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## UNION CENTRE 2019 TRANSFORMATION

After more than two decades, the Union Centre Boulevard interchange will go through a major transformation in 2019. West Chester Township and the Butler County Engineers Office will partner on the project that is expected to begin in spring 2019.

The \$13 million project funded through Tax Increment Financing (TIF) will transform the interchange/bridge to a Diverging Diamond Interchange (DDI). A DDI can generally fit within the existing interchange right-of-way, provides for simplified left turn movements and provides for relatively simple pedestrian crossing eliminating unprotected crossing at the ramps.

This will be the third DDI constructed in Ohio and one of the design's drawbacks is that it will be unfamiliar to motorists. With some education and use, however, the strengths of the design outweigh the weaknesses which also include little space for snow storage and elimination of highway re-entry.

The UCB interchange handles approximately 45,750 vehicles per day (average daily traffic) and has become an entry to West Chester's corporate downtown area. The interchange was initially completed in 1997 and was constructed with private and public funding. Since its construction, more than \$2.5 billion in real and personal property investment has been made in the Union Centre area alone, accounting for 22.3 million square feet of retail, corporate office, entertainment and industrial development; and generating nearly 26,000 jobs.

1Q-2019

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**West Chester ...  
Built With You In  
Mind!**

West Chester is a proven destination for corporate investment. Development opportunities exist throughout West Chester

"The Union Centre interchange is an important gateway into our community and has defined West Chester as a hub for corporate investment in the region," said West Chester Community Development Director Aaron Wiegand. "Investing in the efficiency and appearance of highway interchanges demonstrates West Chester's ongoing commitment to remain a premier community."

The interchange project will also include additional lanes, pedestrian path, new decorative fencing, new mast arms and new landscaping.

The project is expected to require only a four-day full closure with the rest of the work completed while maintaining traffic. Delays, however, will be likely throughout the project. Stay ahead of the construction schedule for Union Centre this spring by following West Chester on Facebook and Twitter or visiting [www.WestChesterOH.org](http://www.WestChesterOH.org).



### **WEST CHESTER TRADE CENTER FILLING UP FAST** **New industrial park in West Chester offers clients location and efficiency**

The West Chester Trade Center is a master-planned industrial park strategically located on State Route 747 and Union Centre Boulevard. Construction began in mid- to late 2018 and already tenants are staking claims to the nearly 1 million square feet of commercial space that will ultimately be available.

"We're making great progress at the site and there is a lot of excitement about the project," said Doug Whitten, Senior Vice President with CBRE, brokers for the property owned by NorthPoint Development.

Three to four buildings are planned for the initial site. The first building will open in February and the second is expected to be completed by April 1. The

with sites of one to 100 acres available. Office, manufacturing, research and development properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate interchange are available.

West Chester's economic development professionals are prepared to find an available property to suit the needs of those seeking to relocate and/or grow in West Chester's no earnings tax, pro-business environment.

Contact [Cathy Walton](#), Business Attraction and Expansion Manager, for personalized assistance at [\(513\) 759-7325](tel:5137597325) or email [Cathy](mailto:Cathy@westchesteroh.org).

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buildings can be divided for multiple tenants.

At least three companies were already prepared to lease space at the end of 2018 - Amarr (57,686 square feet), TSC Apparel (195,604 square feet) and MS International (57,683 square feet), according to Whitten.

"The West Chester location, accessibility from I-75, and the modern efficiencies of the buildings are really attributes that companies are looking for," he said.



### **NEW KROGER MARKETPLACE OPENS JANUARY 31**

Officials with the Kroger Company are planning a Jan. 31st opening of their newest Kroger Marketplace. The 133,000-square-foot Marketplace at the corner of Tylersville and State Route 747, in West Chester, is part of the 36-acre Crossings of Beckett retail development.

The new Kroger Marketplace will replace the much smaller, 71,000-square-foot existing Kroger store on State Route 747 and will include a fuel center and small medical clinic.

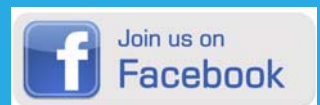
The Crossings of Beckett will also include an additional 15,000 square feet of retail space next to Kroger and three out lots on State Route 747.

