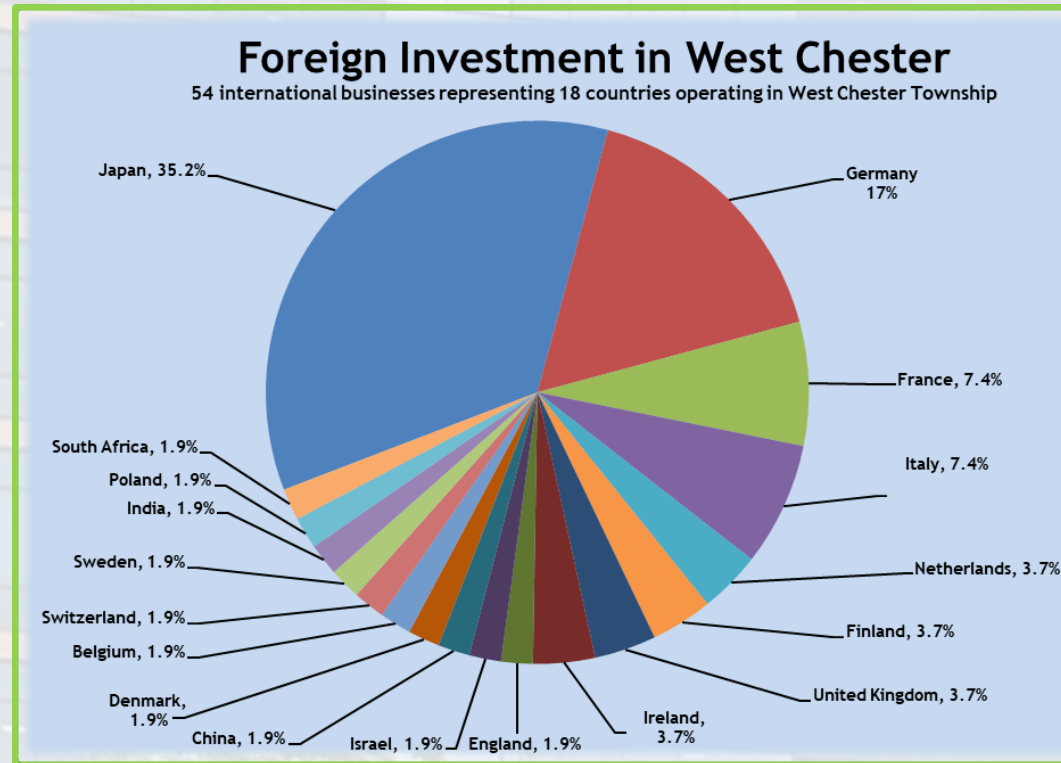
- West Chester has **more than 3,500 businesses** contributing to our local, state, federal and international economies.
- West Chester has more than **51,700 employees** with a **daytime population** of more than **85,300**.
- **29 of the Top 100 Fortune 500 companies** have a presence in **West Chester Township**—Amazon, General Motors, Ford Motor Company, United Health, CVS Health, JP Morgan Chase, Cardinal Health, Walmart, Bank of America, Home Depot, Costco, Marathon, Kroger and more.

2025 Employment Population by Industry



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 (35.2%) and Germany (16.7%).
- 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.



