



GATEWAY

OF WEST CHESTER



DEVELOPMENT HIGHLIGHTS

The Gateway of West Chester, brings a modern mixed-use sensibility to a vital commercial corridor of West Chester Township.

This proposed \$265+ million mixed-use development would include corporate office user sites, new residential product, public amenities and gathering spaces, entertainment options, a collection of food and dining uses, and a retail destination for the greater community to enjoy.

UP TO 12.5 ACRES FOR SALE

- Corporate and medical office sites available
- Restaurant, retail, entertainment, and hotel sites available
- The Residences at Gateway, a 322-unit NorthPoint Development Multifamily project (under construction)
- The site is located just north of the confluence of I-275 and I-75 where traffic counts exceed 250,00 cars per day
- Proximity to Streets of West Chester (Top Golf, AMC, Main Event, IKEA, etc.)
- Adjacent to GE Aviation







FRONTGATE

Lakota West
High School
2,500 Students

avid

STAYBRIDGE
SUITES

Comfort
INN

Logan

West Chester Rd

MIDPONT
LIBRARY SYSTEM

OFFICE

COURTYARD
HOTELS

Residence INN

aloft
HOTELS

OFFICE

OFFICE

THE SQUARE AT
UNION CENTER
326 UNITS

McDonald's

Tommy's

Applebee's

Union Centre Blvd

FIRST WATCH

Starbucks

Applebee's

Bob Evans

Homewood Suites

BY HILTON

Burger King

Wendy's

Homewood Suites

Hampton Inn

Hilton Garden Inn

Holiday Inn
& Suites

EXIT
19

FUTURE
DEVELOPMENT

NorthPoint
322 UNIT
MULTI-FAMILY
UNDER CONST.

