



## **West Chester Township**

*Profile of Economic Conditions 2010*

### **Economic Center of the Cincinnati-Dayton Metroplex**

As Cincinnati and Dayton continue to converge, West Chester has emerged as the economic center of the Cincinnati-Dayton Metroplex, the regional commerce corridor connecting the two major metropolitan areas. This super-region, with two international airports, ranks 18<sup>th</sup> in the nation with a population of over 3 million. The Cincinnati region ranks 13<sup>th</sup> in the nation for Fortune 500 companies.

West Chester today is Greater Cincinnati's 5<sup>th</sup> largest community and is projected to become the 2<sup>nd</sup> largest community in the Cincinnati MSA behind the City of Cincinnati. West Chester was ranked as the fastest growing community in the region (1990-2000) by population growth. Population has more than doubled each of the past two decades and is projected to reach 70,000 at build out. The population estimate as of January 1, 2010 was 63,027. Among other Ohio townships, West Chester has one of the highest growth rates and is the second largest township in Ohio, accounting for nearly 17% of the total population of Butler County.

West Chester has become an employment epicenter in the region with over 3,000 thriving businesses and over 50,000 employees. There is a labor force of more than 1.7 million within a 30-minute commute. Driving this employment growth are factors such as three of the ten largest regional industrial parks are located in West Chester, as is a regional medical campus with a full-service hospital, five universities, along with the continued growth of the 7<sup>th</sup> largest public school system in Ohio, the nationally acclaimed Lakota Schools, ranking as Ohio's largest "Excellent" school district eight years running.

### **Record Business Growth**

A long-favored residential community, in the past decade West Chester has become a regional powerhouse for business development. The Township ranks among the Tri-state's top tier office and industrial locations for its unmatched access to major interstate corridors, numerous commerce parks, large inventory of land and buildings and dense labor pool – all in an attractive suburban setting. Community leaders have planned for and achieved development of an expansive corporate base to complement and balance residential growth.

A primary factor driving West Chester's record business growth is its prime location with immediate access to five full interstate interchanges – unmatched by any other of the region's suburban communities (three within West Chester at I-75 and two at the regional beltway, I-275, at the community's perimeter). West Chester is the southern gateway to Butler County, which links Hamilton County (Cincinnati) to the south with Montgomery County (Dayton) to the north.

This advantageous regional location positioned West Chester Township to begin experiencing strong business growth in the 1970's as development moved northward from Cincinnati and Hamilton County along I-75. Today, the interior of the Cincinnati regional beltway is almost fully developed, which is driving new growth north to West Chester, the first community outside the beltway.

In 1997, the first new interchange constructed in Southwest Ohio in two decades opened in West Chester. The Union Centre/I-75 Interchange (the "Interchange"), located two miles north of Cincinnati's regional beltway I-275, has significantly increased the business sector in the Township. The Interchange opening provided immediate interstate access to approximately 3,000 acres of undeveloped land, making the Township a highly sought-after location for business growth in the Greater Cincinnati area. In the ten-year period since the opening of the Interchange, West Chester saw over \$1.5 billion dollars invested in real and personal property, nearly 17 million square feet of new construction, and over 17,000 new jobs have been created in this district.

### **New Office Market in Demand**

Historically, the manufacturing and distribution sectors represented the highest concentration of business, but upon completion of the Union Centre Boulevard Interchange, the economy has and continues to diversify to include corporate offices and technology sector companies.

More than a decade following the opening of the new Interchange, major national and international companies have opened offices and technology centers in West Chester, including the AK Steel Corporate Headquarters, Procter & Gamble Manufacturing Supply Technology, Procter & Gamble Beckett Ridge Technical Center, United Healthcare, General Electric, Anthem, Contech Construction, Cintas Corporation, Rite Track, Peak 10, Verizon Wireless, Federated Department Stores/FACS Group, Penco, Walgreens Specialty Pharmacy, and GE Aviation. Combined, these companies employ over 4,260 office and technology professionals.

The land adjacent to the Union Centre Interchange is being developed in accordance with the community vision for this area and in response to market demand for raw land with interstate visibility and immediate access. Rezoned to a Central

Business District (CBD), approximately 250 acres on each side of the interchange became subject to the completion of a master development plan which targets corporate office, light industry and tech, government and community services, and commercial businesses.

One of the key components of the Central Business District is the development of the Class-A office market, featuring a range of office products from mid-rise towers and single-story office condo projects. Following the opening of the new Interchange in 2000, a nationally prominent developer, Higgins Land Development headquartered in Chicago, began constructing the Township's first Class A office buildings, Centre Pointe Office Park. Duke Realty, a national Indianapolis-based REIT, acquired the complex in 2004 and continued to expand the park.

There are currently six completed buildings in Centre Pointe Office Park for a total of 768,000 square feet of Class A office space. With completion of the sixth office building in 2008, the park ranks as the 6<sup>th</sup> largest suburban complex in the region.

The newest addition to Union Centre business district in 2009 was Duke Realty's construction of two new 210,000 square-foot Class A office buildings for GE Aviation. These two buildings serve as the administrative offices for GE Aviation's engineering department and house 1,400 employees. Phase II of the development, North Pointe at Union Centre, will include two additional four-story buildings to bring the complex to over 800,000 square feet of new office space with Interstate visibility. In addition, GE Aviation renewed the lease for its existing 69,000 square-feet of office space in Centre Pointe Office Park Building I, which houses 275 employees.

In 2009, office leases were active in Duke Realty's Centre Pointe Office Park. BAE Systems, a global company engaged in the development of advanced defense systems, leased a 11,203 square feet of executive office space; Amica Mutual Insurance leased 5,562 square feet; Haire Bohmer Wealth Management leased 5,350 square feet; and North Pacific Group, a building products supplier, leased 1,000 square feet.

Additional office projects in 2009 included: Reps Resources, a turnkey engineering firm, leased 11,400 square feet; Allstate Insurance leased 1,000 square feet; AVB Sales & Marketing leased 5,562 square feet; C.Trac leased 1,000 square feet; Corghi USA, an Italian-based wheel service equipment provider, leased 12,000 square feet; Dearfield, Kruer & Co., law firm, leased 1,000 square feet; Harvest Financial Advisors lease 1,620 square feet; Lexicon Relocation, providers of corporate relocation services, leased 1,950 square feet; Phelan Insurance Group leased 1,760 square feet; Prestige Land Title Company leased 1,168 square feet; U.S. Census Bureau leased 6,208 square feet; and Workflow One, providers of print and promotional marketing services, leased 5,482 square feet.

Caparella-Kraemer and Associates, a full-service law firm, constructed a new 1,839 square-foot office condominium building; and Third Federal Savings & Loan

constructed a new 7,500 square-foot office building with Interstate frontage, with 2,300 square feet of it being leased to Urgent Dental Care of West Chester.

