



Demographic & Development Trends 2021

OVERVIEW

- West Chester has emerged as the economic center of the Cincinnati-Dayton region being home to nearly 3,700 businesses, more than 65,000 residents and 55,000 employees. (Source: SitesUSA, 2021)
- 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 3.04 million and would be the 19th largest of the 385 MSAs in the United States making it larger than the Denver, St. Louis, Baltimore, Orlando and the Charlotte metro areas. (Source: Census Bureau, 2021)

Ranked by Size	METROPOLITAN STATISTICAL AREA	2020 Census Population
1	New York-Newark-Jersey City, NY-NJ-PA	19,124,359
2	Los Angeles-Long Beach-Anaheim, CA	13,109,903
3	Chicago-Naperville-Elgin, IL-IN-WI	9,406,638
4	Dallas-Fort Worth-Arlington, TX	7,694,138
5	Houston-The Woodlands-Sugar Land, TX	7,154,478
6	Washington-Arlington-Alexandria, DC-VA-MD-WV	6,324,629
7	Miami-Fort Lauderdale-Pompano Beach, FL	6,173,008
8	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6,107,906
9	Atlanta-Sandy Springs-Alpharetta, GA	6,087,762
10	Phoenix-Mesa-Chandler, AZ	5,059,909
11	Boston-Cambridge-Newton, MA-NH	4,878,211
12	San Francisco-Oakland-Berkeley, CA	4,696,902
13	Riverside-San Bernardino-Ontario, CA	4,678,371
14	Detroit-Warren-Dearborn, MI	4,304,136
15	Seattle-Tacoma-Bellevue, WA	4,018,598
16	Minneapolis-St. Paul-Bloomington, MN-WI	3,657,477
17	San Diego-Chula Vista-Carlsbad, CA	3,332,427
18	Tampa-St. Petersburg-Clearwater, FL	3,243,963
19	CINCINNATI-DAYTON METRO AREA (if combined)	3,042,155
20	Denver-Aurora-Lakewood, CO	2,991,231
21	St. Louis, MO-IL	2,805,473
22	Baltimore-Columbia-Towson, MD	2,800,189
23	Charlotte-Concord-Gastonia, NC-SC	2,684,276
24	Orlando-Kissimmee-Sanford, FL	2,639,374
25	San Antonio-New Braunfels, TX	2,590,732

(Source: Census Bureau, 2021)

- 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 10th largest place or municipality in the state of Ohio (ahead of the City of Hamilton).
(Source: Census Bureau, 2021)

OHIO'S LARGEST COMMUNITIES BY POPULATION		
City/Township	2020 Census Population	County
Columbus (City)	905,748	Franklin
Cleveland (City)	372,624	Cuyahoga
Cincinnati (City)	309,317	Hamilton
Toledo (City)	270,871	Lucas
Akron (City)	190,469	Summit
Dayton (City)	137,644	Montgomery
Parma (City)	81,146	Cuyahoga
Canton (City)	70,872	Stark
Lorain (City)	65,211	Lorain
West Chester (Twp)	64,830	Butler
Hamilton (City)	63,399	Butler
Washington (Twp)	61,682	Montgomery
Green (Twp)	60,424	Hamilton
Youngstown (City)	60,068	Mahoning
Colerain (Twp)	59,239	Hamilton
Springfield (City)	58,662	Clark
Kettering (City)	57,862	Montgomery
Beavercreek (Twp)	56,025	Greene

- In 2021, West Chester accounted for 16.6% of Butler County’s total population (390,357). (Source: Census Bureau, 2021)
- Butler County is the 7th largest among Ohio’s 88 counties and is the 189th largest county in the United States out of more than 3,000 counties in terms of population. (Source: Census Bureau, 2021)

Ohio Counties Ranked By Population		
Rank	County	Population
1	Franklin	1,323,807
2	Cuyahoga	1,264,817
3	Hamilton	830,639
4	Summit	540,428
5	Montgomery	537,309
6	Lucas	431,279
7	Butler	390,357
8	Stark	374,853
9	Lorain	312,964
10	Warren	242,337

- West Chester is Greater Cincinnati’s 2nd largest community in the Cincinnati MSA behind the City of Cincinnati. (Source: Census Bureau, 2021)
- West Chester is the largest township by population in Ohio, followed by Green Township and Colerain Township. (Source: Census Bureau, 2021)

REGIONAL POPULATION COMPARISON			
Rank	City/Township	2020 Census Population	County
1	Cincinnati (City)	309,317	Hamilton
2	West Chester (Twp)	64,830	Butler
3	Hamilton (City)	63,399	Butler
4	Green (Twp)	60,424	Hamilton
5	Colerain (Twp)	59,239	Hamilton
6	Middletown (City)	50,987	Butler
7	Fairfield (City)	44,907	Butler
8	Anderson (Twp)	44,088	Hamilton
9	Liberty (Twp)	43,999	Butler
10	Deerfield (Twp)	40,525	Warren
11	Springfield (Twp)	35,862	Hamilton
12	Mason (City)	34,792	Warren
13	Franklin (Twp)	31,676	Warren
14	Hamilton (Twp)	30,587	Warren
15	Oxford (Twp)	25,469	Butler
16	Oxford (City)	23,035	Butler
17	Fairfield (Twp)	22,645	Butler
18	Forest Park (City)	20,189	Hamilton
19	Sycamore (Twp)	19,563	Hamilton
20	Springboro (City)	19,062	Warren
21	Norwood (City)	19,043	Hamilton
22	Turtlecreek (Twp)	17,644	Warren
23	Miami (Twp)	15,969	Hamilton
24	Symmes (Twp)	15,642	Hamilton
25	Monroe (City)	15,412	Butler
26	Harrison (Twp)	14,288	Hamilton
27	Blue Ash (City)	13,394	Hamilton
28	Trenton (City)	13,021	Butler
29	Harrison (City)	12,563	Hamilton
30	Franklin (City)	11,690	Warren

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

- 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
- West Chester has the highest assessed valuation in the Greater Cincinnati region (behind the City of Cincinnati) at more than \$2.4 billion.

COMMUNITY VALUATION COMPARISON TY 2020/CY 2021		
Community	Total Assessed Valuation	County
City of Cincinnati	\$6,652,064,300	Hamilton
West Chester Twp	\$2,401,770,910	Butler
Deerfield Twp	\$1,598,840,570	Warren
Anderson Twp	\$1,411,561,350	Hamilton
City of Mason	\$1,388,559,500	Warren
Colerain Twp	\$1,343,934,880	Hamilton
Liberty Twp	\$1,277,672,710	Butler
Green Twp	\$1,228,905,190	Hamilton
City of Hamilton	\$935,440,290	Butler
Indian Hill	\$929,456,080	Hamilton
City of Blue Ash	\$908,976,560	Hamilton
Hamilton Twp	\$858,571,520	Warren
Clearwater Twp	\$816,754,490	Warren

REGIONAL COUNTY VALUATION COMPARISON TY 2020/CY 2021	
County	Total Assessed Valuation
Hamilton County	\$22,273,719,600
Montgomery County	\$10,916,102,340
Butler County	\$9,840,997,530
Warren County	\$8,043,339,290
Clermont County	\$4,769,767,200

(Sources: Butler County, Hamilton County, Warren County, Clermont County, Montgomery County Auditor's Office; 2021)

COMMERCIAL GROWTH & DEVELOPMENT

DEVELOPMENT STATISTICS (1997-2021)

- Over the last twenty four (24) years and since the opening of the Union Centre Boulevard interchange, West Chester has reaped **more than \$3.85 billion in new investment, more than 42.5 million square feet in new construction, and more than 44,600 new jobs.** (Sources: WC Community Development Department; Butler County Auditor; respective companies – 2021)

WEST CHESTER TOWNSHIP COMMERCIAL GROWTH & DEVELOPMENT 1997 - 2021			
District	New Project Square Feet	New Jobs	Capital Investment
Uptown	3,736,232	6,079	\$729,854,931
Downtown	24,232,817	26,178	\$2,501,139,788
Midtown	649,857	920	\$83,593,963
Other	13,936,391	11,436	\$544,166,135
TOTAL	42,555,297	44,613	\$3,858,754,817

- Of the above stats, development in the **UCB/CBD/DOWNTOWN** area encompasses more than \$2.5 billion in real and personal property investment; more than 24.2 million square feet of retail, corporate office, entertainment and industrial development; and currently generates more than 26,170 jobs.
 - Office – more than \$518.7M investment; more than 5.12M square feet; and more than 12,130 jobs
 - Industrial – more than \$1.31B investment; more than 14M square feet; and more than 8,300 jobs
 - Medical – more than \$66.4M investment; more than 742,900 square feet; and more than 820 jobs
 - Commercial – more than \$600M investment; more than 4.29 million square feet and more than 4,900 jobs
- Of the above stats, development in the **UPTOWN/VOA/LIBERTY WAY** area encompasses more than \$729.8 million in real and personal property investment; more than 3.7 million square feet of medical, retail, office, entertainment, and industrial development; and currently generates more than 6,000 jobs.
 - Office – more than \$42.9M investment; more than 420,200 square feet; and more than 640 jobs
 - Medical institutions – more than \$468.9M investment; more than 1.4M square feet; and more than 2,550 jobs
 - Commercial – more than \$215.4M investment; more than 1.84M square feet; more than 2,870 jobs
- Of the above stats, development in the **MIDTOWN/CINDAY** area encompasses more than \$83.5M in real and personal property investment; nearly 650,000 square feet of retail, office, entertainment, and industrial development; and currently generates 920 jobs.
 - Commercial – more than \$81M investment; more than 582,300 square feet; and more than 880 jobs
 - Industrial – more than \$1.3M investment; more than 35,600 square feet; and 15 jobs
 - Office – more than \$1.1M investment; more than 31,800 square feet; and nearly 40 jobs

