

# 2025 West Chester

## ▶ Economic Development Report



# Overview

- West Chester is the economic epicenter of the Cincinnati-Dayton region being home to nearly **3,600 businesses**, more than **66,400 residents** and more than **58,600 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 nearly **3.1 million** ranking it the 19<sup>th</sup> largest of the 385 MSAs in the United States—larger than Denver, Baltimore, Orlando, Charlotte and St. Louis.
- West Chester is the **9<sup>th</sup> largest place** or municipality in the State of Ohio (ahead of the City of Hamilton).
- Butler County is the **7<sup>th</sup> 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 for  
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.**”

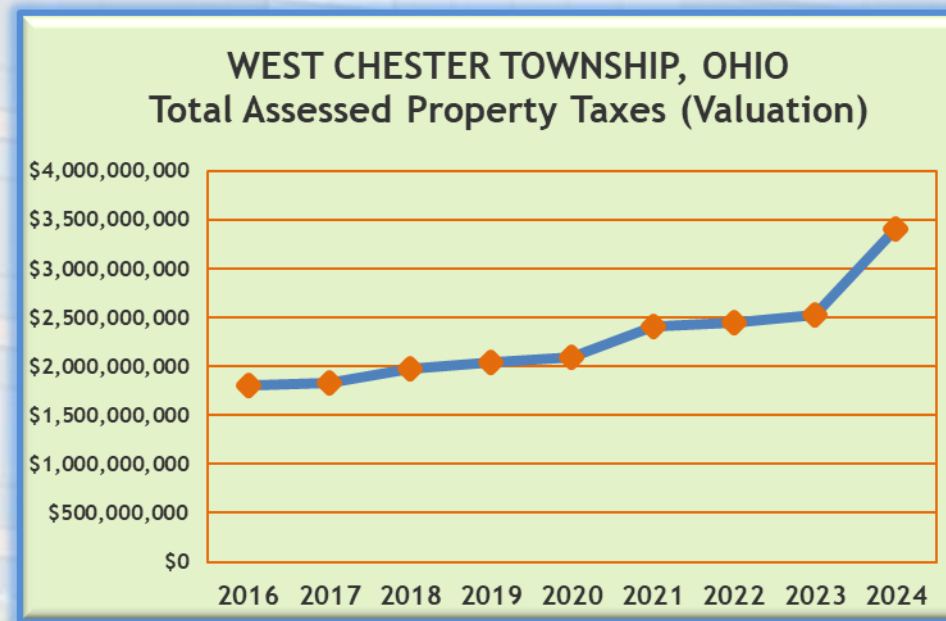


- ✓ 2005 Ranked 45<sup>th</sup> Best Places to Live
- ✓ 2010 Ranked 32<sup>nd</sup> Best Places to Live
- ✓ 2012 Ranked 94<sup>th</sup> Best Places to Live
- ✓ 2014 Ranked 30<sup>th</sup> Best Places to Live
- ✓ 2016 Ranked 49<sup>th</sup> Best Places to Live
- ✓ 2017 Ranked 56<sup>th</sup> Best Places to Live
- ✓ 2018 Ranked 38<sup>th</sup> Best Places to Live
- ✓ 2023 Ranked 13<sup>th</sup> 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 \$3.39 billion.

COMMUNITY VALUATION COMPARISON TY 2024/CY 2025		
Community	Total Assessed Valuation	County
City of Cincinnati	\$8,420,131,190	Hamilton
<b>West Chester Twp.</b>	<b>\$3,398,349,220</b>	<b>Butler</b>
Deerfield Twp.	\$2,368,735,080	Warren
City of Mason	\$2,101,602,010	Warren
Liberty Twp.	\$1,893,760,590	Butler
Anderson Twp.	\$1,858,209,430	Hamilton
Colerain Twp.	\$1,825,820,100	Hamilton
Green Twp.	\$1,665,676,830	Hamilton
City of Fairfield	\$1,563,532,170	Butler
Hamilton Twp.	\$1,397,354,320	Warren
Clearcreek Twp.	\$1,321,066,440	Warren
Indian Hill	\$1,286,515,700	Hamilton
City of Hamilton	\$1,260,441,110	Butler
City of Blue Ash	\$1,093,699,390	Hamilton
Sycamore Twp.	\$1,053,248,010	Hamilton
City of Middletown	\$1,019,520,370	Butler



