

WHAT'S NEW IN

BEST PLACES TO LIVE IN AMERICA

West
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WestChesterDevelopment.com



MORE PLACES TO STAY IN WEST CHESTER

Four new hotels have joined or are under construction in West Chester, bringing the number of available rooms in the community to more than 1,800.

Holiday Inn Express and Suites recently opened its doors to visitors at a new Liberty Way location and will soon be joined by a planned Hyatt and Hampton Inn hotel properties.

With the addition of medical facilities in West Chester and Liberty townships, the West Chester Hospital and planned events at the Voice of America Park, hotel developers are confident that the market can sustain three new hotels in this newly-emerging corridor between West Chester and Liberty townships.

Aloft is a new hotel property under construction at Union Centre. The trendy boutique hotel is being built on Centre Pointe at Muhlhauser Road and will feature 113 guest rooms.

"The hotel industry continues to find benefit in the West Chester community due to the Butler County Visitors Bureau's focus to attract travelers here for events and conferences of all types, as well as the demand our thriving business community presents for those traveling for work," said Community Development Director Aaron Wiegand.

3Q-2018

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[Looking for Space?](#)



**West Chester ...
Built With You In
Mind!**

West Chester is a proven destination for corporate investment. Development opportunities exist throughout West Chester



BUILD IT AND THEY WILL COME

NorthPoint Development's West Chester Trade Center project, near the northwest corner of Union Centre Boulevard and State Route 747, is testament to a positive economic outlook and demand for flexible logistics and light industrial facilities in West Chester Township.

NorthPoint Development will build more than 1.8 million square feet of speculative commercial space in two separate project phases. Phase I will include construction of three buildings totaling approximately 1.2 million square feet while a second phase will include construction of three buildings totaling 631,000 square feet.

West Chester's 96.3% occupancy rate for industrial space, one of the highest rates in the regional market, fuels confidence in the development of speculative properties.

The project is expected to generate as many as 1,000 new jobs in West Chester once the buildings are occupied, in addition to contributions in revenue as a result of increased property value with the new construction.

The project is being constructed within West Chester's SR 747 TIF (Tax Increment Financing) District and West Chester has partnered with NorthPoint Development to make public infrastructure improvements to support the project.

West Chester will invest up to \$5,128,392 in SR 747 TIF funds (generated from commercial properties, not residential) toward public improvements to facilitate development of the site. West Chester's investment will be targeted to the development's site access points along Union Centre Boulevard and State Route 747.

"This is an excellent example of how TIF can be used as a valuable tool in economic development," said West Chester Community Development

with sites of one to 100 acres available. Office, manufacturing, research and development properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate interchange are available.

West Chester's economic development professionals are prepared to find an available property to suit the needs of those seeking to relocate and/or grow in West Chester's no earnings tax, pro-business environment.

Contact Cathy Walton, Business Attraction and Expansion Manager, for personalized assistance at [\(513\) 759-7325](tel:5137597325) or email Cathy.

Our Sponsors



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[Contingent/Comcast](#)

[DRT Medical – Morris](#)

[First Financial Bank](#)

[GE Aviation](#)

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Director Aaron Wiegand. "This project will benefit West Chester's economy with new jobs and will generate added tax revenue for community services and Lakota Schools through increased property values."



TRANSFORMING OLDE WEST CHESTER

Olde West Chester is one of the longest continually operating business districts in the community and new investment signaled by the Cincinnati-Dayton Road improvement project continues to revitalize the district while maintaining its character.

Construction Phasing, Closures, Maintenance of Traffic

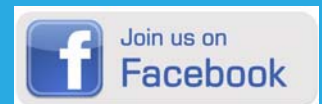
Phase 1 of the construction project began June 14 with work from West Chester Road to Station Road including the Station Road realignment and bridge replacement. Work will continue through the fall and then suspending for the winter in December 2018.

Start of the spring 2019 construction season will see the completion of Phase 1 and the start of Phase 2, from Station Road to just south of the I-75 interchange.

The project is expected to be complete in September 2019. Traffic will be maintained along Cincinnati Dayton Road and all side streets throughout the project's duration, although motorists may encounter delays. Access will be maintained to all businesses and residents. It will be necessary to close Station Road just east of Cincinnati Dayton for the bridge replacement beginning later this summer. Approximate dates for this closure are August 6 through mid-November.

Industrial Projects

[Park National Bank](#)
[Planes Companies](#)
[Republic Wire](#)
[Schumacher Dugan Construction](#)
[Scott Street Partners](#)
[Systecon](#)
[The Streets of West Chester](#)
[Traditions Building and Development Group](#)
[West Chester Hospital](#)
[West Chester-Liberty Chamber Alliance](#)
[West Chester Township](#)
[Wetherington Golf and Country Club](#)



[Stay On Top of New Developments](#)



APTech Group, a global manufacturer of water treatment products, announced it will relocate its corporate headquarters to West Chester and construct a new 30,000 square-foot building at 5090 Rialto Road. APTech Group offers a complete line of proven water treatment products designed to manage most types of raw water components. [APTech Group](#)

A.R.I. USA, a worldwide leading manufacturer and provider of solutions for the protection of liquid transmission systems worldwide, leased an 11,974 square-foot facility at 9446 Meridian Way in World Park at Union Centre. A.R.I. USA manufactures and markets a complete line of air valves, check valves, unmeasured flow reducers, and provides software system analyses for surge and air valve sizing and placement. [A.R.I. USA](#)



