



What's New In West Chester

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NEW RESIDENTIAL DEVELOPMENTS IN WEST CHESTER APPEAL TO 'RENTERS BY CHOICE' AND ADD VIBRANCY AND ENERGY

The best qualities of a suburban community combined with the energy and vibrancy of an urban setting. This has been the vision for West Chester's Downtown since the opening of the Union Centre Boulevard interchange.

Accessibility and quality infrastructure have resulted in millions of dollars invested by corporate stakeholders in West Chester's Downtown and the leveraging of these assets resulted in the development of The Square @ Union Centre, the West Chester Library and Beckett Park. Now, two new proposed residential communities offer the opportunity to bring critical mass to West Chester's Downtown fulfilling the community's vision to create livable, dynamic and vibrant centers on both sides of the Union Centre interchange.



The Cascades at Union Centre

These developments appeal to a new audience of "renters by choice," couples and individuals who choose to rent rather than own because they don't want the burden of home ownership and want the luxury, concierge lifestyle offered by these high-end leased properties. It's a growing market in residential development and one that is fed by the Gen Y demographic and a still vibrant baby boomer population.

"By introducing a critical mass of people into an area rich with restaurants, retail, corporate development and civic amenities, communities develop a sense of "place" and a vibrant core which has always been the vision for Union Centre," said Township Administrator Judi Boyko. "With this critical mass, our Downtown will thrive, continue to be an excellent investment for future developers and therefore will support the ongoing sustainability for the community as a whole."

Proposed for a portion of what some may consider the most "high-profile" vacant property remaining in West Chester's Downtown, is an approximately 180-unit residential development fronting Centre Pointe Drive, just south of The Square, and west of West Chester Towne Centre. At present dubbed The Cascades at Union Centre; this lifestyle community is being developed by Capital Investment Group, Inc. and will feature some first-level retail space.

The second proposed development is The Lofts at The Streets of West Chester. Joining an already successful owner-occupied residential community adjacent to The Streets of West Chester, the Lofts will feature approximately 272 units and will be developed by Hills Properties.

Both developments will offer apartments with rents greater than \$1,200 per month and are within easy walking distance of restaurants, retail and other amenities, as well as key employment centers.

Residential development trends show a demand for these high-end leased units that cater to active adults and couples with busy lifestyles, wanting to lessen the burdens of homeownership and spend more time focused on careers, leisured pursuits and social activities.

Office/Medical



UC Women's Health Center will encompass 26,000 square feet of new space, with 47 exam rooms, large and small conference rooms, a retail store and a café. The Center is currently under construction in the UC Health Physician's Office South, which is a 100,000 square-foot Class A medical office building adjacent to West Chester Hospital in the UC Health West Chester campus (Uptown). The Women's Center is scheduled to open mid-2013 after several years of research, planning and development.

www.uchealth.com/westchester



Hondros College added a new 10,240 square-foot building to its college campus at 7592 Tylers Place Boulevard in Tylers Place Business Campus (Uptown). Hondros College has programs at learning centers across Ohio, as well as a nationally recognized curriculum of online classes in many disciplines. The Hondros mission is to serve the adult learner with career-specific knowledge and education based on practical application, academic theory and input from the business community, and to provide associate degrees and professional licensing and development through traditional and non-traditional delivery. www.hondros.com

Commercial



Casa Bianca, featuring an Italian-American cuisine, opened its new restaurant at 4940 Muhlhauser Road in the former White House Inn. The 12,000 square-foot restaurant is situated on a beautiful seven-acre site just west of Union Centre (Downtown). Casa Bianca's menu will change with the seasons and patrons can create their own pasta dishes by selecting different grains, sauces and proteins such as scallops and meatballs. Casa Bianca features seven unique dining rooms and outdoor seating areas for weddings and events.

Sears Home Appliance Showroom, specializing in the retail sales of appliances, leased a 5,530 square-foot showroom facility at 7554 Voice of America Centre Drive in the VOA Shopping Center (Uptown).

www.searshomeapplianceshowroom.com



V.I.P. Printing & Design, a commercial and quick printer, relocated and expanded its existing West Chester business to a 5,400 square-foot facility at 4836 Duff Drive nearly doubling its space. Established in 1987, V.I.P. Printing & Design offers a full range of services from high-speed copying to four-color printing to laser engraving.

www.vipprinting.com

Industrial



Corghi USA, Inc., an Italian-based wheel service equipment provider, expanded and relocated its existing North American headquarters to a 27,600 square-foot facility at 6067 Schumacher Park Drive. The Corghi USA facility features a showroom highlighting its vehicle assistance equipment and state-of-the-art seminar facility. www.corghiamerica.com