# Growth & Development

Over the last twenty seven (27) 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 49.5 million square feet in new construction, and more than 48,000 new jobs.**

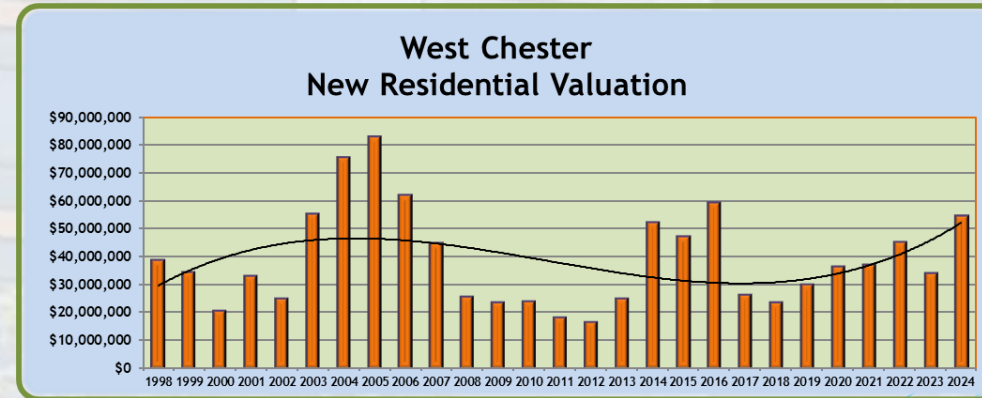
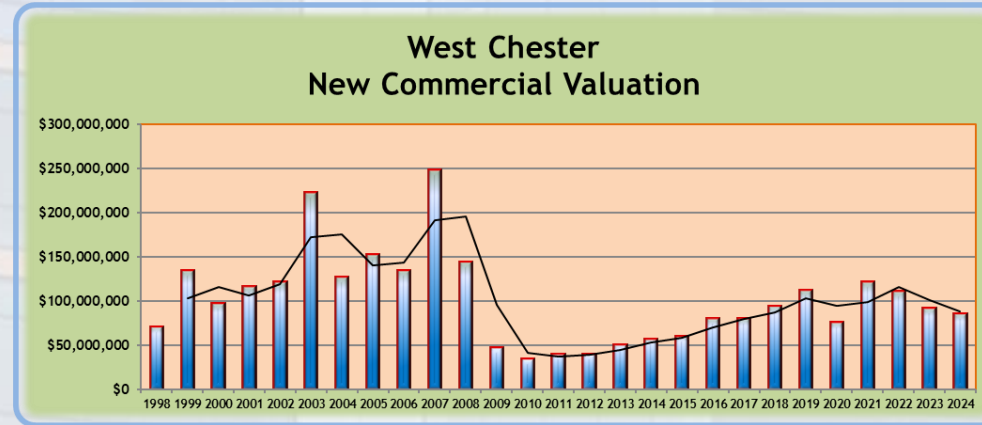


WEST CHESTER TOWNSHIP, OHIO COMMERCIAL GROWTH & DEVELOPMENT 1997-2024			
District	New Project Square Feet	New Jobs	Capital Investment
Uptown	4,420,411	6,664	\$801,168,470
Downtown	27,811,594	27,736	\$2,589,736,539
Midtown	719,531	1,028	\$99,035,733
Other	16,592,037	12,911	\$811,004,966
<b>TOTAL</b>	<b>49,543,573</b>	<b>48,339</b>	<b>\$4,300,945,708</b>

- More than 1,500 acres of new shopping, dining and entertainment amenities have been developed (or are under construction) in West Chester.
- 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 9.5 million square feet of new retail development, represent more than \$1.01 billion of new investment in West Chester's retail market, and have created more than 11,200 new jobs.**
- In the past twenty seven (27) years, more than **200 new restaurants** and **2,240 hotel rooms** (1.36M square feet) have opened and/or are under construction (1,982 hotel rooms open; 258 under construction).

