

## What's New in West Chester!



### WEST CHESTER'S DEE SIGN CELEBRATES MORE THAN 50 YEARS OF SUCCESS

[Dee Sign](#) is celebrating 55 years of serving real estate agents as the country's largest real estate sign brand, serving customers around the globe. This is a significant milestone for the company on its mission to empower real estate agents to maximize career success.

Dee Sign has been at 6163 Allen Road in West Chester for more than 30 years, having moved its headquarters there in July 1991. [Dee Sign's](#) products are likely seen every day in the form of residential and commercial signs advertising real estate properties for sale. The Company's customers range from small independent realtors to large, global real estate brands.

Dee Sign is nationally known for its expertise in printing signs with impeccable color precision. Bob and Paul Huenefeld purchased Dee Sign in 1967 with the goal to turn a local screen printing business into a national yard sign manufacturer. Their plan was to use direct mail to build brand awareness and attend tradeshows to meet customers face-to-face. Through these grassroots efforts, [Dee Sign](#) grew into the leading producer of real estate signs. Brad Huenefeld now leads Dee Sign as president. The company's roots remain in quality products that customers can see and feel, and presently serves more than 100,000 customers across the country.

Since 1967, [Dee Sign](#) has provided real estate agents with the signage they need to achieve their goals. With in-house manufacturing and patented designs, Dee Sign has become the world leader in real estate signs. Headquartered in West Chester, Ohio, Dee Sign also has Los Angeles and San Diego locations.



### THREE WEST CHESTER COMPANIES HONORED 2022 Goering Center Family & Private Business Awards

Each year, the [Goering Center](#) recognizes family-owned and private companies that represent the

best qualities of great organizations. The annual awards provide businesses with a unique opportunity to showcase successes and the impact they are making in the community.

Established in 1989, the Goering Center is North America's largest university-based educational non-profit center for family and private businesses. The Center's mission is to nurture and educate these businesses to be drivers of a vibrant economy. Affiliation with the Carl H. Lindner College of Business at the University of Cincinnati provides access to a vast resource of business programming and expertise.

An elite group of judges examine the cultures of many regional businesses and select 10 as worthy of special recognition and the [2022 Goering Center Family & Private Business Award](#). The companies provide insight into how its company's culture impacts employees, customers, and its communities. West Chester's Crescent Park was selected as one of the top 10 businesses and received the award for its ability to successfully service its customers for nearly two centuries. RiskSOURCE Clark-Theders and Kingsgate Logistics were also recognized.

[Crescent Park](#) is a fifth generation, family-owned business headquartered in West Chester Township. Crescent Park has a national contract packaging and parts fulfillment footprint and a vision to be a premier service provider in its industry. Crescent Park is a community-focused on growing its people to provide a path forward for key customers, improving quality and strengthening its competitive advantage.

In business for more than 170 years, the Crescent Way is a mindset and brand, and how it collectively views and operates its business. Crescent Park partners with customers to provide unique, superior capabilities and personalized services that meets their needs.

[RiskSOURCE Clark-Theders](#) is a family-owned company proudly serving the Greater Cincinnati area providing risk management, and property and casualty insurance products for more than 40 years. RiskSOURCE serves 4,000+ clients nationwide including Ohio, Kentucky, Tennessee and beyond. Caring is so central to RiskSOURCE's company's culture, that this year the company celebrates its 15<sup>th</sup> anniversary of RiskSOURCE Cares, a program that keeps caring for its team, clients and community at the forefront of everything they do.

[Kingsgate Logistics](#), also headquartered in West Chester Township, is a family-owned and operated third-party logistics provider that has been a leader in the logistics industry for more than 36 years with implementation of cutting-edge technology. While the business has made its mark in the transportation industry, the founding family maintains a commitment of treating employees and customers like family. One of the core values at Kingsgate remains true—the business is rooted in legacy.

Congratulations to all of [West Chester](#)'s privately-owned family businesses on continued success as they all innovate, grow and prosper in our community.



### **WEST CHESTER LIBERTY CHAMBER ALLIANCE HAS A NEW HOME**

The [West Chester Liberty Chamber Alliance](#) has a new home at 8763 Union Centre Boulevard, Suite 400, in the former the headquarters for Kemba Credit Union. This landmark location in West Chester's Central Business District offers The Chamber Alliance more office space, state-of-the-art technology, and easier access to better serve its chamber members.