A second phase of the development will include 42,000 square feet of retail space, 22,000 square feet of office space and three additional out lots along State Route 747.

The development exceeds requirements for preservation of green space and will include landscaped berms and sidewalks to complement the updated commercial corridor. Over the past few years, West Chester has seen several new additions to the State Route 747 commercial corridor including Tri-Health, the Children's Learning Adventure and several restaurants catering to the nearby residential neighborhoods.

Office Projects

[Main Event](#)  
[Entertainment](#)  
[NorthPoint](#)  
[Development](#)  
[Park National Bank](#)  
[Planes Companies](#)  
[Republic Wire](#)  
[Schumacher Dugan](#)  
[Construction](#)  
[Scott Street Partners](#)  
[Systecon](#)  
[The Streets of West](#)  
[Chester](#)  
[Traditions Building](#)  
[and Development](#)  
[Group](#)  
[West Chester Hospital](#)  
[West Chester-Liberty](#)  
[Chamber Alliance](#)  
[West Chester](#)  
[Township](#)  
[Wetherington Golf and](#)  
[Country Club](#)



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**KEMBA Credit Union**

**KEMBA Credit Union**, a not-for-profit financial institution dedicated to serving the financial needs of its members, announced it will construct a new nine-story, 90,000 square-foot Class A corporate headquarters adjacent to its existing West Chester location off Union Centre Boulevard in Chappell Crossing. KEMBA purchased nearly 6.9 acres of land for more than \$1.7 million and plans to invest approximately \$9.5 million for its new building and add 40 jobs. KEMBA's retail operations will remain in its existing building and the remainder of the building will be available for lease once its new headquarters is complete. KEMBA is the second largest credit union in the region serving more than 98,000 members and more than 840 companies. The new corporate headquarters is expected to be ready in the summer of 2020. [KEMBA Credit Union](#)

## Industrial Projects



**Heritage Bag**

**Heritage Bag**, one of North America's leaders in packaging choice and sustainability, leased a 58, 243 square-foot facility at 8660



Jacquemin Drive in the new Jacquemin Logistics Center off Union Centre Boulevard. Heritage Bag, one of the Novelex packaging brands, serves the retail, grocery, food service, hospitality, institutional and industrial markets with more than 62 locations worldwide. Heritage Bag will also continue to operate its Thunderbird Lane facility in West Chester Township. [Heritage Bag](#)



**Jacquemin Logistics Center**

**Wayfair**, an ecommerce company selling home goods, leased a 41,958 square-foot distribution facility at 8660 Jacquemin Drive in the new Jacquemin Logistics Center off Union Centre Boulevard. Wayfair specializes in home furnishings and decor offering more than 10 million products from more than 10,000 suppliers. [Wayfair](#)



**Eagle Composites**

**Eagle Composites**, providing aerospace OEM and Tier 1 customers with composites and advanced manufacturing solutions, opened a

51,000 square-foot facility at 8494 Firebird Drive off Union Centre Boulevard. Eagle Composites manufacturing capability and capacity is focused on production of aerospace and aero engine components and assemblies. [Eagle Composites](#)



**West Chester Trade Center**

**TSC Apparel**, a long-recognized industry supplier of imprinted sportswear, leased a 195,604 square-foot warehouse and distribution facility at 8586 Trade Center Drive in the new West Chester Trade Center off Union Centre Boulevard. TSC Apparel is a national B2B distributor of imprinted apparel products and accessories stocking thousands of styles of casual shirts, fleeces, sports shirts and outerwear. [TSC Apparel](#)



**Valco Melton Corporate Headquarters**

**Valco Melton**, one of the world's leading manufacturers of adhesive dispensing machinery and quality monitoring systems, announced three additions totaling 30,102 square feet to its existing West Chester facility at 411 Circle Freeway Drive off Crescentville Road. Valco Melton specializes in the manufacturing, packing, and sealing of items such as corrugated boxes and cartons across more than 12 markets. Valco Melton's corporate headquarters, also located in West Chester Township at 497 Circle Freeway Drive, has research, distribution, and manufacturing facilities throughout the U.S., Canada, Mexico, Europe,



