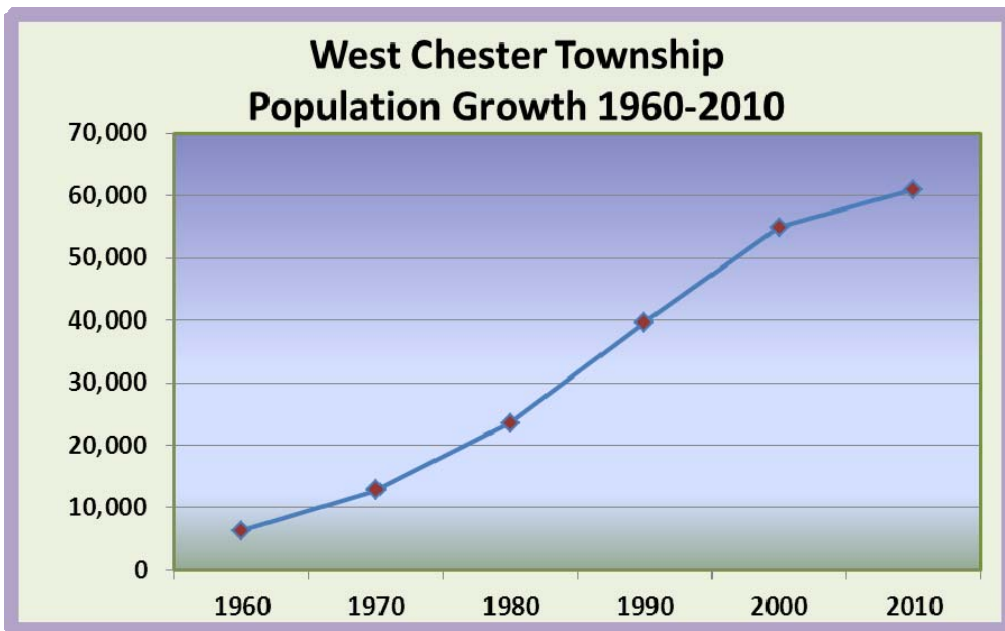




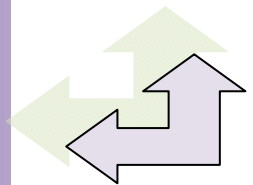
## West Chester Township Demographics

### Population & Growth

	1960	1970	1980	1990	2000	2010
<b>WEST CHESTER TOWNSHIP</b>	<b>6,236</b>	<b>12,795</b>	<b>23,553</b>	<b>39,703</b>	<b>54,895</b>	<b>60,958</b>



**38.3%  
increase  
1990-2000  
and an 11%  
increase  
2000-2010**



Source: U.S. Census Bureau

**Projected  
Population at  
Build Out  
70,000**

**West Chester is  
The Largest Township  
in the State of Ohio**

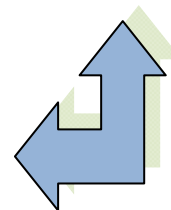
<b>WEST CHESTER TOWNSHIP RACIAL CHARACTERISTICS</b>				
<b>RACE</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 2000 vs. 2010</b>
<b>Total Population</b>	<b>39,703</b>	<b>54,895</b>	<b>60,958</b>	<b>11.0</b>
White	37,901	48,534	47,435	-2.3
African American	734	2,566	4,901	91.0
American Indian/Alaska Native	29	113	107	-5.3
Asian	983	2,482	3,661	47.5
Native Hawaiian/Pacific Islander	(combined with Asian population on 1990 Census)	31	117	277.4
Other race	56	466	109	-76.6
Two or more races	(not applicable on 1990 Census)	703	1,050	49.4
Hispanic	247	1,095	3,578	226.8