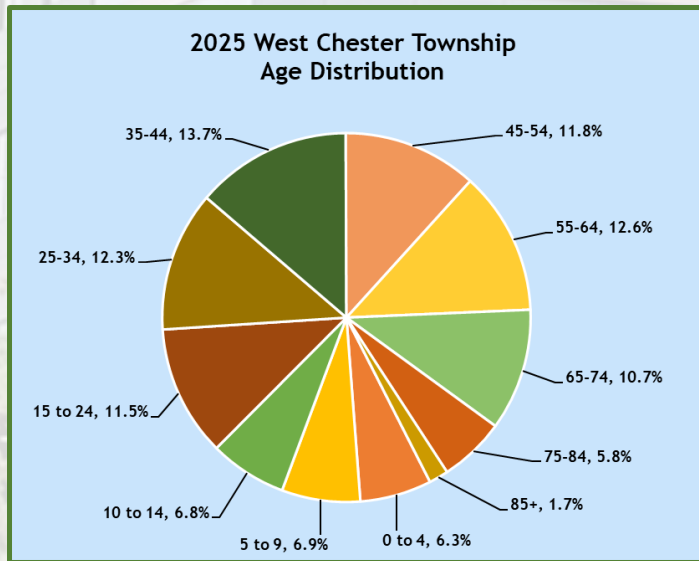
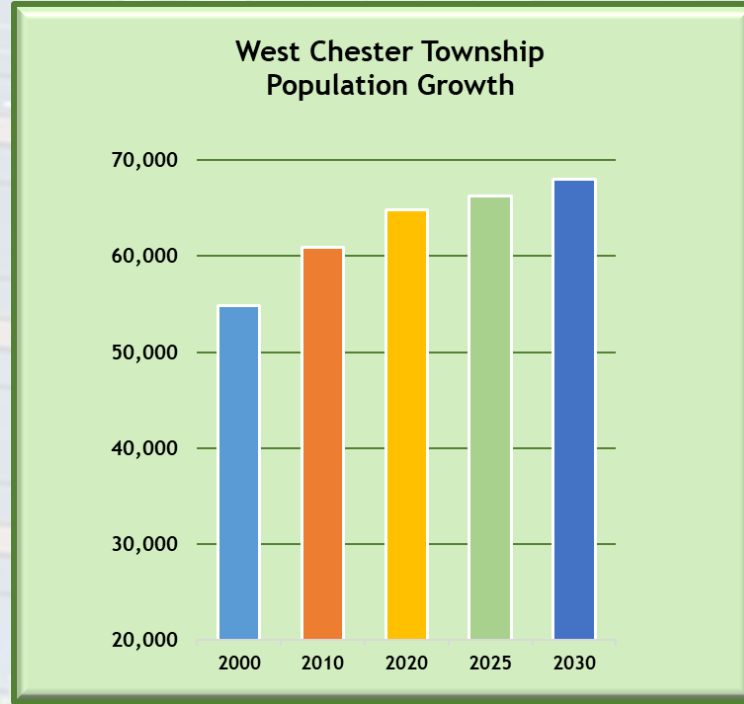
Room to Grow

- West Chester is a proven destination for corporate investment displayed by the expansive growth over the past two decades
- 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.
- **16% of COMMERCIAL LAND** is currently available for commercial development.
- **3.8% of RESIDENTIAL LAND** is currently available for residential development.



Demographics ... Population

WEST CHESTER TOWNSHIP POPULATION GROWTH	
2025 Total Population	66,212
2030 Projected Population	67,971
Projected Annual Growth (2025-2030)	0.53%
2025 Daytime Population	85,391
Workers	53,562
Residents	31,829
2020 Population (Census)	64,830
2010 Population (Census)	60,958
2000 Population (Census)	54,876



Median Age	39.6
Major Groups	
18 and over	76.2%
65 and over	18.2%
Males	49.8%
Females	50.2%

Demographics ... *Education*

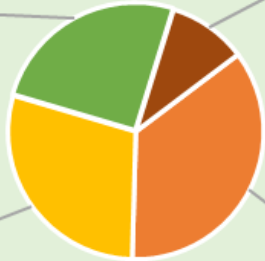
2025 West Chester Educational Attainment

