



# Demographic & Development Trends 2020

## OVERVIEW

- West Chester has emerged as the economic center of the Cincinnati-Dayton region being home to more than 3,600 businesses, more than 64,900 residents and nearly 51,600 employees. (Source: SitesUSA, 2020)
- 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.
- The term “Metroplex” has been used to describe West Chester as being the economic center of growth and development in between the Cincinnati and Dayton markets. If the Cincinnati and Dayton Metropolitan Statistical Areas were combined, the super region would have a population of more than 3.02 million and would 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 Charlotte metro areas. (Source: Census Bureau, July 2019)

RANKED BY SIZE	METROPOLITIAN STATISTICAL AREA	POPULATION
1	New York-Newark-Jersey City, NY-NJ-PA Metro Area	19,216,182
2	Los Angeles-Long Beach-Anaheim, CA Metro Area	13,214,799
3	Chicago-Naperville-Elgin, IL-IN-WI Metro Area	9,458,539
4	Dallas-Fort Worth-Arlington, TX Metro Area	7,573,136
5	Houston-The Woodlands-Sugar Land, TX Metro Area	7,066,141
6	Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	6,280,487
7	Miami-Fort Lauderdale-Pompano Beach, FL Metro Area	6,166,488
8	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area	6,102,434
9	Atlanta-Sandy Springs-Alpharetta, GA Metro Area	6,020,364
10	Phoenix-Mesa-Chandler, AZ Metro Area	4,948,203
11	Boston-Cambridge-Newton, MA-NH Metro Area	4,873,019
12	San Francisco-Oakland-Berkeley, CA Metro Area	4,731,803
13	Riverside-San Bernardino-Ontario, CA Metro Area	4,650,631
14	Detroit-Warren-Dearborn, MI Metro Area	4,319,629
15	Seattle-Tacoma-Bellevue, WA Metro Area	3,979,845
16	Minneapolis-St. Paul-Bloomington, MN-WI Metro Area	3,640,043
17	San Diego-Chula Vista-Carlsbad, CA Metro Area	3,338,330
18	Tampa-St. Petersburg-Clearwater, FL Metro Area	3,194,831
19	<b>CINCINNATI-DAYTON METRO AREA (if combined)</b>	<b>3,028,819</b>
20	Denver-Aurora-Lakewood, CO Metro Area	2,967,239
21	St. Louis, MO-IL Metro Area	2,803,228
22	Baltimore-Columbia-Towson, MD Metro Area	2,800,053
23	Charlotte-Concord-Gastonia, NC-SC Metro Area	2,636,883
24	Orlando-Kissimmee-Sanford, FL Metro Area	2,608,147
25	San Antonio-New Braunfels, TX Metro Area	2,550,960

(Source: Census Bureau, July 2019)

- 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).  
(Source: Census Bureau, July 2019)

<b>OHIO'S LARGEST COMMUNITIES BY POPULATION</b>		
<b>City/Township</b>	<b>Population</b>	<b>County</b>
Columbus (City)	879,279	Franklin
Cleveland (City)	381,009	Cuyahoga
Cincinnati (City)	303,940	Hamilton
Toledo (City)	272,779	Lucas
Akron (City)	197,597	Summit
Dayton (City)	140,407	Montgomery
Canton (City)	70,447	Stark
Youngstown (City)	65,469	Mahoning
<b>West Chester (Twp)</b>	<b>64,713</b>	<b>Butler</b>
Lorain (City)	63,855	Lorain
Hamilton (City)	62,082	Butler
Colerain (Twp)	59,220	Hamilton
Green (Twp)	59,060	Hamilton
Springfield (City)	58,877	Clark
Washington (Twp)	56,417	Montgomery
Beavercreek (Twp)	55,171	Greene
Kettering (City)	54,394	Montgomery
Elyria (City)	53,757	Lorain
Plain (Twp)	51,679	Stark
Miami (Twp)	50,834	Montgomery
Newark (City)	50,315	Licking
Lakewood (City)	49,678	Cuyahoga
Cuyahoga Falls (City)	49,106	Summit
Sylvania (Twp)	48,979	Lucas
Union (Twp)	48,502	Clermont
Beavercreek (City)	47,741	Greene

- In 2020, West Chester accounted for 16.9% of Butler County's total population (384,515). (Source: SitesUSA, 2020)
- Butler County is the 7<sup>th</sup> largest among Ohio's 88 counties and is among the top 6% of all U.S. counties in terms of total population. (Source: Census Bureau, July 2019)
- West Chester is Greater Cincinnati's 2<sup>nd</sup> largest community in the Cincinnati MSA behind the City of Cincinnati. (Source: Census Bureau, July 2019)
- West Chester is the largest township by population in Ohio, followed by Colerain Township and Green Township. (Source: Census Bureau, July 2019)

REGIONAL POPULATION COMPARISON		
City/Township	Population	County
Cincinnati (City)	303,940	Hamilton
<b>West Chester (Twp)</b>	<b>64,713</b>	<b>Butler</b>
Hamilton (City)	62,082	Butler
Colerain (Twp)	59,220	Hamilton
Green (Twp)	59,060	Hamilton
Middletown (City)	46,051	Butler
Anderson (City)	44,064	Hamilton
Fairfield (City)	42,558	Butler
Deerfield (Twp)	41,089	Warren
Liberty (Twp)	39,780	Butler
Springfield (Twp)	35,906	Hamilton
Mason (City)	33,870	Warren
Franklin (Twp)	32,206	Warren
Hamilton (Twp)	26,836	Warren
Oxford (Twp)	25,509	Butler
Oxford (City)	23,110	Butler
Fairfield (Twp)	22,831	Butler
Norwood (City)	19,776	Hamilton
Sycamore (Twp)	19,543	Hamilton
Forest Park (City)	18,583	Hamilton
Springboro (City)	17,562	Warren
Turtlecreek (Twp)	16,188	Warren
Harrison (Twp)	16,098	Hamilton
Miami (Twp)	16,087	Hamilton
Symmes (Twp)	14,986	Hamilton
Monroe (City)	13,872	Butler
Trenton (City)	13,141	Butler
Blue Ash (City)	12,372	Hamilton
Harrison (City)	11,896	Hamilton
Franklin (City)	11,612	Warren
Sharonville (City)	11,250	Hamilton
Springdale (City)	11,166	Hamilton
Montgomery (City)	10,872	Hamilton
Reading (City)	10,296	Hamilton
Loveland (City)	10,187	Hamilton

➤ **BEST PLACES TO LIVE**—West Chester possesses attributes that define it 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., considers communities with populations of 50,000 or greater, eliminating those 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. (Source: Time, Inc./Money Magazine)

- 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 nearly \$2.1 billion. (Sources: Butler County, Hamilton County, Warren County Auditor's Offices; 2020)

COMMUNITY VALUATION COMPARISON TY 2019/CY 2020		
Community	Total Assessed Valuation	County
City of Cincinnati	\$5,843,655,600	Hamilton
<b>West Chester Twp</b>	<b>\$2,097,657,190</b>	<b>Butler</b>
Deerfield Twp	\$1,362,960,970	Warren
City of Mason	\$1,340,870,820	Warren
Anderson Twp	\$1,247,754,750	Hamilton
Colerain Twp	\$1,161,973,240	Hamilton
Green Twp	\$1,105,624,650	Hamilton
Liberty Twp	\$1,087,174,990	Butler
Indian Hill	\$877,544,270	Hamilton
City of Hamilton	\$805,104,510	Butler
City of Blue Ash	\$797,271,780	Hamilton

REGIONAL COUNTY VALUATION COMPARISON TY 2019/CY 2020	
County	Total Assessed Valuation
Hamilton County	\$19,689,095,340
Montgomery County	\$9,694,298,330
Butler County	\$8,584,768,360
Warren County	\$7,405,904,290
Clermont County	\$4,722,061,180

(Sources: Butler County, Hamilton County, Warren County, Clermont County, Montgomery County Auditor's Office; 2020)

## COMMERCIAL GROWTH & DEVELOPMENT

### DEVELOPMENT STATISTICS (1997-2020)

- Over the last twenty three (23) years and since the opening of the Union Centre Boulevard interchange, West Chester has reaped **more than \$3.8 billion in new investment, more than 40.5 million square feet in new construction, and more than 43,600 new jobs.** (Sources: WC Community Development Department; Butler County Auditor; respective companies – 2020)

**WEST CHESTER TOWNSHIP  
COMMERCIAL GROWTH & DEVELOPMENT  
1997 - 2020**

District	New Project Square Feet	New Jobs	Capital Investment
Uptown	3,482,535	5,899	\$718,756,901
Downtown	23,530,995	25,847	\$2,487,298,057
Midtown	604,929	913	\$81,902,965
Other	12,909,069	11,021	\$521,736,437
<b>TOTAL</b>	<b>40,527,528</b>	<b>43,680</b>	<b>\$3,809,694,360</b>