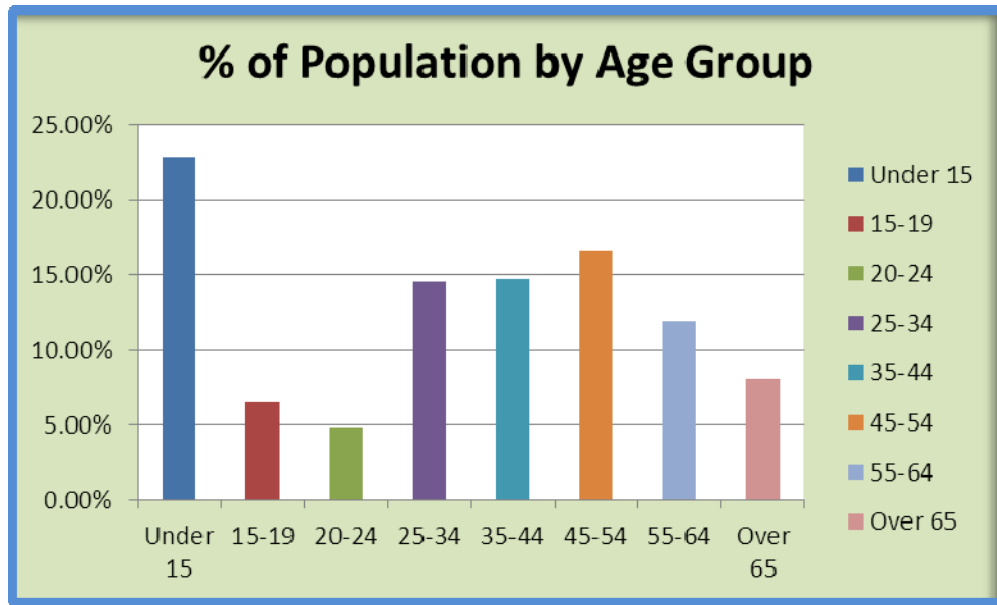
Source: U.S. Census Bureau

<b>WEST CHESTER TOWNSHIP % of Population by Age Group</b>	
<b>Age Group</b>	<b>2010 Estimates</b>
Under 15	22.9%
15-19	6.5%
20-24	4.8%
25-34	14.5%
35-44	14.7%
45-54	16.6%
55-64	11.9%
Over 65	8.0%

Source: SitesUSA (2010)

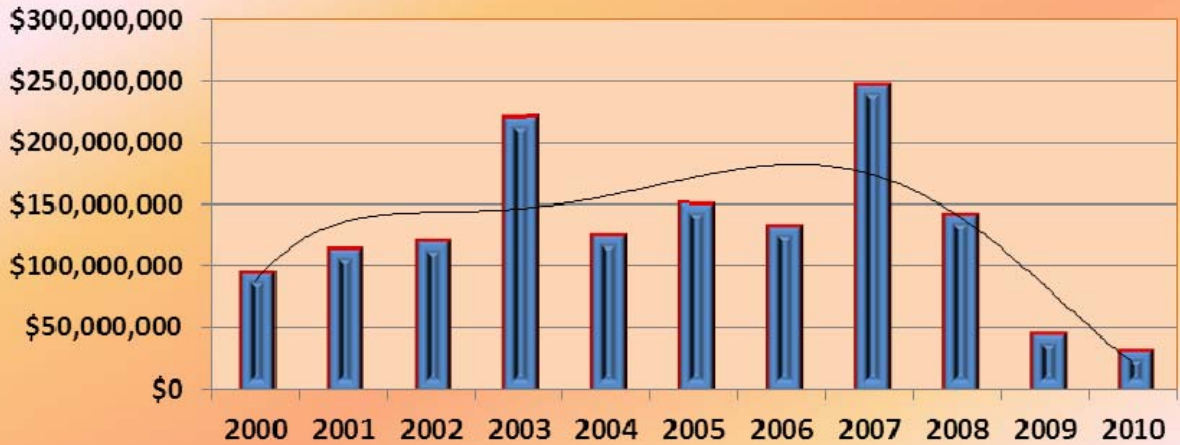
Median Age  
of Township  
Resident is  
35.5 years old



