

West Chester Economic Development

Facts & Figures

2018

OVERVIEW

- West Chester has emerged as the economic center of the Cincinnati-Dayton region being home to more than 3,500 businesses; 64,000 residents; and 53,000 employees. (Source: SitesUSA, 2019)
- 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 Census-defined Metropolitan Statistical Areas were combined, the super region would have a population of more than 2.98 million and would be the 21st largest of the 390 MSAs in the United States making it larger than the Denver, Orlando and Charlotte metro areas. (Sources: SitesUSA, 2019; U.S. Census Bureau, May 2018)
- The progressive leadership of elected officials and visionary private investors has gone beyond community expectations. West Chester’s pro-business, 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 largest township by population in Ohio (64,516) followed by Colerain Township (59,376) and Green Township (59,175). (Source: U.S. Census Bureau, May 2018)
- West Chester accounts for 16.25% of the total population of Butler County (382,378). The U.S. Census Bureau’s 2018 population estimate for West Chester was 64,516. SitesUSA 2019 population estimate for West Chester is 64,419. (Sources: U.S. Census Bureau, May 2018; SitesUSA, 2019)
- West Chester has the highest assessed valuation in the Greater Cincinnati region (behind the City of Cincinnati) at more than \$2B. (Sources: Butler County Auditor; Hamilton County Auditor; Warren County Auditor)

COMMUNITY VALUATION COMPARISON		
TY 2018/CY 2019		
ENTITY	TOTAL ASSESSED VALUATION	COUNTY
City of Cincinnati	\$5,771,060,910	Hamilton
West Chester Twp	\$2,040,276,860	Butler
Deerfield Twp	\$1,319,415,360	Warren
City of Mason	\$1,295,037,700	Warren
Anderson Twp	\$1,237,775,980	Hamilton
Colerain Twp	\$1,145,886,440	Hamilton
Green Twp	\$1,090,306,280	Hamilton
Liberty Twp	\$1,045,194,670	Butler
Indian Hill	\$867,158,360	Hamilton
City of Hamilton	\$793,855,500	Butler
City of Blue Ash	\$799,315,550	Hamilton

- West Chester is the 10th largest place or municipality in the state of Ohio (ahead of the City of Hamilton). (Source: U.S. Census Bureau, May 2018)
- West Chester is Greater Cincinnati's 2nd largest community in the Cincinnati MSA behind the City of Cincinnati. (Source: U.S. Census Bureau, May 2018)
- **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.)
 - 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
- The businesses of West Chester 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.
- Thanks to the residents, West Chester has stable police, fire, and communications/dispatcher funding. A continuing commitment from West Chester's electorate has provided a stable funding source for police, fire and emergency communications in the community.

COMMERCIAL GROWTH & DEVELOPMENT

Development Statistics (1997-2018)

- Over the last twenty one (21) years and since the opening of the Union Centre Boulevard interchange, West Chester has reaped more than \$3.74 billion in new investment, nearly 39 million square feet in new construction, and more than 43,000 new jobs. (Sources: WC Community Development Department; Butler County Auditor; respective companies – 2018)
 - Of the above stats, development in the **UCB/CBD/DOWNTOWN** area encompasses more than \$2.46 billion in real and personal property investment; more than 22.8 million square feet of retail, corporate office, entertainment and industrial development; and currently generates more than 25,600 jobs.
 - Office – more than \$5.1M investment; more than 5M square feet; and more than 12,000 jobs
 - Industrial – more than \$1.3M investment; more than 13M square feet; and nearly 8,000 jobs
 - Medical – more than \$57.7M investment; more than 622,000 square feet; and 772 jobs
 - Commercial – more than \$589M investment; nearly 4.1 million square feet and more than 4,800 jobs