# Development Trends

WEST CHESTER TOWNSHIP DEVELOPMENT TRENDS (1998-2024)				
Year	New Project Commercial Square Feet	Commercial New Valuation	Residential New Valuation	TOTAL New Valuation
2024	1,820,436	85,712,891	54,434,230	\$140,147,121
2023	1,604,573	\$91,567,912	\$33,948,290	\$125,516,202
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>67,035,251</b>	<b>\$2,749,006,430</b>	<b>\$1,047,664,081</b>	<b>\$3,796,670,511</b>



# Workforce

- **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 Aerospace, Fifth Third Bank, Miami University, Lithko Contracting, Mercy Health, Skyline Chili and US Bank.
- **Five of the top twenty five tri-state's largest manufacturers have a presence in West Chester**—GE Aerospace, Cleveland Cliffs, Tyson Foods, Kroger, Ford Motor Company, KAO USA 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: Rite Track, Synchrony, Convergence, E Tech Group, Access Information Systems, Verizon, Spectrum, New Era Technology, Prosource Technologies, Conexus Technologies, KC Robotics, Flexential, and Gen IV Technology.

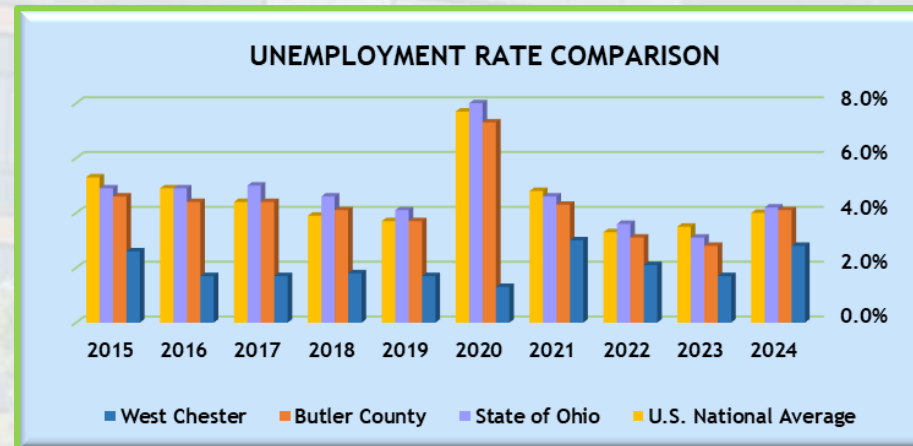


**West Chester is home to numerous major aerospace companies including: GE Aerospace, Barnes Aerospace, CFM International, CTL Aerospace, Eagle Composites, Flighttime Enterprises, Northrop Grumman, Pole/Zero, Quasonix, Arch Cutting Tools and GE Additive.**

# Workforce

- West Chester is the employment epicenter in the region with nearly **3,600 thriving businesses** and more than **58,600 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**.
- 72.6% of West Chester's working population are classified as white collar workers.

2024 West Chester Workforce Demographics	
Total Number of Businesses	3,534
Total Number of Employees	58,694
White Collar	72.6%
Blue Collar	15.1%
Employee/Population Ratio (per 100 residents)	88
2024 Daytime Population	88,185
2024 Unemployment Rate	2.8%





