



West Chester Township

Profile of Economic Conditions 2009

Economic Center of the Cincinnati-Dayton Metroplex

As Cincinnati and Dayton continue to converge, West Chester is emerging 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 17th in the nation with a population of over 2.9 million. The Cincinnati region ranks 10th in the nation for Fortune 500 companies.

West Chester today is Greater Cincinnati's 5th largest community and is projected to become the 2nd 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 67,989 at build out. Population as of January 1, 2009 was estimated at 62,775. Among other Ohio townships, West Chester has one of the highest growth rates and is the second largest township in Ohio, accounting for nearly 16% of the total population of Butler County.

West Chester is becoming an employment epicenter in the region with nearly 3,000 thriving business and 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 are a regional medical campus, three universities, and the continued growth of the 7th largest public school system in Ohio, the nationally acclaimed Lakota Schools, ranking as Ohio's largest "Excellent" school district seven years running.

West Chester has consistently been a job growth leader in Butler County, Ohio. In 2008, Butler County outpaced all other counties in the 15-county metro area in job growth with 7,972 new and retained jobs; West Chester accounted for 5,031 or 63% of that total. Total dollars invested in new projects in Butler County for 2008 amounted to nearly \$911 million; West Chester accounted for nearly \$408 million or 45% of that total.

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 has seen 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 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, Computer Sciences Corporation, Walgreens Specialty Pharmacy. Combined, these companies employ over 3,000 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 park, Centre Pointe Office. 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 5th largest suburban complex in the region.

The newest addition to Union Centre business district in 2008 was Duke Realty's construction of two 210,000 square-foot office buildings for GE Aviation. These two buildings will serve as the administrative offices for their 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.

In 2008, office leases were active in Duke Realty's Centre Pointe Office Park. Frost Brown Todd, LLC 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.

The new 75,000 square-foot office/retail building named Towne Centre Square at Union Centre located in the West Chester Towne Centre 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; and 3,300 square feet to Prudential One Realtors, a residential and commercial brokerage firm.

Additional office projects in 2008 include: Farmers Insurance (1,470 square feet); Graydon Head & Ritchey LLC, law firm, (3,000 square feet); Horan & Associates, providers of insurance and financial services, (2,000 square feet); Nationwide Insurance (1,000 square feet); Nexus Engineering, a local civil engineering and land surveying firm, (1,000 square feet); Van Weelden Wealth Management, provider of

comprehensive financial services (1,099 square feet); Walgreens District Office (10,768 square feet); Woodhull, provider of copiers and document storage solutions (1,200 square feet); and Workflow One, providers of print and promotion marketing services (2,975 square feet).

Contingent Network Services began construction in 2008 on a major technology-related office project. Contingent announced 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.

Ground was broken in 2008 on the West Chester Branch Library, a nearly 50,000 square-foot full-service library constructed and owned by West Chester Township and operated by the Middletown Library System. This new building will replace the 15,000 square-foot library building on Cox Road. The \$10M project is slated for completion in November 2009.

Also in 2008, iNet Interactive opened a 5,500 square-foot office in Towne Centre Square at Union Centre. Laptop On Call opened a 1,229 square-foot technical facility and PC Doctor of West Chester opened a facility in the Route 42 district.

Construction of mid-size professional and medical office was active in 2007 with Tyler's Place Office Campus completing construction on a 20,350 square-foot professional and medical office campus in the Wetherington District. Miller Valentine Group began 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. Towne Centre Square at Union Centre, a three-story, 75,000 square-foot mixed use office/retail building was completed in 2008 in the West Chester Towne Centre (Union Centre District). 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 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 with the development of Union Centre Officeplex (66,000 square-foot multi-tenant office in Union Centre District) and Union Centre Office Park (28,000 square-foot office condominiums in 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 constructed its 16,000 square-foot national headquarters; Campbell's Soup constructed a 14,161 square-foot sales office; Changing Paradigms constructed a 14,000 square-foot sales and marketing office for consumer household goods; Besse Medical began an 11,700 square-foot sales office expansion; and Clark Steel built 10,290 square feet of office space.