- Of the above stats, development in **OTHER** areas (outside of the Uptown, Midtown, Downtown areas) encompasses more than \$544.1 million in real and personal property investment; nearly 14M square feet of retail, office, entertainment, and industrial development; and currently generates more than 11,430 jobs.
 - Industrial – more than \$374.8M investment; more than 10.9M square feet; and more than 7,780 jobs
 - Office – more than \$45M investment; more than 914,600 square feet; and more than 1,550 jobs
 - Commercial – nearly \$109.2M investment; more than 1.66M square feet; and more than 1,630 jobs
 - Medical – nearly \$15M investment; more than 369,000 square feet; and more than 460 jobs

RETAIL, RESTAURANTS, HOTELS & ENTERTAINMENT

- **More than 1,500 acres of new shopping, dining and entertainment amenities have been developed** (or are under construction) in West Chester. (Source: WC Community Development Department)
- Major retail shopping areas including the Voice of America Centre, The Streets at West Chester, West Chester Town Centre, the Highlands Retail Center and others have all contributed to **more than 8.3 million square feet of new commercial development, represent more than \$1 billion in new investment in West Chester’s commercial market, and have created more than 10,000 jobs.** (Source: WC Community Development Department)
- In the past twenty four (24) years, nearly **200 new restaurants and more than 2,240 hotel rooms (1.36M square feet) have opened and/or are under construction** (1,763 hotel rooms open; 477 under construction). (Source: WC Community Development Department, 2021)

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.
- **Nine 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, Fifth Third Bank, Miami University, Amazon and US Bank. (Source: Cincinnati Business Courier, Book of Lists, 2020/2021)
- **Six of the top twenty five tri-state’s largest manufacturers have a presence in West Chester**—General Electric/GE Aviation, Cleveland Cliffs, Tyson Foods, Kroger, United Dairy Farmers, and Procter & Gamble. (Source: Cincinnati Business Courier, Book of Lists, 2020/2021)
- **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, Omnicare and Tennant Packaging. (Source: WC Community Development Department)
- **The growth of the healthcare industry began in West Chester Township when UC Health and UC Physicians invested \$100 million to construct a medical campus—the Cincinnati region’s first new hospital in 25 years—designed to serve a diverse population in some of the fastest growing suburban**

communities in the Tri-State. The University of Cincinnati affiliated hospital offers the most innovative treatments available and has led the way for other medical facilities to locate in West Chester. (Source: WC Community Development Department)

- According to Fortune magazine, 25 companies headquartered in Ohio made the 2021 Fortune 500 list ranked by total revenue. **Twelve of those companies have a presence in West Chester Township—Cardinal Health, Kroger, Procter & Gamble, Progressive Insurance, Sherwin Williams, Nationwide Insurance, Goodyear, Fifth Third Bank, Western Southern Life Insurance, Key Corp, Big Lots and Cintas.** (Source: Fortune)
- 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. West Chester’s central location in the Cincinnati-Dayton Metroplex provides IT companies convenient access to Ohio’s 25 Fortune 500 companies.** (Source: WC Community Development Department)

ECONOMIC DEVELOPMENT GROWTH AWARDS

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

(Source: WC Community Development Department)

GOVERNOR'S CUP GROWTH AWARDS WEST CHESTER QUALIFIED PROJECTS 2008 - 2021				
Year	Total Square Feet	Total New Jobs	Total Retained Jobs	Total Capital Investment
2021	2,027,769	933	857	\$49,060,457
2020	1,706,144	574	904	\$67,129,185
2019	2,134,896	1,115	1,008	\$121,320,529
2018	1,142,553	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
TOTALS	20,061,705	12,416	16,865	\$776,410,881

VACANCY & LEASE RATES

INDUSTRIAL Market Outlook

Industrial Submarket	Total Vacant (SF)	Total Vacancy Rate (%)	Average Direct Asking Rate (PSF)
Tri-County (includes West Chester Market)			
TOTAL	3,740,123	6.1%	\$4.49
Warehouse/Distr.	3,545,183	6.8%	\$4.47
Manufacturing	146,855	1.6%	\$6.50
Cincinnati	17,635,194	6.7%	\$4.33
Blue Ash	780,167	7.3%	\$3.53
Midtown	1,121,803	2.5%	\$4.31
Hamilton	462,082	5.9%	\$4.17
I-71 Corridor	190,397	1.9%	\$4.15
Monroe/Middletown	1,838,563	8.0%	\$3.90
Woodlawn/Evendale	203,451	1.1%	\$3.23
East	1,143,868	9.4%	\$4.50
West	14,814	0.3%	\$4.16

OFFICE Market Outlook

Office Submarket	Total Vacant (SF)	Total Vacancy Rate (%)	Average Direct Asking Rate (FSG)
I-75 Corridor North (includes West Chester Market)			
TOTAL	347,430	14.1%	\$21.50
Class A	234,082	14.1%	\$24.18
Class B	107,450	14.9%	\$15.52
Blue Ash	1,207,991	21.7%	\$20.66
I-71 Corridor North	967,531	18.7%	\$20.72
Tri-County	1,672,095	23.3%	\$15.02
Kenwood/Montgomery	221,622	9.4%	\$20.48
East	636,610	20.4%	\$15.12
West	103,830	12.0%	\$13.59
Midtown/Norwood	405,380	7.8%	\$20.72
Cincinnati/CBD	2,353,327	14.1%	\$21.03

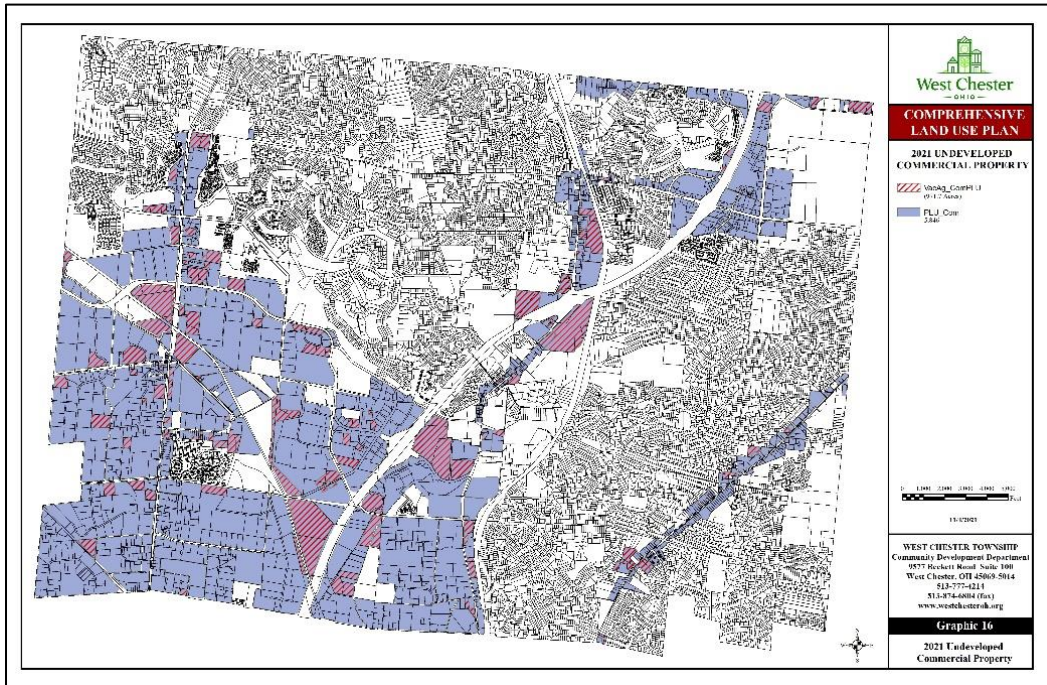
RETAIL Market Outlook

Retail Submarket	Total Vacant (SF)	Total Vacancy Rate (%)	Average Direct Asking Rate (NNN)
Northwest (Includes West Chester Market)			
TOTAL	1,398,545	8.0%	\$13.30
Regional Center	375,378	11.6%	\$14.42
Community Center	206,682	6.1%	\$14.36
Neighborhood Center	465,721	14.6%	\$11.20
Convenience/Strip Center	229,697	9.1%	\$14.18
Freestanding	123,445	2.4%	\$9.50
Central	260,708	5.1%	\$14.43
East	390,444	5.6%	\$13.79
Middletown/Monroe	307,956	10.5%	\$10.96
Northeast	578,557	6.5%	\$14.91
Northern Kentucky	285,058	2.5%	\$15.59
West	656,261	11.5%	\$13.54