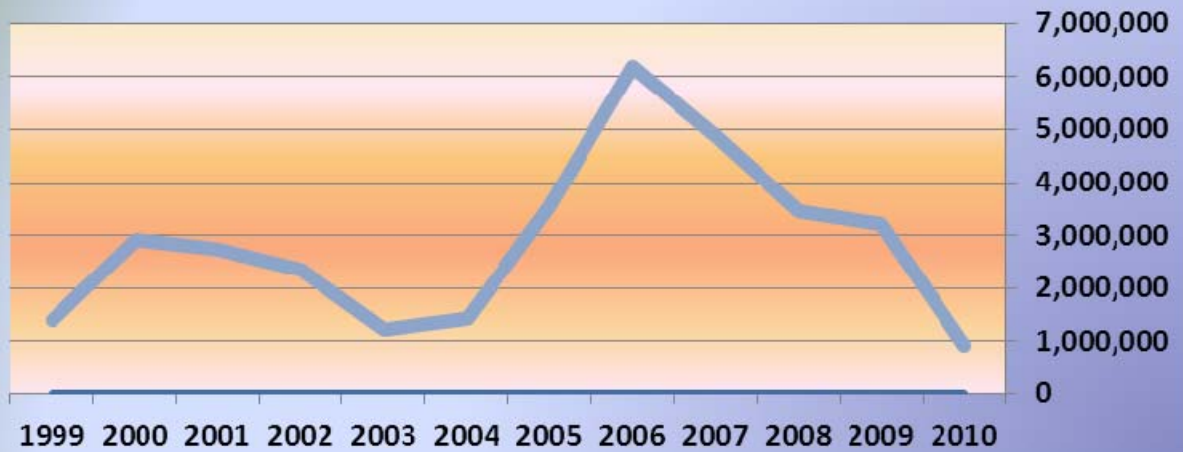


<b>New Construction Valuations 1998-2010</b>				
<b>Year</b>	<b>New Commercial Square Feet</b>	<b>Commercial New Valuation</b>	<b>Housing New Valuation</b>	<b>TOTAL New Valuation</b>
2010	1,433,152	34,198,974	23,813,289	58,012,263
2009	924,979	47,569,682	23,537,310	71,106,992
2008	3,198,323	143,587,898	25,392,042	168,979,940
2007	3,438,809	248,637,714	44,708,517	293,346,231
2006	4,875,421	134,787,651	61,991,526	196,779,177
2005	6,207,841	152,517,025	82,693,740	235,210,765
2004	3,535,708	127,206,508	75,358,745	202,565,253
2003	1,414,403	223,163,881	55,145,121	278,309,002
2002	1,201,957	122,020,122	24,687,452	146,707,574
2001	2,347,005	115,998,274	32,969,895	148,968,169
2000	2,737,404	96,700,000	20,326,653	117,026,653
1999	2,900,000	134,755,161	34,228,124	168,983,285
1998	1,400,000	70,938,169	38,700,562	109,638,731
<b>TOTAL</b>	<b>34,181,850</b>	<b>\$1,617,882,085</b>	<b>\$519,739,687</b>	<b>\$2,137,621,772</b>