Major new corporate office and technology businesses that established or expanded operations in West Chester in 2005 include: 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 Four. 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 7th full-service branch and corporate office space for lease.

Record Manufacturing, Distribution Growth

In 2008, BAE Systems (formerly Armor Holdings), a leading manufacturer and provider of specialized security products, began 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 1,700 in the township.

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

Also in 2007, Amylin Pharmaceuticals, a biopharmaceutical company engaged in the discovery, development and manufacturing of diabetes drugs, began 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 II 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.

FKI Logistex, a global provider of automated material handling systems and equipment, celebrated the grand opening of its new \$5 million dollar, 31,000 square foot Technology and Education Center in 2007. The state-of-the-art, technology-rich material handling environment is located at 10045 International Boulevard in World Park off Muhlhauser Road. The company supplies its customers with an integrated set of leading-edge technologies in high-speed sortation, conveyor systems, robotic, EFID implementation and more. FKI Logistex has 400 employees at its West Chester facility and will add 12 new positions.

Additional main new manufacturing projects in 2007 (new construction purchase or lease) include:

Bag Pack, a plastic bag manufacturer, relocated and expanded its operations to a 46,866 square foot facility at 9486 Sutton Place; BESI, Inc., a national manufacturer of OEM seat covers and other transportation safety products, announced it will open an 11,743 square foot facility at 9087 Sutton Place; FUJI Electric, manufacturing and marketer of information control systems, relocated to a 4,000 square foot in an office/warehouse facility at 5207 Muhlhauser Road; Patio Enclosures, manufacturer and installer of sunrooms, solariums and conservatories, relocated at a 12,500 square foot facility at 9850 Princeton-Glendale Road/SR747; Eclipse Film Technologies, specializing in the machine direction orientation of polymer films, opened a 26,000 square-foot facility at 4434 Muhlhauser Road; Marathon Sensors, manufacturer of instruments for combustion control, opened a 11,050 square-foot facility at 8904 Beckett Road in the Union Centre District; Millcraft Group, a diversified paper manufacturer, expanded to a 23,866 square foot facility at 5450 Spellmire Drive in the World Park industrial district; Quasonix, manufacturer of high performance aeronautical telemetry systems, relocated to a 29,860 square-foot facility at 5493 Union Centre Drive; Summit Research Labs, supplier to water treatment and paper industries, opened a 26,914 square-foot manufacturing facility at 4544 Muhlhauser Road in the North Park Business Center; ThyssenKrupp Safeway, scaffolding manufacturer, relocated to a 21,555 square-foot facility at 9536 Glades Drive in the Princeton-Glendale/SR 747 district.

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 include: Scholastic Book Fairs expanded its existing facility by 73,815 square feet; Aramark Refreshment Services 10,000 square feet; Ethan Allen opened a 45,112 square-foot distribution facility; MSC Waterworks 9,900 square feet; Northpak Container Corporation expanded its existing facility on Union Centre Boulevard by 9,000 square feet; Winotek 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 (4,000 square feet); Cincinnati Pool Management, a total turn-key operation for commercial swimming pools (8,000 square feet); Dwyer Companies, specializing in commercial and residential foundations (34,170 square feet); Elite Welding Academy, training and service organize for pipe welders (10,188 square feet);

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

Additional new distribution projects in 2007 (new construction purchase or lease) include:

Aero Fulfillment, provider of bulk mail distribution services, leased to a 144,900 square-foot facility at 9287 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 at 4440 Muhlhauser Road; Arthur Williams Industries, a distributor of retail wire displays, relocated to a 15,038 square foot facility at 5420 Duff Drive; KAO Brands (formerly The Andrew Jergens Company), a Cincinnati-based manufacturer of health and beauty products, began a 54,000 square foot expansion to its existing 351,000 square foot facility at 8788 LeSaint Drive; Entenmann's, baked goods distributor, completed a 1,125 square foot office expansion to its existing 15,000 square foot distribution facility at 9933 Cincinnati-Dayton Road; PSS World Medical, a national distributor of medical supplies and equipment to office-based physicians and long-term health care providers, opened a 4,000 square foot office at 5209 Muhlhauser Road; Direct Expediting, providing fulfillment solutions, opened a 7,400 square-foot distribution facility at 6031 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 at 5237 Muhlhauser Road in the Union Centre District; USF Holland, freight services, expanded to a 18,877 square-foot facility at 9970 Farr Court off Duff Drive; Warren Alloy Valve & Fitting Company, distributor of industrial valves and fittings, opened a 34,700 square foot Midwest branch facility at 9920 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 at 9991 Commerce Park Drive off Crescentville Road.