China and India, supplying customers in more than 76 countries across the globe. [Valco Melton](#)



**VFP Fire Systems**

**VFP Fire Systems**, formerly Viking Fire Protection, announced a 6,207 square-foot expansion to its existing facility at 6203 Centre Park Drive in Schumacher Commerce Park. Since it began in 1927, VFP Fire Systems has specialized in fire protection products and safeguarded thousands of commercial, industrial, and residential properties throughout the United States. [VFP Fire Systems](#)



**MSI Surfaces**

**MSI Surfaces**, a leading national distributor of flooring, wall and countertop surfaces, leased a 57,683 square-foot distribution facility at 8556 Trade Center Drive in the new West Chester Trade Center off Union Centre Boulevard. Founded in 1975, MSI Surfaces is a premium supplier of more than 4,500 products including an extensive selection of quartz, granite, marble, porcelain, ceramic, luxury vinyl tile, glass, quartzite and more. MSI Surfaces maintains more than 160 million square feet of inventory, imports from more than 36 countries on six

continents, and distributes across the United States and Canada. [MSI Surfaces](#)



**Amarr**

**Amarr**, one of Entrematic's leading brands providing sectional doors for residential garages, condominiums, commercial buildings, shopping malls, warehouses and other industrial applications, leased a 57,686 square-foot facility at the new West Chester Trade Center at 8586 Trade Center Drive off Union Centre Boulevard. Established in 1951 and made in the U.S.A., Amarr products are distributed through more than 80 door centers in the United States, Mexico and Canada to more than 3,000 professional independent garage door dealers. [Amarr](#)

**The Fischer Group**, specializing in product development, machine building, unique printing, and manufacturing, leased a 28,000 square-foot warehouse facility at 8830 Beckett Road off Union Centre Boulevard. [The Fischer Group](#)

## Commercial Projects



**Tylersville Pointe**

**Big Lots**, a community retailer dedicated to providing affordable consumer solutions with more than 1,400 stores in 47 states, announced an 8,000 square-foot expansion to its existing store at 7779 Tylersville Road at Cox Road in the Tylersville Pointe retail center. Midland Atlantic has announced a substantial redevelopment



project of this highly visible, underutilized retail development which will include a major expansion to its anchor tenant, a remodel and renovation of all the shopping spaces, landscaping and site improvements, façade improvements, lighting upgrades, parking lot renovations and more. Outlots and leasing opportunities are still available. [Tylersville Pointe](#)

**Fairfield Inn and Suites**, a Marriott brand hotel, announced it will construct a new five-story, 61,000 square-foot hotel at 9241 Floer Drive off Union Centre Boulevard. Fairfield Inn and Suites, a Marriott brand for more than 31 years, has more than 950 hotels worldwide offering the traveler spacious, modern rooms, free Wi-Fi, a fitness center, free breakfast, functional work space and more. [Fairfield Inn and Suites](#)



**Spectrum**, a Charter Communications brand specializing in consumer cable television, internet and telephone services, announced it will open a 3,854 square-foot retail customer service center at 9554 Voice of America Centre Drive in the VOA shopping center near Cox and Tylersville Roads. Customers can shop new products, make payments, upgrade services, pick up or return equipment and more at Spectrum's new neighborhood customer service center. [Spectrum](#)



**KC Flower Farm**, a flower market and design studio, opened a 1,872

square-foot store at 8870 Cincinnati Dayton Road in Olde West Chester. At KC Flower Farm, all of the arrangements and floral pieces are custom designed. KC Flower Farm offers DIY wedding classes or custom wedding packages, and in-house flower design workshops. [KC Flower Farm](#)



**Two Men and a Truck**, providing domestic and international relocation services, announced it will relocate its existing West Chester facility to a 735 square-foot office at 7324 Kingsgate Way off Tylersville Road. For more than 30 years, Two Men and a Truck has operated in 43 states with more than 380 locations worldwide. [Two Men and a Truck](#)