- Of the above stats, development in the **UPTOWN/VOA/LIBERTY WAY** area encompasses nearly \$714 million in real and personal property investment; more than 3.36 million square feet of medical, retail, office, entertainment, and industrial development; and currently generates more than 5,780 jobs
 - Office – more than \$37.1M investment; more than 325,000 square feet; and more than 520 jobs
 - Medical institutions – more than \$466M investment; more than 1.38M square feet; and more than 2,530 jobs
 - Commercial – more than \$210M investment; more than 1.65M square feet; more than 2,720 jobs
- Of the above stats, development in the **MIDTOWN/CINDAY** area encompasses more than \$80.2 million in real and personal property investment; more than 571,000 square feet of retail, office, entertainment, and industrial development; and currently generates more than 880 jobs
 - Commercial – more than \$79.4M investment; more than 559,000 square feet; and more than 860 jobs
 - Office – more than \$768,000 investment; 11,845 square feet; and more than 20 jobs
- Of the above stats, development in **OTHER** areas (outside of the Uptown, Midtown, Downtown areas) encompasses more than \$4.8 million in real and personal property investment; more than 12M square feet of retail, office, entertainment, and industrial development; and currently generates more than 10,790 jobs
 - Industrial – more than \$329M investment; more than 9.5M square feet; and more than 7,300 jobs
 - Office – more than \$43M investment; more than 810,000 square feet; and more than 1,500 jobs
 - Commercial – more than \$93M investment; more than 1.3M square feet; and more than 1,500 jobs
 - Medical – nearly \$15M investment; more than 361,000 square feet; and 452 jobs

West Chester Township Commercial Growth & Development 1997 - 2018			
District	New Project Square Feet	New Jobs	Capital Investment
Uptown	3,365,142	5,783	\$713,984,181
Downtown	22,820,105	25,645	\$2,467,910,205
Midtown	571,351	887	\$80,229,660
Other	12,064,786	10,791	\$480,441,129
TOTAL	38,821,384	43,106	\$3,742,565,175

(Source: WC Community Development, 2019)

Retail, Restaurants, Hotels & Entertainment

- Nearly 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)
- Voice of America Centre, The Streets at West Chester, West Chester Town Centre, and the Highlands Retail Center/Cincinnati-Dayton Road all contributed to more than 6.3 million square feet of new commercial development, represent more than \$878M in new investment in West Chester’s commercial market, and created more than 8,380 jobs. (Source: WC Community Development Department)
- In the past 21 years, more than 190 new restaurants and more than 2,000 hotel rooms have opened and/or are under construction (1,338 hotel rooms open; 668 under construction). (Source: WC Community Development Department, May 2019)

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.
- Seven of the top twenty Cincinnati-Dayton region's major employers have a presence in West Chester – Kroger, TriHealth, Procter & Gamble, UC Health, GE Aviation, Fifth Third Bank, and Miami University. (Source: Cincinnati Business Courier, Book of Lists, 2017/2018)
- Six of the top twelve tri-state's largest manufacturers have a presence in West Chester—GE Aviation, AK Steel, Tyson Foods, Kroger, United Dairy Farmers and Procter & Gamble. (Source: Cincinnati Business Courier, Book of Lists, 2017/2018)
- 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. Life Sciences companies cluster together to symbiotically benefit from a shared workforce, advances in technology, and in new scientific discoveries. Some of West Chester's life science companies include: AstraZeneca, DRT Medical, 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. 2018)

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 earn 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 \$1million. 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.

GOVERNOR'S CUP GROWTH REPORT				
WEST CHESTER QUALIFIED PROJECTS				
2008 - 2018				
YEAR	TOTAL SQUARE FEET	TOTAL NEW JOBS	TOTAL RETAINED JOBS	TOTAL CAPITAL INVESTMENT
2018	1,142,553	185	289	\$34,861,998
2017	2,070,415	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
TOTAL	14,192,899	9,794	14,096	\$538,900,710

Commercial Occupancy Rates

- Class A Office – 87.7% occupied
 - Class B Office – 90.1% occupied
 - Medical Office – 96.8% occupied
 - Industrial – 92.7% occupied
 - Retail space – 75.6% occupied
- (Sources: JLL, 1Q-2019; Colliers, 1Q-2019; CBRE, 1Q-2019)

