



## *What's New in West Chester!*



### **SCHUMACHER DUGAN: INSTRUMENTAL PARTNER TO WEST CHESTER'S COMMERCIAL DEVELOPMENT**

For decades, [Schumacher Dugan](#) has played a major role in the development of [West Chester's](#) commercial market and has been a critical partner in the [West Chester Development Council's](#) work to make the community a driving force in economic development. The company is one of the longest continually serving members of the West Chester Development Council, the Township's designated marketing agent for economic development.

Schumacher Dugan was the leading private-sector force behind the construction of the Union Centre Boulevard interchange off Interstate 75, investing \$6 million of its own funds into the \$24 million interchange project.

Union Centre Boulevard was the first new access constructed on Interstate 75 since 1960, and Schumacher Dugan and associates spearheaded its inception along with West Chester Township and the [Butler County Transportation Improvement District](#). The UCB interchange offered access to 3,000 acres of undeveloped land for industrial and commercial use. Completion of the interchange and nearby roads transformed farm land, some previously landlocked, into tax-generating commercial, industrial and office developments. Since the opening of the interchange, the West Chester community has benefitted from more than \$3.85 billion in new investment, more than 42.5 million square feet in new construction, and more than 44,600 new jobs.

Within just a few short years of Union Centre's opening, West Chester's reputation as a progressive location for corporate investment was cemented as dozens of large warehouses, manufacturing facilities, and office buildings were constructed in the Union Centre area along with hotels, restaurants, banks, retail and entertainment venues.

This balanced growth supported by visionary leaders allowed for development of infrastructure and community amenities (library, parks and fire stations) that have set West Chester apart in the state and region. Schumacher Dugan committed not just to the economic development success of the community through its work with the West Chester Development Council; but also was an early founder of the ongoing [Union Centre Boulevard Merchant Association](#) with its focus on promoting the region through community celebrations and events. Early on UCBMA, hosted events like The Bash at Union Centre and continues today with the Food Truck Rally offered on The Square.

Schumacher Dugan now celebrates more than 57 years of construction and development success with a team of professionals with years of industry experience behind them. From multi-million dollar commercial and industrial



projects, to routine plant maintenance and upgrades, Schumacher Dugan has a firmly established tradition of quality.

Schumacher Dugan's resume of West Chester projects includes: the Procter and Gamble facilities, West Chester Towne Centre, Centre Pointe Office Park buildings, Union Centre OfficePlex, Centre Place Office building, Schumacher Commerce Park, US Bank, Port Union Distribution Center, Indiana Wesleyan, West Chester Public Safety Campus, Magnum Piering, Cornerstone Consolidated, Huntington Bank, Volvo, Crescent Park Distribution, Planes Moving & Storage, Skatetown, Industrial Tube & Steel, Northside Bank & Trust, Brands Insurance, Jacquemin Logistics Center, University Moving & Storage, Dwyer Concrete, FlexiUSA, Cummins Interstate Power, HydroTech, Mill Creek Logistics Center, Premier Shooting, Mercedes Benz, Midwest Sea Salt, Bob Sumerel Tire, Queen City Harley Davidson (under construction) and more.

Recently, Schumacher Dugan completed construction of the Kemba Credit Union Corporate Headquarters building. A \$28 million, eight-story, Class A office building which is now the tallest building in West Chester Township.

While Schumacher Dugan has experienced tremendous growth over the years, it has maintained the commitment to two fundamental principles, according to company president Larry Schumacher. "These principles are the solid foundation upon which our business is built—quality construction and personalized service," Mr. Schumacher said. "This commitment is the reason Schumacher Dugan has maintained relationships with customers for years and is why Schumacher has been there for relocations and expansions as West Chester businesses continue to grow and prosper throughout the township."



## THE WEST CHESTER ADVANTAGE: TOP REASONS TO DO BUSINESS IN WEST CHESTER

Ask the more than 3,700 [West Chester](#) businesses why they chose to locate in the Township and the most often heard response is location and access. West Chester's location and access are certainly exceptional reasons to establish a corporate presence in West Chester, but there are many more.

