

## What's New in West Chester!



### **KEMBA Reveals Design For New Eight-Story, Class A Corporate HQ**

KEMBA Credit Union, the second largest credit union in the Greater Cincinnati region, first broke ground in 2005 on Union Centre Boulevard and now KEMBA is growing in West Chester Township.

In March 2020, KEMBA revealed the design for its new state-of-the-art, 147,000 square-foot, eight-story Class A corporate headquarters adjacent to its existing facility.

The more than \$28 million building will sit on the nearly seven acres KEMBA purchased for more than \$1.7 million. KEMBA plans to add 40 jobs to its existing workforce of 108 at this location. KEMBA's retail operations will remain in its existing four-story, 32,000 Class A office building and the remainder of the facility will be available for lease once its new headquarters is complete.

KEMBA Credit Union is a not-for-profit financial institution dedicated to serving the financial needs of its members since 1934. KEMBA offers a broad range of financial products and services to the residents of Southwest Ohio, with 11 branches throughout the region.

KEMBA serves more than 105,000 members and 840 companies supports numerous local organizations with its Adopt-A-Class, Shred Day, Free Food Foodbank's Rubber Duck Regatta and many more.

"West Chester is honored that KEMBA chose to continue investing in our community," said Administrator Larry D. Burks. "We wish them great success."



## **Sugar Creek Invests \$36M and Creates 120 Jobs in West Chester Township**

Sugar Creek Packing's continued investment in West Chester demonstrates the company's success and the value they find in the community.

West Chester is home to two of Sugar Creek's locations and because of growing demand, they will expand the Thunderbird Lane location. The \$36 million expansion includes changing warehouse space to full production lines, a culinary center with full-service kitchen for the creation and testing of new products, and a 15,000 square-foot addition to the existing office space.

Sugar Creek Packing, founded in Washington Court House, Ohio in 1966 as a manufacturer of raw bacon, has grown to six locations in three states as a provider of raw and fully cooked products for retail and food service channels.

The expansion will enable Sugar Creek to add 120 new full-time jobs while retaining the existing 386 jobs currently at the facility. It will also streamline operations and the newly added space will become the company's headquarters.

To assist in the expansion, Sugar Creek Packing received a Job Creation Tax Credit from the State of Ohio and West Chester Township, a five year, 50% real estate tax abatement on the office addition.

Each year, REDI Cincinnati presents Growth Awards to companies that make a significant impact on job growth and capital investment in the Greater Cincinnati region. Sugar Creek Packing was nominated this year for the creation of 120 new jobs in West Chester Township, Butler County.



## Pisgah/U.S. Route 42 Becomes Corridor For New Investment

West Chester is a large community with many unique areas of development and character. This is how Union Township began its history; and the community continues to develop this way with each part of the Township offering a different experience and opportunity for business investors, homeowners, and consumers.

Pisgah/U.S. Route 42 was first platted as a village of Union Township in 1924. Farms and businesses started to spring up along the road known first as a buffalo trail, then a military trail and then a turnpike leading to Dayton and Columbus.

In 2020, Pisgah/U.S. Route 42 experiences renewed growth as existing businesses expand and re-invest and new small businesses find value in the access and character of the area. This business district continues to attract small businesses and inspires the entrepreneurial spirit.

American Performance Coatings recently opened a 1,340 square-foot facility at 8645 Cincinnati Columbus Road in West Chester Office Park. The company specializes in powder coating applications, high temperature ceramic coatings and Cerakote; and represents a rarer, new industrial project in the U.S. Route 42 corridor.

“The range of new investment observed in the corridor is encouraging for the future,” said Community Development Director Aaron Wiegand. “There are some exceptional companies nestled into the various industrial parks and shopping centers along the corridor.”

The Animal Hospital of West Chester has been in business at 9335 Cincinnati-Columbus Road since 2009 when Dr. Jennifer Dehnbostel purchased the Pisgah West Chester Veterinary Clinic at the same location. There has been a veterinary hospital on this same property for more than 40 years.

In 2019, The Animal Hospital of West Chester broke ground on a new 3,276 square-foot facility on the same property and opened their new doors just recently. The new office is modern and offers small

town charm with full service medical and surgical capabilities as well as boarding and grooming services.