Commercial Lease Rates

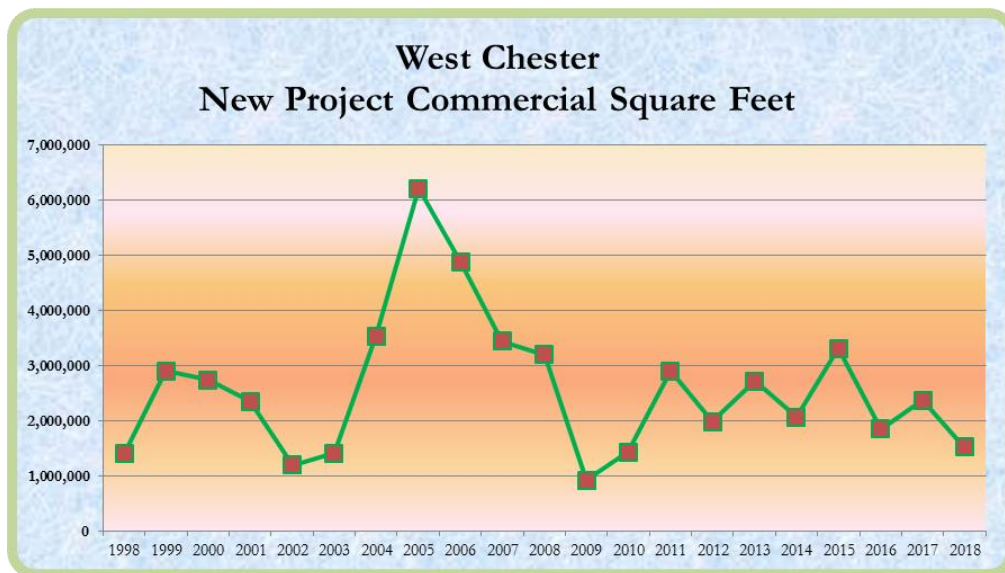
- Class A Office – \$24.26
 - Class B Office – \$18.48
 - Industrial – \$4.20
 - Retail space (West Chester overall) – \$14.96
 - Retail space (Union Centre area) – \$15.33
 - Retail space (Tylersville area) – \$16.00
- (Sources: JLL, 1Q-2019; Colliers, 1Q-2019; CBRE, 1Q-2019; average rates per square foot)

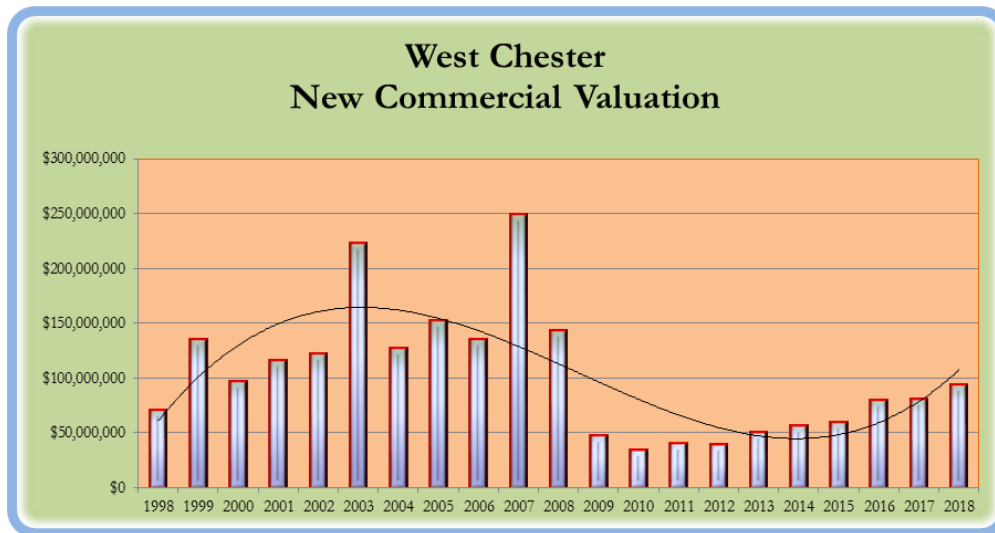
Room to Grow

- 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 West Chester 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.
- 17.35% of commercial ground is still available for commercial development (82.65% developed). (Source: WC Township Planner, 2019; figure does not take into account potential for future zone changes)
- 5.65% of residential ground is still available for residential development (94.40% developed). (Source: WC Township Planner, 2019; figure does not take into account potential for future zone changes)

Development Trends

WEST CHESTER TOWNSHIP DEVELOPMENT TRENDS 1998-2018				
Year	New Project Commercial Square Feet	Commercial New Valuation	Residential New Valuation	TOTAL New Valuation
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	54,354,674	\$2,151,350,634	\$811,100,350	\$2,962,450,984