### LOCATION

- [West Chester](#) is centrally located in the I-75 growth corridor between Cincinnati and Dayton—an area with a combined population of more than 3 million people.
- West Chester is conveniently located near five interstate interchanges which is unmatched by any other suburban community in the region—three in West Chester on I-75 and two at West Chester's perimeter on I-275.
- During the past 24 years and since the opening of Union Centre Boulevard interchange, more than \$377 million has been invested in major infrastructure projects throughout the township to facilitate corporate growth and promote safe and efficient travel.
- Two international airports are within 45 minutes of West Chester and four regional airports are nearby, connecting West Chester to the national and international global economies.

### ACCESS

- [West Chester](#) offers access to a work force of 1.85 million within a 30-mile radius to supply its more than 3,700 businesses.
- West Chester is within 600 miles of 54% of U.S. buying power—making it easy to reach suppliers and customers critical to corporate success.



- West Chester companies develop symbiotic partnerships as a result of geographic access—the outcome being strategic alliances, key partnerships, access to local suppliers, advances in technologies, new discoveries, referrals and more.
- Access to two major Class 1 and several short-line rail lines provides alternatives in transporting goods.

#### BUSINESS-FRIENDLY GOVERNMENT

- The township's progressive leadership strives to create an environment that supports business expansion and growth in order to build a sustainable community.
- No personal income tax—employees who live and work in [West Chester](#) receive the full benefit of the township's no tax environment.
- No corporate earnings tax—West Chester serves as an ideal platform for corporate growth and innovation focusing on the strengths and benefits of no earnings tax being assessed on businesses located in the township.
- Community Development's collaborative approach toward zoning and economic development support commercial growth while streamlining the process making it user-friendly for brokers and developers.

#### PREMIER AMENITIES

- [West Chester](#) has more than 2,200 hotel rooms to support local business travel, meetings and conferences.
- More than 1,500 acres of shopping, dining and entertainment amenities have been developed in West Chester—with more than 8.3 million square feet of commercial development, representing more than \$1 billion invested in West Chester's commercial market.
- West Chester has four major institutes of higher learning, a state-of-the-art library, and a full-service 160-bed hospital with adjacent medical campus providing ancillary services.
- The businesses and residents of West Chester benefit from full-time professional public safety services that emphasize collaboration with local businesses in preparedness for emergency situations and the prevention of crime, fire and other crises.

#### AWARD-WINNING COMMUNITY

- Ranked as one of the *"Best Places to Live"* in America, more than 65,000 people call West Chester home and thousands more flock here to enjoy the great shopping, dining and entertainment venues.
- West Chester has received back to back recognition as Ohio's *"Best Community to Do Business."*
- West Chester's exceptional schools, beautiful homes, 400 acres of recreational space, and safe neighborhoods add up to a place [Where Families Grow and Businesses Prosper](#).



**PLANES CELEBRATES 100 YEARS OF BUSINESS**



From one man and a truck to a global brand, [Planes](#) celebrated its centennial year in 2021 as one of the region's largest moving and storage companies.

Through its vast network of partners, Planes offers moving, transportation, warehousing, logistics and project management services to local, national and international customers. In addition to the company's corporate headquarters on Cincinnati Dayton Road in West Chester – its home for nearly 25 years – Planes also operates full-service office and warehouse locations in Dayton, Columbus, Chicago, and Indianapolis.

Planes has earned a recurring spot on the Deloitte Cincinnati USA Top 100 Privately-Owned Companies for the past 20 years, and has been named a Top Workplace by *The Cincinnati Enquirer* for the last eight years in a row.

A large part of the company's success as a Top Workplace is its TEAM culture, which focuses on the values of Trust, Empowerment, Accountability, and Mesh. In addition to empowering its employees, Planes also works to empower others through its long history of community service.

One example is the company's long-standing relationship with the Girl Scouts of Western Ohio. For more than 20 years, Planes has partnered with the Girl Scouts to distribute cookies to local troops. Planes has also served as a Cookie Champion sponsor for the past two years, helping young women to develop the skills they need to become tomorrow's business leaders. This year, Planes hosted a logistics workshop to give local troops a behind-the-scenes look at how cookie boxes get into their hands.

Congratulations to Planes on 100 years of excellence!