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 3,800 employees. These are: BAE Systems (formerly Armor Holdings), Amylin Pharmaceuticals, Pierre Frozen Foods, 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. Dell occupies Building I which is nearly 500,000 square feet. 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 plans 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, and Port Union at Union Centre/Building F., a new 697,500 square-foot building is the fifth building and is already 50% pre-leased. Upon completion, Port Union at Union Centre will be the 12th 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, 275,000 industrial/warehouse flex, and World Park at Union Centre Building 10, 414,460 square-foot speculative industrial.

OKI Bering, welding, safety and industrial supply sales, will move into a 225,670 square-foot facility with 70 employees. The Township's seventh largest employer, FKI Logistex, global provider of automated material handling solutions, added a 50,500 square-foot mezzanine with office space to its existing facility; 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 fabricator, relocated to a 29,445 square-foot facility.

Major distribution facilities located in West Chester Township include 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 3,700 employees.

Additional major new manufacturing and distribution projects in 2005 (new construction, purchase or lease) 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, 63,337 square-foot sales/service/distribution/warehouse facility; Harmon, Inc. design, engineering, fabrication, installation and renovation of exterior cladding systems, 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 sq ft distribution facility; Kin Products, designers and manufacturers of custom and stock displays and fixtures for retailers, 110,207 square-foot facility, Pole Zero Corporation, designs and manufactures a complete line of tunable filter products for RF filter requirements, 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, 28,000 square-foot expansion to its existing West Chester facility; Rolled Alloys, international heat and corrosion resistant and aerospace alloy specialists, expansion of its existing warehouse and processing center to 36,000 square-feet; Scholastic Book Fairs, a global children's publishing and media company, relocation 10 123,319 square feet; Shepherd Color Company, a fourth generation, family-owned international business producer of inorganic color pigments, 44,385 square-foot expansion to existing facility; SPS Packaging, packaging and fulfillment services, 206,448 square-foot facility; Watson's specializing in swimming pools, spas, pool tables, 80,000 square-foot facility; and World Wide Technology, Inc., systems integrator providing technology and supply chain solutions (provider of logistics solutions to Dell), relocation to 42,065 square-foot facility.

Emerging Regional Center for Healthcare, Education

As West Chester's office and industrial markets continue 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 a \$200 million dollar, 160-bed hospital at University Pointe. Health Alliance, a conglomeration of Tri-State hospitals and physicians, is currently constructing the 370,000 square foot hospital on 29 acres at University Pointe. The 160-bed hospital will offer surgical, outpatient and imaging services, and contain a full-service emergency department staffed 24 hours a day. Employee count is estimated at 800. Construction began on the hospital in May 2006 and will open May 2009. The high-tech, paperless health care facility will be expanded 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.

Additional medical-related projects in 2008 include: 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 opened 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 4,500 square feet; Prexair Health Care 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 at 7759 University Drive 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 at 7759 University Drive in the University Pointe Medical Campus. West Chester Family Dentistry began 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 at 9820 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 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 buildings. Miller Valentine Group is the developer for these projects.

New in 2005 at University Pointe: Affiliates in Oral and Maxillofacial Surgery, medical and surgical office facility; Mid-City Pediatrics, medical services from birth to age 21; Orthopedic Sports Medicine.

Project highlights since development of the campus began in 2001 include Cincinnati Children's Hospital Medical Center opened an outpatient services facility (2003) providing services for teens and children in a variety of specialty areas including genetics, neurosurgery, audiology and a special center for infants and children with special needs; 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.