- Of the above stats, development in the **UCB/CBD/DOWNTOWN** area encompasses more than \$2.49 billion in real and personal property investment; more than 23.5 million square feet of retail, corporate office, entertainment and industrial development; and currently generates more than 25,840 jobs.
  - Office – more than \$5.18M investment; nearly 5.1M square feet; and more than 12,100 jobs
  - Industrial – more than \$1.3B investment; nearly 13.5M square feet; and more than 8,000 jobs
  - Medical – nearly \$66M investment; more than 704,900 square feet; and more than 780 jobs
  - Commercial – more than \$598.5M investment; more than 4.25 million square feet and nearly 4,900 jobs
  
- Of the above stats, development in the **UPTOWN/VOA/LIBERTY WAY** area encompasses nearly \$719 million in real and personal property investment; more than 3.5 million square feet of medical, retail, office, entertainment, and industrial development; and currently generates nearly 5,900 jobs
  - Office – more than \$38.5M investment; more than 352,660 square feet; and more than 560 jobs
  - Medical institutions – more than \$468.8M investment; more than 1.4M square feet; and more than 2,550 jobs
  - Commercial – more than \$211.3M investment; more than 1.72M square feet; more than 2,780 jobs
  
- Of the above stats, development in the **MIDTOWN/CINDAY** area encompasses more than \$81.9M in real and personal property investment; more than 604,900 square feet of retail, office, entertainment, and industrial development; and currently generates more than 910 jobs
  - Commercial – more than \$81M investment; more than 578,100 square feet; and more than 870 jobs
  - Office – more than \$882,500 investment; more than 26,800 square feet; and nearly 40 jobs
  
- Of the above stats, development in **OTHER** areas (outside of the Uptown, Midtown, Downtown areas) encompasses more than \$521.7 million in real and personal property investment; more than 12.9M square feet of retail, office, entertainment, and industrial development; and currently generates more than 11,000 jobs
  - Industrial – more than \$368M investment; more than 10.2M square feet; and more than 7,500 jobs
  - Office – more than \$44.3M investment; more than 871,690 square feet; and more than 1,530 jobs
  - Commercial – nearly \$94.2M investment; more than 1.4M square feet; and more than 1,520 jobs
  - Medical – more than \$14.86M investment; more than 361,500 square feet; and more than 450 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 6.5 million square feet of new commercial development, represent nearly \$900M in new investment in West Chester’s commercial market, and created nearly 9,000 jobs.** (Source: WC Community Development Department)
- In the past twenty three (23) years, nearly **200 new restaurants and more than 2,200 hotel rooms have opened and/or are under construction** (1,668 hotel rooms open; 572 under construction). (Source: WC Community Development Department, September 2020)

## **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.
- **Eight of the top twenty five Cincinnati-Dayton region’s major employers have a presence in West Chester** – Kroger, TriHealth, Procter & Gamble, UC Health, General Electric/GE Aviation, Anthem, Fifth Third Bank, and Miami University. (Source: Cincinnati Business Courier, Book of Lists, 2019/2020)
- **Seven of the top twenty five tri-state’s largest manufacturers have a presence in West Chester**—General Electric/GE Aviation, AK Steel, Tyson Foods, Kroger, United Dairy Farmers, Mitsubishi and Procter & Gamble. (Source: Cincinnati Business Courier, Book of Lists, 2019/2020)
- **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: AstraZeneca, CVS Specialty Pharmacy, Cardinal Health, Humana Right Source Pharmacy and Omnicare. (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 has led the way for other medical facilities to locate in West Chester. (Source: WC Community Development Department)
- 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 and leveraging the community’s location.** Ohio has the fifth largest conglomeration of Fortune 500 companies in the United States, and **West Chester’s central location in the Cincinnati-Dayton Metroplex provides IT companies convenient access to Ohio’s 25 Fortune 500 companies.** (Source: Forbes, Inc.)

## 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 2008 - 2019				
Year	Total Square Feet	Total New Jobs	Total Retained Jobs	Total Capital Investment
2019	2,134,896	1,115	1,008	\$121,320,529
2018	1,142,553	185	289	\$34,861,998
2017	2,070,412	906	1,450	\$115,903,157
2016	1,266,060	371	562	\$55,867,020
2015	700,624	330	649	\$32,658,495
2014	1,461,179	377	3,646	\$46,900,000
2013	1,774,998	804	820	\$66,672,612
2012	420,811	672	1,051	\$25,175,665
2011	2,442,210	2,666	2,487	\$2,447,363
2010	630,029	238	1,619	\$8,449,400
2009	440,200	133	178	\$41,555,000
2008	1,843,820	3,112	1,345	\$108,410,000
<b>TOTALS</b>	<b>14,192,896</b>	<b>9,794</b>	<b>14,096</b>	<b>\$538,900,710</b>

## VACANCY & LEASE RATES

### INDUSTRIAL Market Outlook

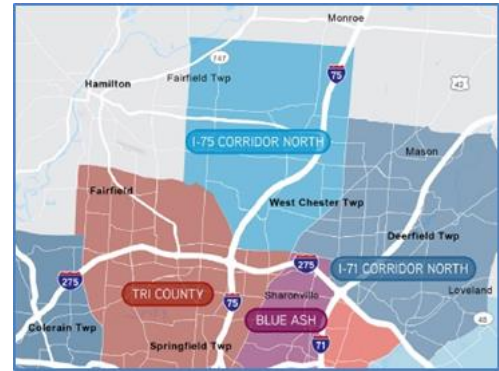
Submarket	Total Vacant (SF)	Total Vacancy Rate (%)	Average WTD Asking Rate (NNN)
<b>Tri-County (includes West Chester Market)</b>			
<b>Overall</b>	<b>5,152,425</b>	<b>7.9%</b>	<b>\$4.77</b>
<b>Bulk Warehouse</b>	<b>3,929,297</b>	<b>16.6%</b>	<b>\$4.34</b>
<b>Warehouse/Distr.</b>	<b>460,257</b>	<b>6.6%</b>	<b>\$5.23</b>
<b>Flex/R&amp;D</b>	<b>337,132</b>	<b>7.9%</b>	<b>\$6.88</b>
<b>Light Industrial</b>	<b>425,739</b>	<b>2.1%</b>	<b>\$7.93</b>
<b>Manufacturing</b>	<b>0</b>	<b>0.0%</b>	<b>n/a</b>
Blue Ash	979,978	7.6%	\$4.61
Central Midtown	1,220,713	2.7%	\$4.34
East	1,015,029	8.2%	\$3.79
Hamilton	662,700	8.8%	\$4.33
I-71 Corridor	260,270	2.1%	\$4.98
Monroe/Middletown	1,441,249	6.7%	\$3.71
West	26,095	0.6%	\$8.20
Woodlawn/Evendale	475,021	2.3%	\$5.60



(Source: Colliers International, 3Q-2020)

## OFFICE Market Outlook

Submarket	Total Vacant (SF)	Total Vacancy Rate (%)	Average WTD Asking Rate (FSG)
<b>I-75 Corridor North (includes West Chester Market)</b>			
<b>Overall</b>	<b>242,008</b>	<b>9.8%</b>	<b>\$21.01</b>
<b>Class A</b>	<b>133,469</b>	<b>8.0%</b>	<b>\$24.04</b>
<b>Class B</b>	<b>105,052</b>	<b>14.6%</b>	<b>\$17.37</b>
Blue Ash	1,029,979	18.5%	\$20.54
I-71 Corridor North	906,470	17.2%	\$20.54
Tri-County	1,651,748	22.7%	\$14.58
Kenwood/Montgomery	209,231	8.9%	\$20.54
East	655,222	21.3%	\$15.61
West	142,999	15.3%	\$14.60
Midtown/Norwood	286,305	5.5%	\$18.74
Cincinnati/CBD	1,835,163	11.0%	\$20.89