### **WEST CHESTER LIBERTY CHAMBER ALLIANCE: Connecting People and Possibilities for More Than 45 Years**

The [West Chester Liberty Chamber Alliance](#) is our region's third largest Chamber of Commerce in the three-state region and represents the interests of businesses in West Chester and Liberty Townships and along the I-75 Growth Corridor. The Chamber's mission is to establish our area as the region's business epicenter.

Leading the charge for more than 23 years is President and Chief Executive Officer, Joe Hinson. Under his leadership, the award-winning West Chester Liberty Chamber Alliance has grown exponentially in membership and operating income, and is known as the "Chamber of Choice" along the I-75 Growth Corridor. In 2020, The Chamber Alliance was named "Best Chamber of Commerce" by [Ohio Business Magazine](#).

Joe is well known for extending his hand to help Chamber members and the business community. Joe is an expert on the I-75 Growth Corridor and has an almost limitless list of resources to help companies with their specific business needs. Joe is also a ten-time recipient of the "Power 100" Most Influential Business Leaders Award, and he was recently inducted into the Junior Achievement Greater Butler & Warren Counties Business Hall of Fame.

The West Chester Liberty Chamber Alliance serves its membership and the community through educational forums, government advocacy, special events, member benefit programs, leadership development, networking opportunities and regional collaboration.

West Chester Township is fortunate to have such an active chamber to support its local business community.



## WEST CHESTER "BEST COMMUNITY TO DO BUSINESS"

### 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 a member of West Chester's Community Development team at (513) 777-4214 for personalized assistance.



## OFFICE / MEDICAL / TECHNOLOGY PROJECTS



### Further Financial

**Further Financial Group**, a private wealth advisory practice of Ameriprise Financial Services, will open a 6,925 square-foot office at 6184 Centre Loop Drive in the Union Centre district near Muhlhauser Road. The advisors at Further Financial Group develop ongoing one-to-one relationships to help clients achieve their financial goals. Further Financial offers personalized financial advice and a range of product solutions including investments, insurance, annuities and banking.





## Lifestyle Chiropractic

**Lifestyle Chiropractic**, providing professional wellness chiropractic care, will open a 2,050 square-foot medical office at 8250 Beckett Park Drive off Smith Road. The purpose at Lifestyle Chiropractic is to educate, check and adjust as many families as possible toward optimal health through natural chiropractic care, because you are never too old or too young to be adjusted.

## INDUSTRIAL PROJECTS



## SanMar

**SanMar**, the nation's premier supplier of wholesale imprintable clothing and accessories, announced a 270,000 square-foot expansion to its existing West Chester facility at 8901 Global Way. A family-owned and operated business launched in 1971, SanMar believes blank apparel is just the beginning of countless inspiring stories. Screen printers, embroiderers, athletic dealers, promotional companies and more count on SanMar for top-quality apparel. Whether it is supporting its communities and customers or reducing its environmental impact, creating positive change is at the heart of everything SanMar does. Schumacher Dugan is the contractor for this project.



## Shepherd Color Company

**Shepherd Color Company**, a world-class, global producer of complex inorganic color pigments, began a 49,500 square-foot expansion to its corporate headquarters at 4300 Dues Drive. Shepherd Color Company is a fourth-generation, family-owned business which originated in the 1920s ceramics industry as a supplier of colors for porcelain enamels. By the early 1960s, Shepherd Color's product line expanded to a full range of complex inorganic pigments for the premium coatings and plastics markets. Today, Shepherd Color products are used in many diverse applications where performance is critical under the most extreme conditions. Shepherd Color Company has locations in Brussels, Melbourne and Japan, and it supplies millions of pounds annually of high-quality pigments to customers around the world.



## Storopack

**Storopack**, an international protective packaging and technical molded parts specialist, leased a 204,288 square-foot facility at 4600 Brate Drive in West Chester Trade Center. As a family-owned, leading global supplier, tradition and innovation play a key role in everything Storopack does. For more than 60 years, Storopack's goal has been to offer customers the perfect protective packaging solutions. Storopack works closely with its customers to develop and customize protective packaging to meet its customer's needs. Storopack has 68 worldwide locations in 19 countries. This will be Storopack's third West Chester location with its corporate headquarters





located on Devitt Drive off of Princeton Glendale Road.