EnerSys, Inc., a global leader in stored energy solutions for industrial applications, leased a 14,400 square-foot facility at 9436 Meridian Way in Duke Realty's World Park at Union Centre (Downtown). EnerSys is the largest industrial battery manufacturer in the world, operating manufacturing and assembly facilities worldwide for customers in more than 100 countries. With more than 100 years of battery experience, EnerSys offers an extensive line of motive power, reserve power, aerospace/ defense and specialty batteries with full range of integrated services and systems.

www.enersysinc.com

Additional New Developments

Busom Buds, a premier source for a wide variety of lingerie from the world's top designers, opened a 1,400 square-foot store at 7558 Voice of America Centre Drive in the VOA Shopping Centre (Uptown). Busom Buds specializes in formal wear, casual wear, plus and petite sizes, maternity, mastectomy, prosthetic and accessories. Busom Buds is privately-owned and offers a unique inventory to give you a one-of-a-kind shopping experience.

www.busom-buds.com



CarsNew2U, specializing in quality used car sales, relocated and expanded its existing West Chester business to 9295 Cincinnati-Columbus Road/Route 42. CarsNew2U offers exceptional pricing and unbeatable vehicle quality. www.carsnew2u.com



Chic's Sports Bar & Grille opened a 3,166 square-foot bar and grille at 8177 Princeton-Glendale Road in the former Grand Ole Pub space. Billed as "not your typical sports bar," Chic's Sports Bar & Grille is located in West Chester Village Retail Center (Beckett Ridge) and offers a flavorful menu of fresh, quality, made-to-order foods. www.chicssports.com

LewisGoetz, a leader in mission critical hose, sealing and belting products, opened a 12,375 square-foot facility at 9446 Meridian Way in Duke Realty's World Park at Union Centre (Downtown). LewisGoetz keeps businesses running with a vast, constantly improving and evolving inventory of quality, reliable products. www.lewis-goetz.com

Marshall Studio & Gallery, a teaching art studio, announced it will open a nearly 1,000 square-foot studio at 9000 Cincinnati-Dayton Road in Olde West Chester. Marshall Studio & Gallery will offer oil painting and drawing classes for adults. The gallery opening and grand opening will be in early December. www.chuckmarshallfineart.com

Old Dominion Freight Line, providing regional, super-regional and intrastate domestic shipping, assembly and distribution, announced it will relocate and expand its existing West Chester operations with the purchase of a 61,360 square-foot cross-dock freight terminal at 6431 Centre Park Drive in Schumacher Commerce Park. Old Dominion is slated to open at its new location in December with approximately 95 employees. www.odfl.com



Quality Associates, a leader in the contract packaging industry, announced a 13,855 square-foot expansion to its existing facility at 9842 International Boulevard. Quality Associates is a packaging company providing project management, design, and fulfillment operations for a complete supply chain system. www.quality-associates.com

Salvation Army (The), a non-profit social service organization, purchased a 21,400 square-foot facility (the former Sears Hardware building) at 7900 Tylersville Square Drive in the Tylersville Square anchored by Lowes (Uptown). The Salvation Army is a faith-based charity originally established in London in 1865, which has been helping people with all types of social service needs in the United States for 130 years. The 2.4 acre site was purchased for \$1.7 million. www.salvationarmyusa.org

Stolle Milk Biologics, Inc. (SMBI), a global leader in health-related products derived from milk-based technology, opened a 2,500 square-foot facility at 4735 Devitt Drive. Through 40 years of research, SMBI has elevated milk's inherent healing capabilities to provide many benefits to overall human health, including complementing the body's anti-inflammatory response, promoting improved anti-body function, and helping to enhance athletic performance. www.smbimilk.com



Tire Centers, LLC, one of America's premier tire service centers, leased a 31,440 square-foot facility at 4670 Interstate Drive off Princeton-Glendale Road/SR747. Tire Centers has service dealers with company-owned locations and external network alliances servicing all 50 states. Tire Centers will open at its new facility Nov. 5th. www.tirecenters.com



Total Quality Logistics (TQL), the nation's third largest freight brokerage firm, leased a 12,490 square-foot facility at 8630 Jacquemin Drive in Schumacher Dugan Construction's Officeplex at Union Centre (Downtown). For more than 14 years, TQL has specialized in arranging the transportation of full truckload shipments for thousands of companies across the country in various industry segments. TQL will employ as many as 100 in the next two years. www.tql.com

USA Gold & Diamond Exchange, specializing in the purchase of gold, silver, diamonds and electronics, announced it will open a 1,288 square-foot store at 6883 Fountains Boulevard off Cincinnati-Dayton Road. USA Gold & Diamond Exchange will also offer jewelry repair at wholesale prices. The store is slated to open late November. www.usagoldanddiamond.com

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