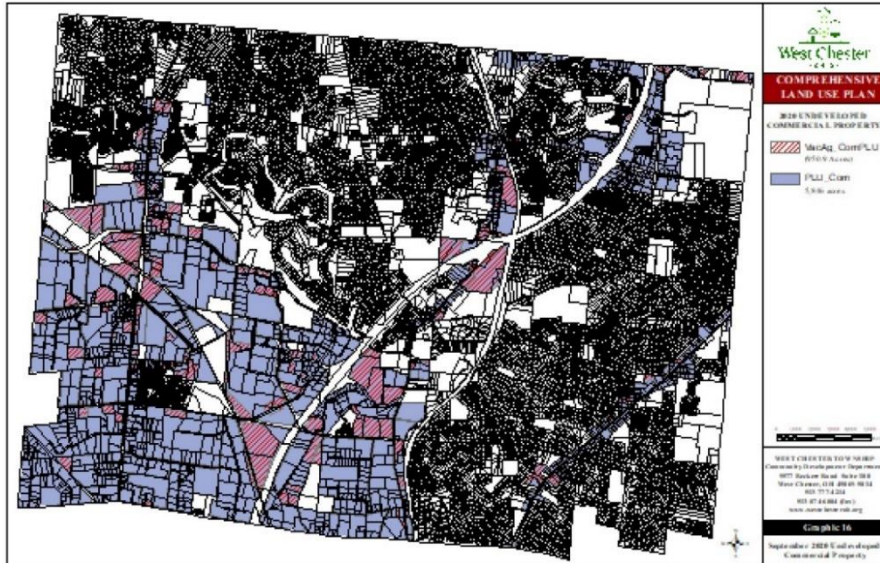
## RETAIL Market Outlook

Submarket	Total Vacant (SF)	Total Vacancy Rate (%)	Average WTD Asking Rate (NNN)
<b>West Chester</b>	<b>148,896</b>	<b>18.1%</b>	<b>\$12.33</b>
<b>Tylersville</b>	<b>29,309</b>	<b>1.9%</b>	<b>\$15.54</b>
<b>Union Centre</b>	<b>49,940</b>	<b>7.1%</b>	<b>\$8.00</b>
Hyde Park/Oakley	37,448	1.8%	\$23.97
Sharonville	30,420	7.5%	\$13.92
Beechmont	138,306	7.5%	\$16.00
Blue Ash	53,669	7.1%	\$15.00
Fields Ertel/Symmes	67,615	3.5%	\$10.16
Kenwood/Madeira	129,908	9.4%	\$13.68
Landen/Maineville	22,112	5.0%	\$14.14
Lebanon	77,209	9.1%	\$16.10
Loveland	25,944	5.3%	\$6.00
Mason	53,361	2.8%	\$12.86
Montgomery	47,462	5.9%	\$12.87
Colerain/Northgate	334,889	13.5%	\$9.31
Fairfield	123,991	8.1%	\$14.24
Forest Park	247,920	18.5%	\$18.40
Hamilton	85,133	4.0%	\$11.46
Indian Springs/Bridgewater	35,958	2.4%	\$15.63
Liberty Township	137,844	9.8%	\$15.17
Oxford	3,770	1.0%	\$13.92
Tri-County/Springdale	489,890	14.6%	\$13.00
Wyoming/Woodlawn	3,420	1.6%	\$12.78
Middletown	194,165	12.8%	\$15.00
Monroe	2,600	1.0%	\$10.75
Franklin/Carlisle	27,918	4.5%	\$13.59

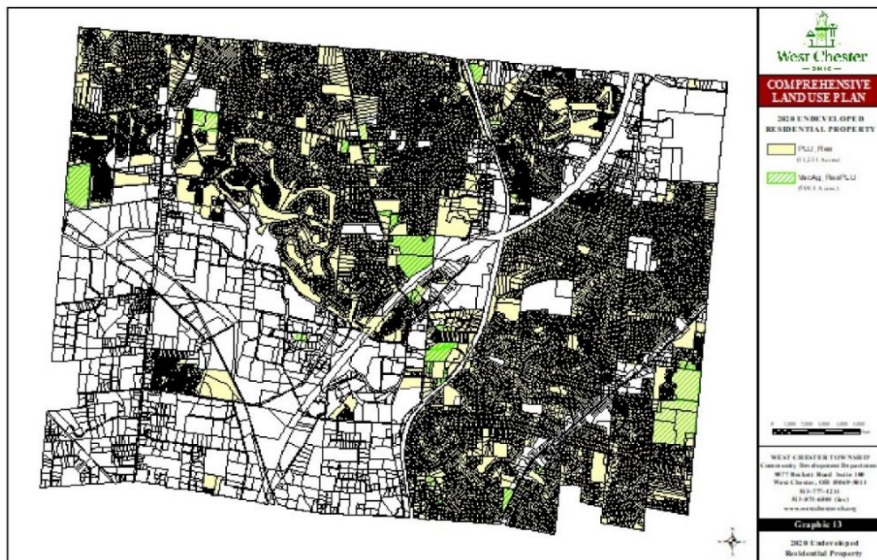


## ROOM TO GROW

- West Chester is a proven destination for corporate investment displayed by the expansive growth over the past two decades, yet development opportunities still 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.
- **16.25% (950.9 acres) of COMMERCIAL LAND** is still available for commercial development (84.0% developed).



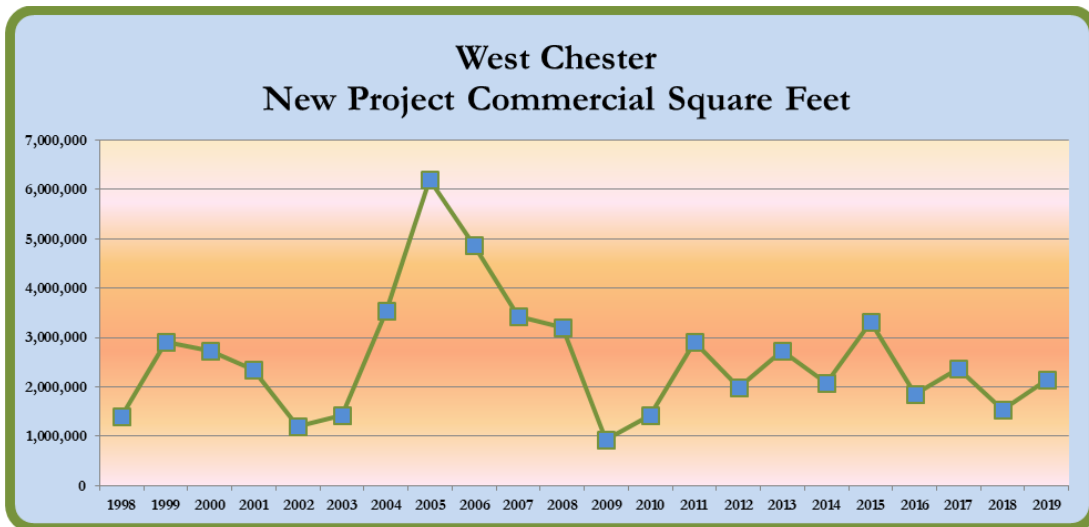
- **5.32% (598.1 acres) of RESIDENTIAL LAND** is still available for residential development (95.0% developed).

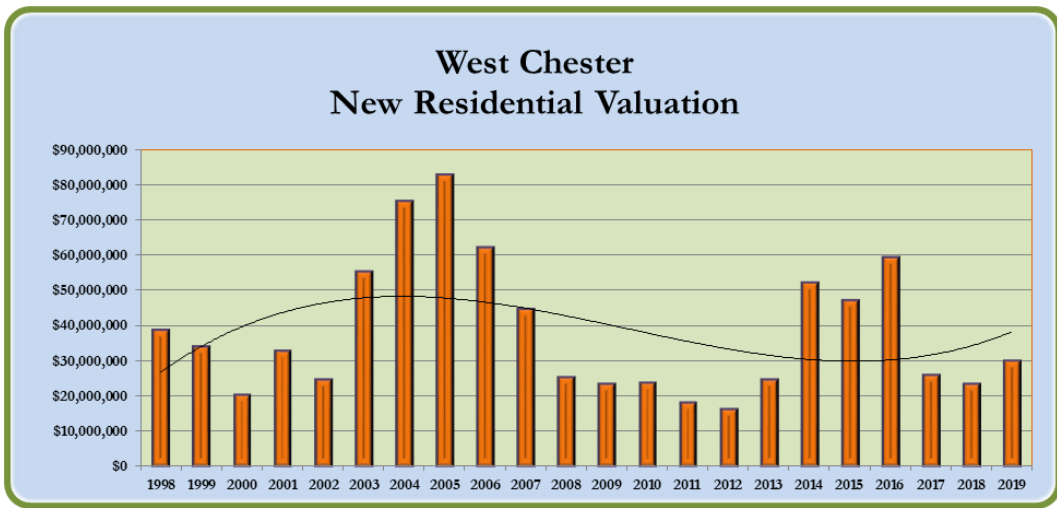
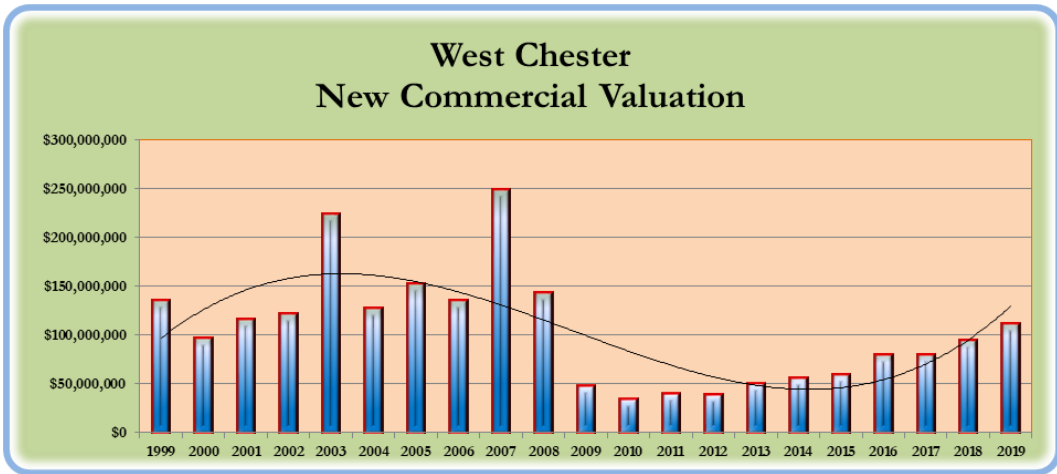