Several significant technology-related companies opened facilities in West Chester in 2009 including: D.P. Group, providers of information technology solutions, leased 4,602 square feet; Custom PC, specializing in residential hardware and software upgrades, leased 1,436 square feet; Lynn Imaging, providing reprographic and technology services, leased 5,400 square feet; Microtek Finishing, providers of micro machine processing, leased 5,105 square feet; and NEC Unified Solutions, specializing in infrastructure and technology solutions, leased 5,400 square feet.

In 2009, the new 75,000 square-foot office/retail building known as Towne Centre Square at Union Centre located in the West Chester Towne Centre, leased 10,692 square feet to Antonelli College, a graphic arts and interior design educational provider. During 2008, the Towne Centre Square leased 5,652 square feet of office space to Coldwell Banker, a full-service residential and commercial real estate company; 4,087 square feet to Pinnacle Financial Advisors, specializing in customized financial solutions; 3,300 square feet to Prudential One Realtors, a residential and commercial brokerage firm; and iNet Interactive, a full-service technology solutions provider, opened a 5,500 square-foot office in Towne Centre Square at Union Centre.

Contingent Network Services completed construction in 2009 on a major technology-related office project. Contingent announced in 2008 that it would expand and relocate its existing West Chester facility and broke ground on a 50,000 square-foot certified "green" facility on Port Union Road, with additional acreage available for further "green" office developments.

Additional office projects in 2008 included: Farmers Insurance who leased 1,470 square feet; Graydon Head & Ritchey LLC, law firm, leased 3,000 square feet; Horan & Associates, insurance and financial services providers, leased 2,000 square feet; Nationwide Insurance leased 1,000 square feet; Nexus Engineering, a local civil engineering and land surveying firm, leased 1,000 square feet; Van Weelden Wealth Management, provider of comprehensive financial services leased 1,099 square feet; Walgreens District Office leased 10,768 square feet; Woodhull, provider of copiers and document storage solutions, leased 1,200 square feet; Workflow One, providers of print and promotion marketing services, leased 2,975 square feet; Laptop On Call leased 1,229 square feet; and PC Doctor of West Chester leased 2,500 square feet.

In 2008, office leases were also active in Duke Realty's Centre Pointe Office Park. Frost Brown Todd law firm leased 10,123 square feet; Kimberly Clark, global health and hygiene company, leased 10,650 square feet; Martin Marietta, a leading producer of construction aggregates, leased 10,800 square feet; Simulia, provider of engineering consulting and training services, leased 3,700 square feet; and Office Suites Plus, provider of full-service office suites and virtual offices, leased 17,574 square feet of office space.

Ground was broken in 2008 on the West Chester Branch Library, a 48,000 square-foot full-service library constructed and owned by West Chester Township and operated by the Middletown Library System. This new building replaces the 15,000 square-foot library building on Cox Road. The \$12M project was completed in November 2009.

Construction of mid-size professional and medical office building was also active in 2007 with Tyler's Place Office Campus completing construction of its sixth office building in the Wetherington District. Miller Valentine Group constructed a 108,640 square-foot medical office building adjacent to the new West Chester Medical Center. Duke Realty and Scott Street Partners announced a new \$50M dollar mixed-use office development in 2007 that will include two 150,000 square-foot Class A office buildings along I-75 near Union Centre. Rialto Crossing, a planned professional and medical office development completed construction on two of six 5,336 square-foot office/condos in the Princeton-Glendale/SR 747 district. Verizon Wireless completed construction in 2007 on a 73,645 square-foot office/data center that houses 100 employees.

Major new office and technology businesses that established or expanded operations in West Chester in 2007 included: AK Steel relocated its corporate headquarters to a 136,000 square-foot Class A office building in Centre Pointe Office Park in the Union Centre District. Peak 10, Inc., a leading independent data center operator, opened a 22,000 square-foot office in the Union Centre District. Time Warner Telecom relocated to a 7,903 square-foot office facility in Union Centre Officeplex. Verso Paper opened a 14,100 square-foot office facility in the Union Centre District. Merkur Group, specializing in documentation process automation, opened a 4,170 square-foot office in the Union Centre District. AFLAC, a national insurance company, leased a 2,947 square-foot office facility in the Union Centre District. Aromatic, a Swedish ingredient manufacturer, opened a 1,000 square-foot sales office in the Union Centre District. Bricker & Eckler law firm relocated to a 10,600 square-foot Class A office space in Centre Pointe Office Park. Century 21 Thacker & Associates opened a 4,873 square-foot real estate agency in the Olde West Chester Historic District. Cornerstone Mortgage Group relocated to a 4,236 square-foot office in the Princeton-Glendale/SR 747 district. WorkflowOne, providers of print and promotional products, relocated its sales department to an 8,062 square-foot space in Chappell Crossing in the Union Centre District.

In 2005 and 2006 west of the Union Centre District, Ohio Bancorp developed a 100,000 square-foot, 14-acre mixed-use campus on Princeton-Glendale/SR 747. Building II of that development is a 20,800 square-foot professional and medical office facility, and Building III is a 20,000 square-foot, two-story professional and medical office building. Nearly 100,000 square feet of new professional office construction was announced or began in 2006 including Schumacher Dugan Construction Company's development of Union Centre Officeplex, a 66,000 square-foot multi-tenant office building in the Union Centre District.

In 2006, Dimensions International, an information technology company, constructed a 34,835 square-foot facility; Queen City Polymer undertook a 51,800 square-foot expansion to its corporate headquarters facility; Berean Christian Stores leased its 16,000 square-foot national headquarters; Campbell's Soup leased a 14,161 square-foot sales office; Changing Paradigms leased a 14,000 square-foot sales and marketing office for consumer household goods; Besse Medical began an 11,700 square-foot expansion of its sales office; and Clark Steel leased 10,290 square-feet of office space.

Major new corporate office and technology businesses that established or expanded operations in West Chester in 2005 included: Contech Construction Products, a privately-owned civil engineering company, relocated its corporate headquarters to a 72,000 square-foot office occupying the top two floors of Centre Point Office Park Building IV. Contech employs more than 1,800 nationally and has 40 manufacturing facilities. E-Technologies Group, engineering and information technology services, leased a 5,436 square-foot office facility on Union Centre Boulevard in a new 30,000 square-foot retail/office building constructed by Huff Realty. Inter-Tel Technologies Cincinnati, data and telecommunication consultants, leased a 9,510 square-foot facility in Duke's World Park at Union Centre. Kemba Credit Union began construction of a four-story, 32,000 square-foot office building in the Chappell Crossing development on Union Centre Boulevard. The building will house Kemba's 7<sup>th</sup> full-service branch and corporate office headquarters.