# Major Employers

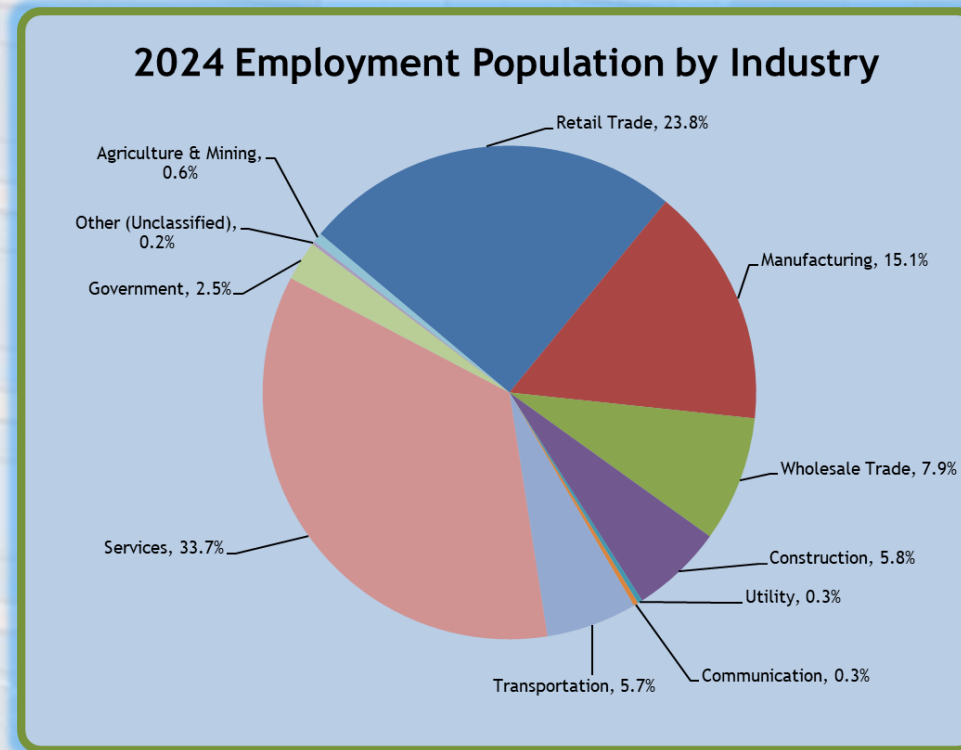
WEST CHESTER TOWNSHIP MAJOR EMPLOYERS		
Company	Description	West Chester Employees
GE Aerospace	Manufactures aircraft engines	2,150
West Chester Hospital	Full-service, 160-bed hospital	1,487
Cornerstone Brands	Catalog company distribution center	1,000
Resilience	Biotech pharmaceutical manufacturer	916
Tyson Foods	Manufactures frozen processed foods	901
SanMar Corporation	Distributor of fashion apparel	700
CenterWell Pharmacy (formerly Humana Pharmacy)	Mail order pharmacy	531
TREW Automation	Automated material handling solutions provider	430
Procter & Gamble	Designs and manufactures consumer products and corporate packaging	409



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

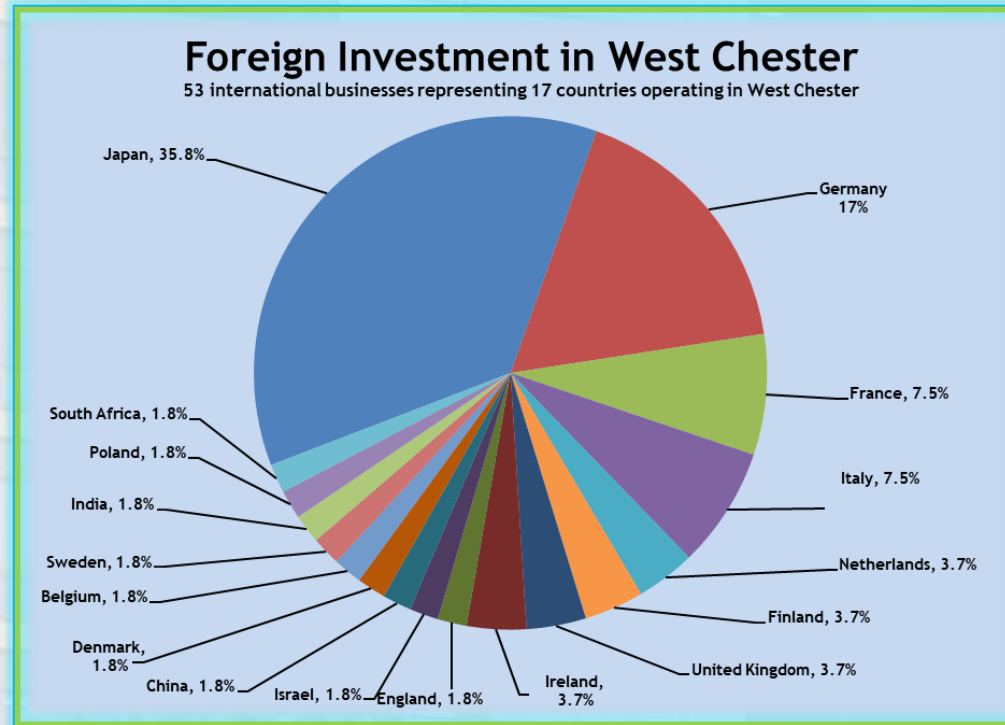
# Employment by Industry

- West Chester has **more than 3,500 businesses** contributing to our local, state, federal and international economies.
- West Chester has nearly **59,000 employees** with a **daytime population** of more than **88,000**.
- **12 of the top 25 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, Marathon and Kroger.