(Source: WC Township Planner, 2020; figure does not take into account potential for future zone changes)

**DEVELOPMENT TRENDS**

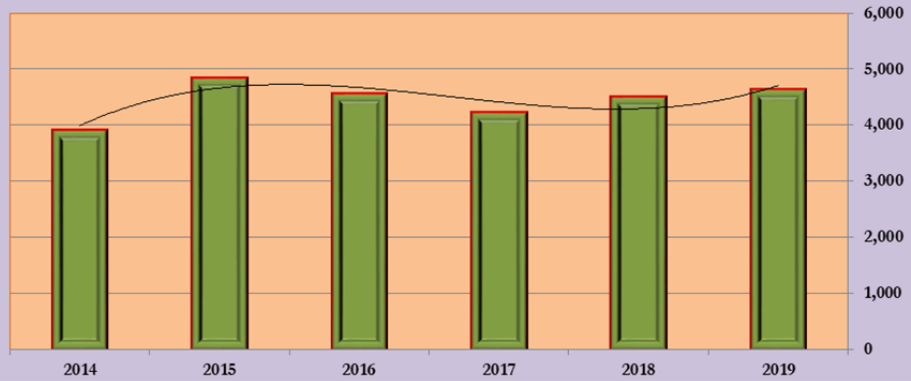
<b>WEST CHESTER TOWNSHIP DEVELOPMENT TRENDS (1998-2019)</b>				
<b>Year</b>	<b>New Project Commercial Square Feet</b>	<b>Commercial New Valuation</b>	<b>Residential New Valuation</b>	<b>TOTAL New Valuation</b>
2019	2,134,896	\$111,944,930	\$29,894,440	\$141,839,370
2018	1,530,760	\$94,009,413	\$23,597,757	\$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>56,489,570</b>	<b>\$2,263,295,564</b>	<b>\$840,994,790</b>	<b>\$3,104,290,354</b>



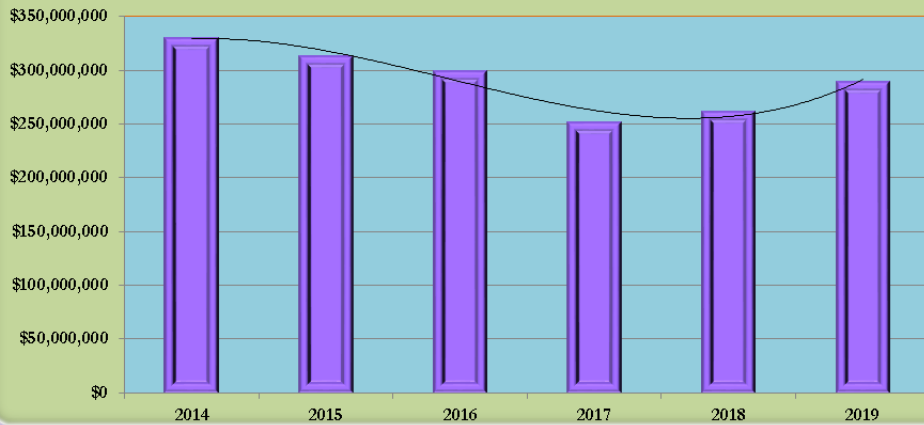


Butler County, Ohio Building Development Trends			
Year	New Building Permit Totals	New Commercial & Residential Valuation Totals	Fee Totals
<b>2019</b>	4,640	\$290,054,308	\$2,645,194
<b>2018</b>	4,511	\$262,177,244	\$2,442,832
<b>2017</b>	4,246	\$252,347,871	\$2,411,515
<b>2016</b>	4,573	\$299,417,164	\$2,745,320
<b>2015</b>	4,845	\$313,218,974	\$3,012,394
<b>2014</b>	3,930	\$330,037,710	\$2,948,030

**Butler County, Ohio  
New Building Permits  
Six-Year Trend**



**Butler County, Ohio  
New Building Permit Valuations  
Six-Year Trend**



## WORKFORCE

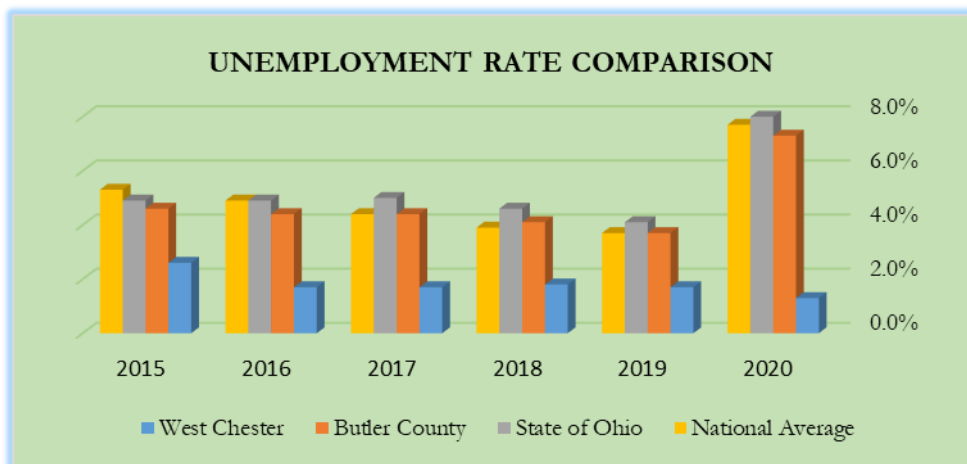
### WEST CHESTER WORKFORCE DEMOGRAPHICS

Total Businesses	<b>3,610</b>
Total Employees	<b>51,588</b>
Company Headquarter Businesses	43      1.20%
Company Headquarter Employees	6,400      12.40%
Employee Population per Business	14.3 to 1
Residential Population per Business	18.0 to 1
Adjusted Daytime Demographic (16+)	67,561

- West Chester has **access to a labor force of 1.84 million persons age 16 and over within a 30-mile radius** of the township to supply its more than 3,600 businesses. (Source: SitesUSA, 2020)
- There are **nearly 93,000 businesses within a 30-mile radius of West Chester with a total of 1.24 million employees.** (Source: SitesUSA, 2020)
- An estimated total of **730 corporate headquarters are located within a 30-mile radius of West Chester representing more than 177,200 employees.** (Source: SitesUSA, 2020)
- 68.3% of West Chester’s working population age 16 and over are classified as white collar workers. (Source: SitesUSA, 2020)
- 84.8% of West Chester’s working population drives to work alone with average travel time of 21.1 minutes. (Source: SitesUSA, 2020)
- 7.4% of West Chester’s working population works from home. (Source: SitesUSA, 2020)
- 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	National Average
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, 2020; Ohio Dept. of Jobs & Family Services, 2020 rates through September)

## LARGEST EMPLOYERS

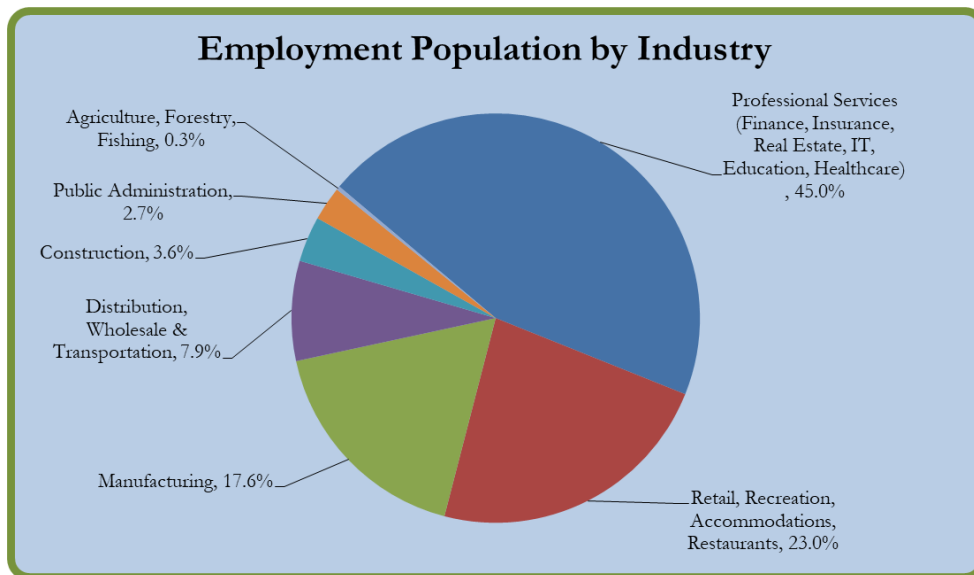
<b>WEST CHESTER'S TOP 10 LARGEST EMPLOYERS</b>			
<b>Company</b>	<b>Description</b>	<b>Number of Employees</b>	<b>Corporate HQ Location</b>
<b>GE Aviation/GE Additive</b>	Manufactures jet engines, components and integrated systems for commercial and military aircraft	2,500	Connecticut/Ohio
<b>Lakota School District</b>	Public school district	1,722	Ohio (WC)
<b>West Chester Hospital</b>	Full-service, 160-bed hospital	1,045	Ohio
<b>Cornerstone Group</b>	Upscale catalog company distribution center	896	Florida
<b>Tyson Foods</b>	Manufactures frozen processed foods	870	Ohio
<b>SanMar Corporation</b>	Distributor of fashion apparel	700	Washington
<b>Procter &amp; Gamble</b>	Develops new manufacturing systems for new/existing products and corporate packaging	558	Ohio
<b>Totes Isotoner</b>	Warehouse and distribution facility for Totes brand raingear and related products	450	Ohio (WC)
<b>AstraZeneca</b>	Biotech pharmaceutical manufacturing	410	London
<b>Intelligrated</b>	Designs and manufactures conveyor systems for retail distribution markets	400	Ohio

