

What's New in West Chester!



TRADELANE PROPERTIES EXPANDS TO WEST CHESTER WITH 14-BUILDING, \$51M PORTFOLIO ACQUISITION

TradeLane Properties, a privately-held industrial real estate company, has closed on a 14-building industrial complex in West Chester Township. TLP Capital Center marks the first acquisition within TradeLane Properties U.S. Industrial Fund II, a value-added investment fund focused on key central U.S. logistics markets.

The 14-building, 896,523 square-foot industrial park located on 43.5 acres on Interstate Drive off of Princeton Glendale Road/SR 747 offers excellent access to the Cincinnati region via its proximity to I-75 and I-275. The portfolio consists of existing buildings including 11 light industrial and three for bulk distribution.

The development is currently 93.5% leased to 65 tenants of varying sizes.

The majority of the properties were built in the 1970s, yet have been well maintained and seen substantial capital improvements throughout the years.

“Properties in West Chester maintain their value for many years,” said Aaron Wiegand, Director of West Chester Township Community Development.

According to Mike Meyers, Senior Vice President of TradeLane Properties, the company is planning to invest an additional \$2 million in building improvements including rebranding, pavement work, painting, paving and more.

In addition to the acquisition of the Capital Center, TradeLane Properties announced it will open a Cincinnati satellite office at 4790 Interstate Drive in the Capital Center.

TradeLane Properties is a privately-held industrial real estate company committed to harnessing its founders’ expertise in acquiring, developing, redeveloping and operating industrial real estate facilities. Combining 75 years of experience, two publicly traded industrial REITs and decades of extensive value creation for shareholders, employees and customers, the TradeLane Properties founders have a proven track record of success.



A PLACE FOR EVERYONE, RESIDENTIAL OPTIONS FOR A LIFETIME

West Chester Township gained popularity in the early 90s as a traditional suburban community with beautiful homes and neighborhoods in a safe place with great schools. Of course, the Township's easy access to I-75 and location equal-distant from Cincinnati and Dayton was also a plus for families.

At the time, large swaths of privately-owned farm property and undeveloped property still remained; and how the community would ultimately develop was yet to be determined.

West Chester Township's 36 square miles are fairly evenly divided between residential and commercial/industrial uses. Striving to meet the demands of changing demographics and lifestyle choices, developers and township leadership have now supported the same diversity experienced in our commercial development, in West Chester's residential development.

"It's all about offering options and meeting market demands," said West Chester Community Development Director Aaron Wiegand. "Residential developers are seeing the audience change to include renters-by-choice, retirees wishing to downsize, young professionals who crave walkability and more."

West Chester is seeing a renewed surge in residential development that follows the traditional single-family home model of the suburban community, but also responds to these changing interests.

There are currently six new traditional single-family home developments in various states of approval and/or construction in West Chester accounting for more than 400 homes. The Westfall Preserve by Fischer Homes (west of RE Smith Drive) and Bel Haven Phase 3 by Epcon (Beckett Road south of Tylersville) are patio homes catering to empty nesters and those 55 and older.

Appealing to an audience who wants to be close to work, dining, etc., there are also three multi-family residential communities being added to the Union Centre – Downtown district. Developers are banking on demands from young

professionals, couples without children and empty nesters who want to be close to the action, and without the burdens that can sometimes be a part of home ownership.

The most high-profile of these developments is the Residences at Clocktower by [Hills Properties](#). The 335-unit complex will fill a large, vacant property across from [The Square @ Union Centre](#) and the [West Chester Library](#). The Residences will highlight proximity to the events on The Square as one of the benefits of living in their community.

Hills Properties also developed [The Savoy](#) (adjacent to the Streets of West Chester) and will build another 295-unit complex on the southwest corner of Union Centre Boulevard and Cincinnati-Dayton Road.

Allen Lofts, LLC. is building a 300-unit complex on Allen Road, east of The Savoy.

Named seven times as “One of America’s Best Places to Live” by Money Magazine, West Chester is committed to being the place where people can live their best lives – their whole lives.