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 2008, construction began 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 is 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 is emerging as four major universities have opened in West Chester. In 2008, Xavier University opened a 6,000 square-foot educational institute in Centre Pointe Office Park at Union Centre offering executive MBA programs. 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.

Additional educational facilities opened in 2008 include: 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 2007, Hondros College, a fully accredited Ohio-based School of Nursing, opened an 8,085 square-foot educational facility on Tyler's Place Boulevard with plans to erect another 8,000 square foot building adjacent to this facility. Additionally, Indiana Wesleyan University and University of Phoenix provide adult education at Interstate 75 in the Union Centre district.

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 2008, starting off with the grand opening of the 339,000 square-foot IKEA West Chester in March. 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. EnterTRAINment Junction, the world's only railroad-themed family entertainment center, opened an 80,000 square-foot family entertainment center. 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.

Additional new commercial developments in 2008 include: Accents by Design 3,300 square-foot mall in the Route 42 district; Aladdin's Eatery 2,244 square-foot restaurant in the Union Centre district; Contempo Hair Design 1,000 square feet; The

Fitness Store 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 Restaurant 1,676 square feet; Lighting EFX 3,600 square feet; Little Caesars Pizza 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 Voice of America/Uptown district; McDonald's completed a 6,166 square-foot relocation and expansion of its Voice of America district restaurant; Monster Mini Golf opened a 10,000 square-foot recreation facility off Cincinnati-Dayton Road in the Mid-town 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; Rice Rocket opened a 1,639 square-foot restaurant in the Union Centre 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 Voice of America 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 at 9252 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, continued construction on its 80,000 square foot facility at I-75 and Tylersville Roads. The center is slated to open summer 2008. Fitworks, a full-service fitness and lifestyle center, relocated its existing West Chester business to its new 59,000 square foot building at 7060 Ridgetop Drive in the Highlands development (anchored by Wal-Mart) at Cincinnati-Dayton Road and I-75. LA Fitness, a full-service fitness center providing a wide range of amenities,

announced it will anchor a 45,000 square foot facility with an additional 30,000 square feet of retail space available in 2008 at Tylersville 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 retail facility; Residence Inn by Marriott began construction on a new 83,774 square foot hotel at 6240 Muhlhauser Road in the West Chester Towne Centre, it will feature an outdoor guest sports area; Select Comfort, specializing in Sleep Number mattress products, announced it will open a 3,026 square foot retail facility at 9441 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 at 7578 Cox Lane in the VOA Shopping Centre; Mandarin Spa, a full-service, upscale salon and day spa, announced it will open a 4,261 square foot facility at 7639 Voice of America Centre Drive; Mary Kay Cosmetics, specializing in skin care and cosmetics, opened an office at 8354 Princeton-Glendale Road/SR747; McDonald's Corporation, global foodservice retailer, opened a new 4,491 square foot restaurant at 9160 Allen Road at Union Centre Boulevard in the West Chester Towne Centre development; Mia Del, specializing in upscale lingerie and sleepwear, announced it will open a 1,005 square foot store at 6212 Muhlhauser Road in the Huff Centre; Smoothie King, featuring fresh blended fruit drinks, opened a 1,376 square foot facility at 9320 Union Centre Boulevard; Starbucks Coffee, featuring specialty coffees, opened a new 1,860 square foot coffee shop at 7781 Cox Lane; Studio 42, full-service hair salon, relocated its existing West Chester business to a 1,250 square foot facility at 8117 Cincinnati-Dayton Road; Sweet Art of Mine, specializing in fine art, handmade jewelry and gifts, opened a new 1,400 square foot facility at 7334 Tyler's Corner Drive; Thai Taste Restaurant, featuring authentic Thai-Chinese cuisine, opened a 1,688 square foot restaurant at 6892 Tylersville Road; Bruster's Real Ice Cream/Nathan's Famous Hot Dogs opened a 1,500 square foot facility in the new 6,000 square foot retail center being constructed at 8548 Lakota Drive West in the Union Centre District.