(Source: West Chester Community Development Dept., October 2020)

## EMPLOYMENT POPULATION BY INDUSTRY

- West Chester has more than 3,600 businesses contributing to our local, state, federal and international economies. (Source: SitesUSA, 2020)
- Nearly 45% of West Chester's working population is employed in the finance, insurance, real estate, engineering, management, medical, healthcare industries or other professional services. (Source: Census Bureau, July 2019)
- Nearly 18% of West Chester's working population is employed in the manufacturing industry. (Source: Census Bureau, July 2019)
- 23% of West Chester's employment population is employed in the retail, recreation, accommodations, restaurants and other service industries. (Source: Census Bureau, July 2019)
- Only 7.9% of West Chester's working population is employed in the wholesale/distribution related industry. (Source: Census Bureau, July 2019)

EMPLOYMENT POPULATION BY INDUSTRY		
Industry	% of Total	Total Employees
Professional Services (Finance, Insurance, Real Estate, IT, Education, Healthcare)	45.0%	14,949
Retail, Recreation, Accommodations, Restaurants	23.0%	7,624
Manufacturing	17.6%	5,834
Distribution, Wholesale & Transportation	7.9%	2,608
Construction	3.6%	1,208
Public Administration	2.7%	898
Agriculture, Forestry, Fishing	0.3%	108



(Source: Census Bureau, July 2019)

## MAJOR BUSINESSES BY INDUSTRY

CORPORATE HQ/CLASS A OFFICE	
AFLAC	Logicalis
AK Steel	Marubeni-Itochu Steel America
Arconic	McCaslin, Imbus & McCaslin
Besse Medical	Midmark Corporation
Clark Reeder Engineering	Millikin & Fitton
Clark-Dietrich	MVAH Partners
Coldwell Banker West Shell	Nationwide Insurance
Colonial Life	Ohio Eagle Distributing
Contech Engineered Services	Paper Products Company
Edward Jones	Phelan Insurance Agency
Electronic Merchant Systems	Pilot Chemical
Employers Health	Planes Companies

Evenflo	Prodigy Title Agency
Farmers Insurance Cincinnati District Office	Progressive Insurance
Federated Mutual Insurance	RE/MAX Preferred Group
Frost Brown Todd	Republic Wire
GE Aviation	Rite Track
Harvest Financial Advisors	Ruthman Companies
KEMBA Credit Union	Scheeler Financial Group
Kimberly-Clark	Sentrilock
Kingsgate Transportation	Skidmore Sales & Distributing
Kleingers Group	Sugar Creek Packing
Kosei North America	Taylor Logistics
Lampe Law Office	Wieland Builders
Liberty Mutual Insurance	Woodhull
Lithko Contracting	

## AEROSPACE

Barnes Aerospace	Flighttime Enterprises
CFM International	GE Additive
CTL Aerospace	GE Aviation
Eagle Composites	

## MANUFACTURING

A.R.I. USA	KAO Brands
Ace Sanitary	Kyotoseiko America
Anest Iwata	Magnum Piering HQ
AP Tech Group	Northrup-Grumman (Xetron)
AstraZeneca	O'Gara Group
Atlas Machine & Supply	Octal
ATMOS360	Package Design & Manufacturing (PDM)
BGR	Pivotek
Bison USA Corp.	Polymet
BOW Robotics	Powersonic Industries
Cincinnati Stoneworks	PRC Industries
Clark Dietrich	Procter & Gamble
C-Tech Industries	Quasonix
Denso Robotics	Reading Rock
Dixon Bayco	Republic Wire
DMG MORI USA	Rite Track
EnerSys	Rockwell Automation
Fameccanica North America HQ	Sedeco USA
Fischer Group	Shepherd Color Company
FlexiUSA	Siegwerk Environmental Inks
Full Range Rehab	Stolle Milk Biologics
GE Additive	Storopack
Georgia Pacific	Sugar Creek Packing
Gexpro	Systecon
Grimco	Tokin America Corporation
Harmon, Inc.	UMECC-US
HydroTech	Valco Melton
Industrial Sorting Services	Valeo Climate Control Corporation
Industrial Tube & Steel	VisTech Manufacturing Solutions
Intelligrated	YKK AP America



## HEALTHCARE

ABC Pediatric Therapy	Liberty Eye Care
Advanced Therapy Center at Chesterwood Village	Mayfield Brain & Spine
Advantage RN	Meuselbach Family Dental
Afinia Dental	Midmark
Avada Audiology & Hearing Care	NeeOo W. Chin, M.D.
Beckett Springs Hospital	OBGYN Associates
Bonomo Periodontics	Pacific Dental Services
Carepointe Nursing	Precision Radiotherapy
Cincinnati Urogynecology Associates	Proscan Imaging
Dayton Children's Kids Express	RightSourceRX/Humana
Dermatology & Skin Care Associates	Tri-Health/Group Health Associates
DeVita Healthcare Partners	UC Physicians Group
Focal Pointe Eye Care	UMI Medical
Garland & Johnson Dental	Wellington Orthopedics
Hill-Rom	West Chester Hospital/UC Health
Hondros Nursing College	West Chester Pediatric Dentistry
Hoxworth Blood Center	

## LIFE SCIENCES

AstraZeneca	CVS Specialty Pharmacy
Biomed Specialty Pharmacy	Humana RightSource Pharmacy
Cardinal Health Nuclear Pharmacy	Omnicare Pharmacy Division
Compunet Labs	

## INFORMATION TECHNOLOGY/FINANCE

Access Information Management	Intermec Technologies
Advanced Technology Consultants (ATC)	KEMBA Credit Union
Allgaier Process Technology	KeyBank
ARC Document Solutions	NEC Unified Solutions
AurGroup Credit Union	Northside Bank
Bank of America/Merrill Lynch	Park National Bank
CenturyLink	Peak 10
Chase	Penton (formerly iNET Interactive)
CMIT Solutions	PNC Bank
Comcast	Prosource Technologies
Commerce Bank	Raytheon BBN Technologies
Conexus Technologies	Republic Bank & Trust
Ellison Technologies	Simulia
E-Technologies Group	Sogeti
Excalibur Technology	Spectrum
Fibertech Networks	SPS Technologies
Fifth Third Bank	TSS Technologies
First Financial Bank	TW Telecom
GE Credit Union	Telhio Credit Union
Gen IV Technology	Union Savings Bank
Guardian Savings Bank	US Bank
Huntington Bank	

<b>CONSUMER MARKETING</b>	
Cornerstone Brands	Procter & Gamble Manufacturing Supply
Direct Options	RR Donnelley
Eurofins	Visible Supply Chain
Flint Group	West Rock
Model Graphics and Media	

<b>COMMERCIAL</b>	
Aloft Hotel	Kroger Marketplace
Animal Hospital of West Chester	Kumon
AT&T	Larosa's Pizza
Aveda Frederic's Institute	Main Event Entertainment
Avid Hotel	Matt the Miller's Tavern
Big Lots	Mattress Firm
Boys & Girls Club of West Chester/Liberty	Meijer
Buffalo Wings & Rings	Miami University VOA Learning Center
Butler Tech Bioscience Campus	Midwest Cheer Elite
Cabela's	MOD Pizza
Centre Park of West Chester/Holiday Inn & Suites	O'Reilly Auto Parts
Chick-fil-A	Panera Bread
Children's Learning Center	Pet Palace of West Chester
Chuy's	Pet People
Cincinnati Curling Club	Planet Fitness
Cincinnati Marriott North	Potbelly Sandwich Shop
Comfort Inn	Premier Shooting & Training Center
Courtyard Cincinnati North	Quality Inn
Dominos	Raising Cane's
Duluth Trading Co.	Residence Inn Cincinnati North
Dunkin Donuts	Ross Dress for Less
Esther Price Candies	Skally's Old World Bakery
Fairfield Inn & Suites	Staybridge Suites
Four Points by Sheraton	Target
Goldfish Swim School	The Fresh Market
Grainworks Brewing Company	TopGolf
Hampton Inn & Suites	Twin Peaks
Hilton Garden Inn	ULTA Beauty
Holiday Inn Express & Suites	United Dairy Farmers
Holtman's Donuts	Walmart
Home2 Suites by Hilton	Welling & Co. Jeweler
Homewood Suites	West Chester Academy of Music & Dance
Hyatt House	West Chester Antique Center
IKEA	West Chester Midpointe Library
Jack in the Box	Woodspring Suites
Kinder Garden School	