The new corporate office includes a gourmet coffee bar and closer proximity to partners with The HUB Business Center.

The [West Chester Liberty Chamber Alliance](#) is all about connecting people and possibilities. As the "go-to" business leader in the area, it supports the growth and development of West Chester and Liberty townships, the business epicenters of the region and the connectors for Cincinnati and Dayton along the I-75 Growth Corridor.

The West Chester Liberty Chamber Alliance is always available to help its members and the community with key business connections, strategic positioning for future growth, and enhanced knowledge of the developing landscape by providing the tools needed to become an expert in the ever-changing business climate.



### QUARTERLY COLUMN: KEEPING UP WITH KATY K

In this last quarter, more dreams came true in West Chester. We had ribbon cuttings at [a&F Souvenir](#), [Fit Body Boot Camp](#), [Heatwave Pools](#), [Lori's Roadhouse](#), [Queen City Harley Davidson](#), and the newly remodeled [5/3 Bank](#) on Cox Road. I love these celebrations and seeing the excitement as visions come to life. Behind every business is a dream!

In August, I had the opportunity to visit the groundbreaking of the Advanced Air Mobility Center of Excellence, which is being built at the Springfield/ Beckley Airport. Flying cars are coming. In fact, they are being developed and tested right here Ohio, right now. Why is this important? Ohio is leading the 21<sup>st</sup> century air race. [FlyOhio's](#) work to refine low-altitude air traffic management seeks to make Ohio's airspace among the first in the nation ready to fly beyond line of sight, ultimately bringing the use of unmanned aircraft for freight, package, and personal transportation closer to reality.

I believe this will bring new industry to places like [West Chester](#). The mantra is: come here to test, stay here to build. We are strategically located to benefit from the research and development of this new area of transportation. Everything from last mile delivery, organ transport, air ambulance, to air taxi is on the horizon for our region. It may seem far-fetched, but the [Ohio Department of Transportation](#) estimates 16 vertiports (vertical lift off pads) with 1,592,298 passengers in Cincinnati alone by 2040. Buckle up, West Chester. More information can be found here: <https://www.jobsohio.com/industries/advanced-mobility/air-mobility/>

This quarter's resource to know is: [Foreign Trade Zones](#). Butler County is in Foreign Trade Zone 46 (Cincinnati and Southwest Ohio). A foreign-trade zone (FTZ) is a geographical area in the United States where commercial merchandise — both domestic and foreign — receives the same Customs treatment it would if it were outside the commerce of the United States. Merchandise may be held within a FTZ without being subject to tariffs (customs duties) and other ad valorem taxes (taxes based on the assessed value of an item), providing tariff and tax relief to U.S.-based operations engaged in international trade. Two foreign trade zones are located in the Greater Cincinnati area. To learn more or to see if your business qualifies, <http://gcfzt.com>

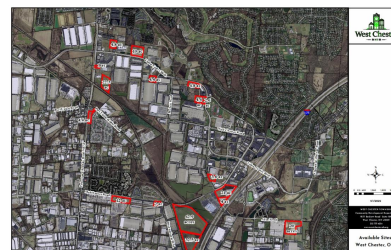
Coming soon: Watch for news of a West Chester Small Business Revitalization Grant Program as we work to ensure [West Chester](#) remains the Best Place to do Business in Ohio.

Reach out to me. I would enjoy the opportunity to visit your business in person, or grab coffee. It is pumpkin spice season, after all. [kkanelopoulos@westchesteroh.org](mailto:kkanelopoulos@westchesteroh.org)

Stay well West Chester, *where families grow and businesses prosper*; and dreams come true.

### 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 Katy Kanelopoulos at (513) 759-7325 or [kkanelopoulos@westchesteroh.org](mailto:kkanelopoulos@westchesteroh.org) for personalized assistance.



## OFFICE / MEDICAL / TECHNOLOGY PROJECTS



### [American Family Care \(AFC\)](#)

**American Family Care (AFC)**, a leading provider of urgent care and accessible primary care, will open a 4,763 square-foot medical facility at 7570 Voice of America Center Drive near Cox and Tylersville roads. For more than 40 years, AFC has pioneered the concept of non-emergency room urgent care services. All AFC clinics are designed, equipped and staffed to provide accessible minor emergency treatment including on-site laboratory services, state-of-the-art diagnostics and occupational health exams. Today, AFC has more than 250 clinics and 800 in-network physicians caring for more than 6 million patients each year.