### **Record Manufacturing, Distribution Growth**

In 2009, Intelligrated, Inc., an American-owned supplier of integrated material handling systems, services and products, announced the acquisition of FKI Logistex, formerly Buschman Company, which occupies 280,000 square feet on a 19-acre site on International Boulevard in West Chester. The Buschman Company was started in West Chester more than 20 years ago. Intelligrated is making a new investment of \$13.3 million in Ohio as a result of an incentive package offered by the Ohio Department of Development. The company will consolidate four existing facilities into three facilities located in West Chester, Mason and London, Ohio. The company will close its Kentucky facility. The commitment to West Chester translated into 335 jobs retained with the potential for additional jobs in the near future. Of the 335 existing jobs in West Chester, 190 are clerical and 145 are in production. Intelligrated announced the creation of 267 new jobs in Ohio. New jobs will be divided between West Chester and London, Ohio. Intelligrated is a material handling supplier contracting with companies such as Amazon.com, The U.S. Postal Service, Federal Express, Procter & Gamble, Sears and more. In 2007, then FKI Logistex celebrated the grand opening of its new \$5 million dollar, 31,000 square-foot Technology and Education Center. In 2005, FKI Logistex added a 50,000 square-foot mezzanine with office space to its existing facility on International Boulevard.

Smurfit-Stone Container Corporation, a manufacturer of paperboard, packaging and product displays, relocated and expanded its existing West Chester operations to a 321,200 square-foot facility in Duke Realty's World Park at Union Centre. Smurfit-Stone opened its new facility in third quarter 2009 with approximately 90 employees.

Global Industries, a manufacturer of affordable office furnishings throughout the world, relocated its existing West Chester business to a 40,000 square-foot facility in Industrial Development International's Port Union at Union Centre industrial park. Global Industries' facility offers a showroom display of its office furnishings.

Flavor Systems International, specializing in the custom-creation of food and beverage flavorings, completed a 15,475 square-foot manufacturing expansion to its existing facility on Commerce Park Drive. Along with Flavor Systems corporate headquarters and R&D facility in West Chester, it has two additional manufacturing facilities in the Township comprising a total of approximately 70,000 square with 40 employees.

A.M. Todd, a supplier of natural mint oils and botanical extracts for nutraceutical, food, beverage, confection, flavor, dietary supplements and personal care products, expanded its presence in West Chester opening a 16,093 square-foot facility on Carnegie Way. A.M. Todd also has a second West Chester facility on Sutton Place, with approximately 25 employees total in the Township.

Additional manufacturing growth in 2009 included: Escort, manufacturer of radar and laser equipment, expanded its existing facility by 4,000 square feet; Fameccanica, an Italian-based machine manufacturer, leased a 4,240 square-foot facility; Fuji Electric, a Japanese-based manufacturer of information control systems, relocated its existing West Chester business to a 9,000 square-foot facility; La Crema Coffee Company, a small batch coffee roaster specializing in roasting and packaging of over 200 different flavors, origins and blends, leased 6,000 square feet; Matthews International, manufactures products used in the cemetery and funeral home industries, leased 11,150 square feet; Quasonix, manufacturers of telemetry products, relocated its existing West Chester company to a 10,000 square-foot facility; Sealed Air Corporation, a global manufacturer of materials and systems for the food packaging industry, leased a 9,687 square-foot facility; Tenacity Manufacturing, specializing in the manufacture of binding products, leased 11,300 square feet; Titan Metal Fabricators, manufacturers of equipment for the pharmaceutical industry, leased 2,933 square feet; and TOSEI America, a Japanese global manufacturer of semi-conductor equipment, leased a 4,200 square-foot facility.

In 2008, BAE Systems (formerly Armor Holdings), a leading manufacturer and provider of specialized security products, completed a \$9M project, which consisted of a 345,600 square-foot expansion and the creation of 526 new jobs. In 2007, BAE Systems expanded its existing West Chester and Fairfield vehicle armoring operations and divisional headquarters into one 470,000 square-foot mega manufacturing and

office facility in West Chester Township, with a project cost of \$75.6M. BAE Systems employs over 1,300 in the township.

Additional new manufacturing businesses to locate or expand in 2008 included: A Glass Contractors leased 9,600 square feet; ASC of Cincinnati leased 6,000 square feet; Barnes Group invested \$4M in new equipment and added 50 new jobs; Dacco leased 4,853 square feet; Fireside Hearth & Home leased 5,900 square feet; Industrial Tube & Steel Corporate completed a 13,000 square-foot expansion; Jet Machine & Manufacturing leased 18,148 square feet, KC Robotics completed a 6,140 square-foot expansion, Nu-Tech Polymers leased 33, 823 square feet; Rapid Quality Manufacturing opened a 17,000 square-foot facility; Stratus Group leased 30,000 square foot; and Ventek leased 4,750 square foot.

In 2007, Amylin Pharmaceuticals, a biopharmaceutical company engaged in the discovery, development and manufacturing of diabetes drugs, completed construction on Phase II, a 240,000 square-foot manufacturing facility adjacent to its existing 220,000 square-foot facility. Phase II is a \$241 million dollar project and the creation of 500 new jobs. Amylin Pharmaceuticals Phases I and III are one of two "once in a lifetime" projects West Chester secured in 2005 for its manufacturing and distribution sector. A California-based company, Amylin invested \$70 million to establish a new biomedical manufacturing plant in an existing facility for completion of Phase I, which converted a 151,200 square-foot facility into Amylin's manufacturing and packaging operations for national and international distribution. Phase I accounted for 52 new jobs.

Additional manufacturing projects in 2007 included: Bag Pack, a plastic bag manufacturer, relocated and expanded its operations to a 46,866 square-foot facility on Sutton Place; BESI, Inc., a national manufacturer of OEM seat covers and other transportation safety products, opened an 11,743 square-foot facility on Sutton Place; FUJI Electric, manufacturing and marketer of information control systems, relocated to a 4,000 square-foot office/warehouse facility on Muhlhauser Road; Patio Enclosures, manufacturer and installer of sunrooms, solariums and conservatories, relocated at a 12,500 square-foot facility on Princeton-Glendale Road/SR747; Eclipse Film Technologies, specializing in the machine direction orientation of polymer films, opened a 26,000 square-foot facility on Muhlhauser Road; Marathon Sensors, manufacturer of instruments for combustion control, opened a 11,050 square-foot facility on Beckett Road in the Union Centre District; Millcraft Group, a diversified paper manufacturer, expanded to a 23,866 square-foot facility on Spellmire Drive in the World Park industrial district; Quasonix, manufacturer of high performance aeronautical telemetry systems, relocated to a 29,860 square-foot facility on Union Centre Drive; Summit Research Labs, supplier to water treatment and paper industries, opened a 26,914 square-foot manufacturing facility on Muhlhauser Road in the North Park Business Center; ThyssenKrupp Safeway, scaffolding manufacturer, relocated to a 21,555 square-foot facility on Glades Drive in the Princeton-Glendale/SR 747 district.