(Source: WC Community Development Department, 2020)

### **MAJOR RELOCATIONS & EXPANSIONS (2008-2020)**

- Over the last twelve (12) years, West Chester has seen relocations and expansions of businesses across all industries including many corporate headquarter locations. (Source: WC Community Development Department, 2020)

<b>EXPANSIONS</b>	
Aero Fulfilment	Magnum Piering
Anest Iwata USA (North American HQ)	Marubeni-Itochu Steel America
Beckett Springs Hospital	O’Gara Group
BGR (Corporate HQ)	Planes Companies (Corporate HQ)
Bridge Logistics (Corporate HQ)	Procter & Gamble
Chesterwood Village	Republic Wire (Corporate HQ)
Clark Reder Engineering (Corporate HQ)	RR Donnelly
Comcast	SAF Holland
Crescent Park	Shepherd Color Company (Corporate HQ)
CTL Aerospace (Corporate HQ)	Skidmore Sales & Distributing (Corporate HQ)
GE Aviation Additive Development Center	Storopack (North American HQ)
Georgia Pacific Corrugated	Sugar Creek (Corporate HQ)
Grimco	Systecon (Corporate HQ)
Humana	TriHealth
Hydrotech (Corporate HQ)	UC Health/West Chester Hospital
KEMBA Credit Union (Corporate HQ)	Valco Melton
Kingsgate Logistics (Corporate HQ)	West Chester Academy (Corporate HQ)
Kleingers Group (Corporate HQ)	

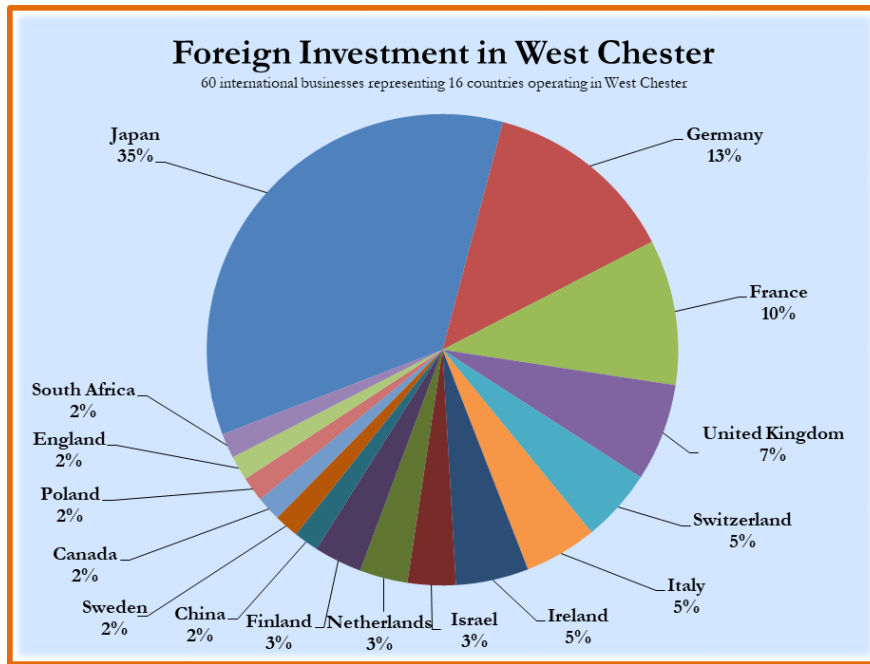
<b>RELOCATIONS WITH EXPANSIONS</b>	
Allgaier Process Technology	Image Solutions
Anest Iwata	Industrial Tube & Steel (Corporate HQ)
Atlas Machine & Supply	Kingsgate Logistics (Corporate HQ)
Black Box	Kroger Marketplace
Clark Dietrich	Magnum Piering (Corporate HQ)
Corghy USA (North American HQ)	PPS
Dawson Logistics	Package Design & Manufacturing
Dixon Bayco	Pilot Chemical (Corporate HQ)
Dodson Global	Pipeline Packaging
E-Technologies (Corporate HQ)	Pivotek
Evenflo	Polymet Corporation
Expression Therapeutics	Prodigy Title Agency (Corporate HQ)
Fameccanica North America (North America HQ)	Ruthman Companies (Corporate HQ)
GE Aviation Additive Development Center	Sugar Creek Packing (Corporate HQ)
GE Credit Union	Telhio Credit Union
Hammacher Schlemmer	Total Quality Logistics
Harvest Financial Advisors (Corporate HQ)	YKK AP America

(Source: WC Community Development Department, 2020)

## **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 (35.0%) and Germany (13.3%). 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, 2020)



Country of Origin	Total Companies	% of Total Foreign Investment
Japan	21	35.0%
Germany	8	13.3%
France	6	10.0%
United Kingdom	4	6.7%
Switzerland	3	5.0%
Italy	3	5.0%
Ireland	3	5.0%
Israel	2	3.3%
Netherlands	2	3.3%
Finland	2	3.3%
China	1	1.7%
Sweden	1	1.7%
Canada	1	1.7%
Poland	1	1.7%
England	1	1.7%
South Africa	1	1.7%
<b>3,610 Total Businesses in West Chester</b>		
<b>1.7% Foreign Owned (60 companies)</b>		

(Source: WC Community Development Department, October 2020)

## JOB OUTLOOK

JOBS OHIO NETWORK - 2026 JOB OUTLOOK				
Jobs Ohio Regions	2016 Employment	2026 Projected Employment	Projected Changed 2016-2026	
			Number	Percent
Central Ohio	1,138,129	1,233,694	95,656	8.4%
Northeast Ohio	2,072,110	2,149,476	77,366	3.7%
Northwest Ohio	600,988	619,818	18,830	3.1%
Southeast Ohio	359,224	377,734	18,510	5.2%
<b>Southwest Ohio (Cincinnati MSA)</b>	<b>882,500</b>	<b>929,307</b>	<b>46,807</b>	<b>5.3%</b>
West Ohio	596,193	622,402	26,209	4.4%

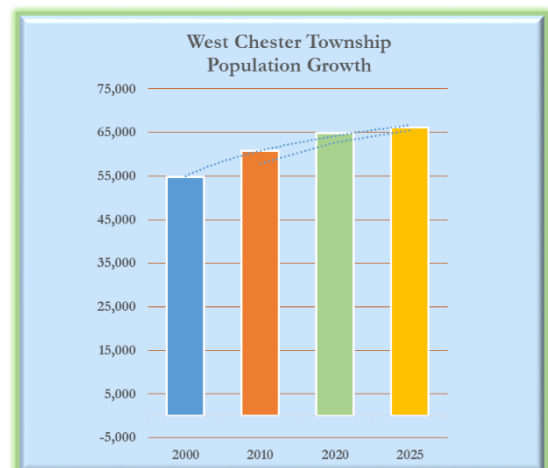


(Source: Ohio Labor Market Institute)

## COMMUNITY DEMOGRAPHICS

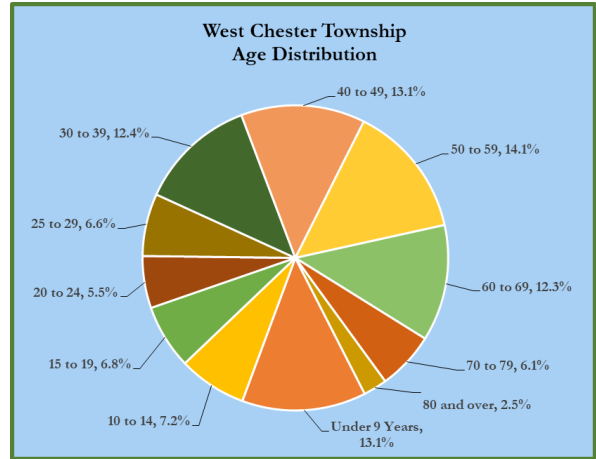
### POPULATION

West Chester Township	
2025 Projected Population	66,182
2020 Estimated Population	64,901
2010 Census Population	60,756
2000 Census Population	54,876
Projected Annual Growth (2020-2025)	1,281 (2.0%)
Historical Annual Growth (2010-2020)	4,145 (6.8%)
Historical Annual Growth (2000-2010)	5,880 (10.7%)
Butler County	
2025 Projected Population	393,736
2020 Estimated Population	384,515
2010 Census Population	368,130
2000 Census Population	332,803
Projected Annual Growth (2020-2025)	9,221 (2.4%)
Historical Annual Growth (2010-2020)	16,385 (4.5%)
Historical Annual Growth (2000-2010)	35,327 (10.6%)