Usui International Corporation, a company with engineering expertise in heavy engine cooling, diesel fuel delivery systems and brazing techniques, leased an 84,099 square-foot facility in one of the two new 182,257 square-foot buildings at 8748 Jacquemin Drive in the Jacquemin Logistics Center. Usui International Corporation is a wholly-owned subsidiary of the Usui Kokusai Sangyo Kaisha group, a manufacturer and distributor of component parts and assemblies for the automotive, heavy industry and agricultural markets. [Usui International Corporation](#)

Rooted Grounds Coffee Company, a locally-owned, craft roasted coffee company, opened an 8,220 square-foot facility at 9926 Crescent Park Drive in Schumacher Commerce Park. Rooted Grounds Coffee Company distributes fresh, craft roasted coffee such as Columbian, Sumatra, Espresso, House Blend, Breakfast Blend and a variety of custom blended flavors. Rooted Grounds Coffee Company products can be purchased at retail locations throughout the country. [Rooted Grounds Coffee Company](#)

48forty Solutions, the largest pallet management services providers in North America, leased a 50,210 square-foot facility at 9970 Farr Court. 48forty Solutions has a national network of more than 225 facilities and operates a fleet of 4,500 trailers servicing customers from coast to coast. [48forty Solutions](#)

Office Projects



MVAH Partners, an integrated real estate firm specializing in affordable housing production and operation, announced it will open an 8,825 square-foot office at 9100 Centre Pointe Drive in Centre Pointe Office Park. The goal at MVAH Partners is to bring the highest quality housing options with the highest level of customer service to all the communities and residents it serves. [MVAH Partners](#)

Conexus Technologies, providing world class data center cabling and connectivity products, relocated to a 4,045 square-foot facility at 9998 International Boulevard in World Park. Conexus Technologies provides precision, factory-terminated plug and play cable assemblies and physical connectivity products for the raised-floor, data center environment. [Conexus Technologies](#)

State Farm/Ben Rader, a full service insurance agency, relocated its existing West Chester operations to a 975 square-foot office at 8995 Cincinnati Dayton Road in Olde West Chester. State Farm/Ben Rader offers home, auto, business property, life and health insurance products and services. [State Farm/Ben Rader](#)

Healthcare Projects



OBGYN Associates, partners in enhancing women's health since 1940, announced it will open a 7,786 square-foot medical facility at 7759 University Drive in the University Pointe medical campus. OBGYN Associates serves women from adolescence through adulthood with high quality, comprehensive healthcare in a comfortable, caring environment. [OBGYN Associates](#)

Commercial Projects



Aloft Hotel, a new stylish boutique hotel, began construction on a 68,224 square-foot facility at 9183 Centre Pointe Drive at Muhlhauser Road. Aloft Hotels offers a loft-inspired design, free-flowing energy and is an affordable alternative for the tech-savvy, design-forward consumer. [Aloft Hotel](#)

Ruggles Blue, a new social club offering rake-free poker, opened a 5,403 square-foot facility at 4844 Union Centre Boulevard in the Union Centre Pavilion. Ruggles Blue hosts daily poker tournaments

as well as offering darts, pool, ping pong and more. [Ruggles Blue](#)



The Phillips House and Gardens, specializing in photography and events, opened a 1,825 square-foot photography studio at 8809 Cincinnati Dayton Road in Olde West Chester. The Phillips House and Gardens offers indoor and outdoor photography, and sales of photography prints, frames and more. The new Phillips House and Gardens location offers the added benefit of gardens and vignettes for special photo shoots. [The Phillips House and Gardens](#)

Fit Food Stop, offering a healthy alternative to fast food, announced it will open a 1,213 square-foot facility at 8179 Princeton Glendale Road/SR747 across from Beckett Commons. Fit Food Stop is a restaurant where you purchase a fresh, pre-prepared, healthy meal to go. Fit Food Stop will open its new location in July. [Fit Food Stop](#)

Nanak India Restaurant, featuring authentic India cuisine, opened a 3,107 square-foot restaurant at 7741 Tylers Place Boulevard off Tylersville Road. Nanak India Restaurant offers dishes from mild to hot, all made with high quality herbs and spices. [Nanak India Restaurant](#)



iLoveKickBoxing, offering a bag-hitting, adrenaline-flowing workout, opened a 2,740 square-foot fitness facility at 7334 Tylers Corner Drive off Tylersville Road. iLoveKickBoxing brings a never boring, always fun workout that anyone can do, no matter their age or fitness level. [iLoveKickBoxing](http://iLoveKickBoxing.com)

Rebel Salon and Spa, specializing in makeup services for special events, opened a 1,340 square-foot facility at 8880 Cincinnati Dayton Road in Olde West Chester. The professionals at Rebel Salon and Spa are available for weddings, proms, homecoming, photo sessions, lessons and more. [Rebel Salon and Spa](http://RebelSalonandSpa.com)

COMING SOON

- [Skally's Old World Bakery](#)

NOW OPEN

- [Larosa's Family Pizzeria](#)
- [Holiday Inn Express and Suites](#)
- [Chick-fil-A](#)
- [Nanak India Restaurant](#)
- [Taziki's Mediterranean Cafe](#)
- [Domino's Pizza](#)
- [Panera Bread](#)



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