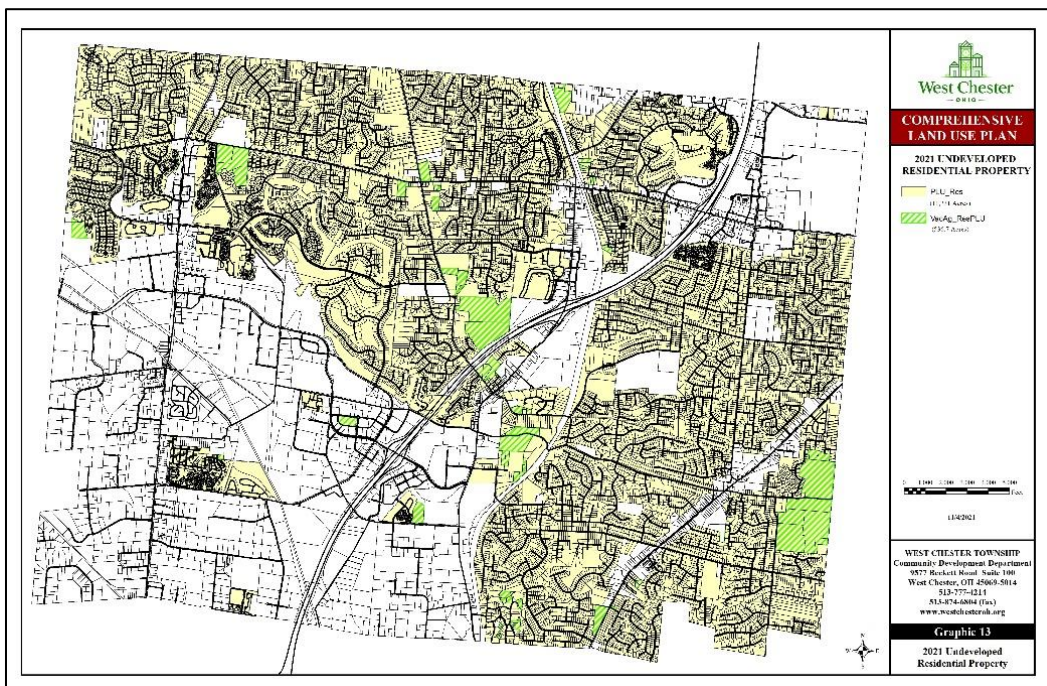
(Source: Colliers/Jones Lang LaSalle, 2021)

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. (Source: West Chester Township Planner, 2021; figure does not take into account potential for future zone changes)
- **15.32%** of **COMMERCIAL LAND** is still available for commercial development.

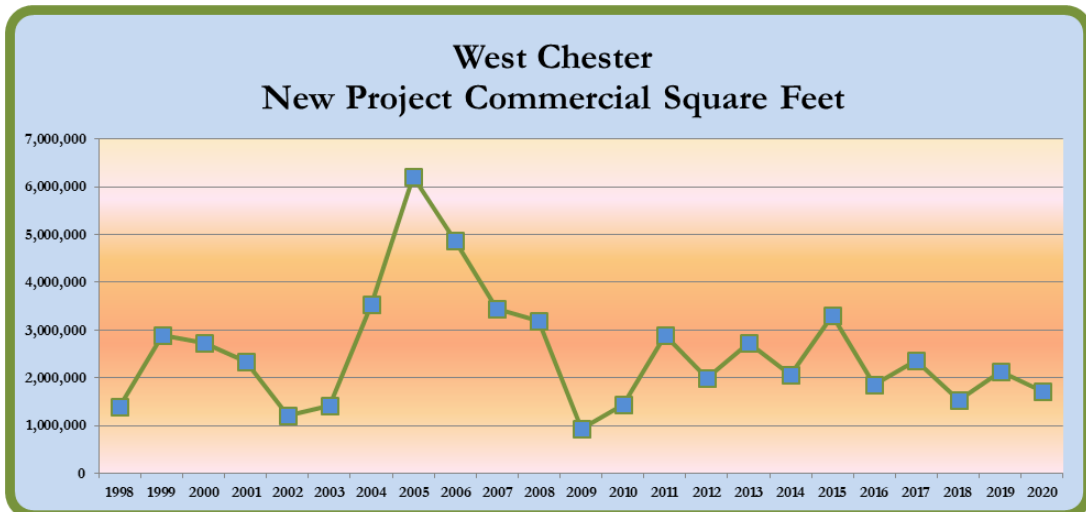


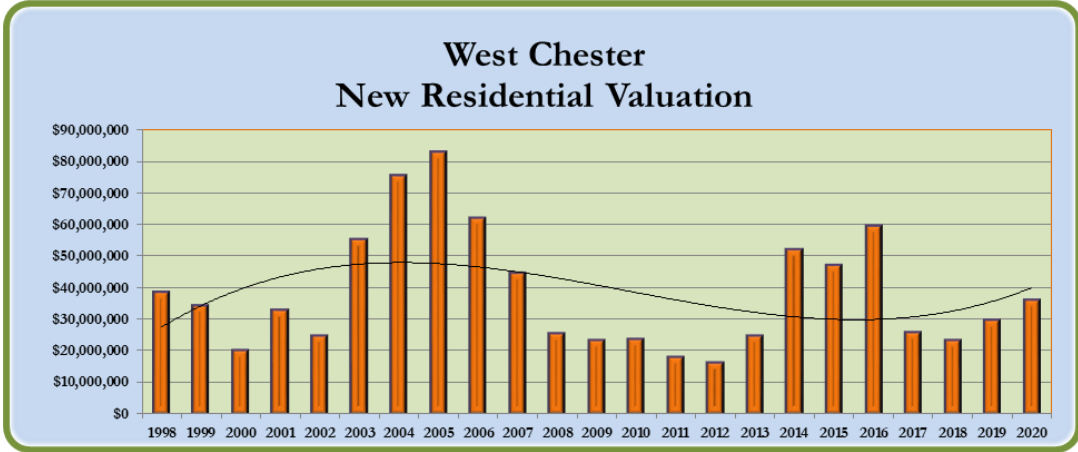
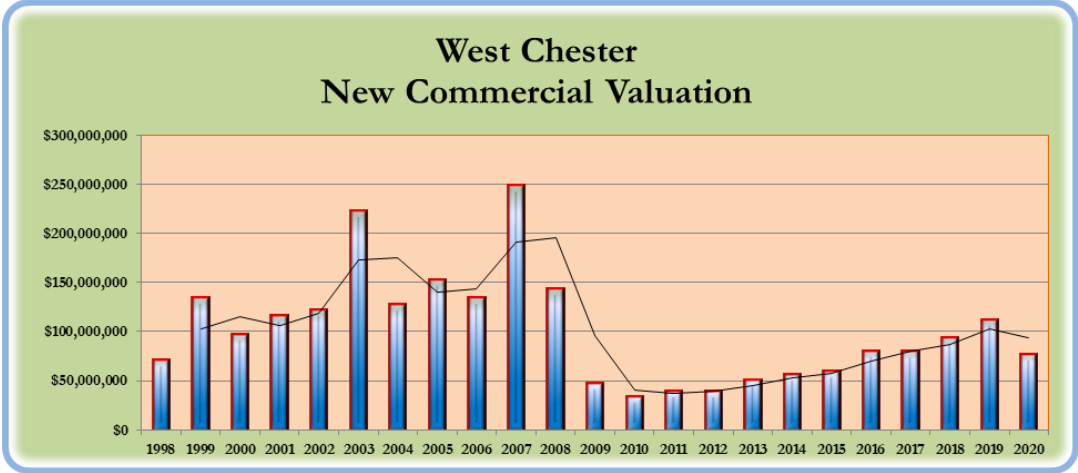
- **4.35%** of **RESIDENTIAL LAND** is still available for residential development.



DEVELOPMENT TRENDS

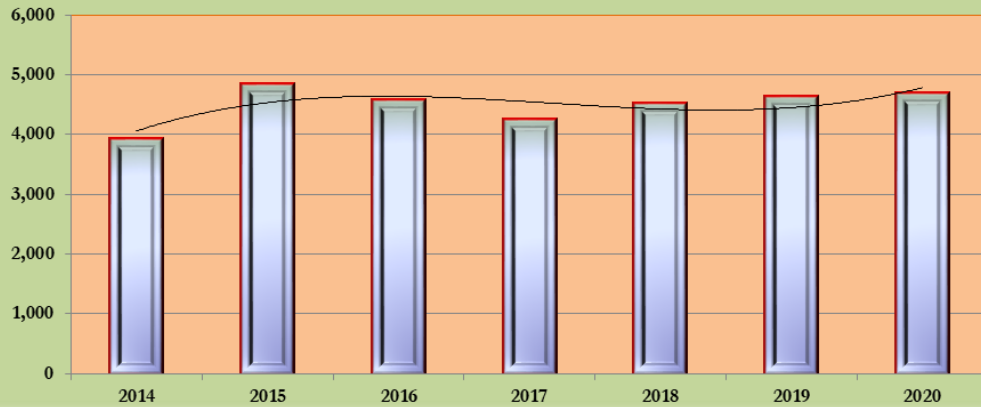
WEST CHESTER TOWNSHIP DEVELOPMENT TRENDS (1998-2020)				
Year	New Project Commercial Square Feet	Commercial New Valuation	Residential New Valuation	TOTAL New Valuation
2020	1,706,144	\$76,231,143	\$36,302,333	\$112,533,476
2019	2,134,896	\$111,944,930	\$29,894,440	\$141,839,370
2018	1,530,760	\$94,009,413	\$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
TOTAL	58,195,714	\$2,339,526,707	\$877,297,123	\$3,216,823,830