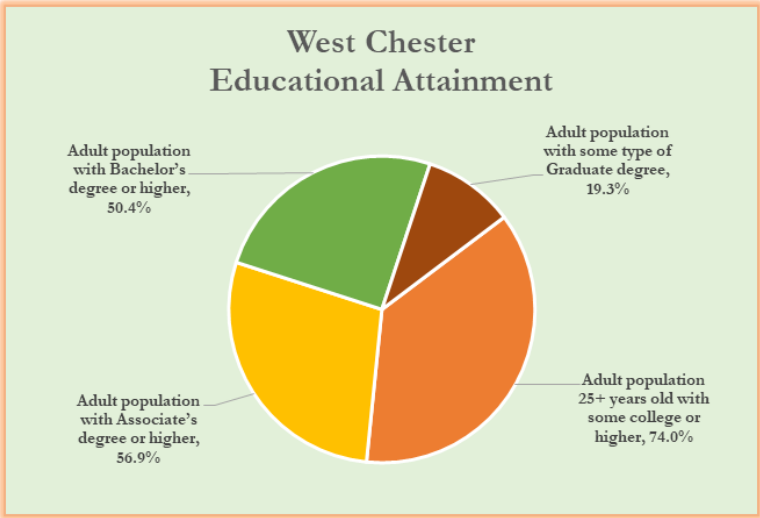
**AGE DISTRIBUTION**

West Chester Township Age Distribution		
<b>Total Population</b>	<b>64,901</b>	
<b>Age Range</b>	<b>Population</b>	<b>Percent</b>
Under 9 Years	8,510	13.1%
10 to 14	4,702	7.2%
15 to 19	4,439	6.8%
20 to 24	3,538	5.5%
25 to 29	4,314	6.6%
30 to 39	8,091	12.4%
40 to 49	8,524	13.1%
50 to 59	9,202	14.1%
60 to 69	7,979	12.3%
70 to 79	3,967	6.1%
80 and over	1,635	2.5%
<b>Median Age</b>	<b>38.5</b>	
<b>Major Groups</b>		
Age 19 years or less	17,651	27.2%
Age 20 to 64 years	38,138	58.8%
Age 65 years or over	9,112	14.0%



**EDUCATION**

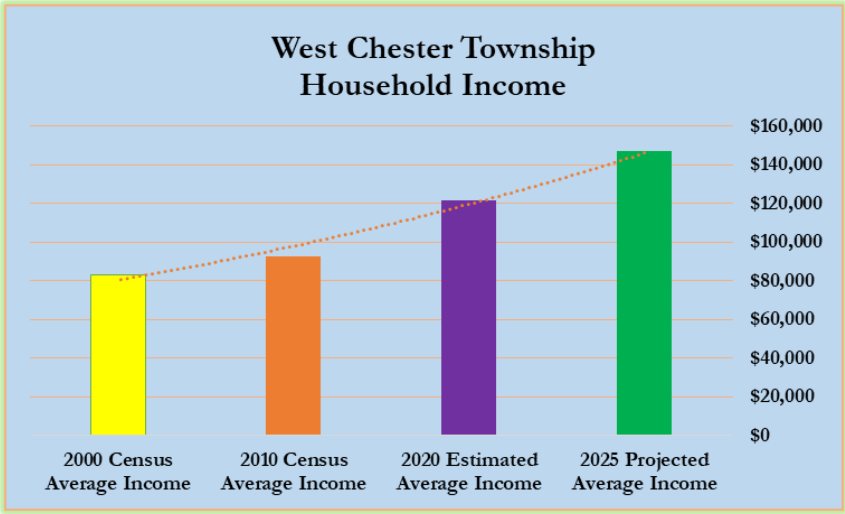
West Chester Township	
Adult population 25+ years old with some college or higher	74.0%
Adult population with Associate’s degree or higher	56.9%
Adult population with Bachelor’s degree or higher	50.4%
Adult population with some type of Graduate degree	19.3%
Butler County	
Adult population 25+ years old with some college or higher	58.5%
Adult population with Associate’s degree or higher	38.7%
Adult population with Bachelor’s degree or higher	30.8%
Adult population with Graduate degree	11.5%



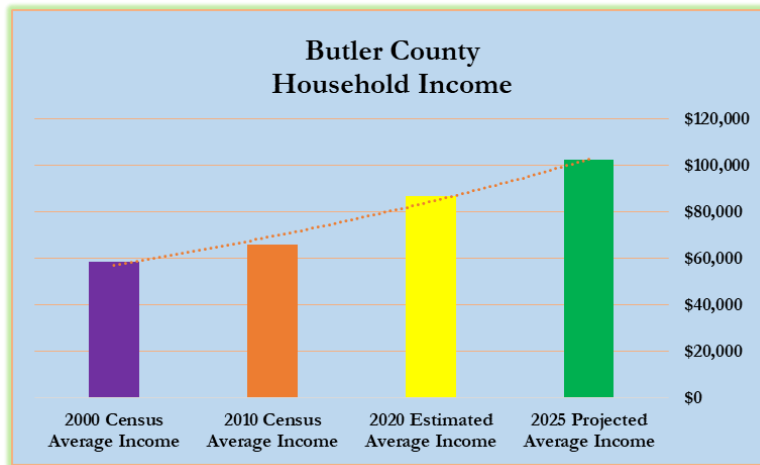
West Chester is partner to Lakota Local School District. Lakota is Ohio's 8<sup>th</sup> largest district with 15,602 students and Ohio's largest school district with excellent ratings for the last 17 years running. Lakota Local Schools has 1,722 employees. (Source: Lakota Local School District, 2020)

**INCOME**

WEST CHESTER TOWNSHIP			
<b>Average Household Income</b>		<b>Per Capita Household Income</b>	
2025 Projected Average Income	\$147,252	2025 Projected Per Capita Income	\$56,299
2020 Estimated Average Income	\$121,695	2020 Estimated Per Capita Income	\$46,785
2010 Census Average Income	\$92,565	2010 Census Per Capita Income	\$33,838
2000 Census Average Income	\$82,964	2000 Census Per Capita Income	\$29,597
<b>Median Household Income</b>		<b>Estimated Average Household Net Worth</b>	<b>\$968,577</b>
2025 Projected Median Income	\$114,013	<b>Consumer Expenditures</b>	
2020 Estimated Median Income	\$97,107	2020 Total Monthly Household Expenditures	\$6,736
2010 Census Median Income	\$79,193	Total Non-Retail Expenditures	\$3,559 (52.8%)
2000 Census Median Income	\$73,197	Total Retail Expenditures	\$3,177 (47.2%)
<b>Family Household Income</b>			
2020 Average Family Income	\$139,027		
2020 Median Family Income	\$114,541		



BUTLER COUNTY			
Average Household Income		Per Capita Household Income	
2025 Projected Average Income	\$102,738	2025 Projected Per Capita Income	\$39,667
2020 Estimated Average Income	\$86,781	2020 Estimated Per Capita Income	\$33,697
2010 Census Average Income	\$66,113	2010 Census Per Capita Income	\$24,417
2000 Census Average Income	\$58,756	2000 Census Per Capita Income	\$21,738
Median Household Income		Estimated Average Household Net Worth	<b>\$602,056</b>
2025 Projected Median Income	\$76,697	Consumer Expenditures	
2020 Estimated Median Income	\$66,329	2020 Total Monthly Household Expenditures	\$5,259
2010 Census Median Income	\$52,480	Total Non-Retail Expenditures	\$2,772 (52.7%)
2000 Census Median Income	\$48,152	Total Retail Expenditures	\$2,487 (47.3%)
Family Household Income			
2020 Average Family Income	\$105,148		
2020 Median Family Income	\$84,930		



## HOUSING UNITS

West Chester Township		
2020 Estimated Housing Units	25,466	
2010 Housing Units	23,663	
Historical Annual Growth 2010-2020	1,803 (7.6%)	
2020 Housing Units Occupied	24,943	97.90%
Owner Occupied	19,053	76.40%
Renter Occupied	5,890	23.60%
2020 Housing Units Vacant	523	2.10%
Butler County		
2020 Estimated Housing Units	153,658	
2010 Housing Units	148,273	
Historical Annual Growth 2010-2020	5,385 (3.6%)	
2020 Housing Units Occupied	148,477	96.60%
Owner Occupied	102,116	68.80%
Renter Occupied	46,361	31.20%
2020 Housing Units Vacant	5,181	3.40%

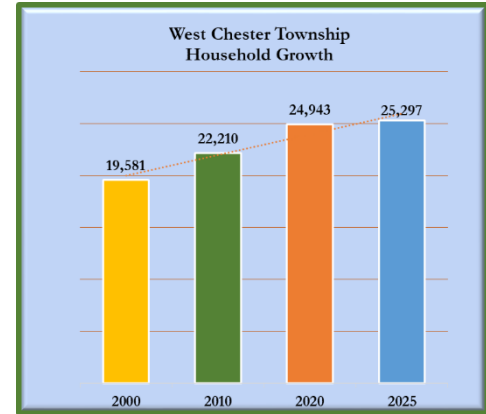
### Housing Units/Households

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.