STAR MANUFACTURING EXPANDS AGAIN AND AGAIN IN WEST CHESTER TOWNSHIP

Manufacturing is alive and well in West Chester where the business-friendly climate and access to customers sets the stage for success.

[Star Manufacturing](#) made its start in West Chester and with each company advancement has continued to set roots deeper in West Chester. In this most recent investment in the community, Star Manufacturing plants its corporate headquarters and opens the door to even further growth by purchasing property.

Star Manufacturing is a systems integrator, providing complete design services on the electrical side of manufacturing for every application in the country.

Star Manufacturing started its business at 9818 Princeton Glendale Road in February 2009 in the midst of a recession; and has expanded in the same location five times—currently leasing approximately 25,000 square feet.

Star Manufacturing delivers its electrical engineering services, programming, robotics, CAD and more to a multitude of industries including: food and beverage, wastewater treatment, automotive, steel, aluminum, paper and pulp, pharmaceuticals, medical, aerospace, military, amusement parks, conveyors and material handling, software companies,

and machine builders. The company has expanded its capabilities now to offer full mechanical design services for small-to-medium size systems, including building machines for road safety salt trucks across the United States.

Business has been good at Star Manufacturing and they have again outgrown their facility, dictating the company's purchase of an additional 26,000 square-foot building at 10179 Commerce Park Drive. The new location will become Star Manufacturing's corporate headquarters when build out is complete late third quarter of this year. The new location enables the company the opportunity to expand as much as two to three more times due to its available four acres of land in West Chester.

"In today's climate and the early struggles as Star was trying to find its way, we all feel so blessed to purchase our own building with tremendous potential to expand even more. We did not want to leave West Chester, as Star Manufacturing was started here and it's where we plan on making our mark. We are an extremely aggressive company and building a fabulous resume over 12 years now and we are getting new customers every week," said Mario Listo, President and Owner of Star Manufacturing.



**Celebrating 100
years of business!**
1921 - 2021
"Our business pertains to growing"



FAMILY-OWNED BUSINESS IN OPERATION FOR 100 YEARS ANNOUNCES EXPANSION

Founded in 1921, Al-Joe's began as a bird seed store later expanding to small pets and supplies to help survive the Great Depression. In the 1940s, Al-Joe's began selling garden seed and supplies due to the popularity of "victory gardens." Al-Joe's started handling more power equipment in the 1950s, and in 1966 moved to its space in Hamilton.

In 2018, Al-Joe's expanded to a second location in West Chester Township. Now, 100 years later, Al-Joe's expands again constructing a new 11,968 square-foot building on a 3.2 acre parcel on Princeton Glendale Road/SR 747 just south of Port Union Road where it will relocate its existing West Chester store.

Al-Joe's Lawn & Garden is fully stocked with items from Cub Cadet, Toro, Snapper, Stihl, Worldlawn and DR Power. The West Chester Al-Joe's location also has items like wild bird seed, lawn and garden fertilizer, pest control, grills, weed control, and a parts department to look up items for small equipment.

Family-owned and operated businesses are an integral part of West Chester's workforce. Small businesses create a strong community network by adding jobs to the township and they are known for giving opportunities to employees that might be overlooked by large corporations.

"Al-Joe's has a rich history in the region and has weathered tough economic times through ingenuity and creativity. West Chester applauds the company's new growth and is proud to have them as part of our business community," said West Chester Township Administrator Larry Burks.

West Chester's small business community is big on community involvement including donating to shelters, schools, food pantries, as well as sitting on many of the local non-profit boards, small businesses champion each other, providing encouragement and offering referrals.

"Our corporate neighbors play an integral role in building sense of community," Mr. Burks said.



U.S. ROUTE 42: BUILDING ON A RICH HISTORY

U.S. Route 42, a gateway to West Chester from Sharonville and I-275, has a rich commercial history first as a buffalo trail and route for commerce and trade and now as a corridor of small locally-owned businesses, franchises and larger regional/national companies.