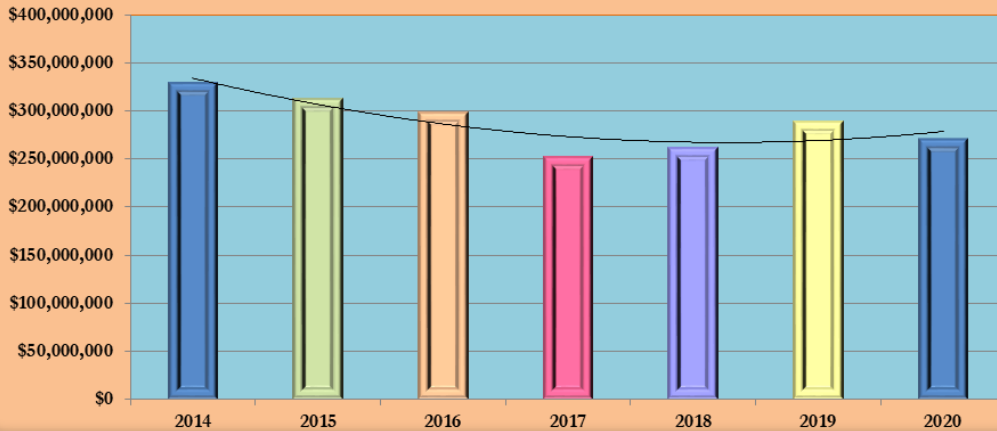


BUTLER COUNTY, OHIO DEVELOPMENT TRENDS			
YEAR	NEW BUILDING PERMITS	COMMERCIAL & RESIDENTIAL VALUATION TOTALS	FEE TOTALS
2020	4,685	\$270,810,939	\$2,543,162
2019	4,640	\$290,054,308	\$2,645,194
2018	4,511	\$262,177,244	\$2,442,832
2017	4,246	\$252,347,871	\$2,411,515
2016	4,573	\$299,417,164	\$2,745,320
2015	4,845	\$313,218,974	\$3,012,394
2014	3,930	\$330,037,710	\$2,948,030

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



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



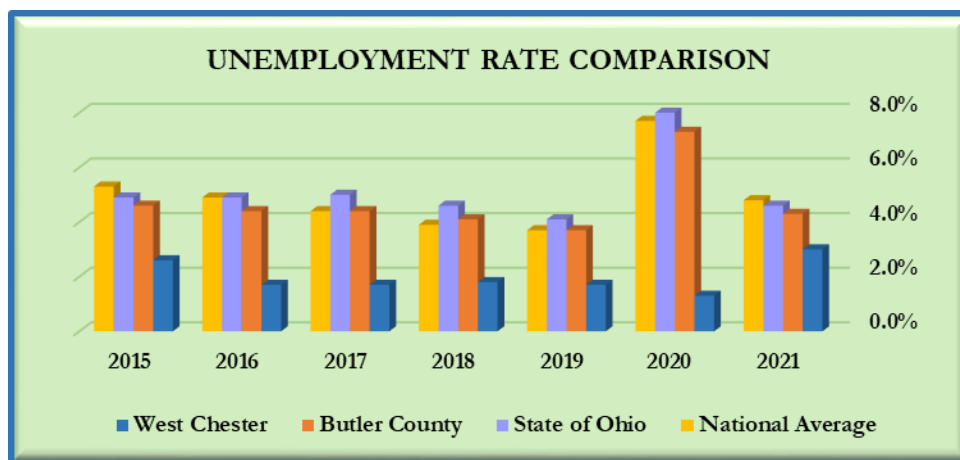
WORKFORCE

WEST CHESTER WORKFORCE DEMOGRAPHICS		
Total Businesses	3,694	
Total Employees	55,108	
Company Headquarter Businesses	196	4.8%
Company Headquarter Employees	10,911	19.8%
Employee Population per Business	16.6 to 1	
Residential Population per Business	19.8 to 1	
Adjusted Daytime Demographic (16+)	73,403	

- West Chester has **access to a labor force of 1.85 million persons age 16 and over within a 30-mile radius** of the township to supply its nearly 3,700 businesses. (Source: SitesUSA, 2021)
- There are **nearly 76,000 businesses within a 30-mile radius of West Chester with a total of 1.1 million employees.** (Source: SitesUSA, 2021)
- A total of **3,300 corporate headquarters are located within a 30-mile radius of West Chester representing more than 210,000 employees.** (Source: SitesUSA, 2021)
- 66.8% of West Chester’s working population age 16 and over are classified as white collar workers. (Source: SitesUSA, 2021)
- 83.3% of West Chester’s working population drives to work alone with an average travel time of 21.1 minutes. (Source: SitesUSA, 2021)
- 7.9% of West Chester’s working population works from home. (Source: SitesUSA, 2021)
- 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
2021	3.0%	4.3%	4.6%	4.8%
2020	1.3%	7.3%	8.0%	7.7%
2019	1.7%	3.7%	4.1%	3.7%
2018	1.8%	4.1%	4.6%	3.9%
2017	1.7%	4.4%	5.0%	4.4%
2016	1.7%	4.4%	4.9%	4.9%
2015	2.6%	4.6%	4.9%	5.3%



(Sources: West Chester - SitesUSA, 2021; Bureau of Labor Statistics; 2021 rates for County, State and U.S. through September)

MAJOR EMPLOYERS

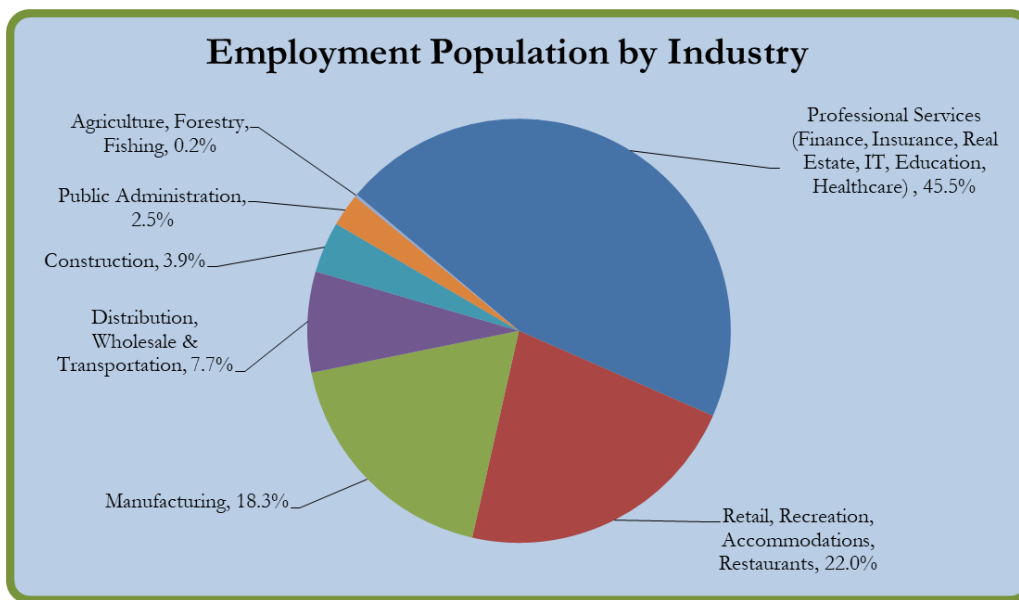
WEST CHESTER TOWNSHIP MAJOR EMPLOYERS			
Company	Description	West Chester Employees	Corporate HQ Location
GE Aviation	Manufactures aircraft engines	2,200	Ohio
West Chester Hospital	Full-service, 160-bed hospital	1,400	Ohio
Cornerstone Group	Catalog company distribution center	1,272	Florida
Tyson Foods	Manufactures frozen processed foods	901	Arkansas
SanMar Corporation	Distributor of fashion apparel	700	Washington
Procter & Gamble	Designs and manufactures consumer products and corporate packaging	558	Ohio
Humana/RightSourceRX	Mail order pharmacy	531	Kentucky
Totes Isotoner	Distribution center for Totes brand raingear and related products	450	Ohio (WC)
AstraZeneca	Biotech pharmaceutical manufacturer	410	United Kingdom
Visible Supply Chain Management	Fulfillment and logistics provider for small to mid-size businesses	350	Utah
Office Depot	Office product sales and distribution center	350	Florida
U.S. Foods	Food distributor serving restaurants and healthcare industries	350	Illinois
Honeywell Intelligrated	Material handling automation and software engineering provider	335	Ohio
Cleveland-Cliffs	Steel manufacturer	300	Ohio
Kate Spade	Distributor of fashion apparel and accessories	300	New York
SentriLock	Provider of electronic lockbox systems	300	Ohio (WC)
Northrup Gruman (Xetron)	Developer of electronic communications systems	300	Virginia
West Chester Township	Local government	286	Ohio (WC)
Sugar Creek Packaging	Food manufacturer	263	Ohio
IKEA	Home furnishings retailer	250	Netherlands

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

EMPLOYMENT POPULATION BY INDUSTRY

- West Chester has more than 3,690 businesses contributing to our local, state, federal and international economies. (Source: SitesUSA, 2021)
- More than 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, 2020)
- More than 18% of West Chester's working population is employed in the manufacturing industry. (Source: Census Bureau, 2020)
- 22% of West Chester's employment population is employed in the retail, recreation, accommodations, restaurants and other service industries. (Source: Census Bureau, 2020)
- 7.7% of West Chester's working population is employed in the wholesale/distribution related industry. (Source: Census Bureau, 2020)

EMPLOYMENT POPULATION BY INDUSTRY		
Industry	% of Total	Total Employees
Professional Services (Finance, Insurance, Real Estate, IT, Education, Healthcare)	45.5%	15,145
Retail, Recreation, Accommodations, Restaurants	22.0%	7,304
Manufacturing	18.3%	6,098
Distribution, Wholesale & Transportation	7.7%	2,558
Construction	3.9%	1,289
Public Administration	2.5%	846
Agriculture, Forestry, Fishing	0.2%	70