WORKFORCE

Employment Population

- West Chester has a total of nearly 54,000 persons age 16 and over employed in the township's jurisdiction (53,874). (Source: SitesUSA, 2019)
- West Chester's adjusted daytime population is 69,548. (Source: SitesUSA, 2019)
- The available labor force in West Chester age 16 and over is estimated at 50,344. Of that figure, 49.2% is male and 50.8% is female.
- West Chester has access to a labor force of 2.3 million persons age 16 and over within a 30-mile radius of the township to supply its more than 3,500 businesses. (Source: SitesUSA, 2019)
- 73.2% of West Chester's working population age 16 and over is classified as white collar workers. (Source: SitesUSA, 2019)
- 86.1% of West Chester's working population drives to work alone with average travel time of 21.2 minutes. (Source: SitesUSA, 2019)
- 7.5% of West Chester's working population works from home. (Source: SitesUSA, 2019)

Business Demographic

- West Chester has an estimated 3,509 businesses in the township's jurisdiction. (Source: SitesUSA, 2019)
- Of the total businesses in the township, 42 of those are corporate headquarters accounting for 6,168 corporate employees or 11.4% of the township's total workforce. (Source: SitesUSA, 2019)
- There are more than 92,000 businesses within a 30-mile radius of West Chester with a total of 1.28 million employees. (Source: SitesUSA, 2019)

- An estimated total of 719 corporate headquarters are located within a 30-mile radius of West Chester representing more than 186,000 employees. (Source: SitesUSA, 2019)
- West Chester is home to the corporate headquarters of AK Steel, a publically-held company traded over the New York Stock Exchange and a component of the Fortune 500 aligning the company with many of the most prominent corporations in America. In 2017, AK Steel had a report revenue of \$6.08 billion. The company employees approximately 9,200 across facilities throughout the United States. (Source: AK Steel; Cincinnati Business Courier)

Unemployment Rates

- West Chester Township - 1.7%
 - Butler County – 4.2%
 - Warren County – 3.9%
 - Hamilton County – 4.2%
 - Ohio – 4.8%
 - United States – 3.7%
- (Sources: SitesUSA, 2019; Ohio Dept. of Jobs & Family Services, Dec. 2018)