This corridor was home to the Township's early Administration offices and library and was one of several commerce districts that combined to become a community "where families grow and businesses prosper."

This vital artery blossomed further with the completion of a nearly \$9 million infrastructure improvement project which included widening to three lanes, adding turn lanes from Fields Ertel to Butler Warren Road, and improving the synchronization of the traffic lights. The project was a major improvement to traffic flow and congestion supporting the nearly 19,000 cars a day that travel the thoroughfare.

A significant investment in signage highlighting the township's new brand was also installed at the north and south entrances to the corridor to enhance the entry ways to the township. Additional address signs were strategically placed along the route to assist travelers in navigating the route to find local businesses.

Even throughout the pandemic, the corridor has continued to see new investment and development with existing property owners making property improvements and new businesses staking their locations on Route 42.

One large project recently approved at 9088 Cincinnati Columbus Road was SAFStor, a new 105,000 square-foot indoor self-storage development. The three-story, 800-unit SAFStor structure will be built on a nearly three-acre parcel

northeast of Cox Road. SAFStor is well-known for offering professionally managed, high-quality climate-controlled units.

Many development, redevelopment and lease opportunities still exist on U.S. Route 42 with more than 20 acres of land ready for development and multiple commercial properties offering a variety of spaces for lease throughout the corridor.

“West Chester is constantly re-inventing itself to be on the edge of opportunities and actively seeks opportunities,” said Township Administrator Larry Burks. “The history of Cincinnati-Columbus Road, West Chester’s first commercial district, is one of re-investment and transformative change while respecting the foundation set years ago. This idea informs the Board of Trustees as they consider new opportunities.”

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.



OFFICE / MEDICAL / TECHNOLOGY PROJECTS



West Chester Family Dentistry

West Chester Family Dentistry, offering friendly, state-of-the-art comprehensive dental care in a welcoming environment, began a 3,005 square-foot expansion in its existing building at 9000 Cincinnati Dayton Road doubling its space. The professionals at West Chester Family Dentistry use cutting edge technology and are dedicated to excellence in general, family and cosmetic dentistry such as same day crowns and veneers, teeth whitening, laser dentistry and many other dental procedures.



Verizon Wireless

Verizon Wireless, one of the world’s leading providers of technology, communications, information and entertainment products and services, began a 17,115 square-foot expansion to its existing facility at 5400 Duff Drive off Princeton Glendale Road/SR 747. With locations around the world, Verizon Wireless offers voice, data, and video services and solutions on its award winning networks and platforms, delivering on customers’ demand for mobility, reliable connectivity, security and control.



Medical Mutual of Ohio

Medical Mutual of Ohio, the oldest and one of the largest health insurance companies based in Ohio, leased a 4,230 square-foot Class A office at 9050 Centre Pointe Drive in Centre Pointe Office Park. Medical Mutual of Ohio provides peace of mind to more than 1.6 million Ohioans through its high-quality health, life, disability, dental, vision, indemnity and wellness plans. Medical Mutual of Ohio offers fully-insured and self-funded group coverage.



Village Pediatric Dentistry

Village Pediatric Dentistry, a full-service pediatric dental practice focused on keeping children's smiles healthy and beautiful from infancy through young adulthood, opened a 2,585 square-foot dental office at 8179 Princeton Glendale Road/SR 747 in West Chester Village Retail Center. The mission at Village Pediatric Dentistry is to cultivate a safe, child friendly environment that promotes excellent oral health by providing education, oral health care, and partnering with families to meet the needs of individual patients.



Affinity Care Of Ohio

Affinity Care of Ohio, providing support for patients and families with terminal illnesses, opened a 1,775 square-foot office at 7681 Tylers Place Boulevard off Tylersville Road. The skilled hospice team at Affinity Care of Ohio is dedicated to helping its patients and their families by providing physical, emotional and spiritual comfort while maintaining their dignity and quality of life.