GE Aviation

HILLS
PROPERTIES
332 UNIT
MULTI-FAMILY

AVAILABLE
13.5 ACRES
OFFICE/RETAIL
/HOTEL

UNDER CONTRACT
413 ACRES

Union Centre Blvd

Cincinnati-Dayton Rd

Cincinnati-Dayton Rd

75

Muhlhauser Rd

Allen Rd

IKEA

Basco Pro Shops

DULUTH
TRADING

Panera
BREAD

SMOKEY
BONES

BARNES
& NOBLE

amc
THEATRES

MAIN EVENT

TOPGOLF

THE VILLAGES
60 TOWNHOMES

SAVOY
272 UNITS

amazon



SAMPLE
SITE LAYOUT
12.5 ACRES

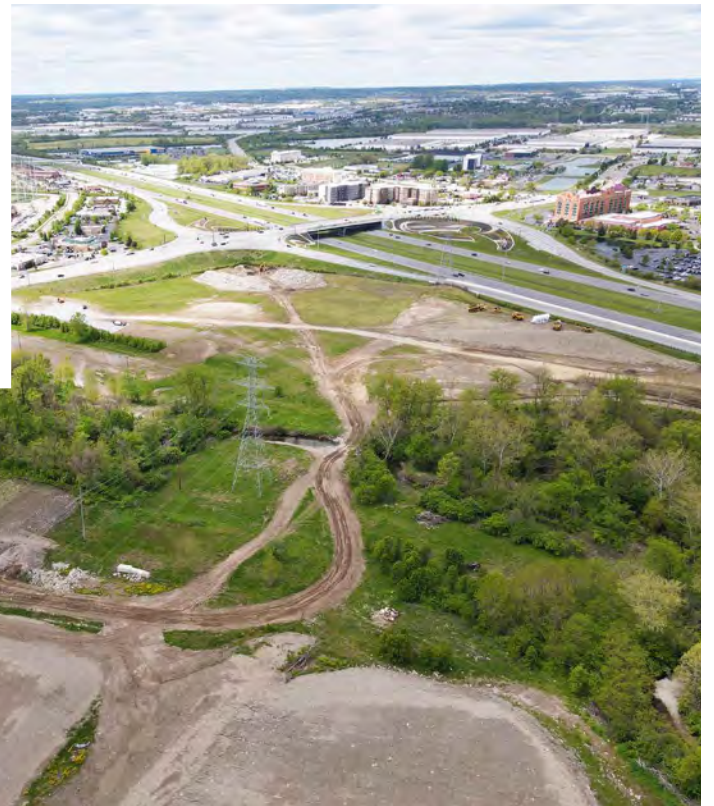




THE GATEWAY OF WEST CHESTER IS LOCATED IN WEST CHESTER TOWNSHIP AT THE UNION CENTRE BLVD. INTERCHANGE SURROUNDING WEST CHESTER'S BUSINESS AND ENTERTAINMENT DISTRICT.

DESTINATION CENTER

AS CINCINNATI AND DAYTON CONTINUE TO CONVERGE, WEST CHESTER OHIO HAS EMERGED AS THE ECONOMIC CENTER OF THE CINCINNATI-DAYTON METROPLEX.



G A T E W A Y



ABOUT WEST CHESTER

West Chester blends exceptional residential, corporate, and commercial development with quality-of-life amenities that together offer the advantages of suburban livability with the vitality and energy of an urban center. The community offers high quality housing, services, more than 400 acres of recreational space, and many more amenities within its 35 square miles.

SURROUNDED BY A **LIVE-WORK-PLAY** ENVIRONMENT

- West Chester has emerged as the economic center of the Cincinnati-Dayton region home to nearly 3,700 businesses, more than 65,000 residents and 55,000 employees.
- West Chester's success as an upscale residential community is propelled by the unrivaled achievements of the Lakota Local Schools, which is ranked #10 in 2022 Best School Districts in the Cincinnati Area by Niche.com.
- More than 1,500 acres of shopping, dining and entertainment amenities have been developed in West Chester Township.
- Retail has contributed to more than 8.3 million square feet of commercial development, representing more than \$1billion invested in West Chester's commercial market.
- No personal income tax and corporate earnings tax.

NEIGHBORING PARKS & TRAILS

Beckett Park, Keehner Park, The Square at Union Centre, Upper Mill Creek Conservation Corridor, Voice of America Park, & more!