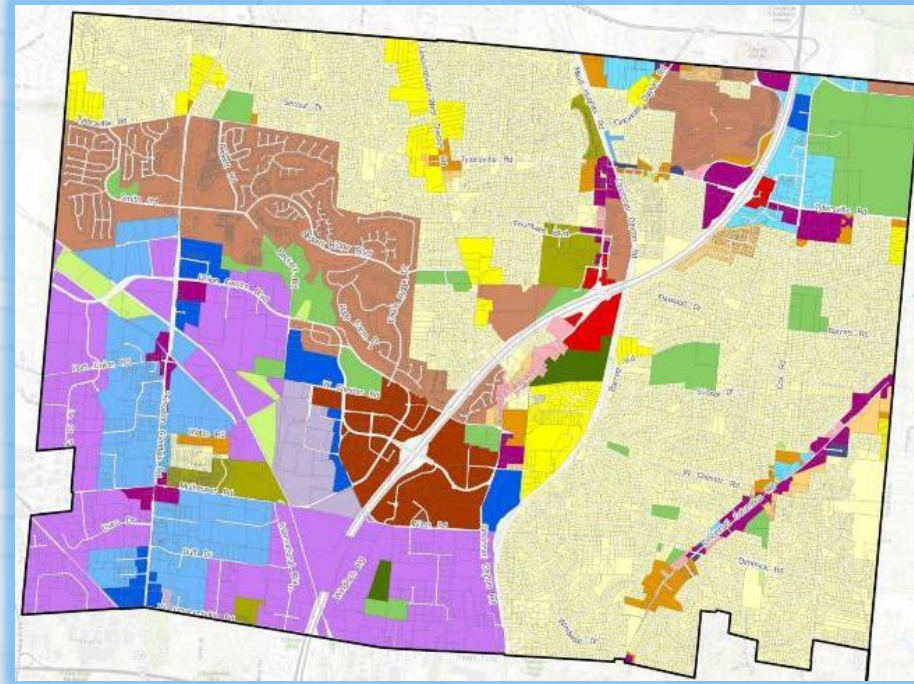
# Foreign Investment

- 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 (35.8%) and Germany (16.9%).
- 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

