

# What's New In West Chester?

## A Snapshot of Recent Developments

Information & Photos provided by West Chester Development  
[www.WestChesterDevelopment.com](http://www.WestChesterDevelopment.com)



*Port Union @ Union Centre  
Developed by Industrial Developments International (IDI)*

**Port Union @ Union Centre/Building E**, announced in January 2005 by Industrial Developments International (IDI). Building E, being built on 8.73-acres, is the fourth warehouse/distribution building in Port Union @ Union Centre. This 136,000-square-foot building will be located at the southwest corner of Union Centre Boulevard and LeSaint Drive in this 192-acre business park development. IDI is a full-service real estate developer based in Atlanta providing strategically located properties throughout the U.S. to best meet tenants' distribution, warehouse and light manufacturing needs. Upon completion, Port Union @ Union Centre will be the **12<sup>th</sup> largest industrial park in the Tri-State.**



*Centre Pointe Office Park IV  
Developed by Duke Realty*

**Centre Pointe Office Park IV**, a new speculative office project, was announced in January 2005 by Duke Realty Corporation. The 134,628-square-foot Class A office building will be located at 9025 Centre Pointe Drive aside the three existing 120,000-square-foot office buildings. Building IV will complete development of the 494,628-square-foot office park. The \$16 million dollar building is expected to be available November 2005. When complete, the Centre Pointe Office Park will be the **9<sup>th</sup> largest suburban office complex in the Tri-State**. Duke Realty is the largest publicly traded office and industrial real estate company in the United States.

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**Appearance Plus Cleaners**, providers of world-class retail and commercial dry cleaning services, announced in January 2005 it will open a new 6,000-square-foot facility at 5647 Union Centre Drive in Duke's World Park at Union Centre. Appearance Plus will open for retail business March 10, 2005.

**Associated Materials, Inc.**, leading manufacturer of professionally installed exterior building products, leased a 54,180-square-foot facility during January 2005 at 9109 Meridian Way in Duke's World Park at Union Centre.

**Brandi Corp**, a Northern Kentucky developer, announced in January 2005 it will build a 5,000-square-foot retail center at 8621 North Pavilion Drive just south of Union Centre Boulevard. The retail establishment will have Princeton-Glendale Road frontage.

**Caribou Coffee**, the 2<sup>nd</sup> largest U.S. specialty coffee company, announced in January 2005 it will lease a 1,419-square-foot retail facility on Cox Lane in the Tylersville Corner retail center being developed by Midland Atlantic.

**Carvel**, featuring ice cream, bakery and café, leased a 1,229-square-foot facility at 8177 Princeton-Glendale Road in West Chester Village Retail Center (Beckett District) during January 2005.

**Cruise Holidays**, North America's largest cruise travel franchise, announced in January 2005 it will open a 1,242-square-foot retail facility on Cox Lane in the Tylersville Corner retail center being developed by Midland Atlantic. Cruise Holidays has 170 locations in the U.S. and Canada.

**Don Pablo's Restaurant**, featuring authentic Mexican specialties, announced in January 2005 it will build a new 6,050-square-foot restaurant at 9229 Floer Drive in the Union Centre Boulevard district. Schumacher Dugan Construction is the developer for this project.

**First Industrial** announced in January 2005 it will erect a 1,100-square-foot office space onto its existing 180,000-square-foot distribution/warehouse facility at 4436 Muhlhauser Road in NorthPark Business Center V just west of Princeton-Glendale Road.



***NorthPark Business Center  
Developed by First Industrial***

**Gear Florist & Garden Center**, a family-owned and operated garden center announced in January 2005 it will build a new 3,465-square-foot greenhouse facility onto its existing West Chester business at 7400 Tylersville Road just west of Interstate 75.

**Grainger**, the leading broad line supplier of facilities maintenance products, leased a 63,337-square-foot distribution/warehouse facility at 8700 LeSaint Drive in Industrial Developments International's Port Union @ Union Centre business park during January 2005.

**Mid-City Pediatrics**, providing medical services from birth to age 21, leased 3,748-square-foot medical office facility at 7777 University Drive in the University Pointe Medical Office Campus during January 2005.

**Multi-Source, Inc.**, offering customized warehouse and inventory solutions, leased a 4,816-square-foot facility in January 2005 at 4816 Peter Place off Princeton-Glendale Road just south of Muhlhauser Road.

**National City Bank** is now open at 8671 North Pavilion Drive in the Union Centre Pavilion shopping center anchored by Bigg's. (First announced 2004. Visit [www.westchesterdevelopment.com/projects](http://www.westchesterdevelopment.com/projects) for more information.)

**Nextel by Digital Plus**, a Nextel distributor of wireless phone services and access, leased a 1,211-square-foot facility at 8621 North Pavilion Drive in Brandi Corp's new 5,000-square-foot retail center just south of Union Centre Boulevard in front of Bigg's shopping center. Nextel by Digital Plus is expected to open the end of March 2005.

**Ohio Valley Orthopedics** announced in January 2005 it will lease a 6,745-square-foot medical office and physical therapy facility at 4896 Wunnenberg Way off Union Centre Boulevard.

**Pitts Catering** leased a 312-square-foot office facility at 8080 Beckett Center Drive in CMC Beckett Office Park off Princeton-Glendale Road (Beckett district) during January 2005.

**Sally Beauty Supply**, the world's largest distributor of professional beauty supplies, announced in January 2005 it will lease a 1,556-square-foot retail facility at 7600 Voice of America Centre Drive in the VOA Shopping Centre at Cox and Tylersville Roads.

**Stephenson & Warner**, certified public accountant firm, leased a 1,766-square-foot office facility at 9120 Union Centre Boulevard in the First Financial Retail Banking Center during January 2005.

**Timely Tax Service** announced in January 2005 it will open a new 465-square-foot office facility at 7237 Cincinnati-Dayton Road west of Interstate I-75.

**Variety Communications**, a cellular phone retailer, leased a 1,233-square-foot retail facility on Cox Lane in Tylersville Corner retail center during January 2005.

**West Chester Psychological Wellness, LLC**, announced in January 2005 it will lease a 312-square-foot office facility at 8050 Beckett Center Drive in CMC Beckett Office Park off Princeton-Glendale Road (Beckett district).