“We simply outgrew our space,” said Connie Caton, practice manager. Rapid growth and demands of the growing practice led them to making another significant investment in their U.S. Route 42 property.

While the Animal Hospital built new, West Chester Pediatric Dentistry is making the most of its high-profile existing building at 9215 Cincinnati Columbus Road.

Dr. Bracken Webb will relocate and expand its existing West Chester pediatric dental practice to a 3,906 square-foot medical office on the lower level of its existing building. West Chester Pediatric Dentistry makes dental visits fun by maintaining a safe environment, showering children with gifts and rewards, providing painless treatments, and teaching them to love caring for their smiles.

“It’s great to see new investment in the Route 42 corridor,” said Wiegand. “There is so much potential for smaller businesses to make a big impact in this area of the Township whether building new or developing a diamond in the rough property.”

Looking for places to eat and have a good time, the U.S. Route 42 corridor has much to offer with restaurants like The Hangar, The Wooden Barrel, joining great chains like Dominos, Wendy’s and McDonald’s.

Dig ‘n Play, 9405 Cincinnati-Columbus, just joined the Pisgah neighborhood in Summer 2019. The 10,000 square-foot children’s entertainment complex is a distinctive offering for the region

Kids can be challenged in a large interactive play space with a huge sand table, a three-story play structure and inflatables. Parents can relax while the kids stay engaged. Dig 'n Play is also available for birthday parties and corporate events.

Giant Plaza, 9433 Cincinnati-Columbus, will be a newly constructed 7,113 square-foot commercial building. Giant Liquor will occupy most of the new building.

Interested in learning more about opportunities in the U.S. Route 42 corridor, check in with West Chester’s economic development professionals at (513) 777-4214.

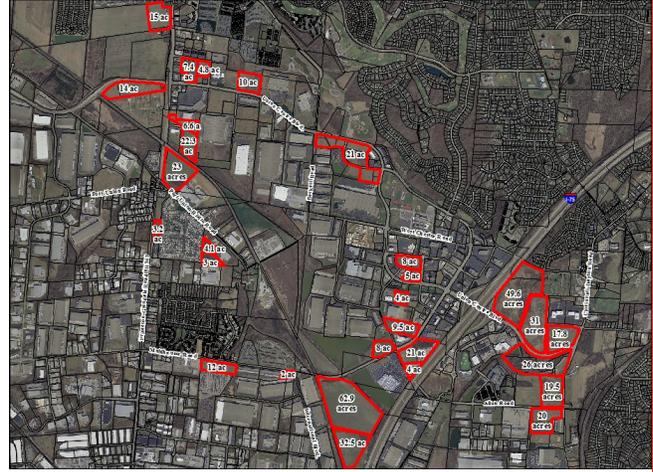
#### Pisgah Fun Fact

William Belch, an early farmer in the area, named the community Pisgah. This area was known to have the highest altitude between Cincinnati and Columbus and the view reminded Belch of a biblical reference to Mt. Pisgah in Moab – a mountain offering a commanding view of the desert and West Palestine and the place where Moses was told to go to visit the Promised Land. - Virginia Shewalter’s “A History of Union Township Butler County Ohio”

## West Chester: Built With You in Mind

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 of 1 to 60 acres still available. Office, manufacturing, research and properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate interchanges are available.

Contact Cathy Walton, Business Attraction and Expansion Manager for personalized assistance at 513-759-7325 or [cwalton@westchesteroh.org](mailto:cwalton@westchesteroh.org).



## OFFICE/MEDICAL PROJECTS



### Progressive Insurance

**Progressive Insurance**, one of America's largest auto insurance groups, leased a 10,233 square-foot Class A office at 9050 Centre Pointe Drive in the Centre Pointe Office Park. Progressive Insurance has more than 18 million customers and its products include auto, motorcycle, specialty RV insurance and commercial vehicle policies.



### Dayton Children's Kids Express

**Dayton Children's Kids Express**, providing quick care for minor conditions, opened a 2,404 square-foot medical office providing emergency services at 7787 Cox Lane off Tylersville Road. Kids Express is a one-of-a-kind pediatric-focused health care option. It combines the convenience of a retail clinic approach and online scheduling with the pediatric expertise of a specially trained, board-certified nurse practitioner.