In 2009, LeSaint Logistics, a supply chain logistics company, leased a 79,000 square-foot distribution facility, making that its second West Chester location. Dedicated Logistics, specializing in technology-driven freight transportation solutions, completed a 36,486 square-foot expansion to its existing facility. SAIA, a regional LTL trucking company, leased a 9,868 square-foot facility. Just Imagine Furniture, regional furniture distributor, leased a 6,000 square-foot facility.

Additional industrial projects in 2009 included: Bone Dry Interiors, specializing in structural repairs, completed a 4,248 square-foot expansion to its existing facility; Brink's Home Security leased 4,772 square feet; Cincinnati Container Corporation leased 12,000 square feet; Clarke Contractors, a property damage restoration company, leased 8,320 square feet; Environmental Inks & Coatings relocated its existing West Chester business to a 12,000 square-foot facility; Jasper Contractors, roofing installation providers, leased 1,489 square feet; Novotec USA, a Netherlands-based company providing electrical discharge machining supplies, leased 4,000 square feet; Qualiturn, a CNC machining production provider, leased 10,000 square feet; and Xtreme Resolution, specializing in crime and trauma decontamination services, leased a 1,952 square-foot facility.

In 2008, four major distribution projects occurred in West Chester totaling nearly one million square feet: Aero Fulfillment Services, provider of bulk mail distribution services, relocated its existing operations to a new 264,000 square-foot facility on Union Centre Boulevard; RightSourceRX, Humana's prescription drug division, opened a 140,000 square-foot call center and distribution facility; GM Service and Parts Operation expanded its existing operations by opening a second West Chester facility totaling 414,000 square feet; W.A. Wilde leased a 141,000 square-foot distribution facility.

Two new large industrial buildings completed construction in 2008: DCI and Schumacher Dugan erected a 546,000 square-foot building called Port Union Commerce Park on Port Union Road; and Duke Realty Construction built Union Centre Industrial Park, a 480,000 square-foot industrial building on Union Centre Boulevard.

Additional new distribution projects in 2008 included: Scholastic Book Fairs expanded its existing facility by 73,815 square feet; Aramark Refreshment Services leased 10,000 square feet; Ethan Allen opened a 45,112 square-foot distribution facility; MSC Waterworks leased 9,900 square feet; Northpak Container Corporation expanded its existing facility on Union Centre Boulevard by 9,000 square feet; Winotek leased 6,000 square feet.

Additional new industrial projects in 2008 included: Auto-Chlor Systems, a national organization providing production, installation, sales and service of commercial dish machines leased 4,000 square feet; Cincinnati Pool Management, a total turn-key operation for commercial swimming pools leased 8,000 square feet; Dwyer Companies, specializing in commercial and residential foundations leased 34,170 square feet; Elite Welding Academy, training and service organization for pipe welders leased 10,188 square

feet; Elliott & Bradley Plumbing, a full-service plumbing company constructed a new 9,600 square-foot facility; Exact Metrology, provider of industrial scanning services and equipment leased 6,000 square feet; Glass Doctor of Greater Cincinnati, a full-service glass company leased 4,112 square feet; Jacobs Telephone Contractors, specializing in the design and installation of telecommunications cabling equipment leased 5,200 square feet; TFS Filtration, providers of filtration products and services leased 3,062 square feet; and YUASA International, a Japanese-based company specializing in CNC rotary products leased 4,000 square feet.

Additional new distribution projects in 2007 included: Aero Fulfillment, provider of bulk mail distribution services, leased to a 144,900 square-foot facility on Meridian Way in World Park at Union Centre industrial park; Anixter, worldwide distributor of communication products, electrical wire, cable and fasteners, relocated its existing West Chester business to a 60,000 square-foot facility on Muhlhauser Road; Arthur Williams Industries, a distributor of retail wire displays, relocated to a 15,038 square-foot facility on Duff Drive; KAO Brands (formerly The Andrew Jergens Company), a Cincinnati-based manufacturer of health and beauty products, completed construction on a 54,000 square-foot expansion to its existing 351,000 square-foot facility on LeSaint Drive; Entenmann's, baked goods distributor, completed a 1,125 square-foot expansion to its existing 15,000 square-foot distribution facility on Cincinnati-Dayton Road; PSS World Medical, a national distributor of medical supplies and equipment to physicians and long-term health care providers, opened a 4,000 square-foot office on Muhlhauser Road; Direct Expediting, providing fulfillment solutions, opened a 7,400 square-foot distribution facility on Schumacher Park Drive in Schumacher Commerce Park; Peralisi Benelux, an Italian company specializing in the production of mechanical extractors, leased an 8,000 square-foot facility on Muhlhauser Road in the Union Centre District; USF Holland, freight services, expanded to a 18,877 square-foot facility on Farr Court; Warren Alloy Valve & Fitting Company, distributor of industrial valves and fittings, opened a 34,700 square-foot Midwest branch facility on Princeton-Glendale Road/SR 747 district; Yellow Transportation, a national full-service transportation company completed a 7,788 square-foot expansion to its existing facility on Commerce Park Drive.

In 2006, the other "once-in-a-lifetime" project, Dell, the world's leading computer systems company, completed its assumption of complete responsibility for its West Chester operations, taking over from partner APL Logistics. Company officials announced the change in 2005 citing the greater than anticipated success of the fulfillment and logistics center. Dell opened the nearly 500,000 square-foot facility late 2004, estimating employment at 600 within three years; within only a year employment reached 1,000 jobs.

The top five manufacturing employers combined have nearly 3,100 employees. These are: BAE Systems (formerly Armor Holdings), Amylin Pharmaceuticals, Pierre Frozen Foods, Intelligrated (formerly FKI Logistex), and CTL Aerospace, Inc.

In 2006, Opus North Corporation constructed Building II, an additional 282,000 square feet of distribution space in Park 75 at Union Centre on Windisch Road. RGW Development constructed two 73,000 square-foot office/flex buildings in The Pointe at Union Centre for a total of 146,000 square feet. This development is located at the entrance to the established World Park industrial/distribution park in the Union Centre District. TSS Technologies, a national leader in the design, engineering and manufacture of components and assemblies, began operating two medical service divisions in a leased 205,000 square-foot building in ProLogis Park in Union Centre. The company planned to have 120 employees within three years.

Three new distribution buildings were constructed in 2005 and added more than 1.6 million new square feet of distribution/fulfillment space in West Chester. SanMar, a Seattle-based company specializing in overnight delivery of apparel to screen and apparel imprinters such as Nike and Hanes, invested \$25 million to relocate its existing Cincinnati distribution center to a new 770,000 square-foot facility developed by ProLogis. Industrial Development International constructed Port Union at Union Centre/Building E, a 136,000 square-foot building that was the fourth distribution facility in the 192 acre park. Port Union at Union Centre/Building F, a new 697,500 square-foot facility, is the fifth building and was 50% pre-leased. Upon completion, Port Union at Union Centre became the 12<sup>th</sup> largest industrial park in the Tri-State.