(Source: Census Bureau, 2020)

MAJOR BUSINESSES BY INDUSTRY

CORPORATE HQ/CLASS A OFFICE	
AFLAC	Logicalis
Arbor Homes	Marubeni-Itochu Steel America
Arconic	McCaslin, Imbus & McCaslin
Besse Medical	Midmark Corporation
Clark Reder Engineering	Midwest Filtration
Clark-Dietrich	Millikin & Fitton
Cleveland Cliffs	MVAH Partners
Coldwell Banker West Shell	Nationwide Insurance
Colonial Life	Northern Cincinnati Foundation
Contech Engineered Services	Ohio Eagle Distributing
Convergence Research	Paper Products Company
Edward Jones	Phelan Insurance Agency

Electronic Merchant Systems	Pilot Chemical
Employers Health	Planes Companies
E Technologies Group	Prodigy Title Agency
Evenflo	Progressive Insurance
Farmers Insurance Cincinnati District Office	RE/MAX Preferred Group
Federated Mutual Insurance	Republic Wire
Frost Brown Todd	Ripple Junction
GE Aviation	Rite Track Equipment Services
Harvest Financial Advisors	Ruthman Companies
KEM Services	Scheeler Financial Group
KEMBA Credit Union	Sentrilock
Kimberly-Clark	Skidmore Sales & Distributing
Kingsgate Transportation	Sprimag
Kleingers Group	Star Manufacturing
Kosei North America	Taylor Logistics
Lampe Law Office	Tennant Packaging
Liberty Mutual Insurance	Wieland Builders
Lithko Contracting	Woodhull

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

MANUFACTURING	
A.R.I. USA	Midwest Filtration
Ace Sanitary	Northrup-Grumman (Xetron)
Anest Iwata	O'Gara Group
APTech Group	Octal
AstraZeneca	Package Design & Manufacturing (PDM)
Atlas Machine & Supply	Phoenix Door Systems
ATMOS360	Pivotek
BGR	Planterra Foods
Bison USA Corp.	Pole/Zero
BOW Robotics	Polymet
Cincinnati Stoneworks	Powersonic Industries
Clark Dietrich	PRC Industries
C-Tech Industries	Procter & Gamble
Denso Robotics	Quasonix
Dixon Bayco	Reading Rock
DMG MORI USA	Republic Wire
EnerSys	Ripple Junction
Fameccanica North America HQ	Rite Track Equipment Services
Fischer Group	Rockwell Automation
FlexiUSA	Sedeco USA
Full Range Rehab	Shepherd Color Company
GE Additive	Siegwerk Environmental Inks
Georgia Pacific	Star Manufacturing
Gexpro	Stolle Milk Biologics
Grimco	Storopack
Harmon, Inc.	Sugar Creek Packaging
Honeywell	Systecon

HydroTech	Tokin America Corporation
Industrial Sorting Services	UMECC-US
Industrial Tube & Steel	Valco Melton
Intelligrated	Valeo Climate Control Corporation
KAO Brands	Vasantha North America
Kyotoseiko America	VisTech Manufacturing Solutions
Magnum Piering HQ	YKK AP America

HEALTHCARE

ABC Pediatric Therapy	Hondros Nursing College
Advanced Therapy Center at Chesterwood Village	Hoxworth Blood Center
Advantage RN	IVX Health
Affinity Care of Ohio	Liberty Eye Care
Afinia Dental	Mayfield Brain & Spine
Apex Clinicare	Medical Mutual of Ohio
Athletico Physical Therapy	Meuselbach Family Dental
Avada Audiology & Hearing Care	Midmark
Beacon Orthopaedics & Sports Medicine	NeeOo W. Chin, M.D.
Beckett Springs Hospital	OBGYN Associates
Bonomo Periodontics	OrthoCincy Orthopaedics & Sports Medicine
Carepointe Nursing	Pacific Dental Services
Cincinnati Urogynecology Associates	Precision Radiotherapy
Dayton Children's Kids Express	Proscan Imaging
Dermatology & Skin Care Associates	RightSourceRX/Humana
DeVita Healthcare Partners	Tri-Health/Group Health Associates
Donald Martens & Sons Ambulance Service	UC Physicians Group
Empire Dental Specialty Group	UMI Medical
Focal Pointe Eye Care	Village Pediatric Dentistry
Garland & Johnson Dental	Wellington Orthopedics
Hickman Orthodontics	West Chester Family Dentistry
Hill-Rom	West Chester Hospital/UC Health
	West Chester Pediatric Dentistry

LIFE SCIENCES

AstraZeneca	Humana RightSource Pharmacy
Biomed Specialty Pharmacy	Membrane Specialists
Cardinal Health Nuclear Pharmacy	Omnicare Pharmacy Division
Compunet Labs	Pharmacare USA of Ohio
CVS Specialty Pharmacy	Tennant Packaging

INFORMATION TECHNOLOGY/FINANCE

Access Information Management	Guardian Savings Bank
Advanced Technology Consultants (ATC)	Harvest Financial Advisors
Allgaier Process Technology	Huntington Bank
ARC Document Solutions	Intermec Technologies
AurGroup Credit Union	KEMBA Credit Union
Bank of America/Merrill Lynch	KeyBank
CenturyLink	NEC Unified Solutions
Chase	Northside Bank
Clark Schaefer & Hackett	Park National Bank
CMIT Solutions	Peak 10

Comcast	Penton (formerly iNET Interactive)
Commerce Bank	PNC Bank
Conexus Technologies	Prosource Technologies
Contact CI	Raytheon BBN Technologies
Convergence Research	Republic Bank & Trust
Edward Jones	Rite Track Equipment Services
Ellison Technologies	Simulia
E Technologies Group	Sogeti
Excalibur Technology	Spectrum
Fibertech Networks	SPS Technologies
Fifth Third Bank	TSS Technologies
First Financial Bank	TW Telecom
First Title Agency	Telhio Credit Union
GE Credit Union	Union Savings Bank
Gen IV Technology	US Bank
	Verizon Wireless

CONSUMER MARKETING	
Amazon	Innomark Communications
Amify	Model Graphics and Media
Cornerstone Brands	Procter & Gamble Manufacturing Supply
Direct Options	RR Donnelley
Eurofins	Visible Supply Chain
Flint Group	West Rock

COMMERCIAL	
Al-Joe's	Kona Ice of Cincinnati
Aloft Hotel	Kroger Marketplace
Animal Hospital of West Chester	Kumon
AT&T	Larosa's Pizza
Aveda Frederic's Institute	Lori's Roadhouse
Avid Hotel	Main Event Entertainment
Bicycle House	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
Building Character	Midwest Cheer Elite
Butler Tech Bioscience Campus	MOD Pizza
Cabela's	O'Reilly Auto Parts
Centre Park of West Chester/Holiday Inn & Suites	Panera Bread
Chick-fil-A	Pet Palace of West Chester
Chuy's	Pet People
Cincinnati Curling Club	Planet Fitness
Cincinnati Marriott North	Popeye's
Circle Storage	Potbelly Sandwich Shop
Cloud 9 Cabinetry	Premier Shooting & Training Center
Comfort Inn	Quality Inn
Courtyard Cincinnati North	Queen City Harley Davidson
David's Bridal	Raising Cane's
Dominos	Residence Inn Cincinnati North
Duluth Trading Co.	Ross Dress for Less
Dunkin Donuts	Skally's Old World Bakery
Esther Price Candies	Staybridge Suites

Fairfield Inn & Suites	Target
Goldfish Swim School	The Fresh Market
Grainworks Brewing Company	The Learning Experience
Granite Empire of Cincinnati	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 Midpoint Library
Kinder Garden School	Woodlands Elite Cincinnati
	Woodspring Suites

MAJOR RELOCATIONS & EXPANSIONS (2008-2021)

- Over the last thirteen (13) years, West Chester has seen relocations and expansions of businesses across all industries including many corporate headquarter locations.

EXPANSIONS	
Aero Fulfilment	Magnum Piering
Anest Iwata USA (North American HQ)	Marubeni-Itochu Steel America
Barnes Aerospace	Midwest Filtration (Corporate HQ)
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)
Circle Storage	RR Donnelly
Clark Reder Engineering (Corporate HQ)	Ripple Junction (Corporate HQ)
Comcast	SAF Holland
Crescent Park	Shepherd Color Company (Corporate HQ)
CTL Aerospace (Corporate HQ)	Sentrilock (Corporate HQ)
Edward Jones	Skidmore Sales & Distributing (Corporate HQ)
Frito-Lay	Sprimag
GE Aviation Additive Development Center	Star Manufacturing (Corporate HQ)
Georgia Pacific Corrugated	Storopack (North American HQ)
Grimco	Sugar Creek Packing
Honeywell	Systecon (Corporate HQ)
Humana	Taylor Logistics
Hydrotech (Corporate HQ)	Tennant Packaging (Corporate HQ)
KEM Service (Corporate HQ)	TriHealth
KEMBA Credit Union (Corporate HQ)	UC Health/West Chester Hospital
Kingsgate Logistics (Corporate HQ)	Valco Melton
Kleingers Group (Corporate HQ)	Verizon Wireless
	West Chester Academy (Corporate HQ)

RELOCATIONS WITH EXPANSIONS	
Al-Joe's	Image Solutions
Allgaier Process Technology	Industrial Tube & Steel (Corporate HQ)
American WeatherTECHS	Kingsgate Logistics (Corporate HQ)
Anest Iwata	Kroger Marketplace
Atlas Machine & Supply	Magnum Piering (Corporate HQ)
Black Box	Mobile Air & Power Rentals