## West Chester Commercial New Valuation

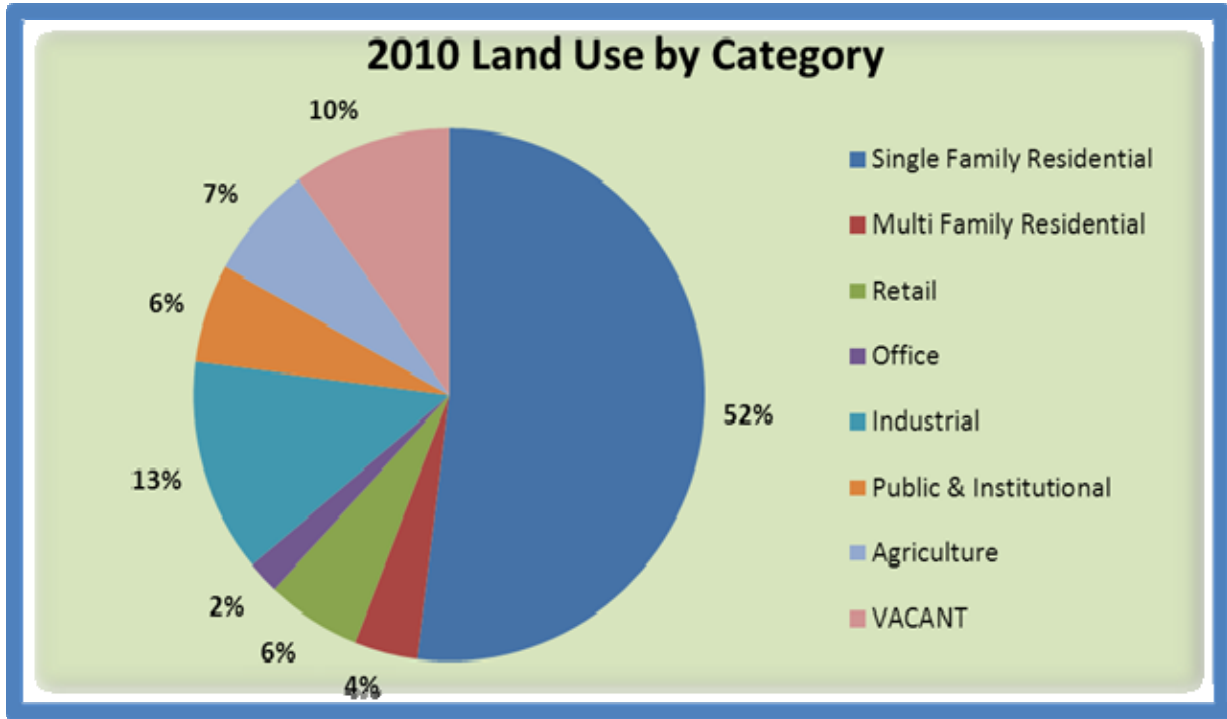


## West Chester New Commercial Square Feet

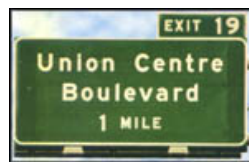


Source: Butler County Building Department (March 2011), West Chester Community Development Department (March 2011)

## West Chester Township Existing Land Use



Source: West Chester Township Community Development Department (Feb 2010)



## Union Centre District Growth

- Over **\$1.7 billion** of new investment
- Nearly **21 million square feet** of new projects
- Over **26,000** jobs

The opening of the Union Centre Boulevard in December 1997 brought a dramatic change in the development pattern in the greater Cincinnati area. Union Centre Boulevard has quickly become the preferred business location in the tri-state region, with **over \$1.7 Billion of new investment** occurring.

**Nearly 21 million square feet of new** corporate office, manufacturing, distribution, R&D, and commercial projects have been announced or completed during the past 14 years along Union Centre Boulevard. Projects include two Procter & Gamble research and development facilities at their Beckett Ridge Technical Center, an 860,000 square foot office/distribution/retail facility for Cornerstone Consolidated Group, and a 760,000 square foot Class A office park developed by Duke Realty. In 2010, construction was completed on two new 200,000 square-foot Class A offices buildings in Downtown West Chester for GE Aviation. These projects along with others have created **over 26,000 new jobs** in the Union Centre district alone.

With its excellent location just 2 miles north of I-275, in the heart of the Cincinnati-Dayton Metroplex, Union Centre provides businesses with profitable opportunities for new facilities on sites ranging from 1 to over 100 acres. Many of these sites offer frontage on or visibility from Interstate 75.