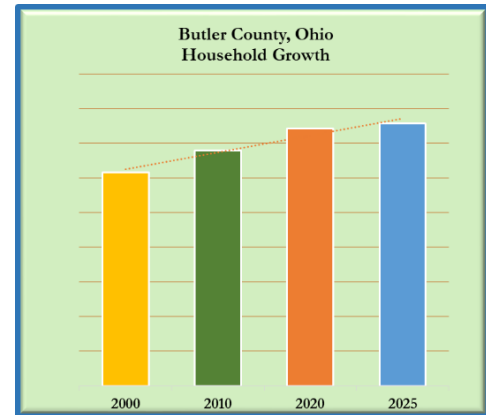


## HOUSEHOLDS

<b>West Chester Township</b>	
2025 Projected Households	25,297
2020 Estimated Households	24,943
2010 Census Households	22,210
2000 Census Households	19,581
Projected Annual Growth 2020-2025	354 (1.4%)
Historical Annual Growth 2000-2020	5,362 (27.4%)
<b>Average Household Size</b>	<b>2.6</b>
Households With Children	8,749 (35.1%)
Family Households	18,351 (73.6%)
Non-Family Households	6,592 (26.4%)



<b>Butler County</b>	
2025 Projected Households	151,320
2020 Estimated Households	148,477
2010 Census Households	135,960
2000 Census Households	123,083
Projected Annual Growth 2020-2025	2,843 (1.9%)
Historical Annual Growth 2000-2020	25,394 (20.6%)
<b>Average Household Size</b>	<b>2.5</b>
Households With Children	48,634 (32.8%)
Family Households	101,051 (68.1%)
Non-Family Households	47,426 (31.9%)



(Sources: SitesUSA, 2020; U.S. Census 2019)

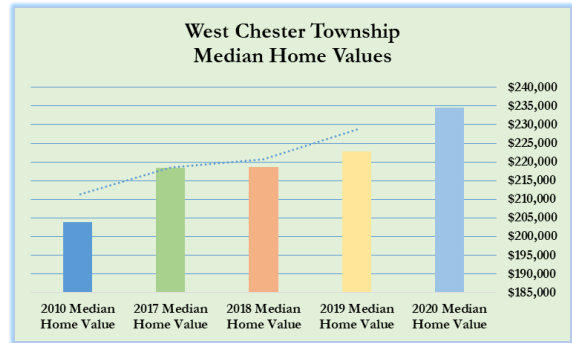
## HOME SALES

<b>West Chester</b>	<b>2018</b>	<b>2019</b>
New Listings	1,097	1,140
Sold Listings	919	961
Median Listing Price	\$245,000	\$258,500
Median Selling Price	\$243,000	\$255,000
Median Days on Market	7	6
Average Listing Price	\$254,866	\$271,874
Average Selling Price	\$249,885	\$267,455
Average Days on Market	25	22
List/Sell Price Ratio	98.30%	98.60%

## HOME VALUES

<b>West Chester Township</b>	
2020 Median Home Value	\$234,462
2019 Median Home Value	\$222,865
2018 Median Home Value	\$218,570
2017 Median Home Value	\$218,498
2010 Median Home Value	\$203,874
<b>Butler County</b>	
2020 Median Home Value	\$183,516
2019 Median Home Value	\$169,026
2018 Median Home Value	\$165,900

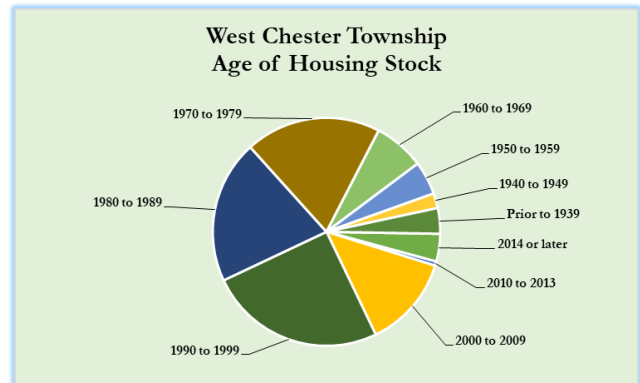
(Sources: SitesUSA, 2020; U.S. Census 2019)



## AGE OF HOUSING STOCK

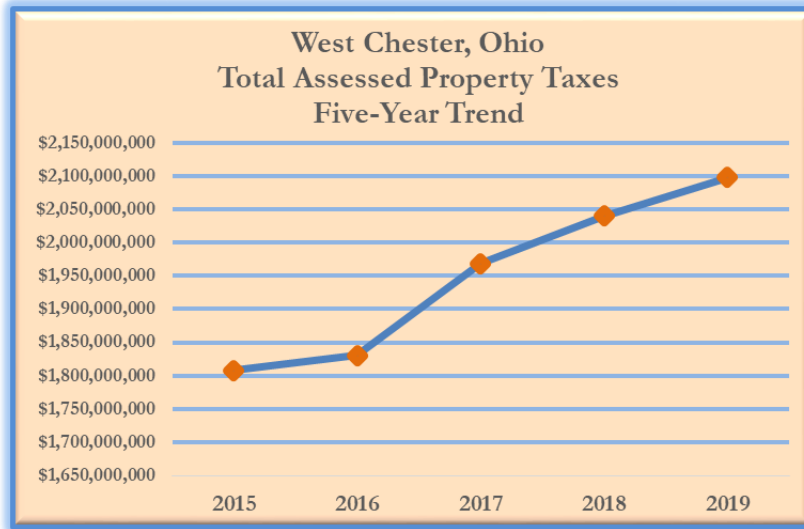
<b>West Chester Homes by Year Built</b>	<b>Number of Homes</b>	<b>% of Total</b>
2014 or later	979	3.9%
2010 to 2013	149	0.6%
2000 to 2009	3,260	13.1%
1990 to 1999	6,268	25.1%
1980 to 1989	5,065	20.3%
1970 to 1979	4,812	19.3%
1960 to 1969	1,796	7.2%
1950 to 1959	1,185	4.8%
1940 to 1949	523	2.1%
Prior to 1939	906	3.6%
<b>Median Age of West Chester Homes</b>	<b>31.3 years</b>	
<b>Median Age of Butler County Homes</b>	<b>39.2 years</b>	

(Source: SitesUSA, 2020)

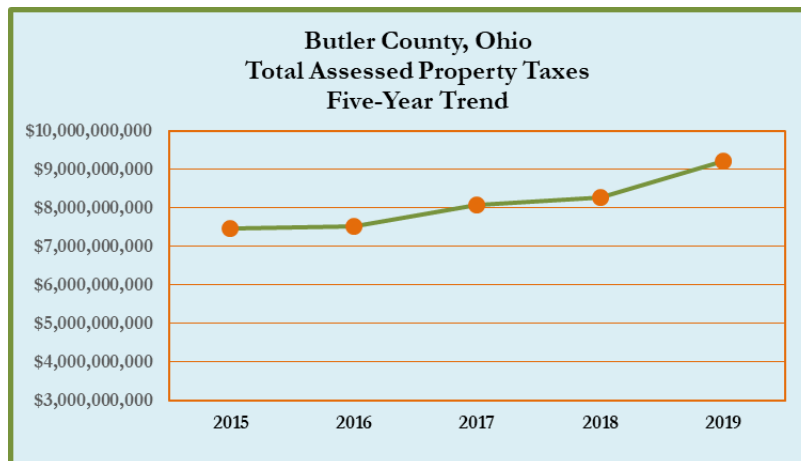


**PROPERTY TAXES**

West Chester, Ohio Total Assessed Property Taxes Five-Year Trend				
2015	2016	2017	2018	2019
\$1,808,354,530	\$1,830,400,660	\$1,968,445,730	\$2,040,276,860	\$2,097,657,190



Butler County, Ohio Total Assessed Property Taxes Five-Year Trend				
2015	2016	2017	2018	2019
\$7,451,279,840	\$7,519,255,550	\$8,075,341,090	\$8,260,661,850	\$9,218,694,120



(Source: Butler County Auditor's Office, 2015-2019)

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## 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.
- 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 over 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 three (23) years since the opening of the Union Centre Boulevard interchange, more than \$371.8M 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 Community Services Department)
- Township staff worked with the business owners in the Olde West Chester, Tylersville Road, Princeton Glendale Road/SR747 and Cincinnati-Columbus Road/SR42 areas 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 six (6) years include:
  - **2020**
    - LeSourdesville-West Chester Road at Beckett Ridge Boulevard; intersection improvements and installation of roundabout; funding provided by federal and BCEO. Cost = **\$1,393,631**
    - Beckett Road; drainage improvements and resurfacing; fire station to Beckett Ridge Boulevard; funding provided by West Chester TIF. 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. 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**