Clark Dietrich	Northern Cincinnati Foundation
Convergence Research	PPS
Corghi USA (North American HQ)	Package Design & Manufacturing
Dawson Logistics	Pilot Chemical (Corporate HQ)
Dixon Bayco	Pipeline Packaging
Dodson Global	Pivotek
E-Technologies (Corporate HQ)	Polymet Corporation
Evenflo	Prodigy Title Agency (Corporate HQ)
Expression Therapeutics	Ruthman Companies (Corporate HQ)
Fameccanica North America (North America HQ)	Sugar Creek Packing
GE Aviation Additive Development Center	Telhio Credit Union
GE Credit Union	Total Quality Logistics
Hammacher Schlemmer	United Automotive Enhancements
Harvest Financial Advisors (Corporate HQ)	YKK AP America

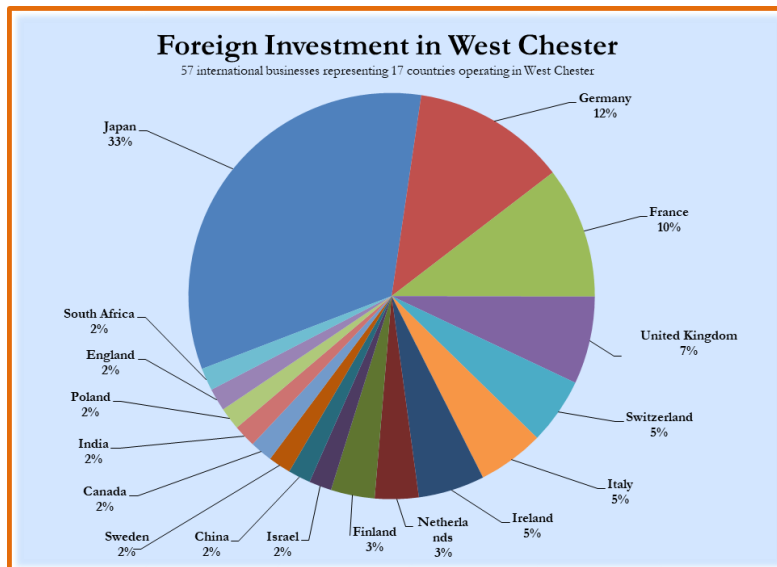
(Source: WC Community Development Department, 2021)

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 (33.3%) and Germany (12.3%). 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, 2021)

Country of Origin	Total Companies	% of Total Foreign Investment
Japan	19	33.3%
Germany	7	12.3%
France	6	10.5%
United Kingdom	4	7.0%
Switzerland	3	5.3%
Italy	3	5.3%
Ireland	3	5.3%
Netherlands	2	3.5%
Finland	2	3.5%
Israel	1	1.8%
China	1	1.8%
Sweden	1	1.8%
Canada	1	1.8%
India	1	1.8%
Poland	1	1.8%
England	1	1.8%
South Africa	1	1.8%
3,694 Total Businesses in West Chester		
1.5% Foreign Owned (57 companies)		



JOB OUTLOOK

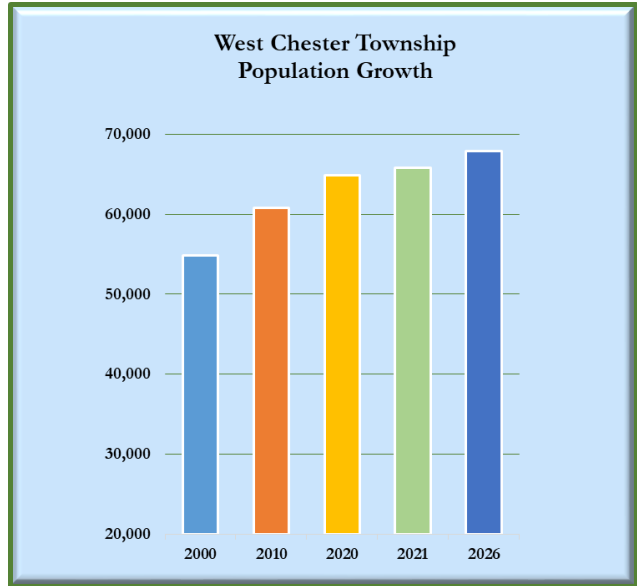
JOBS OHIO 2028 JOB OUTLOOK				
Industry/Job Category	2018 Employment	2028 Projected Employment	Projected Change 2018-2028	
			Number	Percent
TOTAL	5,860,006	5,998,703	138,697	2.4%
GOOD-PRODUCING INDUSTRIES	1,032,474	1,028,293	-4,181	-0.4%
Agriculture, Forestry, Fishing, Hunting	96,737	101,530	4,793	5.0%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

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

COMMUNITY DEMOGRAPHICS

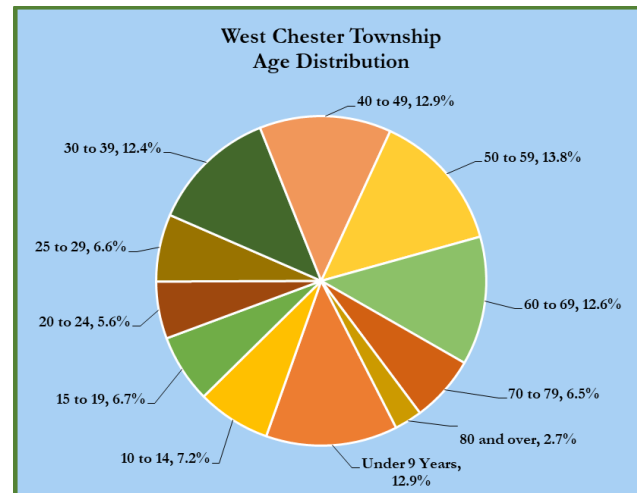
POPULATION

West Chester Township	
2026 Projected Population (SitesUSA)	67,910
2021 Estimated Population (SitesUSA)	65,793
2020 Census Population	64,830
2010 Census Population	60,756
2000 Census Population	54,876
Projected Annual Growth (2021-2026)	2,117 (3.2%)
Historical Annual Growth (2010-2021)	5,030 (8.3%)
Historical Annual Growth (2000-2010)	5,880 (10.7%)
Butler County	
2026 Projected Population (SitesUSA)	396,627
2021 Estimated Population (SitesUSA)	388,969
2020 Census Population	390,357
2010 Census Population	368,130
2000 Census Population	332,803
Projected Annual Growth (2021-2026)	7,658 (2.0%)
Historical Annual Growth (2010-2021)	20,839 (5.7%)
Historical Annual Growth (2000-2010)	35,327 (10.6%)



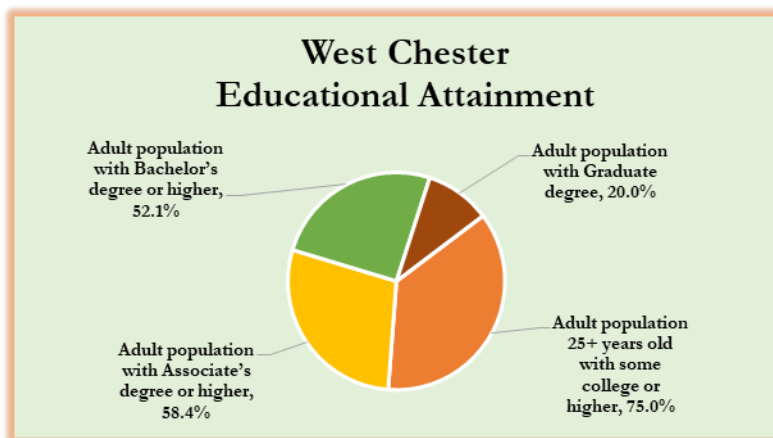
AGE DISTRIBUTION

West Chester Township Age Distribution		
Total Population	65,793	
Age Range	Population	Percent
Under 9 Years	8,484	12.9%
10 to 14	4,720	7.2%
15 to 19	4,410	6.7%
20 to 24	3,707	5.6%
25 to 29	4,372	6.6%
30 to 39	8,148	12.4%
40 to 49	8,468	12.9%
50 to 59	9,084	13.8%
60 to 69	8,292	12.6%
70 to 79	4,305	6.5%
80 and over	1,802	2.7%
Median Age	38.7	
Major Groups		
Age 19 years or less	17,613	26.8%
Age 20 to 64 years	38,389	58.3%
Age 65 years or over	9,791	14.9%