### Federated Mutual Insurance

**Federated Mutual Insurance**, specializing in customized property, casualty, life, disability income, bonding and workers compensation coverage, announced it will relocate its existing West Chester office to a 1,370 square-foot Class A office space at 9075 Centre Pointe Drive in the Centre Pointe Office Park. Federated Mutual Insurance is rated A+ (Superior) by A.M. Best and named to the Ward's 50 group of top performance insurance companies for 2019.



### CMIT Solutions

**CMIT Solutions**, specializing in IT solutions that monitor computers and systems around the clock, opened an approximately 1,000 square-foot office at 8833 Cincinnati Dayton Road in Olde West Chester. CMIT Solutions assists small to medium size businesses by helping them plan and proactively manage information technology as a competitive advantage.



### Cincy Co-Working

**Cincy Co-Working**, offering a shared office setting for those who need a quiet place to work, opened a 2,750 square-foot facility at 7665 Monarch Court off Kingsgate Way. Cincy Co-Working offer an environment for proposal sharing and finding new colleagues because working together is better. In addition to the shared office space, amenities include mailbox and address usage, conference rooms, a lounge area equipped with a kitchenette and all-you-can-drink beverages.



### Pacific Dental Services

**Pacific Dental Services**, providing comprehensive dental care services, announced it will open a 2,919 square-foot medical office at 7701 Voice of America Centre Drive. Pacific Dental Services uses technologically advanced equipment enabling it to offer fast, less invasive, cost effective services and will open mid-July.



### Ohio Restorative Medicine

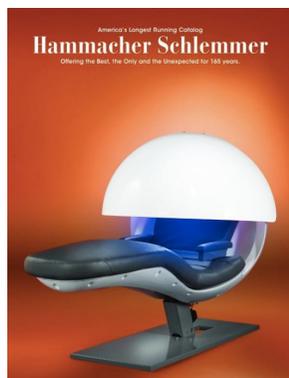
**Ohio Restorative Medicine**, offering natural and bio-therapeutic restorative and regenerative medical treatment options, announced it will open a 1,376 square-foot facility at 7242 Tylers Corner Drive near Tylersville Road.

## INDUSTRIAL PROJECTS



### The Fischer Group

**The Fischer Group**, specializing in product development, machine building, unique printing and manufacturing, opened a 305,348 square-foot facility at 5389 East Provident Drive. With more than a decade of experience, The Fisher Group is an inter-related group of companies with the capability of taking a product from idea to shelf offering its customers one partner through every phase of product development.



### Hammacher Schlemmer

**Hammacher Schlemmer**, America's longest running catalog offering unique and one-of-a kind products since 1848, announced a second West Chester location. The 67,885 square-foot facility will be located in the new West Chester Trade Center at 8511 Trade Center Drive. Hammacher Schlemmer's innovative offerings are available online or at its landmark store in New York City and always backed by its famous unconditional lifetime guarantee.

### SPS Technologies



**SPS Technologies**, a division of PCC Fasteners, leading developers, manufacturers and global suppliers of aerospace nuts, bolts and associated products, leased a 53,820 square-foot facility at 4436 Muhlhauser Road. Since 1903, SPS Technologies has continued to advance the materials, designs and manufacturing practices of aerospace fasteners to meet the unique needs of next generation vehicles and assembly techniques.

### Flighttime Enterprises



**Flighttime Enterprises**, providing high quality aviation spare parts, repair, management and distribution services, relocated to a 4,840 square-foot facility at 4884 Duff Drive. Flighttime Enterprises has more than 16 years experience providing superior service, reasonable prices and a highly skilled staff to the aviation industry.

### Vintage Wine Distributor



**Vintage Wine Distributor**, wholesale distributors selling wine, beer, ciders and liqueurs, leased a 19,200 square-foot facility at 9422 Meridian Way in World Park at Union Centre. Vintage Wine Distributor, in business since 1972, sells alcoholic and non-alcoholic beverages in the State of Ohio to licensed retailers, restaurants, clubs and bars.