In 2005, two new buildings constructed by national REIT Duke Realty added nearly 700,000 square feet of industrial/flex space in West Chester: World Park at Union Centre Building 7, a 275,000 square-foot industrial/warehouse flex building; and World Park at Union Centre Building 10, a 414,460 square-foot speculative industrial building.

OKI Bering, welding, safety and industrial supply sales, moved into a 225,670 square-foot facility with 70 employees; Amkotron undertook a 50,000 square-foot expansion; PSI Group, outsourced mail services, relocated to a 45,265 square-foot facility; NorthPak Container, container distribution, relocated and began a 33,914 square-foot expansion project; Mont Granite, stone products supplier, constructed a new 31,337 square-foot facility; Cincinnati Grinding Technologies relocated into a 31,200 square-foot facility; and Addis Glass, cut and engineering glass product fabricators, relocated to a 29,445 square-foot facility.

Major distribution facilities located in West Chester Township included: Ceva Logistics (former Dell facility), Cornerstone Consolidated Services Group, totes Isotoner, Liz Claiborne, SanMar Corporation, General Motors, Crescent Park Distribution Center, Aero Fulfillment, KAO Brands, and Office Depot. These companies represent more than 4.9 million square feet of space and nearly 3,600 employees.

Additional major new manufacturing and distribution projects in 2005 included: Cintas, designer and manufacturer of corporate identity uniform programs, 43,490 square-foot expansion to its existing facility; Flavor Systems International, specializing in custom creation of food and beverage flavorings, 26,810 square-foot expansion to its

existing facility; Grainger, the leading broad line supplier of facilities maintenance products, leased a 63,337 square-foot distribution and warehouse facility; Harmon, Inc. design, engineering, fabrication, installation and renovation of exterior cladding systems, leased a 78,000 square-foot fabrication facility and separate 16,610 square-foot sales and operations facility; KAO Brands Company (formerly The Andrew Jergens Company), manufacturer of health and beauty products, 351,000 square-foot distribution facility; Kin Products, designers and manufacturers of custom and stock displays and fixtures for retailers, leased a 110,207 square-foot facility, Pole Zero Corporation, designs and manufactures a complete line of tunable filter products for RF filter requirements, completed a 44,100 square-foot expansion to its existing West Chester facility; Rite Track Equipment Services, suppliers of track systems for the semiconductor thin film head, solar cell and MEMS industry, completed a 28,000 square-foot expansion; Rolled Alloys, international heat and corrosion resistant and aerospace alloy specialists, completed a 36,000 square-foot expansion; Scholastic Book Fairs, a global children's publishing and media company, relocated and expanded to a 123,319 square-foot facility; Shepherd Color Company, a fourth generation, family-owned international business producer of inorganic color pigments, completed a 44,385 square-foot expansion to existing facility; SPS Packaging, packaging and fulfillment services, leased a 206,448 square-foot facility; and World Wide Technology, Inc., systems integrator providing technology and supply chain solutions (provider of logistics solutions to Dell), relocated to 42,065 square-foot facility.

### **Emerging Regional Center for Healthcare, Education**

As West Chester's office and industrial markets continued to expand, significant development is also occurring in the healthcare and higher education sectors.

In 2001, construction began on a regional medical campus in West Chester with a first phase investment of \$100 million. UC Physicians, a group of more than 600 doctors and clinical faculty affiliated with the University of Cincinnati, is expanding its medical services to northern Cincinnati and southern Dayton by establishing a 75-acre campus, University Pointe, off I-75 and Tylersville Road. The medical campus was developed to serve the Cincinnati-Dayton Metroplex markets with a regional hospital, short-stay surgical hospital and cardiology center, and mid-rise medical offices and condos housing a full-spectrum of specialty practices. The campus was the first of its kind in the nation for its joint venture between a private physicians group and developer for a project of such magnitude. In 2005, the Health Alliance began construction on the \$200 million dollar, 160-bed hospital on 29 acres at University Pointe. The hospital offers surgical, outpatient and imaging services, as well as a full-service emergency department staffed 24 hours a day. The hospital opened May 2009 with nearly 600 employees and is expected to rise to 800 employees with the completion of Phase II. The high-tech, paperless health care facility plans to expand to a 300-bed hospital in the future. In 2008, construction was completed on the West

Chester Medical Office Building, a 108,850 square-foot, 4-story medical office building that incorporates many of the design features of the West Chester Medical Center and includes a walkway connecting the two buildings. West Chester Medical Building was available for occupancy Fall 2008.

In 2009, Urgent Dental Care of West Chester, a full-service dental office with expanded hours seven days a week, opened a 2,380 square-foot dental facility in a newly constructed 7,000 square-foot building in the Downtown district. West Chester Chiropractic constructed a new 5,476 square-foot medical office building in the Midtown district.

Additional medical-related projects in 2009 included: A Best Home Care, an adult day-care center, leased a 4,590 square-foot, state-of-the-art facility; Complete Pharmacy Solutions, a provider of long-term care pharmaceuticals, leased an 8,000 square-foot facility; Downing Dental Studios opened a 1,475 square-foot dental office; Drake Center at University Pointe, specializing in outpatient rehabilitation services, expanded its existing West Chester facility by 9,988 square feet; Orthodontic Specialists leased 5,336 square feet.

In 2008, the following medical-related projects were completed: Amerimed opened an 11,640 square-foot pharmaceutical distribution facility; Center for Advanced Spine Technology opened a 13,630 square-foot medical office; Focal Pointe Eye Care leased a 2,676 square-foot optometric office in the Voice of America district; Good Samaritan Physical Therapy at Union Centre opened a 3,428 square-foot facility off Union Centre Boulevard; Individual Support Services leased 4,500 square feet; Prexair Health Care leased 4,000 square feet; Charleston Club of West Chester opened a 9,000 square-foot senior services center north of the University Pointe Medical Campus.

New to the health care industry in 2007, Advanced Urogynecology and Pelvic Surgery, Inc., relocated its existing West Chester business to a 7,941 square-foot medical office in the University Pointe medical campus with 15 employees. University Pointe Pain Management Center, specializing in a multi-disciplinary approach to treating and educating pain, relocated its existing West Chester business to a 5,748 square-foot facility on University Drive in the University Pointe Medical Campus. West Chester Family Dentistry completed construction on its new 6,340 square-foot, two-story building in Olde West Chester historic district. Care For You 2, specializing in respite services, opened a 2,000 square-foot facility in Olde West Chester. ValueCare Pharmacy, a pharmacy provider for long-term care facilities, opened an 8,000 square-foot facility on Windisch Road with 20 employees. In addition, two senior housing/assisted living centers were constructed in 2007: Barrington of West Chester, a 137,000 square-foot facility; and Chesterwood Village completed a 72,422 square-foot expansion to its existing campus.