### Taylor Logistics

**Taylor Logistics**, a national third-party logistics provider, announced it will open a 415,000 square-foot, food-grade certified building at 9287 Meridian Way in World Park at Union Centre. Taylor Logistics, is one of the nation's most progressive family-owned logistics companies currently in the 6th and 7th generation of ownership. From its founding in 1850 to today, Taylor's passion is finding solutions for its customers through various services from food-grade warehousing both contract and public, freight brokerage, packaging, kitting, eCommerce, intermodal drayage and trucking all of which are customizable and technology-driven. This will be Taylor Logistics fourth West Chester facility including its corporate headquarters on International Boulevard.



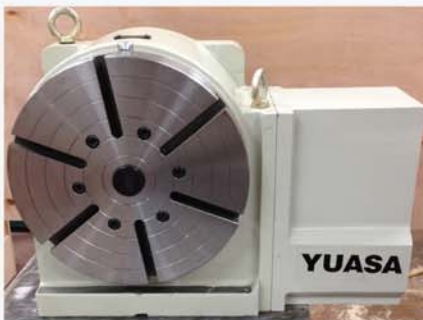
### A&F Souvenir

**A&F Souvenir**, a premier partner for custom gift and souvenir products, will open a 106,000 square-foot manufacturing and distribution facility at 9249 Meridian Way in World Park at Union Centre. Founded in 1962, A&F Souvenir provides high quality, custom souvenir products to gift shops, national parks, museums and more across North America and Canada. The talented artists at A&F Souvenir create products customers love and offer flexible and creative customization options.



### Tytek Industries

**Tytek Industries**, specializing in contract design and manufacturing services that solve problems and bring ideas to life, will open a 13,565 square-foot facility at 8904 Beckett Road. Tytek Industries provide expertise to medical and rescue, automotive, consumer products and other industries that count on them for money-savings, continuous, on-the-spot supervision and clear communications. Tytek's services include product development design for manufacture, component and process sourcing, full production, marketing and communications and more.



### Yuasa International

**Yuasa International**, importers and distributors of CNC machine tools and accessories made by Japan's top manufacturers, opened its 1,350 square-foot Ohio Technical Center at 5900 West Chester Road. With in-house engineering and logistics expertise, Yuasa offers system design proposals that combine CNC equipment with peripheral equipment and information systems to create advanced turn-key solutions. The goal at Yuasa is to provide a complete range of products and services meeting the needs of all manufacturers with the highest quality machines, equipment and accessories.



### McSunley

**McSunley**, specializing in the distribution of wholesale kitchen products to U.S. retailers, opened a 19,990



square-foot facility at 8756 Global Way off Union Centre Boulevard. McSunley focuses on direct import, private label programs building successful and profitable relationships with retailers, distributors and factories. McSunley's core strength is cookware and houseware items manufactured through a select network of Indian factories developed and partnered with for more than 20 years.

### Improve It Home Remodeling



**Improve It Home Remodeling**, a family-owned home improvement company, will open a 20,250 square-foot facility at 8930 Global Way off Union Centre Boulevard. Since 1989, Improve It Home Remodeling has educated homeowners on the best way to improve the beauty, comfort and energy efficiency of their homes. The goal at Improve It Home Remodeling is to provide its customers with a worry-free experience from the in-house consultation through product selection and installation process.

### J & K Cabinetry Ohio



**J & K Cabinetry Ohio**, wholesale kitchen and bath cabinet distributors, relocated its existing West Chester business to a 57,184 square-foot facility at 8800 Global Way off Union Centre Boulevard. J & K Cabinetry Ohio specializes in stylish, high quality, semi-custom and ready-to-assemble cabinets. The professionals at J & K Cabinetry Ohio are committed to helping customers select and design unique and affordable dream kitchens.

### Advanced Concrete Systems



**Advanced Concrete Systems**, with more than 75 years of combined construction experience, began a 2,500 square-foot expansion to its existing West Chester facility at 4730 Ashley Drive. Advanced Concrete Systems specializes in gypsum underlayment, sound control, floor leveling, waterproofing and elevated concrete. The professionals at Advanced Concrete Systems focus on customer service, providing an exceptional experience from start to finish, and a quality product that will last decades.