### [Pacific Dental Services](#)



**Pacific Dental Services**, enabling dentists to provide comprehensive, cost-effective patient care, will open a 3,200 square-foot medical office at 7925 Crossings of Beckett Drive in a new 7,450 commercial building being built at the Crossings at Beckett development anchored by Kroger Marketplace off Princeton Glendale Road. Pacific Dental Services uses only the most advanced technology and proven techniques available. From a simple dental check-up or cleaning, Pacific Dental care professionals can provide a gentle and efficient treatment by a highly skilled support staff committed to ongoing training and education.



### Vital Care of West Chester

**Vital Care of West Chester**, providing comprehensive infusion care services, will open a 3,320 square-foot medical facility at 8731 Union Centre Boulevard. Vital Care of West Chester provides safe, convenient and caring infusion therapy services for patients with acute and chronic conditions in the comfort of their homes, or at the Vital Care infusion site. For more than 35 years, Vital Care has been dedicated to expanding access to high-quality infusion therapy and driving better patient outcomes by providing local, safe, convenient and professional infusion services.



### Emma Schmidt & Associates

**Emma Schmidt & Associates**, specializing in sex and relationship therapy, will open a 1,456 square-foot office at 5900 West Chester Road near Union Centre Boulevard. The mission at Emma Schmidt & Associates is to promote healthy sexuality and great intimate relationships. The trained professionals at Emma Schmidt & Associates team up with individuals or couples to identify concerns using approaches known to be effective with unique situations with the goal of optimal health.



### NavX Realty

**NavX Realty**, a professional residential real estate provider, opened a nearly 1,000 square-foot office at 8880 Cincinnati-Dayton Road in Olde West Chester. Since beginning his career in 2006, real estate agent Mike Wiseman has had more than \$200 million in sales and sold more than 700 homes. Mr. Wiseman provides home buyers and sellers with professional, responsive and attentive real estate services throughout the Cincinnati and Dayton area markets.



We Help Make It All Better  
wellnow.com

### WellNow Urgent Care

**WellNow Urgent Care**, a full-service, walk-in medical clinic and urgent treatment facility, will open a 4,250 square-foot medical office at 7925 Crossings of Beckett Drive in a new 7,450 commercial building being built at the Crossings at Beckett development anchored by Kroger Marketplace on Princeton Glendale Road. WellNow Urgent Care is open seven days a week, and no appointments are ever needed. From coughs and colds to sprains and strains, WellNow Urgent Care provides quick, convenient care with exceptional service for non-life-threatening injuries and illnesses.

## INDUSTRIAL PROJECTS



### Cornerstone Brands

**Cornerstone Brands**, a division of Qurate Retail Group comprised of four interactive, aspiration home and apparel lifestyle brands, leased a 323,970 square-foot facility at 5261 East Provident Drive. The Cornerstone Brands include Ballard Designs, Frontgate, Garnet Hill, and Grandin Road. Cornerstone Brands' interactive and direct-to-consumer businesses are distinct in product offerings, customer bases, balanced resources and revenue growth, with separate e-commerce sites for each brand. Overall, the group distributes 166 million catalogs annually and has 21 retail and outlet stores.



### FedEx

**FedEx Ground**, the largest ground transportation company in the world, leased a 183,336 square-foot facility at 8655 Jacquemin Drive in Mill Creek Logistics Center off Union Centre Boulevard. FedEx is a comprehensive supply chain solutions provider for complex fulfillment needs connecting people with goods, services, ideas and technologies. FedEx covers every U.S. street address and services more than 220 countries and territories. Its global network provides time-sensitive, ground express service through more than 650 airports worldwide.



### OTC Industrial Technologies

**OTC Industrial Technologies**, one of the largest industrial distributors and service providers of pumps, finishing, automation, mechanical, electrical, compressors and fluid power in the United States, will open a 103,052 square-foot facility at 9113 LeSaint Drive. Established in 1963, the OTC Industrial Technologies company provides manufacturing operations through its breadth of product, best-in-class technical and engineering knowledge, and superior customer service to lead every market in which it does business.