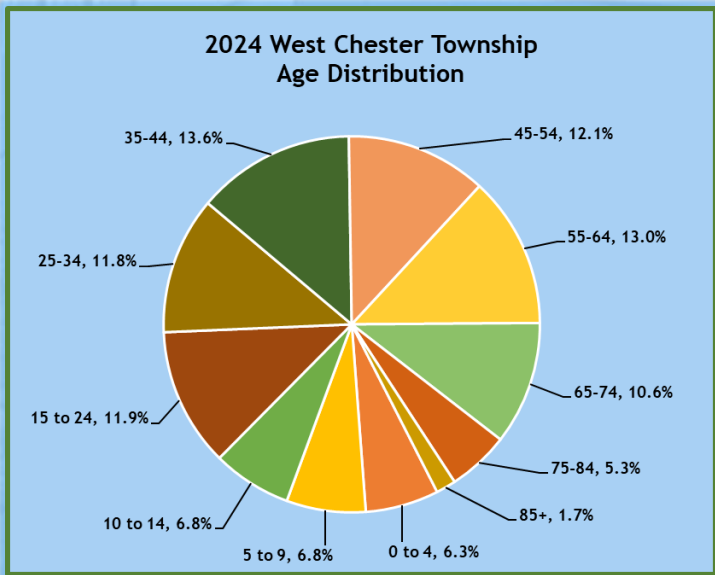
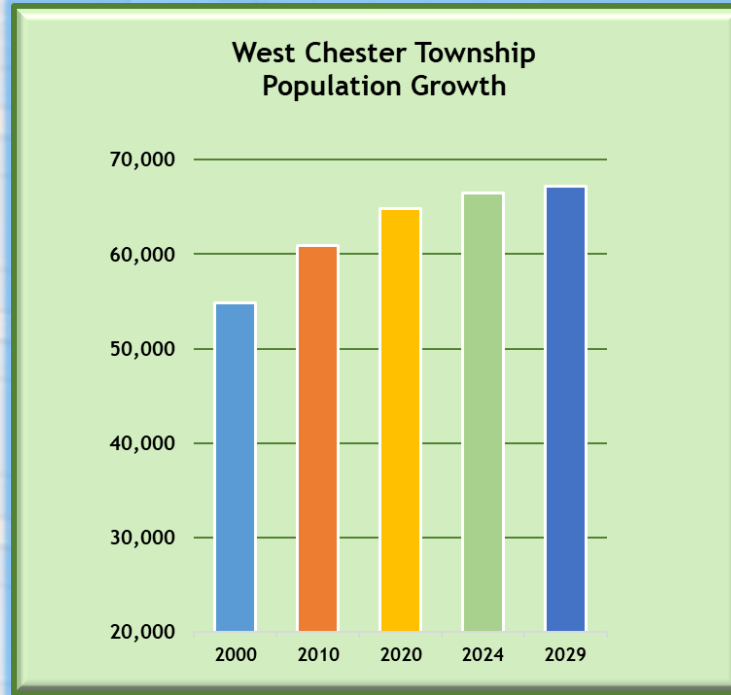
- West Chester is a proven destination for corporate investment displayed by the expansive growth over the past two decades
- Development opportunities exist throughout the township with commercial sites from 1 to 60 acres **still available**—all with accessible infrastructure, frontage on I-75, or access to an interstate interchange within two miles.
- **16% of COMMERCIAL LAND** is currently available for commercial development.
- **4.8% of RESIDENTIAL LAND** is currently available for residential development.



LEGEND	
<b>Residential Land Uses</b>	
Yellow	Estate Single-Family
Light Green	Suburban Single-Family
Light Yellow	Suburban Multi-Family
<b>Transitional Land Uses</b>	
Orange	Residential Transition
Light Orange	Office Residential Transition
<b>Commercial Land Uses</b>	
Pink	Neighborhood Retail
Red	General Retail
Dark Blue	General Office
Light Blue	Office General Retail
Light Green	Office Light Industrial/General Retail
Dark Blue	Office Light Industrial/General Retail
Red	Highway Services
Dark Brown	Downtown/Regional Center
<b>Planned, Mixed-Use &amp; Community Uses</b>	
Light Brown	Planned Community
<b>Industrial Land Uses</b>	
Light Green	Light Industrial
Dark Green	General Industrial
<b>Other Land Uses</b>	
Light Green	Historic Preservation
Light Green	Public
Light Green	Institutional
Dark Green	Open Space

# Demographics ... Population

WEST CHESTER TOWNSHIP POPULATION GROWTH	
<b>2024 Total Population</b>	<b>66,433</b>
2029 Projected Population	67,155
Projected Annual Growth (2024-2029)	0.22%
2024 Daytime Population	88,185
Workers	56,564
Residents	31,621
2020 Population (Census)	64,830
2010 Population (Census)	60,958
2000 Population (Census)	54,876



<b>Median Age</b>	<b>39.7</b>	
<b>Major Groups</b>		
18 and over	50,556	76.1%
65 and over	11,692	17.6%
Males	33,269	50.1%
Females	33,164	49.9%