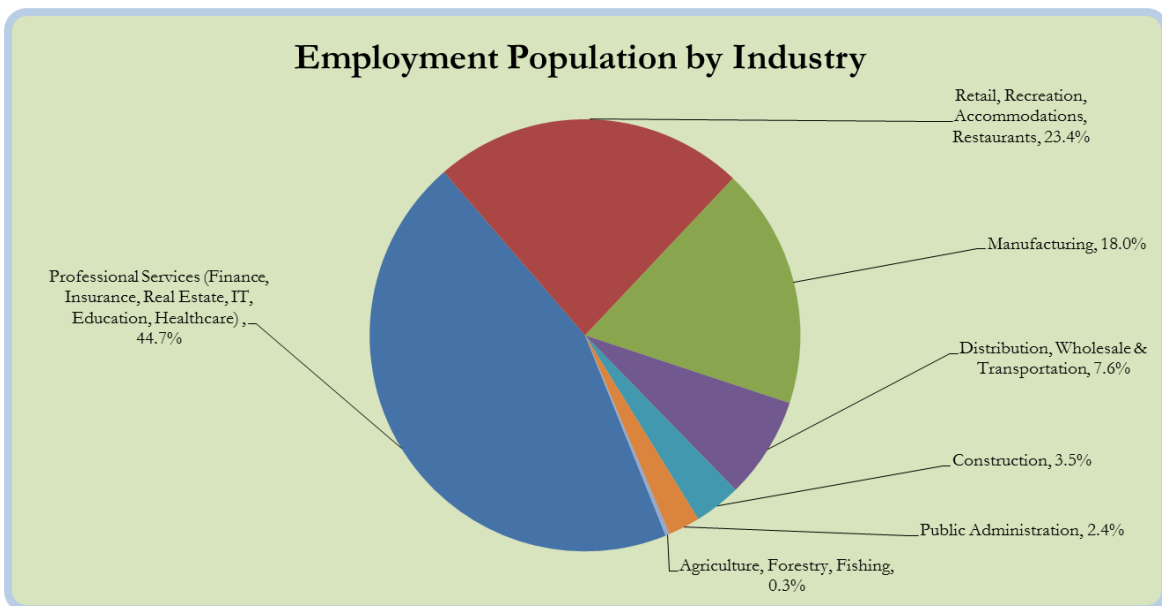
Top 10 Largest Employers

West Chester's Top 10 Largest Employers			
Company	Description	# of Employees	Corporate HQ
GE Aviation	Manufactures aircraft engines	2,500	Connecticut/Ohio
Lakota School District	Public school district	1,722	Ohio
Jagged Peak	Ecommerce solutions provider for internet, catalog and retail companies	1,088	Florida
West Chester Hospital	Full-service, 160-bed hospital	1,045	Ohio
Cornerstone Group	Upscale catalog company distribution center	896	Florida
Tyson Foods	Manufactures frozen processed foods	870	Ohio
Procter & Gamble	Develops new manufacturing systems for new and existing products, corporate packaging and building	558	Ohio
Totes Isotoner	Warehouse and distribution facility for Totes brand raingear and related products	450	Ohio (WC)
AstraZeneca	Biotech pharmaceutical manufacturing	410	London
Intelligrated	Designs and manufactures conveyor systems for retail distribution markets	400	Ohio

Employment Population by Industry

- West Chester has more than 3,500 businesses contributing to our local, state, federal, and international economies. (Source: SitesUSA, 2019)
- 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: U.S. Census Bureau, 2017 ACS/Released May 2018)
- 18% of West Chester’s working population is employed in the manufacturing industry. (Source: U.S. Census Bureau, 2017 ACS/Released May 2018)
- More than 23% of West Chester’s employment population is employed in the retail, recreation, accommodations, restaurants and other service industries. (Source: U.S. Census Bureau, 2017 ACS/Released May 2018)
- Only 7.6% of West Chester’s working population is employed in the wholesale/distribution related industry. (Source: U.S. Census Bureau, 2017 ACS/Released May 2018)

EMPLOYMENT POPULATION BY INDUSTRY	
Industry	% of Total
Professional Services (Finance, Insurance, Real Estate, IT, Education, Healthcare)	44.7%
Retail, Recreation, Accommodations, Restaurants	23.4%
Manufacturing	18.0%
Distribution, Wholesale & Transportation	7.6%
Construction	3.5%
Public Administration	2.4%
Agriculture, Forestry, Fishing	0.3%



Major Businesses by Industry

CORPORATE HQ/CLASS A OFFICE	
AFLAC	Liberty Mutual Insurance
AK Steel	Lithko Contracting
Besse Medical	Logicalis
Clark Reeder Engineering	Marubeni-Itochu Steel America
Clark-Dietrich	Midmark Corporation
Coldwell Banker West Shell	Millikin & Fitton
Colonial Life	MVAH Partners
Contech Engineered Services	Nationwide Insurance
Edward Jones	Office Key
Employers Health	Ohio Eagle Distributing
Evenflo	Paper Products Company
Farmers Insurance Cincinnati District Office	Phelan Insurance Agency
Frost Brown Todd	Planes Companies
GE Aviation	Pride Staff
Hot Heads Burrito Corp.	RE/MAX Preferred Group
Jagged Peak	Republic Wire
KEMBA Credit Union	Rite Track
Kimberly-Clark	Sentrilock
Kingsgate Transportation	Sherwin Williams
Kleingers Group	Skidmore Sales & Distributing
Kosei North America	Sugar Creek Packing
Lampe Law Office	Woodhull
AEROSPACE	
Barnes Aerospace	GE Aviation
CTL Aerospace	CFM International
MANUFACTURING	
Anest Iwata	Magnum Piering
APTech Group	Northrup-Grumman (Xetron)
A.R.I. USA	O'Gara Group
AstraZeneca	Octal
ATMOS360	Package Design & Manufacturing (PDM)
BGR	Pivotek
Bison USA Corp.	Polymet
BOW Robotics	PRC Industries
Cincinnati Stoneworks	Procter & Gamble
Clark Dietrich	Quasonix
C-Tech Industries	Reading Rock
Denso Robotics	Republic Wire
Dixon Bayco	Rite Track
DMG MORI USA	Rockwell Automation
EnerSys	Sedeco USA
Pet Adventures World (PAW)	Shepherd Color Company
Frutarom	Siegwerk Environmental Inks
GE Aviation Additive Development Center	Stolle Milk Biologics
Georgia Pacific	Storopack
Harmon, Inc.	Sugar Creek Packing
HydroTech	Systecon
Industrial Tube & Steel	Tokin America Corporation
Intelligrated	Valeo Climate Control Corporation
KAO Brands	VisTech Manufacturing Solutions
Kyotoseiko America	UMECC-US
LeCrema Coffee Company	YKK AP America