In 2006, UC Physicians and Miller Valentine Group completed construction of the fourth medical office building at the University Pointe Medical Campus on Cox Road

totaling nearly 100,000 square feet. (Buildings 1-3 are 22,161 square feet each and Building 4 is 29,000 square feet.). The UC Internal Medicine Sleep Clinic occupies 7,000 square feet of one of these building.

Project highlights since development of the campus began in 2001 included: Dialysis Clinic, Inc., opened a nonprofit outpatient dialysis center; Drake Center Therapies, a \$39 million dollar nonprofit rehabilitation hospital, opened a satellite center for physical, occupational and speech therapies; University Pointe Precision Radiotherapy, a medical facility focusing on the treatment of brain and solid organ tumors opened a medical facility housing a Linear Accelerator used in the treatment of cancer; Affiliates in Oral and Maxillofacial Surgery; Mid-City Pediatrics; and Orthopedic Sports Medicine also opened a medical office in University Pointe.

These constructed and announced projects necessitated the widening of Cox Road, a north-south connector to the medical campus and adjacent retail and light industry, from two to five lanes, south to Tylersville Road. In 2009, construction was completed on the extension of Cox Road north to Princeton Road, and the Liberty Interchange at Butler County Regional Highway, a full interchange off Interstate 75 and the extension of Butler County Regional Highway one exit east to Cox Road.

As regional healthcare alliances continue to develop major projects in West Chester Township, ancillary medical and technological development are burgeoning. Key projects announced or constructed in 2005 and 2006 included: Assurant Health, providing health insurance products, Centre Pointe Office Park; Carington Health Systems, specializing in care for the elderly, Union Commerce Center (Carington's second West Chester facility); Community Blood Center, regional not-for-profit blood bank serving hospitals within its 15-county service area, Union Centre; DIT Health Care Distribution, specializing in pharmaceutical distribution, Southwest Business District; Lasik Vision Institute, offering laser correction services, Voice of America Centre; Ohio Valley Orthopedics Union Centre/747 District; Wellington Orthopedic and Sports Medicine, Union Centre District; Advantage RN; Bridgepointe Psychological and Counseling Services; Cincinnati Eyecare Team; The Circulatory Centers; and West Chester Center for Dentistry.

### **Higher Education Growth**

A cluster of higher educational institutions are emerging as five major universities have opened in West Chester. In 2009, Antonelli College opened a 10,600 square-foot educational facility in the Towne Centre Square building at Union Centre. In 2009, Miami University completed construction on its 20-acre, 23,000 square-foot Voice of America Learning Center with additional buildings planned for Phase II. Butler Technology and Career Development Schools announced it would relocate its Greentree Health & Science Academy, a bio-medical high school designed to train students for

medical-related positions, to a 24-acre campus at the southwest corner of Interstate 75 and Cincinnati-Dayton Road. In 2008, Xavier University opened a 6,000 square-foot educational institute in Centre Pointe Office Park at Union Centre offering executive MBA programs. In 2004, Indiana Wesleyan constructed a 30,000 square-foot, two-story, stand-alone educational facility in the Downtown district, which is capable of housing up to 1,000 students. In 2003, University of Phoenix opened a 20,000 square-foot educational facility in the Centre Pointe Office part in the Downtown district.

Additional educational facilities opened in 2008 included: The Learning Tree Academy constructed a new 10,520 square-foot developmental daycare facility in the Cincinnati-Dayton Road/Mid-town district; Luman Learning Center, providers of educational instruction for Pre-K through Grade 12, opened a 1,302 square-foot facility in the Voice of America district; Wyeth Consumer Healthcare, a global leader in pharmaceutical and health care products leased a 11,820 square-foot facility in the Union Centre district.

In 2008, Hondros College, a fully accredited Ohio-based School of Nursing, constructed its second building in West Chester, a 4,300 square-foot educational facility in the Uptown district. Hondros College erected the first building on its campus in 2007, an 8,700 square-foot educational facility with Interstate visibility.

### **Fast-Paced Commercial Development**

More than 200 acres of new dining, shopping and entertainment venues have been development in West Chester and more than a hundred acres are being actively planned. Major new commercial projects are underway at each of the three interchanges on I-75, providing access within minutes to popular regional and local venues.

Commercial development was active in West Chester in 2009, with Midwest Cheer Elite, the largest All-State cheerleading and dance facility in Southwest Ohio, leading the way with a 22,000 square-foot relocation and expansion of its existing West Chester facility; 21<sup>st</sup> Century Printers leased 1,400 square feet; Book Bums leased 2,000 square feet; The Body Shop leased 2,454 square feet; Candy's Dog-O-Mat leased 2,585 square feet; Custom Fit personal Training leased 2,500 square feet; Edible Arrangements opened a 2,000 square-foot facility; Emage leased 1,171 square feet; Escape Salon & Day Spa leased 3,539 square feet; Five Guys Burger and Fries constructed a new 2,500 square-foot restaurant; Great Steak & Potato leased a 2,500 square-foot facility; Interstate All Battery Center opened a 1,400 square-foot facility; Jimmy Johns leased 1,750 square feet; KG Motors leased 2,199 square feet; Liberty Tax Service leased 1,800 square feet; Troy's Café & Catering leased 1,750 square feet; West Chester Bar & Grill leased 4,000 square feet; White Castle Restaurant constructed a new 2,683 square-foot building; The Wise Owl leased 1,570 square feet; Yelton's Fine

Jeweler, an existing West Chester businesses, expanded and relocated to a newly renovated 7,000 square-foot building in the Union Centre district; Morgan Salons leased 1,058 square feet; Mountain Mudd opened a 500 square-foot coffee shop; On the Slab Creamery leased 1,500 square feet; Qdoba Mexican Grill leased 3,036 square feet; Rascals Sports Grill & Bar leased 4,827 square feet, Reier's Auto Repair leased 2,500 square feet; Scrubs4u leased 1,580 square feet; Servatii Pastry Shop leased 1,519 square feet; Shalimar Grill leased 2,441 square feet; Simplicity Salon leased 1,118 square feet; Skyline Chili leased 3,041 square feet, Soup de jour leased 2,500 square feet; and Sonic constructed a new 1,766 square-foot restaurant in the midtown district.