Adult population with Bachelor's degree or higher, 53.6%

Adult population with Graduate degree, 21.1%

Adult population with Associate's degree or higher, 61.8%

Adult population 25+ years old with some college or higher, 75.9%

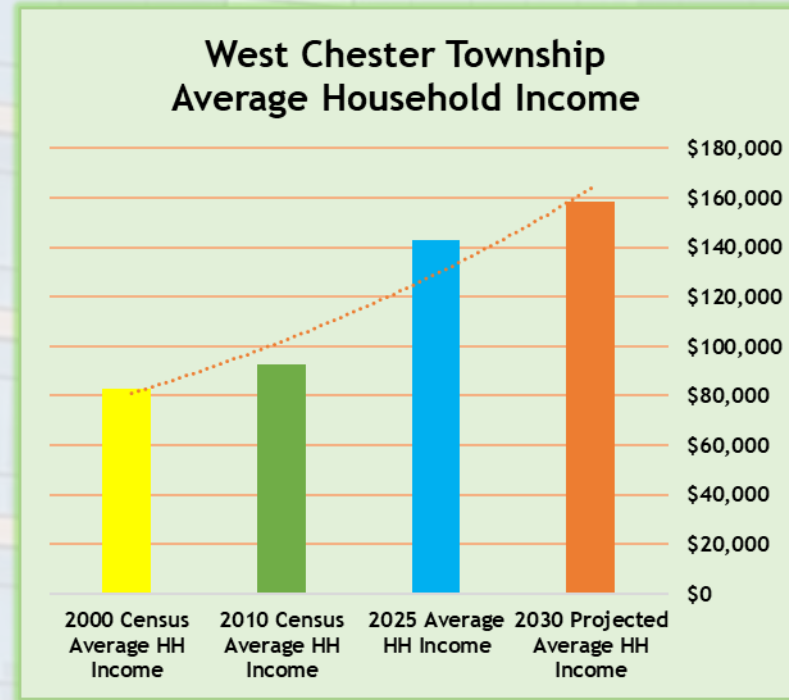


West Chester is partner to **Lakota Local School** district—Ohio's **8th largest district** and the region's **2nd largest** consistently receiving excellent ratings. Lakota has 17,540 students with a **95% graduation rate**.

In addition to Fortune 500 companies and plentiful job opportunities, West Chester Township has a many institutes of higher learning—Miami University VOA Learning Center, Indiana Wesleyan University and Hondros College School of Nursing. West Chester is also home to Butler Tech Bioscience Center—a state-of-the-art, hands-on community-based vocational school.

Demographics ... *Income*

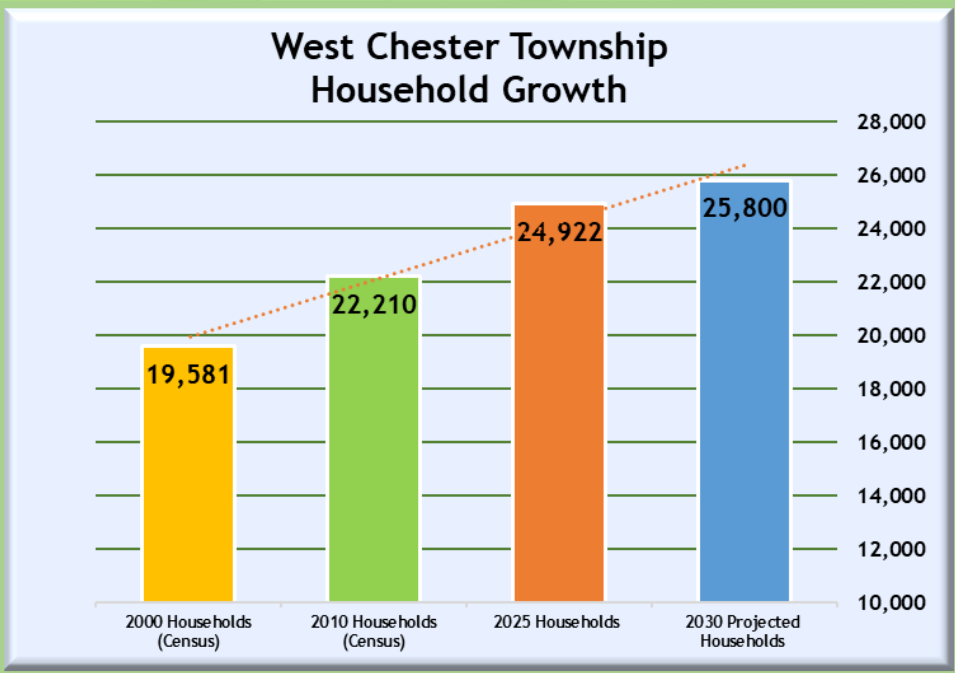
WEST CHESTER TOWNSHIP HOUSEHOLD INCOME	
Average Household Income	
2030 Projected Average HH Income	\$158,334
2025 Average HH Income	\$142,919
2010 Census Average HH Income	\$92,565
2000 Census Average HH Income	\$82,964
Median Household Income	
2030 Projected Median HH Income	\$129,706
2025 Median HH Income	\$116,455
2010 Census Median HH Income	\$79,193
2000 Census Median HH Income	\$73,197
Per Capita Household Income	
2030 Projected Per Capita HH Income	\$60,127
2025 Per Capita HH Income	\$53,823
2010 Census Per Capita HH Income	\$33,838
2000 Census Per Capita HH Income	\$29,597