In 2006, popular international home furnishings giant IKEA announced plans to open a store in West Chester at Union Centre. The 339,000 square foot store was built on 56 acres 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. Construction began in 2007, and with much anticipation the grand opening will be celebrated in March 2008, with 400 employees. IKEA plans to sell approximately 6 adjacent acres for complementary retail and restaurant use.

More than 130 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. Construction is planned for late 2008 on an upscale urban-style residential component at the Streets of West Chester; the pedestrian-oriented neighborhood of owner-occupied townhomes priced \$195,000 - \$350,000 will feature urban brownstone buildings around a village square.

Cincinnati-based investment group Scott Street Partners purchased 27.8 acres at the southern end of the Streets of West Chester for future development. Duke Realty announced in 2007, it will begin construction on the South Pointe at Union Centre development. South Pointe, 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 upon completion.

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.

On Union Centre Boulevard to the west, a 25-acre outdoor new urban downtown rapidly continues development by Schumacher Dugan Construction. The pedestrian-oriented West Chester Towne Centre will feature 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 will 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, began construction in 2008 adjacent to the urban park. Several casual bistros catering to area office professionals opened in 2005 in Phase 1 of the Town Centre.

Also in 2006, a 74,487 square foot Courtyard by Marriott was constructed in Towne Centre Square; Gold's Gym constructed a 53,116 square foot health and fitness pavilion across from the Towne Centre Square development.

Nationally acclaimed Cincinnati restaurateurs Paul and Pam Sturkey opened Mesh, a 9,500 square-foot casual contemporary restaurant and bar in Union Centre. Among the many other restaurants recently 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. Also, several casual bistros catering to area office professionals have recently opened in Union Centre West such as Coyote Grille, Dickey's BBQ, and Noble Roman's Pizza, and Starbucks constructed and opened a stand-alone coffee café with a drive-through.

A second luxury car boutique opened in 2005 across from Volvo of Cincinnati (2004). 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. The retail establishment will have Princeton-Glendale Road frontage.

Aggressive expansion by financial institutions into the West Chester market continues. Recent projects in the Union Centre District included National City Bank at Union Centre, Key Bank in Beckett District, Park National Bank on SR 747 just north of Union Centre Boulevard, National City Bank, AurGroup Credit Union and KEMBA Credit Union at Union Centre.

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 2006, Complete Petsmart anchored a new 12,000 square-foot shopping center as an expansion of Neyer Properties "Highlands" development, a 75-acre mixed-use retail/office project. A 203,982 square-foot Wal-Mart SuperCenter anchors the Highlands, which also includes Arby's, Wendy's, National City Bank and Mike's Express Car Wash.

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 have recently 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 and several more are being planned. 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 People's Community Bank, 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.

In 2006, Lowe's demolished the former Wal-Mart 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.

Additional Business Projects

In addition to the major new projects described in previous sections, the following noteworthy business projects (5,000 square feet or larger of new construction or new lease) developed in the last three years in West Chester Township illustrate the community's economic diversity:

All That Jazz, dance studio (5,900 square feet); Associated Materials, Inc., leading manufacturer of installed exterior building products (54,180 square feet); Audio Sensations, car and home audio systems (5,400 square feet); Byron Products, worldwide supplier of fully integrated metallurgical products for the manufacturing industry (28,232 square feet); Guardian Protection Service, specializing in sales, installation and monitoring residential and commercial security systems (5,000 square feet); HomeGate Mortgage, mortgage products, (expanded to 5,300 square feet); Interior Supply, Inc., a commercial Armstrong ceiling tile (30,050 square feet); Lakota Hills Animal Clinic (5,740 square feet); Multi-Source, Inc., customized warehouse and inventory solutions (6,200 square feet); Star Pressure Cleaning, fleet, restaurant and industrial pressure cleaning services (7,560 square feet expansion); Student Lending Works/Kohne O'Neill LLC, a student lending operation (5,000 square feet); Wicker Home Furnishings, warehouse/distribution (5,670 square feet); and Xcel Sports, multi-sport training facility for individuals and groups (32,000 square feet).