In 2008, West Chester celebrated the grand opening of the 339,000 square-foot IKEA West Chester. The popular international home furnishings giant IKEA began construction on a 56-acre site during 2006 in the Union Centre district. IKEA West Chester features three model homes, 50 display rooms, supervised children's play area, and a 300 seat restaurant serving Swedish specialties. IKEA plans to sell approximately 6 adjacent acres for complementary retail and restaurant use. IKEA opened with approximately 400 employees

Additional commercial activity in West Chester during 2008 included: Asiatique, a modern Asian cuisine restaurant, began construction on an 8,257 square-foot restaurant in West Chester Towne Centre at the Union Centre interchange. Dingle House, an authentic Irish pub, opened a 4,960 square-foot eatery. Construction was completed on the new 100-room Residence Inn by Marriott in the Union Centre district. Tylersville Farm Retail Center, a new 70,000 square-foot retail center in the Voice of America district, announced LA Fitness as its 40,000 square-foot anchor tenant. West Chester Veterinary Care completed construction of a new 5,000 square-foot, full-service veterinary hospital in the Union Centre district. Graeter's Ice Cream opened a 3,200 square-foot ice cream parlor in the Voice of America district. AutoZone constructed a new 6,816 square-foot retail automotive facility on Union Centre Boulevard. Centre Park of West Chester, 29-acre mixed use commercial development was announced by HiFive Development Services on Union Centre Boulevard at Interstate 75.

Also in 2008, the following additional new commercial developments were completed: Accents by Design leased a 3,300 square-foot mall in the Route 42 district; Aladdin's Eatery opened a 2,244 square-foot restaurant in the Union Centre district; Contempo Hair Design leased 1,000 square feet; The Fitness Store leased 4,805 square feet; Flare for Outdoor Living opened a facility in the Voice of America district; Gran Fiesta Mexican Grille & Cantina opened a 6,050 square-foot restaurant in the Union Centre district; Halal Market completed a 5,406 square-foot expansion; Hot Heads Hair & Nail Salon opened a 1,028 square-foot salon on Port Union Road; Jimmy Johns opened a 1,676 square-foot restaurant; Lighting EFX leased 3,600 square feet; Little Caesars Pizza leased 1,459 square feet; Lumber Liquidators opened an 8,000 square-foot facility on Princeton-Glendale Road/SR747; M Café & Bistro opened a 5,000 square-foot restaurant in the Wingate Hotel & Conference Center in the Uptown district; McDonald's completed a 6,166 square-foot relocation and expansion of its Uptown

district restaurant; Monster Mini Golf opened a 10,000 square-foot recreational facility off Cincinnati-Dayton Road in the Midtown district; Mountain Mudd opened on Cincinnati-Columbus Road/SR42; Oberer's Flowers opened a 2,940 square-foot florist shop in the Voice of America district; Premium Blendz Hair Care opened a 1,182 square-foot barber shop in the Route 42 district; Salon Concepts opened a 3,741 square-foot unique concept hair salon in the Towne Centre development at Union Centre; Sheila's New Beginnings opened a 1,000 square-foot hair salon in the Route 42 district; T-Mobile Communications opened a 2,269 square-foot telecommunications facility; The Learning Kitchen opened a 1,750 square-foot cooking school in the Towne Centre Square building at Union Centre; Tic Toc Food Mart opened a 3,500 square-foot market; Tuella Fine Papers opened a 1,728 square-foot specialized invitations and paper products store in the Uptown district; X-Quisite Beauty Salons opened a 1,008 square foot facility; and Yellow Cab Pizza opened a 1,080 square-foot restaurant in the Union Centre district.

In 2007, the Savannah Center at Chappell Crossing, the region's newest conference and banquet center, unveiled its southern coastal design. The 48,000 square-foot, 12-acre Savannah Center is located off Union Centre Boulevard at the Chappell Crossing development north of West Chester Road. The country club like setting can accommodate up to 1,200 people and includes a glass solarium, gazebo overlooking a 4-acre lake, stately boardrooms, grand ballrooms, butler service and an on-site chef. The \$10 million dollar Savannah Center opened in December 2007.

In addition, Southwest Ohio Baseball Academy & Training, a new 31,200 square foot sports facility featuring a major-league sized clear span infield, 5 pitching lanes, 9 hitting cages and professional instruction provided by Brian Conley, Mo Sanford and more, located on Port Union-Rialto Road west of the Union Centre district, opened in December 2007.

Also in 2007, EnterTRAINment Junction, a \$10 million dollar indoor model train center featuring a 25,000 square-foot model train museum, completed construction on its 80,000 square-foot facility at I-75 and Tylersville Road. The center opened in the summer of 2008. Fitworks, a full-service fitness and lifestyle center, relocated its existing West Chester business to its new 59,000 square-foot building on Ridgetop Drive in the Highlands development (anchored by Wal-Mart) at Cincinnati-Dayton Road and I-75.

Additional projects for 2007 included: Renegade Classics, outlet store specializing in motorcycle apparel, accessories, and service along with musical instrument sales and service, opened a 7,417 square-foot retail facility; Select Comfort, specializing in Sleep Number mattress products, opened a 3,026 square-foot retail facility on Civic Centre Boulevard in the Streets of West Chester at I-75; Planet Smoothie, specializing in a variety of high energy smoothie drinks, opened a 1,200 square-foot facility on Cox Lane in the VOA Shopping Centre; Mandarin Spa, a full-service, upscale salon and day spa, opened a 4,261 square-foot facility on Voice of

America Centre Drive; Mary Kay Cosmetics, specializing in skin care and cosmetics, opened an office on Princeton-Glendale Road/SR747; McDonald's Corporation, global foodservice retailer, opened a new 4,491 square-foot restaurant on Allen Road at Union Centre Boulevard in the West Chester Towne Centre development; Smoothie King, featuring fresh blended fruit drinks, opened a 1,376 square-foot facility on Union Centre Boulevard; Starbucks Coffee, featuring specialty coffees, opened a new 1,860 square-foot coffee shop on Cox Lane; Studio 42, full-service hair salon, relocated its existing West Chester business to a 1,250 square-foot facility on Cincinnati-Dayton Road; Sweet Art of Mine, specializing in fine art, handmade jewelry and gifts, opened a new 1,400 square-foot facility on Tyler's Corner Drive; Thai Taste Restaurant, featuring authentic Thai-Chinese cuisine, opened a 1,688 square-foot restaurant on Tylersville Road; and Bruster's Real Ice Cream/Nathan's Famous Hot Dogs built a new 6,000 square-foot facility on Lakota Drive West in the Union Centre District. Bruster's and Nathan's occupy 1,500 square feet, and lease out the remainder of the space to Clark-Theders Insurance Group and Bethart Printing.

More than 160 new restaurants opened in West Chester since 2000 and more continue to open as commercial districts develop. There are more than 10 hotels in the Township, many offering executive-oriented services, with nearly 60,000 square feet of conference and meeting space available. Over 820 hotel rooms at the Union Centre interchange alone cater to corporate and social events as well as tourism activities. West Chester leads the county with the highest number of hotel rooms totaling at nearly 1,100.

The first exit north of the beltway is Union Centre Boulevard, the community's new Downtown District; the interchange is identified within the region by its high-rise landmarks Marriott North Cincinnati, Centre Pointe Office Park and Rave Theater Complex. On the east side of Union Centre Boulevard, Continental Real Estate has completed phase one of a \$100 million lifestyle center called The Streets of West Chester. Major anchors include an 80,000 square-foot, eighteen (18) screen Rave Theater, numerous full-service restaurants and boutique shops, and an anchor bookstore, Barnes & Noble Booksellers. An upscale urban-style residential component at The Streets of West Chester is planned.