HEALTHCARE	
ABC Pediatric Therapy	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	Precision Radiotherapy
Carepointe Nursing	Proscan Imaging
Cincinnati Urogynecology Associates	RightSourceRX/Humana
DeVita Healthcare Partners	Tri-Health/Group Health Associates
Garland & Johnson Dental	UC Physicians Group
Hill-Rom	UMI Medical
Hondros Nursing College	Wellington Orthopedics
Hoxworth Blood Center	West Chester Hospital/UC Health
LIFE SCIENCES	
AstraZeneca	DRT Medical Morris
Biomed Specialty Pharmacy	Humana RightSource Pharmacy
Cardinal Health Nuclear Pharmacy	Omnicare Pharmacy Division
INFORMATION TECHNOLOGY/FINANCE	
Advanced Technology Consultants (ATC)	Huntington Bank
Allgaier Process Technology	Intermec Technologies
ARC Document Solutions	KEMBA Credit Union
AurGroup Credit Union	KeyBank
Beyond Hosting	NEC Unified Solutions
Cameo Solutions	Northside Bank
Chase	PNC Bank
Commerce Bank	Park National Bank
Conexus Technologies	Peak 10
Comcast	Penton (formerly iNET Interactive)
Ellison Technologies	Prosource Technologies
E-Technologies Group	Raytheon BBN Technologies
Excalibur Technology	Simulia
Fibertech Networks	Sogeti
Fifth Third Bank	TSS Technologies
First Financial Bank	TW Telecom
Gen IV Technology	Union Savings Bank
Guardian Savings Bank	US Bank
CONSUMER MARKETING	
Cornerstone Brands	Model Graphics and Media
Direct Options	Procter & Gamble Manufacturing Supply
Eurofins	RR Donnelley
Jagged Peak	West Rock
COMMERCIAL	
Aldi	Kroger Marketplace
Aloft Hotel	LA Fitness
AMC West Chester 18	Larosa's Pizza
Aveda Frederic's Institute	LOFT
Avid Hotel	Longhorn Steakhouse
Barnes & Noble	Lowes
Bass Pro Shops (pending new construction)	Main Event Entertainment
Boys & Girls Club of West Chester/Liberty	Matt the Miller's Tavern
Buffalo Wild Wings	Meijer
Butler Tech Bioscience Campus	Miami University VOA Learning Center
Cabela's	Mitchell's Fish Market
Centre Park of West Chester/Holiday Inn & Suites	MOD Pizza
Chic-fil-A	O'Charley's

Children's Learning Center	O'Reilly Auto Parts
Chuy's	Panera Bread
Cincinnati Marriott North	P.F. Chang's
Comfort Inn	Petsmart
Courtyard Cincinnati North	Pier 1 Imports
Duluth Trading Co.	Quality Inn
Esther Price Candies	Raising Cane's
Fifth Third Bank	Residence Inn Cincinnati North
First Financial Bank	Savannah Center at Chappell Crossing
Four Points by Sheraton	Skyline Chili
Frisch's	Starbucks
Graeter's Ice Cream	Staybridge Suites
Hampton Inn & Suites	Target
Hilton Garden Inn	Texas Roadhouse
Holiday Inn Express & Suites	TGI Fridays
Home Depot	The Fresh Market
Homewood Suites	TJ Maxx
Huntington Bank	TopGolf
Hyatt House	United Dairy Farmers
IKEA	US Bank
Jack in the Box	Wal-Mart
Jos. A. Bank	West Chester Academy of Music & Dance
KEMBA Credit Union	West Chester Midpointe Library
Kohl's	Wetherington Golf & Country Club

(Source: WC Community Development Department, 2019)

Major Relocations & Expansions (2008-2018)

- Over the 11 years, West Chester has seen relocations and expansions of businesses across all industries including many corporate headquarter locations. (Source: WC Community Development Department 2019)