Average Household Income in West Chester is nearly \$143,000 a year

Demographics ... Households

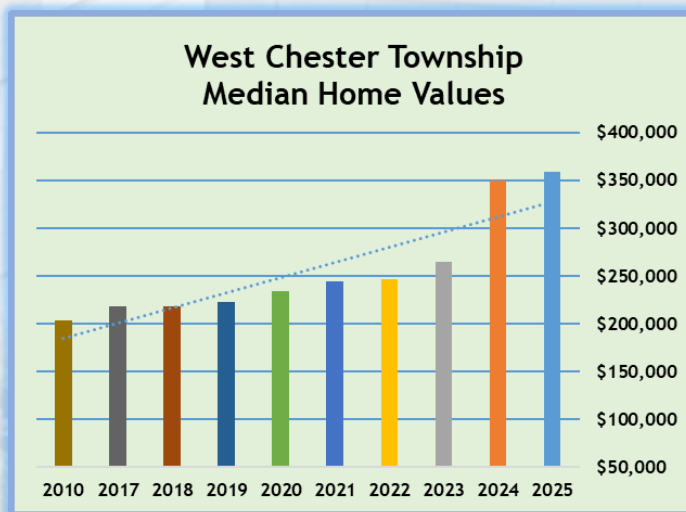
West Chester Township Households	
2030 Projected Households	25,800
2025 Households	24,922
2010 Households (Census)	22,210
2000 Households (Census)	19,581
Projected Annual Growth 2025-2030	0.7%
2025 Average Household Size	2.65
2025 Average Family Size	3.19



Demographics ... Home Values

WEST CHESTER HOME SALES								
	2018	2019	2020	2021	2022	2023	2024	2025
New Listings	1,097	1,140	957	1,031	979	753	907	1,006
Sold Listings	919	961	812	961	898	667	797	806
Median Listing Price	\$245,000	\$258,500	\$275,000	\$319,900	\$349,900	\$389,500	\$399,900	\$430,000
Median Selling Price	\$243,000	\$255,000	\$275,500	\$327,250	\$354,500	\$390,000	\$400,000	\$425,000
Median Days on Market	7	6	3	3	4	12	7	13
Average Listing Price	\$254,866	\$271,874	\$291,225	\$330,722	\$356,865	\$406,358	\$410,985	\$441,316
Average Selling Price	\$249,885	\$267,455	\$289,465	\$35,475	\$363,682	\$406,822	\$409,504	\$437,670
Average Days on Market	25	22	18	16	15	28	24	28

West Chester Township	
Median Home Values	
2025	\$358,628
2024	\$350,094
2023	\$264,992
2022	\$246,032
2021	\$243,936
2020	\$234,462
2019	\$222,865
2018	\$218,570
2017	\$218,498
2010	\$203,874



Premier Location

- 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 covers nearly 35 square miles in size and is situated in southeast Butler County, which is **easily accessible from six interstate interchanges.**
- **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.
- 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.



In the twenty eight (28) years since the opening of the Union Centre Boulevard interchange, **more than \$395M has been invested in major infrastructure improvements** throughout the township displaying West Chester's commitment to investing in its local roadways.