### DSI Dantech

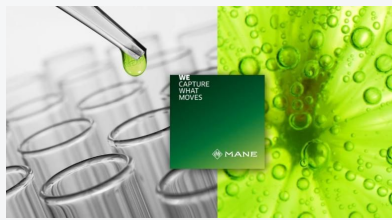
**DSI Dantech** will relocate to a 47,323 square-foot facility at 4583 Brate Drive in West Chester Trade Center. DSI Dantech offers the global food industry a full range of mechanical, plate, and cryogenic technology for freezing, cooling and heating of quality food. DSI Dantech supplies the food industry with thermal treatment solutions that spares the environment, improves production and revenues, minimizes food waste, and also makes quality food accessible to everyone.



Keeping Industry in Motion

### Motion Industries

**Motion Industries** leased an 80,232 square-foot facility at 4583 Brate Drive in West Chester Trade Center. Motion Industries is a leading industrial parts distributor of bearings, mechanical power transmissions, electrical and industrial automation, hydraulic and industrial hoses, hydraulic and pneumatic components, industrial and safety products, and material handling. Serving its customers since 1946, Motion Industries operates in the replacement parts and original equipment markets. Motion Industries has more than 550 operations including 15 distribution centers throughout North America.



### Mane, Inc.

**Mane, Inc.**, providing the food industry and consumers all of the world with the highest quality flavors and taste solutions, will open a 63,000 square-foot facility at 4440 Muhlhauser Road west of Princeton Glendale Road. A family-owned business for more than 150 years, Mane takes a holistic approach to flavor using nature as a model. Mane awakens the senses by composing delectable, surprising tastes through its flavours division where its leaders create cutting-edge solutions for use in beverages, dairy, confectionary products, baked goods, savory items and more.



### HH Barnum Company

**HH Barnum Company**, a leader in products, solutions and controls for factory automation, leased a 6,679 square-foot sales and training facility at 9033 Meridian Way in World Park at Union Centre. For more than 70 years, HH Barnum Company has taken great pride in creating a legacy that places customers and employees as a top priority. HH Barnum has focused operations on process control valves and instrumentation to the distribution of factory automation systems across multiple industries for seven decades.



### Kleem, Inc.

**Kleem, Inc.**, manufacturer and supplier of quality traffic control products and custom signage, began an 8,400 square-foot expansion to its existing West Chester corporate headquarters at 6370 Gano Road off Cincinnati-Dayton Road. A family-owned and operated business for more than 40 years, Kleem's signs are manufactured in-house, with full-color custom graphics production for signage, labels, banners and vehicle decals. A wide selection of common traffic and parking signs are also kept in stock for quick delivery. Kleem also carries traffic paint, cones, barrels, barricades and other traffic control products.



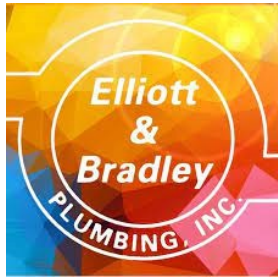
### West Shore Home

**West Shore Home**, specializing in home improvement solutions, will open a 40,800 square-foot office at 9283 Sutton Place off Princeton Glendale Road. From top-of-the-line replacement windows to exquisite new bathtubs, West Shore Home offers fast and easy bath, windows and door remodeling selections. West Shore Home offers a seamless experience from beginning to end and everything is backed by its risk-free guarantee.

### Crescent Electric Supply Company



**Crescent Electric Supply Company**, one of the largest independent distributors of electrical hardware and supplies in the nation, relocated its existing West Chester operations to a 10,632 square-foot facility at 4806 Interstate Drive off Princeton Glendale Road. Established in 1919, the family-owned company has more than 130 branches in 26 states, serving contractors, original equipment manufacturers (OEM) and the maintenance, repair and operations (MRO) needs of commercial, industrial, institutional and utility customers nationwide.



### **Elliott & Bradley Plumbing**

**Elliott & Bradley Plumbing**, specializing in commercial design and build plumbing services, will open a 4,500 square-foot office at 7873 Kingland Drive near Tylersville Road. In business since 1959, Elliott & Bradley Plumbing focuses on energy saving and environmentally-friendly solutions by offering products that can significantly reduce electricity costs and minimize water consumption. The qualified professionals at Elliott & Bradley Plumbing are skilled at new construction and renovation projects. This will be Elliott & Bradley Plumbing's second West Chester location.