**AJJ Cornhole**, specializing in custom cornhole sets and accessories, relocated its existing West Chester operations to a 2,047 square-foot facility at 10073 Commerce Park Drive. AJJ Cornhole offers a variety of themed and NCAA cornhole sets, bean bags, wraps and custom-designed boards. [AJJ Cornhole](#)





**Market Wagon**

**Market Wagon**, revolutionizing the direct-to-consumer, locally-sourced food market with innovative shopping and logistics technology, opened a 1,470 square-foot distribution facility at 6861 Lakota Plaza Drive off Cincinnati-Dayton Road. With Market Wagon, customers shop online for local food buying it direct from farms and artisans, and Market Wagon delivers right to your home. [Market Wagon](#)



**Ambiance Nail Spa**

**Ambiance Nail Spa**, a full-service nail salon and spa, announced it will open a 3,810 square-foot salon at 7996 Princeton Glendale Road in the new Crossings of Beckett anchored by Kroger Marketplace.

Ambiance Nail Spa offers manicures, pedicures, waxing, facials, micro blading and more. [Ambiance Nail Spa](#)



**Delicious Designs Cookies**

**Delicious Designs Cookies**, providing a boutique bakery experience, relocated and expanded its existing West Chester business to a 1,952 square-foot facility at 8779 Cincinnati Dayton Road in Olde West Chester. Delicious Designs Cookies specializes in custom cut-out cookies, gourmet cake pops, and cookie-decorating birthday parties. [Delicious Designs Cookies](#)

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## THE MANE HAIR CO.

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**The Mane Hair Co.**, a full-service hair salon, opened a 1,240 square-foot shop at 7334 Tylers Corner Drive off Tylersville Road. The Mane Hair Co. specializes in coloring and the hand-painted hair trend in addition to offering haircuts, perms and more. [The Mane Hair Co.](#)





**Golden Day Boutique**, a women's clothing boutique, announced it will open a 2,035 square-foot store at 9035 Cincinnati-Dayton Road in Olde West Chester. Golden Day Boutique will offer fun, comfy, hip and affordable clothing for a variety of sizes from small to 3x. [Golden Day Boutique](#)



**NriyArpana School of Performing Arts**, a non-profit organization offering professional training in the traditional and classical art forms of Bharatanatyam dance and other choreography, announced it will open a 2,796 square-foot dance and training facility at 9076 Cox Road near SR 42. NriyArpana School of Performing Arts offers courses geared towards a deeper understanding of the arts and the school strives for holistic learning of this great ancient art. [NriyArpana School of Performing Arts](#)



**PetPeople**, a neighborhood place for natural foods and quality supplies for dogs and cats, announced it will open a 3,627 square-foot store at 7996 Princeton Glendale Road in the new Crossings of Beckett shopping center anchored by Kroger Marketplace. PetPeople's team of pet enthusiasts educates by providing solutions to make a difference in the lives of pets. [PetPeople](#)



Blondie's Sports Bar and Grill

**Blondie's Sports Bar and Grill** opened a 3,920 square-foot entertainment facility at 7886 Cincinnati Dayton Road west of I-75. Blondie's Sports Bar and Grill offers live, local music, full service bar, pool, darts, appetizers and more. [Blondie's Sports Bar and Grill](#)



**SuperCuts**, specializing in quality haircuts at a moment's notice, announced it will open a 1,363 square-foot salon at 7996 Princeton Glendale Road in the new Crossings of Beckett anchored by the



Kroger Marketplace. With more than 2,600 no-appointment-required salons across the country, SuperCuts offers consistent, quality haircuts by highly trained stylists. [SuperCuts](#)

**DS Threading and Salon**, specializing in eyebrow threading, waxing, tinting, extensions and henna tattoos, opened a 1,200 square-foot facility at 4860 Union Centre Pavilion Drive off Union Centre Boulevard at Princeton Glendale Road. [DS Threading and Salon](#)

## COMING SOON

- [Aloft Hotels](#)
- [Kroger Marketplace](#)
- [Hampton Inn and Suites](#)
- [United Dairy Farmers](#)

## NOW OPEN

- [Blondie's Bar and Grill](#)
- [Skally's](#)
- [Chic-fil-A](#)
- [Beckett Wine and Liquor](#)



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