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

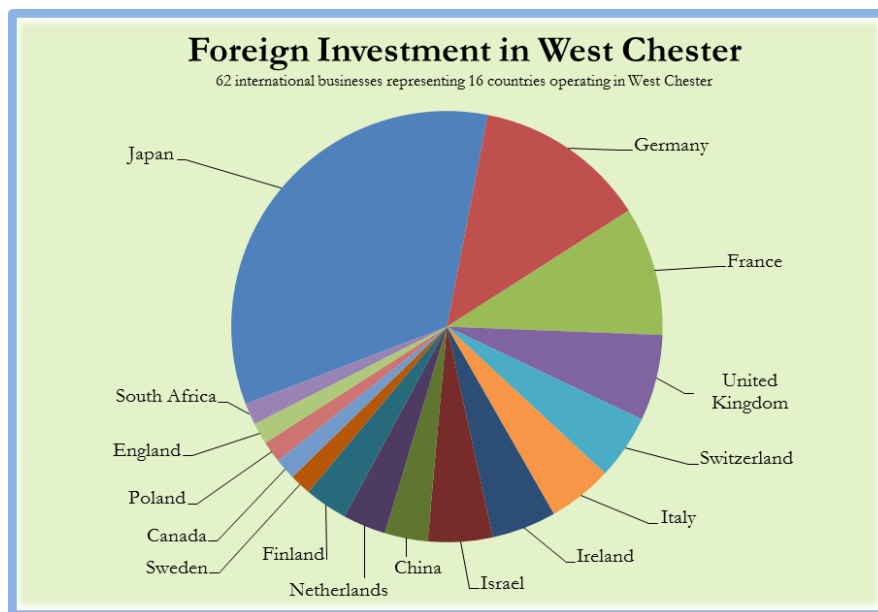
RELOCATIONS w/EXPANSIONS	
E-Technologies (Corporate HQ)	Corghi USA (North American HQ)
Industrial Tube & Steel (Corporate HQ)	Sugar Creek Packaging (Corporate HQ)
Kingsgate Transportation (Corporate HQ)	Polymet Corporation
Clark Dietrich	Dawson Logistics
Package Design & Manufacturing	Anest Iwata
Dixon Bayco	Magnum Piering (Corporate HQ)
YKK AP America	Pivotek

Allgaier Process Technology	Black Box
Total Quality Logistics	Larosa's Pizza
United Dairy Farmers	Kroger Marketplace
Evenflo	PPS

(Source: WC Community Development Department, 2019)

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. Of all foreign companies operating in the community, the largest representations are from Japan (33.9%) and Germany (12.9%) of the total foreign businesses in West Chester. 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, 2019)



Country of Origin	Total Companies	% of Total Foreign Investment
Japan	21	33.9%
Germany	8	12.9%
France	6	9.7%
United Kingdom	4	6.5%
Switzerland	3	4.8%
Italy	3	4.8%
Ireland	3	4.8%
Israel	3	4.8%
China	2	3.2%
Netherlands	2	3.2%
Finland	2	3.2%
Sweden	1	1.6%
Canada	1	1.6%
Poland	1	1.6%
England	1	1.6%
South Africa	1	1.6%
3,509 Total Businesses in West Chester		
1.76% Foreign Owned (62 companies)		

COMMUNITY DEMOGRAPHICS

Population

- West Chester has more than 64,000 residents calling it home.
 - 2024 SitesUSA Projected Population – 66,543
 - 2019 SitesUSA Estimated Population – 64,419
 - 2018 Census Estimated Population – 64,516
 - 2010 Census Population – 60,958
 - 2000 Census Population – 54,895
- Projected Annual Growth
 - 2019 through 2024 – 3.3% (Source: SitesUSA, 2019)
- Historic Annual Growth
 - 2010 through 2019 – 5.7% (Source: SitesUSA, 2019)
 - 2000 through 2010 – 11.0% (Source: SitesUSA, 2019)
- Population within a 30 mile radius — 2.3 million (Source: SitesUSA, 2019)

Education

- West Chester continues to attract the best and the brightest (Source: SitesUSA, 2019)
 - 73.3% of the adult population 25+ years old has some college or higher
 - 56.6% has an associate's degree or higher
 - 49.9% of the adult population has a bachelor's degree or higher
 - 19.1% has some type of graduate degree
- West Chester is partner to Lakota Local School District. Lakota is Ohio's 8th largest school district with 16,500 students and Ohio's largest school district with excellent ratings for the last 16 years running. Lakota Local Schools has 1,722 employees. (Source: Lakota Local School District, 2019)