### JAYCO Cleaning Technologies

**JAYCO Cleaning Technologies**, North America's single-source provider of ultrasonic cleaning equipment, rotary basket parts washers, cabinet washers and cleaning chemistries, opened a 5,600 square-foot facility at 8812 Beckett Road. From process analysis and application engineering to delivery and support, JAYCO improves manufactured parts cleaning and equipment, chemicals and expertise.

### Ace Sanitary



**Ace Sanitary**, manufacturer and supplier of premium flexible hose products for the sanitary and ultra-pure manufacturing markets, announced expansion and relocation of its existing West Chester corporate headquarters to a 26,000 square-foot facility at 5219 Muhlhauser Road. Through innovation and technology, Ace Sanitary has secured fitting technology patents setting it apart from all other sanitary flexible product manufacturers. Ace Sanitary provides products and services throughout North America, Europe and Asia.

### Total Home Roofing



**Total Home Roofing**, residential and commercial roofing specialists, announced relocation and expansion of its existing West Chester business to a 1,365 square-foot facility at 9225 Floer Drive off Union Centre Boulevard. The team at Total Home Roofing takes pride in offering reliable, experienced roofing contractors performing high quality roofing, re-roofing, and roof repair services. Total Home Roofing ranked as a Top 50 roofing contractor for the past three consecutive years by Roofing Contractor Magazine.



### **Leaf Home Safety Solutions**

**Leaf Home Safety Solutions**, specializing in the installation of high quality home safety features including walk-in tubs, chair lifts and more, leased a 5,629 square-foot facility at 8810 Beckett Road. Leaf Home Safety Solutions' mission is to help customers maintain their independence at home while improving its appearance and efficiency.

## COMMERCIAL PROJECTS



### **Pet Palace West Chester**

**Pet Palace West Chester**, a premier pet boarding, grooming and doggie daycare facility, will construct a new 15,136 square-foot facility at 8386 Highland Pointe Drive in the Highland Square development at Cincinnati Dayton and I-75. Pet Palace pet boarding centers, fully staffed by caring experts who adore animals, provides individual attention to your pet. Pet Palace provides a luxurious state-of-the-art experience with webcams in select suites, oversized villas, one-on-one and group playtime and gourmet treats.



### **Ross Dress For Less**

**Ross Dress For Less**, offering the latest designer and brand-name fashions for family and home at extraordinary savings, announced it will open a 22,000 square-foot store at 7747 Tylersville Road in the newly renovated Tylersville Pointe development at Cox and Tylersville roads. Since 1982, Ross Dress For Less has been bringing its customers a constant stream of high quality department and specialty store brands while providing an easy, fun and organized shopping experience.



### **Giant Liquor**

**Giant Plaza**, a new 7,113 square-foot commercial building will be constructed at 9433 Cincinnati Columbus Road/SR 42. **Giant Liquor**, a state liquor store offering a wide variety of fine wines, spirits and craft beers, is slated to

occupy 5,075 square feet with an additional 2,035 square feet available for a second tenant.



### El Rancho Nuevo

**El Rancho Nuevo**, a family-owned restaurant offering authentic Mexican food and drinks, announced it will expand and relocate its existing Union Centre Pavilion location to a new 5,296 square-foot space at 9037 Union Centre Boulevard in the new multi-tenant building between Circle K and Kid 'R Kids. El Rancho Nuevo features fast and affordable lunch specials, mouth-watering appetizers, children's menus, vegetarian specialties and much more.



### Millions Crab

**Millions Crab**, an authentic Cajun seafood experience, announced it will open a 6,896 square-foot restaurant in the former O'Charley's building off Tylersville Road. Millions Crab menu features boiling fresh seafood in Cajun seasoning and topped with sauces such as Cajun, garlic and lemon butter, Szechuan or Million's Sauce. Millions Crab also offers burgers, wings, bone marrow pasta, duck breast and lamb, in addition to its regular seafood fare of snow and king crab legs, shrimp, oysters and clams.



### Dancing Roll

**Dancing Roll**, home of half price sushi every day, announced it will expand and relocate its existing West Chester restaurant to a 2,250 square-foot space within the Tylersville Pointe development at 7743 Tylersville Road at Cox Road. Dancing Roll always offers the freshest ingredients in a fun, hip atmosphere.