EDUCATION

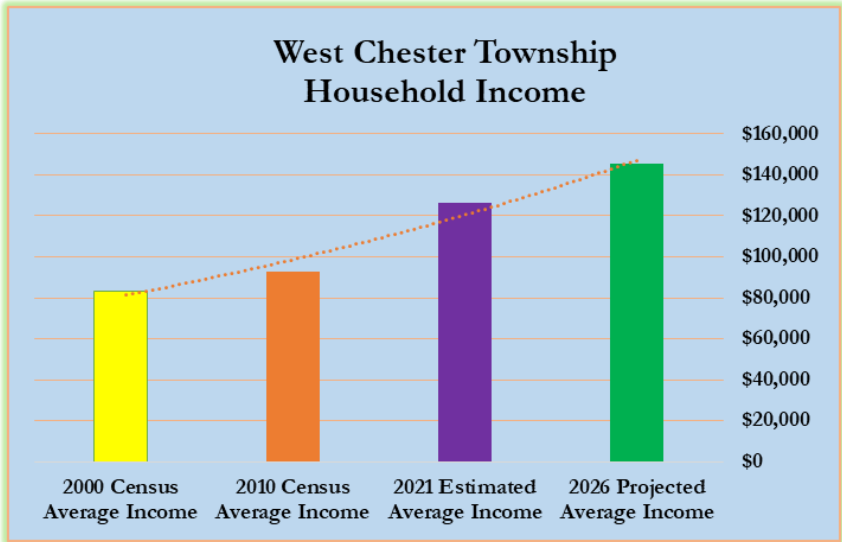
West Chester Township	
Adult population 25+ years old with some college or higher	75.0%
Adult population with Associate's degree or higher	58.4%
Adult population with Bachelor's degree or higher	52.1%
Adult population with Graduate degree	20.0%
Butler County	
Adult population 25+ years old with some college or higher	58.3%
Adult population with Associate's degree or higher	39.4%
Adult population with Bachelor's degree or higher	31.5%
Adult population with Graduate degree	11.2%



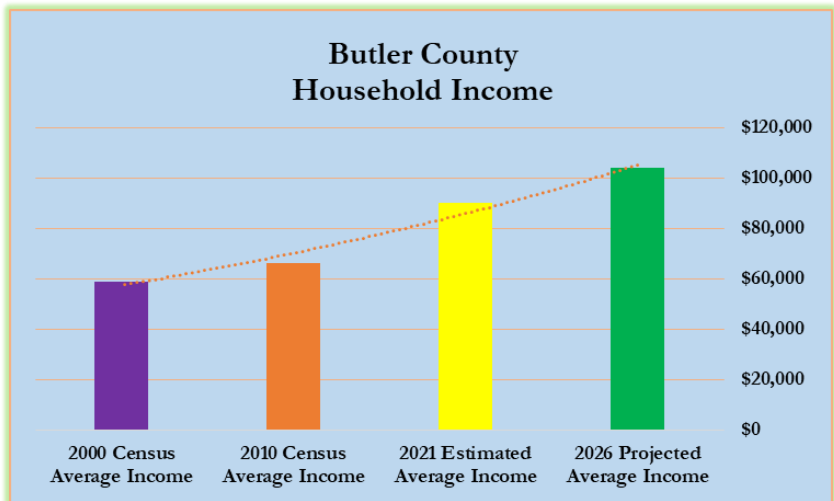
West Chester is partner to Lakota Local School District. Lakota is Ohio's 8th largest district with 16,800 students and one of Ohio's largest school districts with excellent ratings. Lakota Local Schools has 1,845 employees.
(Source: Lakota Local School District, 2021)

INCOME

WEST CHESTER TOWNSHIP			
Average Household Income		Per Capita Household Income	
2026 Projected Average Income	\$145,665	2026 Projected Per Capita Income	\$55,221
2021 Estimated Average Income	\$126,233	2021 Estimated Per Capita Income	\$47,253
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
Median Household Income		Estimated Average Household Net Worth	\$1,070,000
2026 Projected Median Income	\$119,822	Consumer Expenditures	
2021 Estimated Median Income	\$102,830	2021 Total Monthly Household Expenditures	\$6,894
2010 Census Median Income	\$79,193	Total Non-Retail Expenditures	\$3,647 (52.9%)
2000 Census Median Income	\$73,197	Total Retail Expenditures	\$3,247 (47.1%)
Family Household Income			
2021 Average Family Income	\$142,645		
2021 Median Family Income	\$120,483		



BUTLER COUNTY			
Average Household Income		Per Capita Household Income	
2026 Projected Average Income	\$103,925	2026 Projected Per Capita Income	\$39,723
2021 Estimated Average Income	\$89,915	2021 Estimated Per Capita Income	\$34,025
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	\$655,405
2026 Projected Median Income	\$80,936	Consumer Expenditures	
2021 Estimated Median Income	\$69,973	2021 Total Monthly Household Expenditures	\$5,383
2010 Census Median Income	\$52,480	Total Non-Retail Expenditures	\$2,838 (52.7%)
2000 Census Median Income	\$48,152	Total Retail Expenditures	\$2,544 (47.3%)
Family Household Income			
2021 Average Family Income	\$107,172		
2021 Median Family Income	\$87,907		



HOUSING UNITS

West Chester Township		
2021 Estimated Housing Units (SitesUSA)	25,816	
2020 Housing Units (Census)	25,133	
2010 Housing Units (Census)	23,769	
Historical Annual Growth 2010-2020	1,364 (5.7%)	
2021 Housing Units Occupied	25,093	97.2%
Owner Occupied	19,155	74.2%
Renter Occupied	5,939	23.0%
2021 Housing Units Vacant	722	2.8%
Butler County		
2021 Estimated Housing Units (SitesUSA)	154,216	
2020 Housing Units (Census)	153,741	
2010 Housing Units (Census)	148,273	
Historical Annual Growth 2010-2020	5,468 (3.7%)	
2021 Housing Units Occupied	146,379	94.9%
Owner Occupied	100,756	68.8%
Renter Occupied	45,623	31.2%
2021 Housing Units Vacant	7,837	5.1%

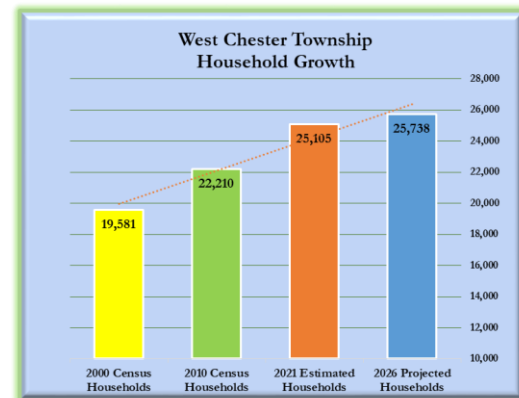
Housing Units/Households

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

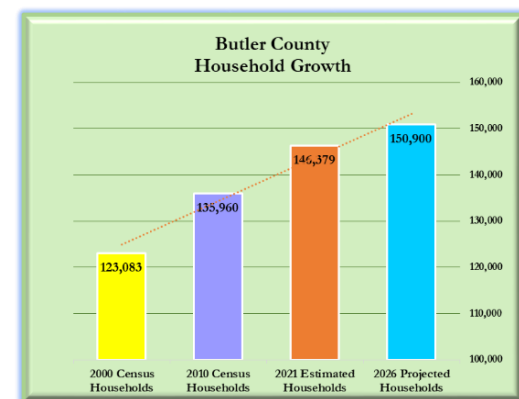
(Sources: Census Bureau 2021, SitesUSA 2021)

HOUSEHOLDS

West Chester Township	
2026 Projected Households (SitesUSA)	25,738
2021 Estimated Households (SitesUSA)	25,105
2010 Households (Census)	22,210
2000 Households (Census)	19,581
Projected Annual Growth 2021-2026	663 (2.5%)
Historical Annual Growth 2000-2021	5,524 (28.2%)
Average Household Size	2.7
Households With Children	8,710 (35.4%)
Family Households	18,492 (75.1%)
Non-Family Households	6,129 (24.9%)



Butler County	
2026 Projected Households (SitesUSA)	150,900
2021 Estimated Households (SitesUSA)	146,379
2010 Households (Census)	135,960
2000 Households (Census)	123,083
Projected Annual Growth 2021-2026	4,521 (3.1%)
Historical Annual Growth 2000-2021	23,296 (18.9%)
Average Household Size	2.6
Households With Children	48,375 (33.0%)
Family Households	101,403 (69.3%)
Non-Family Households	44,976 (30.7%)



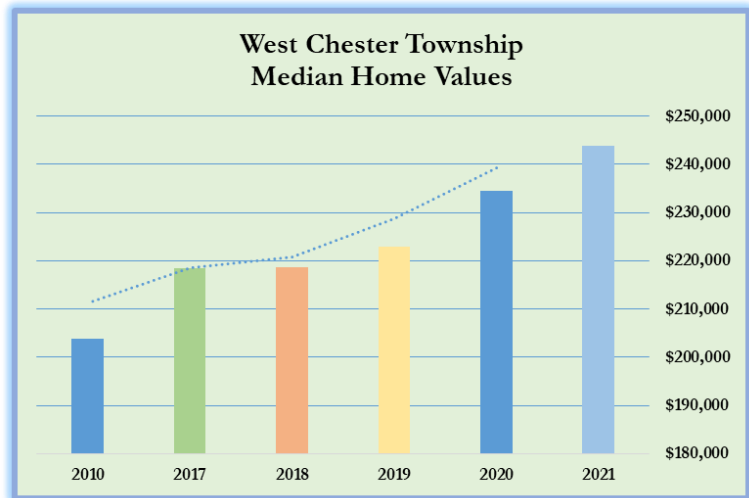
HOME SALES

WEST CHESTER HOME SALES			
	2018	2019	2020
New Listings	1,097	1,140	957
Sold Listings	919	961	812
Median Listing Price	\$245,000	\$258,500	\$275,000
Median Selling Price	\$243,000	\$255,000	\$275,500
Median Days on Market	7	6	3
Average Listing Price	\$254,866	\$271,874	\$291,225
Average Selling Price	\$249,885	\$267,455	\$289,465
Average Days on Market	25	22	18