Income

- Average Household Income
 - 2019 Estimated Average - \$115,484
 - 2024 Projected Average - \$137,802
 - 2010 Census Average - \$92,565
- Median Household Income
 - 2019 Estimated Median - \$97,113
 - 2024 Projected Median - \$112,855
 - 2010 Census Median - \$97,193

➤ Per Capita Income

- 2019 Estimated Per Capita - \$44,491
- 2024 Projected Per Capita - \$52,548
- 2010 Census Per Capita - \$33,838

➤ Estimated Average Household Net Worth - \$937,613

(Sources: SitesUSA, 2019; U.S. Census, 2018)

Housing

➤ Households

- 2019 Estimated Households – 24,810
- 2019 Estimated Households within a 30 mile radius – 950,143
- 2024 Projected Households – 25,368
- 2024 Projected Households within a 30 mile radius – 968,098
- 2010 Census Households – 22,266
- Households with Children – 35.2%
- Average Household Size – 2.6
- Households Currently Married – 55.9%
- Households Never Married – 27.2%

(Sources: SitesUSA, 2019; U.S. Census 2018)

➤ **Home Values**

- 2019 Median Home Value – \$222,865 (SitesUSA, 2019)
- 2018 Median Home Value - \$218,570 (SitesUSA, 2018)
- 2017 Median Home Value - \$210, 900 (U.S. Census, 2017)
- 2010 Median Home Value - \$173,189 (SitesUSA, 2010)

➤ **Home Sales**

- 2018 Average Home Sale Price - \$281,892
- 2017 Average Home Sale Price - \$270,561
- 2010 Average Home Sale Price - \$206,893
(Source: Cincinnati Board of Realtors)

➤ **Occupancy**

- Housing Units Occupied – 97.6%
- Owner Occupied – 76.9%
- Owner Occupied Median Home Value - \$222,865
- Renter Occupied – 23.1%
- Renter Occupied Median Rent - \$924
(Source: SitesUSA, 2019)

➤ Median Age of West Chester Homes – 31.3 years (Source: SitesUSA, 2019)

- Breakdown of West Chester’s Housing Stock (Source: SitesUSA, 2019)

Age of West Chester's Housing Stock		
2014 or later	2.8%	715
2010 to 2013	0.6%	143
2000 to 2009	11.5%	2,930
1990 to 1999	25.5%	6,482
1980 to 1989	22.5%	5,729
1970 to 1979	18.2%	4,636
1960 to 1969	7.1%	1,810
1950 to 1959	4.2%	1,066
1940 to 1949	2.0%	519
Prior to 1939	3.1%	780

ACCESSABILITY & INFRASTRUCTURE

Investment in Infrastructure

- In the 21 years since the opening of the Union Centre Boulevard interchange, nearly \$365M 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)

Redevelopment of Mature Corridors

- 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.
- In 2005, Princeton Glendale Road/SR747 was widened to five lanes from Union Centre Boulevard to Tylersville Road at a cost of nearly \$5 million. (Funding provided by West Chester Township, ODOT, BCEO)
- In 2007, Princeton Glendale Road/SR747 was widened to five lanes from Tylersville Road to Ohio 129 at a cost of nearly \$3.6 million. (Funding provided by West Chester Township, ODOT, BCTID, BCEO)
- In 2009, construction began on several major improvements along the Princeton Glendale Road/SR747 corridor including a major intersection upgrade at Crescentville Road and SR747, widening berms from UCB to Beckett, and additional work totaling \$3.9 million. (Funding provided by West Chester Township, ODOT, BCEO)
- In 2011, construction began on significant infrastructure improvements to SR 42 including the widening to three lanes, major intersection improvements and pedestrian crosswalks. The enhancements went from Fields Ertel north to Butler Warren Road and were designed to renew interest by businesses to locate to the SR42 corridor. The project was completed in November 2012 at a cost of more than \$8.2 million. (Funding provided by ODOT)

- In 2015, Tylersville Road east of I-75 received roadway improvements including widening, an additional east bound lane, and improvements to the Kingsgate/Dudley intersection. The project was completed in 2016 at a cost of \$2.06 million. Additional roadwork is planned for 2019. (Funding provided by BCEO)
- In 2018, the Cincinnati-Dayton Road widening project began in Olde West Chester. The project will also include the installation of sidewalks and street lighting. Project cost is \$4 million. (Funding provided by West Chester Township and BCEO)

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 West Chester 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.