### Rug Bazaar of West Chester

**Rug Bazaar of West Chester**, a family-owned store specializing in handwoven traditional, transitional and modern rugs, opened a 4,000 square-foot retail store at 4842 Union Centre Pavilion Drive at Princeton Glendale Road/SR747 and Union Centre Boulevard. In business for more than 30 years, Rug Bazaar takes pride in providing personalized service to meet its customer's design needs including in-home consultations, carpet cleaning, repair services and appraisals.



### Milk Jar Café

**Milk Jar Café**, offering a cereal bar with a wide variety of dressings and drizzles, announced it will open a 1,124 square-foot café at 7743 Tylersville Road in Tylersville Pointe. Milk Jar Café also offers authentic Bubble Tea, fruit teas and much more.



## Indian Fusion Restaurant

**Indian Fusion Restaurant**, specializing in authentic Indian cuisine, opened a 2,500 square-foot restaurant at 8179 Princeton Glendale Road/SR747 in West Chester Village. Indian Fusion Restaurant offers a fresh blend of ingredients and unique Indian flavors.



## Desi Plaza

**Desi Plaza**, a new specialty supermarket, announced it will open a 7,360 square-foot grocery store at 9405 Cincinnati Columbus Road/SR 42. Desi Plaza will offer Asian groceries, fresh vegetables and a wide variety of Indian foods.



## Kayla Nails and Spa

**Kayla Nails and Spa**, a full service salon and spa, announced it will open a 1,670 square-foot spa at 9037 Union Centre Boulevard in the new Union Centre Plaza multi-tenant building near West Chester Road. Kayla Nails and Spa offers manicures, pedicures and more.



## Purely CBD

**Purely CBD**, providing high quality CBD creams, oils and more, opened a 1,260 square-foot store at 8179 Princeton Glendale Road in the West Chester Village.



## Discover Next PCS

**Discover Next PCS**, offering cell phones and other wireless services and accessories at wholesale prices, opened a 2,367 square-foot store at 10130 Princeton Glendale Road/SR747. Discover Next PCS carries Apple, Samsung, MacBooks, Windows, and more.



## Esports Arena

**Esports Arena**, a premier sports venue, community hub and production company, opened a nearly 1,000 square-foot facility at 8288 Cincinnati Dayton Road inside the Walmart Supercenter off Cincinnati Dayton Road at I-75. Esports Arena hosts local, regional and national events alongside the largest organizations in the video game and Esports industry.



## Soma Jiu-Jitsu Academy

**Soma Jiu-Jitsu Academy**, offering Gracie Brazilian Jiu-Jitsu in southwest Ohio for more than 10 years, opened a 2,310 square-foot training facility at 4868 Union Centre Pavilion Drive near Union Centre Boulevard and Princeton Glendale Road/SR 747. The mission of Soma Jiu-Jitsu Academy is to provide quality instruction to its students in

an inclusive, family-friendly environment through real-world self-defense techniques not based on size, strength, athletic ability or time limits.

## COMING SOON



[Fairfield Inn & Suites](#)



[Milk Jar Cafe](#)



[Another Broken Egg Cafe](#)



[Hyatt House](#)



[Avid Hotels](#)



[Pet Palace](#)

## NOW OPEN



[Rainstorm Car Wash](#)



[Dayton Children's Kids Express](#)



[SPENGA](#)



[Hampton Inn & Suites](#)



[Focal Pointe Eye Care](#)



[Currito](#)

## OUR SUPPORTERS

The West Chester Development Council is a non-profit corporation, representing a public/private partnership between West Chester Township and the private business sector established to promote economic development initiatives. The following organizations have chosen to support the economic development and marketing efforts of

AK Steel  
AstraZeneca  
Bass Pro Outdoor World  
ChappCo  
DRT Aerospace  
First Financial Bank  
GE Aviation  
Griffin Capital  
KEMBA Credit Union  
Main Event Entertainment  
NorthPoint Development  
Park National Bank

Planes Companies  
Republic Wire  
Schumacher Dugan Construction  
Street Partners  
Systecon  
The Streets of West Chester  
Traditions Building and Development  
US Bank  
West Chester Hospital  
West Chester-Liberty Chamber  
West Chester Township  
Wetherington Golf and Country Club

2Q-2020