West Chester Township's

Top Employers

<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>EMPLOYEES</u>
Lakota School District	Public school district	1,969
BAE Systems	Manufactures armor for bulletproofing vehicles	1,900
GE Aviation	Manufactures aircraft engines	1,400
Cornerstone Group	Upscale catalog company distribution center	896
Pierre Frozen Foods	Manufactures frozen processed foods	870
Ceva Logistics	Distribution and Fulfillment Center for Dell products	650
West Chester Medical Center	Full-service, 160-bed hospital	560
Totes Isotoner	Warehouse and distribution facility of Totes brand raingear and other related products	450
Procter & Gamble Manufacturing Supply Technology	Develop new manufacturing systems for new and existing products	400
IKEA	Home furnishings retailer	400
Walgreen's Call Center	Regional pharmacy call center	380
Planes Moving & Storage	Full-service relocation company	360
United Healthcare	Health maintenance organization	360
Corporate Express	Supplier of office products and supplies	358
Procter & Gamble Beckett Ridge Technical Center	Corporate packaging and building facility	350

Office Depot	Office products sales and distribution center	350
West Chester Township	Local government agency	350
Humana/RightSourceRX	Mail order pharmacy	335
Liz Claiborne	Distributes fashion apparel and accessories	343
General Motors Service Parts Operation	Markets automotive replacement parts and accessories worldwide	327
CTL Aerospace	Manufactures polymer composite products	319
Intelligrated	Designs and manufactures conveyor systems for retail distribution markets	310
AK Steel Corporation	Steel manufacturer/Corporate Headquarters	300
Amylin Ohio	Biotech pharmaceutical manufacturing	290
OPW Fueling Components	Manufactures and distributes fueling nozzles	280
Xetron	Premiere developer of electronic communications systems	260
Barnes Group	Manufactures and assembles parts for aerospace industry	255
Crescent Park Distribution Center	Packages and distributes food products for major retailers	250
SanMar Corporation	Distributor of fashion apparel	250
U S Foodservice	Nationwide warehouse and distribution facility of food products	236
Reading Rock	Manufactures concrete paving, stones and retaining wall block	215
Contech	National supplier of precast bridges and storm water management systems	210

Gaiam Shared Service	Distribution of mind/body fitness and wellness products	200
Yellow Transportation	National full-service transportation company	200
Shepherd Color Company	Manufactures and ships complex inorganic color pigments worldwide	200
Intermec Media Products	Produces labels and ribbons for bar coding products	180
Pole Zero Corporation	Manufactures digitally controlled hopping filters	180
Wells Fargo Home Mortgage, Inc.	Processes, closes and underwrites loan	180
Dee Sign Company	Designs signage for brokers and builders	175
Bakery Crafts	Manufactures and distributes cake decorating products	170
Federated Department Stores/FACS Group	Credit card processing center	164
Cincinnati Marriott North	Hotel and conference center	162
Penco	3 rd Party administrator of pension plans	151
Cintas	Professional uniform provider	150
Filltek	3 rd Party logistics provider for internet, catalog and retail companies	150
Air-Tite Window Company	Manufactures and sells replacement windows	140
Jack of All Games	Video game distribution center	140
Floturn	Manufactures drums used in laser and color printers and copiers	139
Promax/Isuzu Motors	Automotive parts distribution facility	130

SimplexGrinnell	Fire detection and alarm, sprinkler and suppression systems and services	130
Overhead Door	Sales, service and installation of garage doors and garage door openers	125
Ransohoff, Inc.	Manufactures aqueous cleaning equipment	120
Republic Wire	Manufactures building wire	105
Trey Corrugated	Manufactures corrugated sheets	104
Hammacher Schlemmer	Catalog product distribution center	100
Effox	Manufactures pollution-control devices for coal-fired, electric, general plants	100
Besse Medical	Distributor of pharmaceuticals and medical products	100
PSI Group, Inc.	Provider of outsourced pre-sorted mail services	DND