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

HOME VALUES

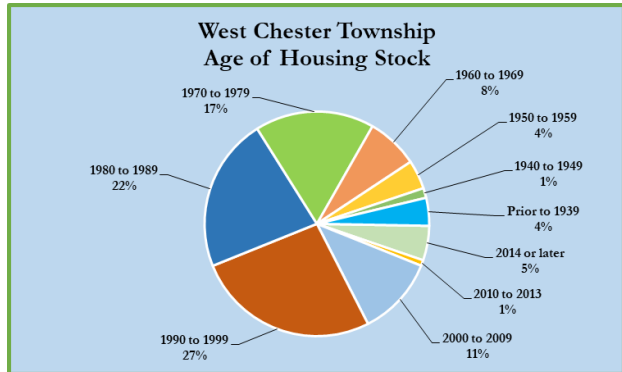
MEDIAN HOME VALUES	
West Chester Township	
2021	\$243,936
2020	\$234,462
2019	\$222,865
2018	\$218,570
2017	\$218,498
2010	\$203,874
Butler County	
2021	\$194,139
2020	\$183,516
2019	\$169,026
2018	\$165,900



(Source: SitesUSA, 2021)

AGE OF HOUSING STOCK

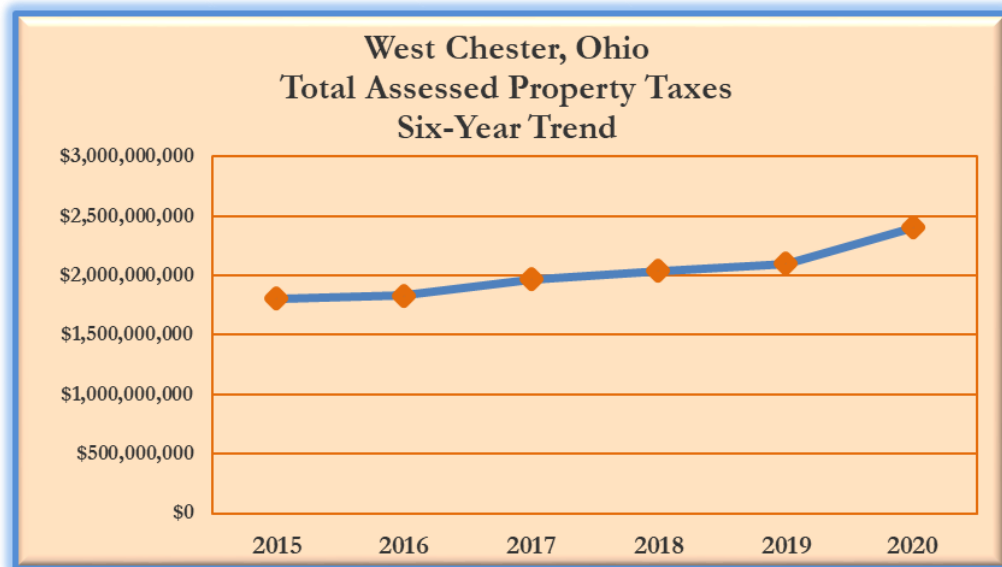
West Chester Homes by Year Built	Number of Homes	% of Total
2014 or later	1,226	5.0%
2010 to 2013	203	0.8%
2000 to 2009	2,807	11.4%
1990 to 1999	6,505	26.4%
1980 to 1989	5,460	22.2%
1970 to 1979	4,224	17.2%
1960 to 1969	1,835	7.5%
1950 to 1959	1,025	4.2%
1940 to 1949	348	1.4%
Prior to 1939	987	3.9%
Median Age of West Chester Homes	30.9	
Median Age of Butler County Homes	39.8	



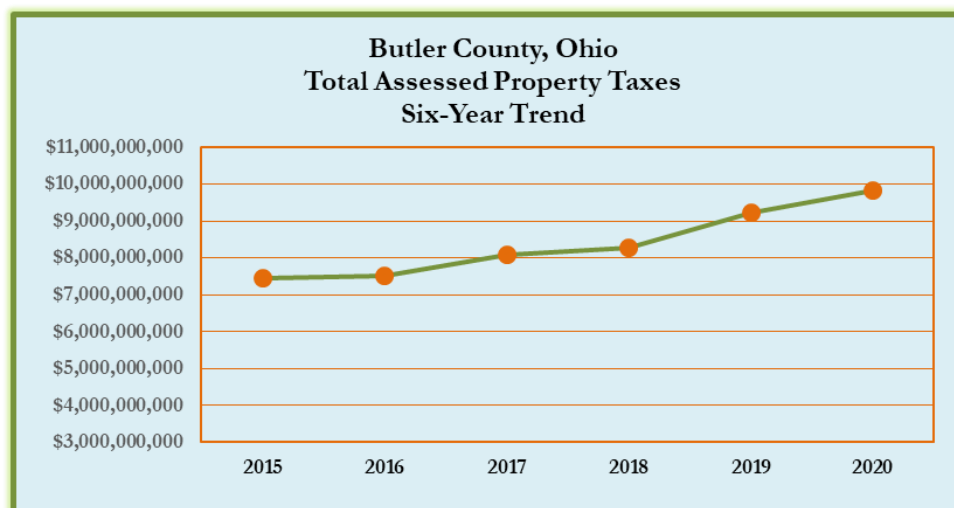
(Source: SitesUSA, 2021)

PROPERTY TAXES

West Chester, Ohio Total Assessed Property Taxes Six-Year Trend					
2015	2016	2017	2018	2019	2020
\$1,808,354,530	\$1,830,400,660	\$1,968,445,730	\$2,040,276,860	\$2,097,657,190	\$2,401,770,910



Butler County, Ohio Total Assessed Property Taxes Six-Year Trend					
2015	2016	2017	2018	2019	2020
\$7,451,279,840	\$7,519,255,550	\$8,075,341,090	\$8,260,661,850	\$9,218,694,120	\$9,840,997,530



(Source: Butler County Auditor's Office, 2015-2020)

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 more than 18 million tons annually in, out and through the OKI region, and this freight mobility spurs economic growth. West Chester is fortunate to have two major Class 1 and several short-line rail providers in the township offering our businesses alternatives to transporting goods to the marketplace.
- West Chester covers nearly 35 square miles in size and is situated in southeast Butler County, which is easily accessible from six interstate interchanges. This strategic location with its exceptional quality of life amenities alone provides an ideal setting for people to live, families to grow and businesses to prosper.

INVESTMENT IN INFRASTRUCTURE

- **In the twenty four (24) years since the opening of the Union Centre Boulevard interchange, more than \$377.6M 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 eight (8) years include:
 - **2021**
 - Butler Warren Road at Barret Road/Western Row Road; installation of roundabout and intersection improvements; funding provided by federal, BCEO and Mason funds. Cost = **\$1,669,000**
 - Butler Warren Road at West Chester Road/Socialville Foster Road; installation of roundabout and intersection improvements; funding provided by federal and state funds. Cost = **\$1,489,099**
 - Union Centre Boulevard/I-75 Interchange Landscaping Improvement Project; hardscape decorative stonework, retaining walls, monument signs, and other permanent structures on all four on/off ramps; trees, plantings and seasonal flowers; project management/maintenance; funding provided by West Chester Township. Cost = **\$2,700,000**
 - **2020**
 - LeSourdesville-West Chester Road at Beckett Ridge Boulevard; intersection improvements and installation of roundabout; funding provided by federal and BCEO funds. Cost = **\$1,393,631**
 - Beckett Road; drainage improvements and resurfacing; fire station to Beckett Ridge Boulevard; funding provided by West Chester TIF funds. Cost = **\$1,407,770**
 - Butler-Warren Road to Liberty Way; intersection improvements; add eastbound left turn lane and northbound left turn lane; funding provided by BCEO. Cost = **\$1,052,000**
 - Hamilton-Mason Road; bridge replacement (Phase 1); funding provided by State of Ohio and West Chester Township funds. Cost = **\$1,774,350**
 - **2019**
 - Union Centre Boulevard/I-75 interchange improvements; Butler County Engineer's Office and West Chester Township project; included converting to Diverging Diamond Interchange (DDI) which allows for free-flowing movement of traffic higher capacity with additional lanes and a safe pedestrian crossing. Cost = **\$20,000,000**
 - Tylersville Road/I-75 interchange improvements Phase II; added service road behind Wendy's to tie into Dudley Drive at Doc Drive to run west connecting to Tylersville Road; added additional lane to both the I-75 northbound and southbound exit ramps to Tylersville Road; added westbound lane from Cox Road to I-75. BCEO project. Cost = **\$3,000,000**
 - **2018**
 - Cincinnati Dayton Road; widened Cincinnati Dayton Road north to West Chester Road to I-75; added sidewalks, benches and street lighting. Cost = **\$4,000,000**
 - **2017**
 - Allen Road; widened Allen Road from UCB to Muhlhauser Road; added sidewalks on both sides of the road. Cost = **\$3,000,000**

- Windisch Road; widened Windisch Road to improve traffic capacity from Allen Road to Crescentville Road. Cost = **\$3,000,000**
- Union Centre Boulevard; two street lighting projects along UCB; one from I-75 to Cincinnati Dayton Road; the second from Beckett Road to SR747. Cost = **\$1,000,000**
- Union Centre Boulevard; installed irrigation and landscaping medians on UCB east of I-75 to beautify the east entry into West Chester. Cost = **\$500,000**

- **2016**
 - Civic Centre Boulevard extension; extended existing road through to Allen Road to support Phase II of The Streets of West Chester retail development; 2015/2016 project. Cost = **\$4,700,000**
 - Union Centre Boulevard intersection improvement; added westbound turn lane onto northbound Beckett Road. Cost = **\$250,000**

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