TEBO Loans

TEBO Loans, providing consumer loans to customers residing in Ohio, opened a 1,374 square-foot office at 8234 Princeton Glendale Road in Beckett Commons. TEBO Loans has been offering consumer loans for more than a decade to customers with less than perfect, bad or no credit history.

INDUSTRIAL PROJECTS



Frito-Lay

Frito-Lay, the \$18 billion convenient foods business unit of



PepsiCo, announced a 35,638 square-foot expansion to its existing West Chester distribution center at 7781 Service Center Drive off Cox Road. This expansion will more than double the size of Frito-Lay's facility since opening at this location in West Chester 25 years ago. Frito-Lay makes some of the most popular, high-quality snacks available in the marketplace today including Lay's, Ruffles, Doritos, Cheetos, Tostitos, SunChips and Fritos corn chips.



Phoenix Door Systems

Phoenix Door Systems, specializing in the manufacturing and assembly of commercial interior doors, relocated and expanded its corporate headquarters to a 43,480 square-foot facility at 7390 Union Centre Boulevard. Phoenix Door Systems manufactures a full line of traffic, impact, FRP doors and frames from lightweight to heavy duty meeting the needs and specifications of virtually every environment. With more than 150 years of combined industry experience, the team at Phoenix Door Systems is building a better company—a company that is easy to do business with and focused on the customer.



American WeatherTECHS

American WeatherTECHS, a premier home improvement company serving residents in the Cincinnati and Columbus areas since 1995, relocated its existing West Chester operations to a 8,039 square-foot facility at 8894 Beckett Road. American WeatherTECHS are full-service remodelers specializing in vinyl windows, siding, roofs, doors and gutters. The certified installers at American WeatherTECHS provide high quality workmanship and execute projects with precision and professionalism.



AMES Taping Tools

AMES Taping Tools, specializing in drywall finishing tools and services, opened a 3,664 square-foot shop at 10154 Princeton Glendale Road/SR 747 in the Tri County Business Center. In business since 1939, AMES Taping Tools is the nation's leading provider of automatic taping and finishing tools, supplies and training to the professional drywall finishing industry. AMES Taping Tools has an expansive network of stores and franchised tool rental locations throughout the U.S. and Canada.



Leaf Home Water Solutions

Leaf Home Water Solutions, North America's leading tech-enabled, direct-to-consumer provider of branded home water solutions, opened a 5,000 square-foot office at 4890 Duff Drive, Suite B off Princeton Glendale Road/SR 747. Leaf Home Water Solutions' mission is to provide its customers with clean, safer water through its custom,



whole-home solutions at affordable prices.

COMMERCIAL PROJECTS



Dunkin' Donuts/Popeye's Louisiana Kitchen

Dunkin' Donuts/Popeye's Louisiana Kitchen, a joint food service model by Gilligan Oil Co., will construct a new 3,207 square-foot Popeye's and 2,310 square-foot Dunkin' on the former Perkins property at 7412 Tylersville Road at the northeast corner of I-75. Guests at Dunkin' will find high-quality Dunkin' products that can be enjoyed all day including freshly brewed coffees and Dunkin's signature donuts. The Popeye's restaurant will serve the distinct, Cajun-inspired, southern-style food that has made Popeye's famous. The two restaurants will be constructed on one parcel and be connected by a canopy.



Donald Martens & Sons Ambulance Service

Donald Martens & Sons Ambulance Service, providing first-class transport and ambulance services all over the state of Ohio, will open a 8,760 square-foot facility at 9466 Meridian Way in World Park at Union Centre. Founded in 1964, Donald Martens and Sons Ambulance Service is one of the oldest family-owned ambulance services in the state. The company is committed to providing professional patient care, quality customer service, keeping up-to-date on all training and education, having the latest equipment and technologies, and giving back to local communities.