42,420
POPULATION
Within 3 Miles



\$140,083
AVG. HH INCOME
Within 3 Miles



\$104,703
MED. HH INCOME
Within 3 Miles



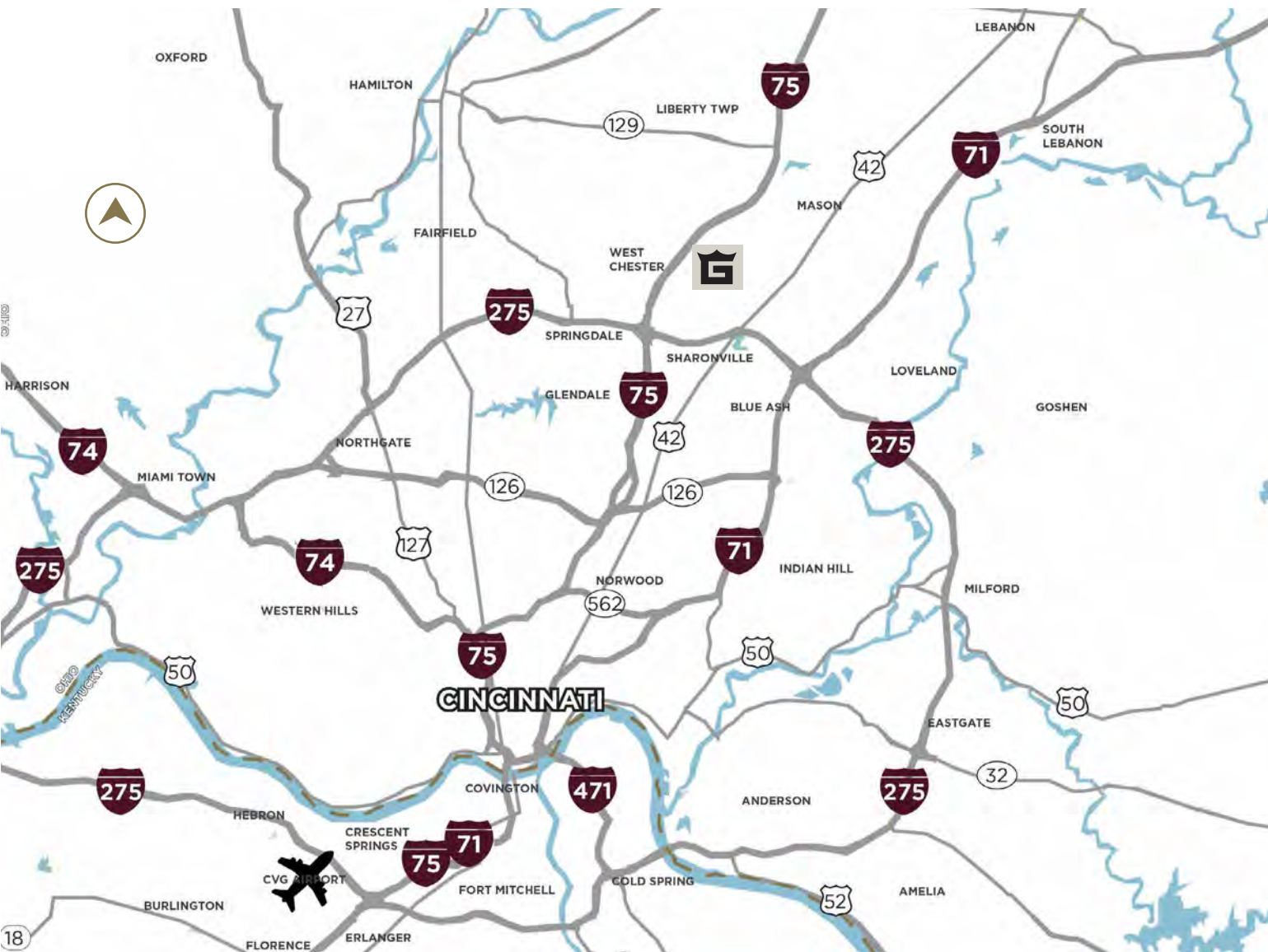
59,004
DAYTIME DEMOS
Within 3 Miles

134,443
POPULATION
Within 5 Miles

\$138,669
AVG. HH INCOME
Within 5 Miles

\$105,049
MED. HH INCOME
Within 5 Miles

171,122
DAYTIME DEMOS
Within 5 Miles



35,000
RESIDENTS

1,500

ACRES OF SHOPPING, DINING &
ENTERTAINMENT

8.3 MILLION
SF OF COMMERCIAL DEVELOPMENT

\$1 BILLION
INVESTED IN COMMERCIAL DEVELOPMENT

+200
RESTAURANTS

400
ACRES OF RECREATIONAL SPACE



DEVELOPER OVERVIEW



NorthPoint Development, a real estate developer from Kansas City that specializes in industrial and multifamily development, received Final Development Plan approval from the West Chester Township Zoning Commission for a 322-unit multifamily project at the Gateway of West Chester development site.

The Residences At Gateway is the first multifamily project investment for NorthPoint Development in the Cincinnati market. The project will offer 322 units with a mix of one and two bedroom market-rate apartments, and a variety of on-site amenities.



CONTACT INFORMATION

OFFICE

SCOTT ABERNETHY, SIOR, CCIM

Senior Director
scott.abernethy@cushwake.com
+1 513 763 3013

DIGGER DALEY

Senior Director
digger.daley@cushwake.com
+1 513 763 3028

RETAIL

TERRY OHNMEIS

Senior Director
terry.ohnmeis@cushwake.com
+1 513 763 3059

ANDREW SELLET

Managing Director
andrew.sellet@cushwake.com
+1 513 763 3053