Cincinnati-based investment group Scott Street Partners partnered with Duke Realty to purchase 27.8 acres at the southern end of The Streets of West Chester for future development. South Pointe at Union Centre, a mixed-use development, will include two 150,000 square-foot office buildings, a hotel and upscale restaurants and retailers. This \$50 million dollar project is expected to bring 1,200 jobs to the Union Centre district. The site, with full interstate visibility and multiple access points to I-75 and perimeter roads, is anticipated to be a highly sought-after regional location for office and commercial development.

Also on the east side of the Union Centre I-75 interchange, GE Aviation completed the first phase of its new office campus, which includes two 210,000 square-

foot, Class A office buildings. The four-story buildings called North Pointe at Union Centre house 1,400 employees. The development is slated to grow to a four-building office complex totaling more than 800,000 square-feet of Class A office space.

On Union Centre Boulevard to the west, a 25-acre outdoor new urban downtown rapidly continues development. The pedestrian-oriented West Chester Towne Centre features popular regional specialty boutiques, restaurants, offices and an urban park designed for community celebrations. Towne Centre Square at Union Centre, a new \$16 million dollar three-story office/retail project completed construction early 2008. Restaurants and retailers occupy the first floor with professional offices on the second and third floors. The site is across from a man-made lake and a 2-acre urban park, The Square at Union Centre, developed by West Chester Township completed construction in 2008. West Chester Branch Library, operated by the Middletown Library System, completed construction in 2009 on the \$12 million dollar, 50,000 square-foot library adjacent to the urban park

Also at the Downtown interchange, a 74,487 square-foot Courtyard by Marriott was constructed in Towne Centre Square during 2007; and Gold's Gym constructed a 53,116 square-foot health and fitness pavilion across from the Towne Centre Square development. Among the many other restaurants opened or planned in the Union Centre district, the upscale Jag's Steak and Seafood attracts clientele from throughout the region with its signature menu. Starbuck's constructed a 1,860 square-foot, stand-alone coffee café with a drive-through.

A second luxury car boutique opened in 2005 in the Downtown district across from Volvo of Cincinnati. Mercedes Benz selected West Chester for its second location in the region. Brandi Corporation, a Northern Kentucky developer, built a 5,000-square-foot retail center in 2005 at SR 747 and Union Centre Boulevard.

To the north of the Union Centre Interchange at West Chester's Midtown – the Cincinnati-Dayton Interchange – new commercial projects continued following the completion of a major roadway improvement at the Interchange. In 2009, Neyer Properties continued to development its 75-acre mixed-use retail/office project just west of the Cin-Day Interchange. Two new 10,000 square-foot retail buildings, along with a 10,000 square-foot day care/learning center were completed in 2009. Sonic restaurant constructed a 1,760 square-foot, stand-alone restaurant. Complete Petsmart anchors a new 12,000 square-foot shopping that was built in 2007. A 203,982 square-foot Wal-Mart SuperCenter anchors the Highlands development, which also includes Arby's, Wendy's, National City Bank and Mike's Express Car Wash.

Also at the Midtown interchange, Butler Technology and Career Development Schools announced plans for a new bio-medical high school in West Chester Township. The campus will be located on a 24-acre site near the southwest corner of Cincinnati-Dayton Road and I-75. This facility will house Greentree Health Science Academy, Butler Tech Online offices, and an adult education component. Greentree is a program

for students wishing to earn an Associate's and/or Bachelor's Degree in a medical-related field after high school. Course work at the Academy introduces students to imaging technology, laboratory, medical technology, nursing, operating room, pharmacy, physical, occupational, and respiratory therapy. Butler Tech expects to serve up to 400 students at this facility.

At the third and northernmost interchange on I-75, just south of the Butler County Regional Highway, is an expansive commercial corridor along Tylersville Road known as Uptown. Alongside established retail, new large-scale shopping and dining centers opened and more are under construction. Voice of America Shopping Center is a \$100 million outdoor shopping and dining district anchored by favorite national and discount retailers. Across from Voice of America Shopping Center, a number of small shopping centers have been constructed over the past few years. Also, in the Voice of America District, AurGroup opened its first West Chester credit union for public employees in Hamilton and Butler counties. AurGroup joins Fifth Third Bank, First Financial Bank, Huntington Bank, and Banc One, all new to the district since 2000. Numerous new retail and dining establishments opened in 2005 in the Uptown district.

On the east side of the Uptown district, West Chester Medical Center, the first full-service hospital built in the region in over 25 years, opened for patients in May 2009. The 160-bed Health Alliance hospital on University Drive in University Pointe Medical Campus has nearly 600 employees with plans to grow to 800 in the future. West Chester Medical Center was a \$220M project.

On the west side of the Uptown interchange, Lowe's demolished the former Wal-Mart in 2006 and constructed a 140,186 square-foot store on Tylersville Road and I-75. Adjacent to the new Lowe's, an Aldi's Foods constructed a 16,335 square-foot grocery retail center. On the north side of Tylersville, a new 17,012 square-foot retail center named Tyler's Corner, was built in 2008 as part of the Meijer's Super Center development. Tylers Place Business Campus, a 7-acre site, with six 6,000 square-foot office buildings, was developed on Tylers Place Boulevard in the Wetherington Country Club District with excellent Interstate 75 visibility.

West Chester Township continues to be a cutting-edge community and an exceptional Midwest destination for quality developments.

## West Chester Township's

### Top 15 Employers

<b><u>COMPANY</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>EMPLOYEES</u></b>
<b>Lakota School District</b>	Public school district	1,969
<b>GE Aviation</b>	Manufactures aircraft engines	1,675
<b>BAE Systems</b>	Manufactures armor for bulletproofing vehicles	1,300
<b>Cornerstone Group</b>	Upscale catalog company distribution center	896
<b>Pierre Frozen Foods</b>	Manufactures frozen processed foods	849
<b>Ceva Logistics</b>	Distribution and Fulfillment Center for Dell products	650
<b>West Chester Medical Center</b>	Full-service, 160-bed hospital	560
<b>Totes Isotoner</b>	Warehouse and distribution facility of Totes brand raingear and other related products	450
<b>Procter &amp; Gamble Manufacturing Supply Technology</b>	Develop new manufacturing systems for new and existing products	400
<b>IKEA</b>	Home furnishings retailer	400
<b>Walgreen's Call Center</b>	Regional pharmacy call center	380
<b>Planes Moving &amp; Storage</b>	Full-service relocation company	360
<b>United Healthcare</b>	Health maintenance organization	360
<b>Corporate Express</b>	Supplier of office products and supplies	358