## COMMERCIAL PROJECTS



### Holiday Inn Cincinnati/Liberty Way

**Holiday Inn Cincinnati/Liberty Way**, a contemporary hotel for business and leisure travelers, began renovations to the 55,000 square-foot hotel at 7500 Tylers Place Boulevard (the former Four Points by Sheraton). The Holiday Inn brand offers a comfortable atmosphere where guests can relax and enjoy amenities such as swimming pool, fitness center, restaurant and more. The Holiday Inn brand hotels hosts more than 100 million guests annually.





### Wing & Burger Factory

**Wing & Burger Factory**, a new spot for burgers and wings with Southern hospitality, will open a 2,010 square-foot restaurant at 9037 Union Centre Boulevard in the Union Centre Plaza near West Chester Road. The burgers at Wing & Burger Factory are handcrafted and grilled to order using only high quality fresh Angus beef. Wings are freshly made and tossed in any of their 24 signature flavors. All toppings are 100 percent locally grown and arrive fresh daily at the Wing & Burger Factory. In addition, you can find sweet potato fries, crispy okra, beer battered onion rings, cheesesteaks and more.



### Wise Owl Wine Bar

**Wise Owl Wine Bar**, an upscale, casual wine and tapas bar, began a 1,246 square-foot expansion at its existing West Chester location at 6206 Muhlhauser Road in the Huff Centre. The Wise Owl Wine Bar features an extensive wine list with a collection of more than 200 wines from around the world. In addition, the Wise Owl Wine Bar offers craft and domestic beers, cocktails, tapas and great entertainment in an intimate setting.



### Uzima Rejuvenation Station

**Uzima Rejuvenation Station**, a new medical office and spa, will open a 1,171 square-foot facility at 7743 Cox Lane near Tylersville Road. Uzima offers a variety of services including IV hydration, vaginal steams, massage therapy, foot soaks, women's health services and labs. Uzima Rejuvenation Station was created to provide a calm, relaxing environment where clients can reset and focus on breathing life back into themselves.



### Zero Latency VR

**Zero Latency VR**, offering free-roam virtual reality experiences, will open a 3,327 square-foot VR center at 9405 Civic Centre Boulevard in The Streets of West Chester. Zero Latency's technology is immersive featuring reality altering graphic detail, crystal clear audio for environmental sound and team communications. Zero Latency customers put on the VR headset, strap on the backpack powered by an ultra-performance computer, pick up the controller and they are transported into the virtual world where they are free to move and explore. Zero Latency VR has 56 venues in 26 countries.



### Deka Lash

**Deka Lash**, creating custom experiences through eyelash extension services, memberships and products, will open a 1,350 square-foot studio at 7616 Cox Lane in the Marketplace at University Pointe. Deka Lash was founded in 2011 on the belief that all beauty services should be attainable. Deka Lash has more than 100 locations across the U.S. and Canada, and a product line specially formulated for its lashes.



## COMING SOON



Popeye's Louisiana Kitchen



Crumbl Cookies



Wing & Burger Factory



Hyatt House



Zero Latency VR



Dunkin' Donuts

## NOW OPEN



GE Credit Union



Fairfield Inn by Marriott



Clean Eatz



Provisions Senior Living



Telhio and Crimson Cup



David's Bridal

## 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](http://www.WestChesterDevelopment.com)

[ChappCo](#)  
[GE Aviation](#)  
[Griffin Capital](#)  
[Hills Properties](#)  
[KEMBA Credit Union](#)  
[Midwest Filtration](#)  
[NorthPoint Development](#)  
[Park National Bank](#)

[Planes Companies](#)  
[Queen City Harley Davidson](#)  
[Schumacher Dugan Construction](#)  
[US Bank](#)  
[Wetherington Golf & Country Club](#)  
[West Chester Hospital](#)  
[West Chester-Liberty Chamber](#)  
[West Chester Township](#)

2Q-2022



West Chester Development Council | 513-755-1999 | 9577 Beckett Road, West Chester, OH, 45069  
[www.WestChesterDevelopment.com](http://www.WestChesterDevelopment.com)

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