# Demographics ... *Education*

## 2024 West Chester Educational Attainment

Adult population with Bachelor's degree or higher, 55.6%

Adult population with Graduate degree, 21.7%

Adult population with Associate's degree or higher, 61.5%



Adult population 25+ years old with some college or higher, 76.2%

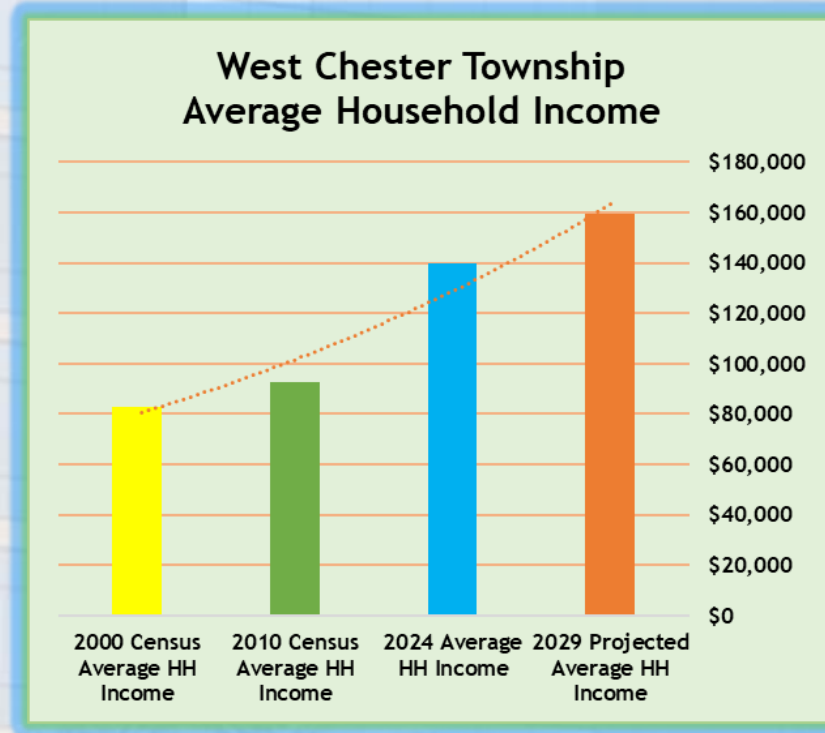


West Chester is partner to **Lakota Local School** district—Ohio's 8<sup>th</sup> largest district and the region's 2<sup>nd</sup> largest consistently receiving excellent ratings. Lakota has 17,540 students with a 95% graduation rate.

*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*

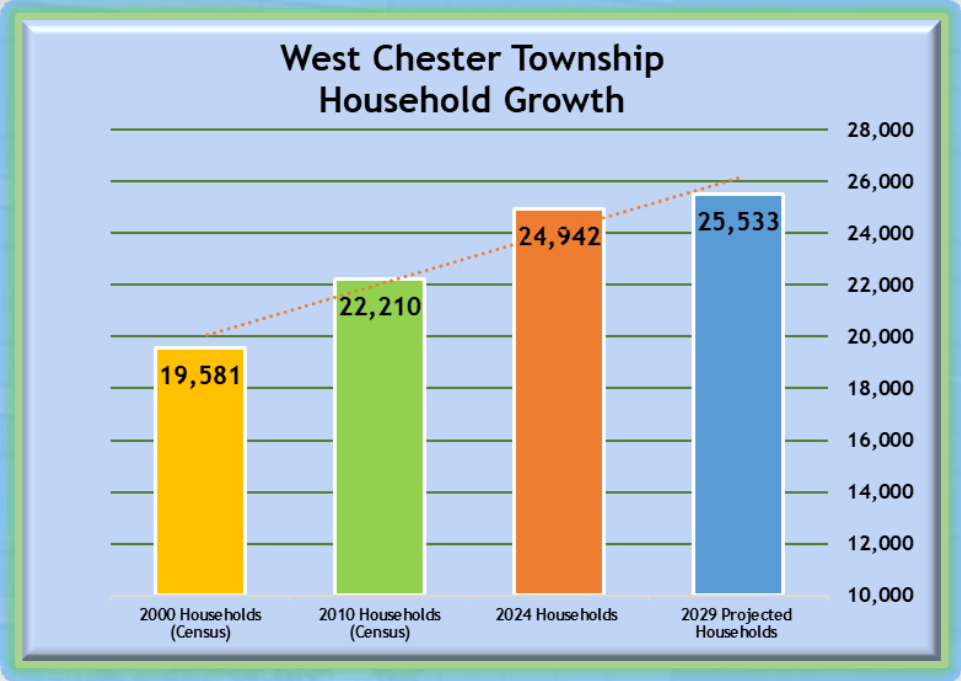
WEST CHESTER TOWNSHIP HOUSEHOLD INCOME	
<b>Average Household Income</b>	
2029 Projected Average HH Income	\$159,542
2024 Average HH Income	\$139,617
2010 Census Average HH Income	\$92,565
2000 Census Average HH Income	\$82,964
<b>Median Household Income</b>	
2029 Projected Median HH Income	\$120,051
2024 Median HH Income	\$108,084
2010 Census Median HH Income	\$79,193
2000 Census Median HH Income	\$73,197
<b>Per Capita Household Income</b>	
2029 Projected Per Capita HH Income	\$60,663
2024 Per Capita HH Income	\$52,423
2010 Census Per Capita HH Income	\$33,838
2000 Census Per Capita HH Income	\$29,597