Golf Exchange

Golf Exchange, a full-service golf store specializing in new and used clubs, club fittings, trade-ins, accessories and apparel, began a 3,220 square-foot expansion to its existing West Chester shop at 7608 Cox Lane in the Marketplace at University Pointe. The Golf Exchange features a large selection of the game's most popular equipment manufacturers. The professionals at The Golf Exchange focus on using the latest in technology, equipment and education to ensure accurate recommendations. This expansion will nearly double the size of Golf Exchange's West Chester location.



Bicycle House

Bicycle House, a full-service bicycle shop, opened a 7,500 square-foot store at 6844 Tylersville Road near Cincinnati.



Dayton Road. The Bicycle House offers bicycle tune-ups and biking accessories including helmets, gloves, shirts and other gear. Bike selections range from beginners to mountain bikes to professional levels. The Bicycle House's mission is to spread the passion of biking one customer at a time.



Clean Eatz

Clean Eatz, a healthy lifestyle restaurant featuring an entirely healthy menu, will open a 2,693 square-foot location at 7692 Voice of America Centre Drive in the VOA Shopping Center. Clean Eatz features meal plans, family meals, kidz meals, catering, smoothies, gift cards, spices, snacks, supplements and more. Clean Eatz provides its customers guidance for living a healthier life by making healthier fitness, nutrition and lifestyle choices. The Clean Eatz location will offer dine in and carry out options.



Woodlands Elite Cincinnati

Woodlands Elite Cincinnati, specializing in All-Star cheerleading and recreational tumbling classes, opened a 31,400 square-foot facility at 9230 Port Union Road off Princeton Glendale Road/SR 747. The mission at Woodlands Elite Cincinnati is to ignite, strengthen and inspire its athletes to overcome, achieve and succeed in cheer and life. Woodlands Elite Cincinnati consistently wins championships at every level and will accomplish its goal of developing young people who make a significant difference in the community.



The Exercise Coach

The Exercise Coach, delivering safe, effective and time-efficient, science-backed personal training, opened a 1,465 square-foot studio at 8104 Beckett Center Drive. The Exercise Coach helps clients get the results that matter to them most with just two customized 20-minute, right-intensity training sessions per week in a small, clean, professional setting.



Lori's Roadhouse

Lori's Roadhouse, a new live country music bar and restaurant, announced it will open a 24,200 square-foot entertainment venue at 4924 Union Centre Pavilion Drive in the Union Centre Pavilion off Union Centre Boulevard at Princeton Glendale Road/SR 747. Lori's Roadhouse is scheduled to open this fall and will feature live country music acts and more. Union Centre Pavilion offers a more

than 140,000 square-foot, multi-tenant retail center with a variety of local tenants.



Get Spiffy

Get Spiffy, offering eco-friendly, on-demand mobile car care services, opened a 2,400 square-foot facility at 10016 International Boulevard. Get Spiffy delivers a wide array of zero contact services that leave vehicles spotless and sanitized including washes, detailing, oil changes and more.



Vietnamese Noodles & Sandwiches

Vietnamese Noodles & Sandwiches, a new Vietnamese bakery and restaurant, will open a 3,830 square-foot diner at 8976 Princeton Glendale Road/SR 747 at Port Union Road in the former United Dairy Farmers building. Vietnamese Noodles & Sandwiches is proud to offer delicious traditional pho Vietnamese specialties, along with many other Vietnamese dishes with a modern twist.

COMING SOON



Popeye's Louisiana Kitchen



Vietnamese Noodles & Sandwiches



Clean Eatz



Hyatt House



Queen City Harley Davidson



Dunkin' Donuts

NOW OPEN



Krispy Kreme



Pet Palace



Avid Hotel



Village Pediatric Dentistry



Bicycle House



Woodlands Elite Cincinnati

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 West Chester Township and the West Chester Development Council. [West Chester Development](#)

[Bass Pro Outdoor World](#)
[ChappCo](#)
[GE Aviation](#)
[Griffin Capital](#)
[KEMBA Credit Union](#)
[Main Event Entertainment](#)
[NorthPoint Development](#)
[Park National Bank](#)
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www.WestChesterDevelopment.com

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