## COMMERCIAL PROJECTS



### **Bass Pro Outdoor World**

**Bass Pro Outdoor World**, North America's leading supplier of premium outdoor gear, will construct a 120,493 square-foot new retail store on a 22-acre site at 5992 Allen Road at the south end of The Streets of West Chester. Offering fishing, hunting, camping, outdoor gear and much more, Bass Pro has been providing customers with a premier destination retail experience, superior products and outstanding customer service for more than 50 years. Bass Pro Outdoor World locations feature décor that creates an experience for guests such as being in a cypress forest with animal displays, marble flooring portraying rivers with fish outlines, and more wood to represent the forest.



### **QuikTrip**

**QuikTrip**, one of the nation's leading convenience and gasoline retailers, will construct a new 8,292 square-foot store on an 8-acre site at 8367 Cincinnati-Dayton Road just southwest of Interstate 75. Since 1958, people have looked to QuikTrip for gasoline, on-the-go snacks, sandwiches, freshly-brewed coffee, donuts, pizza and more. QuikTrip is widely known for taking great care of its employees earning national recognition for creating and nurturing career employees and offering superior benefits including being recognized at the Best Places to Work in 2021. QuikTrip has more than 900 stores in 14 states and takes pride in giving back to the communities it serves.



### **Tiger Sugar**

**Tiger Sugar**, specializing in its fabulous tiger striped Boba Tea, will open a 1,470 square-foot shop at 7847 Tylersville Road in West Chester Plaza. Established in 2017, Tiger Sugar is the original brown sugar bubble tea with fresh cream and a unique tiger stripe design. Tiger Sugar tells a unique story with "tiger stripes" that are infused onto all of its drinks with unique hand-poured syrups. Tiger Sugar uses a proprietary 8-hour method for cooking its syrups and tapioca pearls, which results in the perfect marriage of tea, milk and syrup in every sip.



### **LuLu's Sweets Boutique**

**LuLu's Sweets Boutique**, offering decadent home-baked goods made from scratch, will open a 1,230 square-foot specialty bakery at 7745 Cox Lane in Tylersville Corner at Doc Drive. LuLu's Sweets Boutique specializes in made-to-order cakes, cupcakes, French macarons and more. LuLu's takes pride in the quality of its ingredients and attention to detail because baking is its passion. Whether planning for the dessert table or the next event, LuLu's is there to help.



### **Provision Living West Chester**

**Provision Living West Chester**, a senior living and memory care community, will expand its existing facility at 5531 Chappell Crossing Boulevard off Union Centre Boulevard. Provision Living West Chester meets the unique needs of older adults offering on-site assisted living and memory care services. The expansion includes one- and two-bedroom apartments which feature emergency call response units, fire safety systems, health

monitoring equipment, and housekeeping and laundry services. The Provision Living community offers restaurant-style dining, social events and activities, professional therapy services and more.



### VIP Wireless & Smoke Shop

VIP Wireless & Smoke Shop, specializing in the retail sales of wireless and tobacco products, will open a 3,210 square-foot store at 6072 West Chester Road in West Chester Centre off Lakota West Drive. VIP Wireless & Smoke Shop offers more than 100 different products including e-cigarettes, hookahs, CBD items, wireless equipment and more.



### Spades Social

Spades Social, a new private social club, opened a 1,200 square-foot facility at 9536 Cincinnati Columbus Road in Dimmick Plaza. The Spades Social club gives poker fanatics a place to enjoy 100% rake-free poker, Texas Hold'em, Pot-Limit Omaha, other cash games and tournaments. New members are always welcome at the Spades Social poker club, which promotes and expects non-judgmental and supportive attitude from participants.

## COMING SOON



Popeye's Louisiana Kitchen



Taco John's



Bass Pro Outdoor World



Hyatt House



QuikTrip



Dunkin' Donuts

## NOW OPEN



Wing & Burger Factory



Fairfield Inn by Marriott



Peach Cobbler Factory



Queen City Harley Davidson



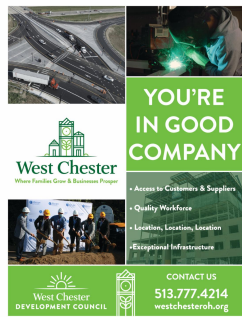
Zero Latency



El Rancho Grande

## 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](#)

[GE Aerospace](#)  
[Griffin Capital](#)  
[Hills Properties](#)  
[KEMBA Credit Union](#)  
[NorthPoint Development](#)  
[Park National Bank](#)

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

4Q-2022



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