**Average Household Income in West Chester is nearly \$140,000 a year**

# Demographics ... Households

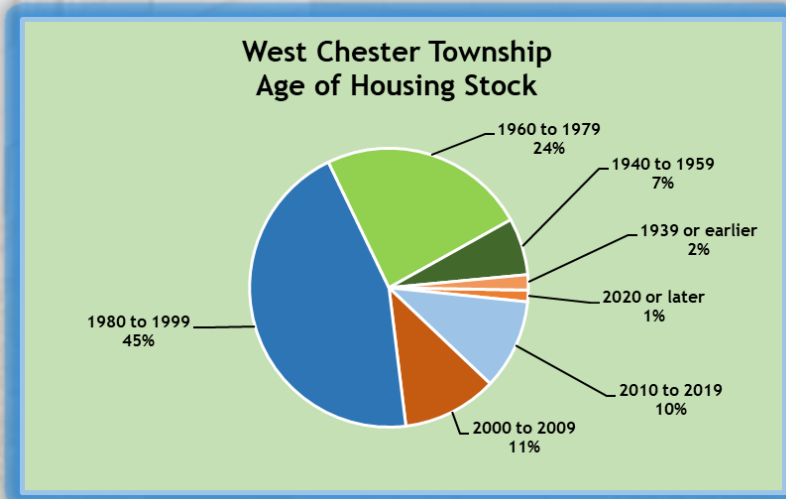
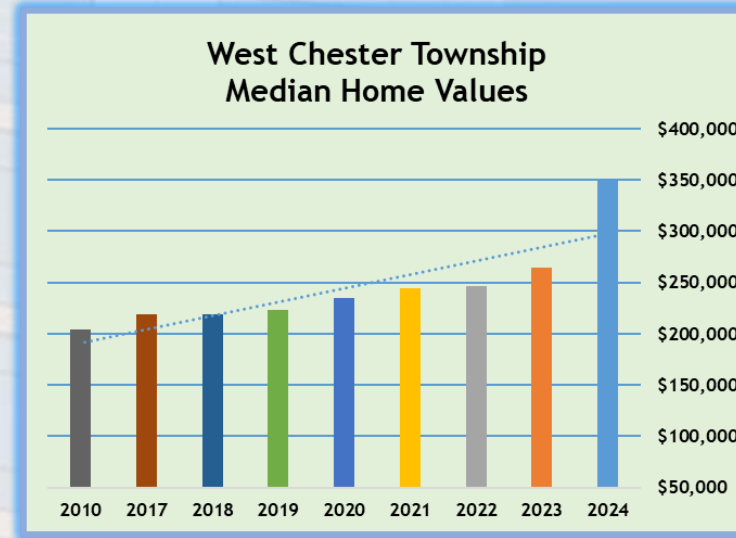
West Chester Township Households	
2029 Projected Households	25,533
2024 Households	24,942
2010 Households (Census)	22,210
2000 Households (Census)	19,581
Projected Annual Growth 2024-2029	2.4%
Historical Annual Growth 2000-2024	27.4%
2024 Average Household Size	2.66
2024 Average Family Size	3.2





# Demographics ... Home Values

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



West Chester Township	
Median Home Values	
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 seven (27) years since the opening of the Union Centre Boulevard interchange, **more than \$390M has been invested in major infrastructure improvements** throughout the township displaying West Chester's commitment to investing in its local roadways.