



*Opportunity In
Columbia Township*





Greetings! Welcome to Columbia Township!

Columbia Township is a trusted, approachable, progressive and energetic community, ready to work with you to achieve mutually beneficial goals. We have compiled basic data about our township to hopefully spark interest in locating your business or continuing your business development activities here. Excellent locations, economic development incentives, great demographics and high traffic counts await your investment!

If we can be of help, or if you desire additional information not presented, please contact our Township Administrator personally at 513-561-6046 to learn more about opportunities, development incentives and other important information.

We invite you to visit our web site to see our Comprehensive Plan and other planning documents being used to guide our future development. It is our hope you will see opportunity for you in Columbia Township and envision yourself as a participant in its future.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Langenkamp".

Stephen Langenkamp, President
Columbia Township Board of Trustees

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Opportunity In Columbia Township

Columbia Township is comprised of small, caring, diverse neighborhoods and business areas within a community that provides exceptional services for an affordable lifestyle.

Columbia Township is centrally located just northeast of the City of Cincinnati and the City of Norwood. The Township is eager to inform new businesses and developers of the many benefits of the area, potential site locations and available opportunities in the community. Township officials are proactively employing available economic development incentives and programs to foster a business-friendly environment.



Columbia Township Features

Conveniently Located in the Heart of the Greater Cincinnati Region

Less than 10 minutes northeast of downtown Cincinnati at the center of the I-71 Corridor. I-71 is the second-most traveled interstate in the region, with traffic counts in excess of 130,000 vehicles per day.

Services the Highest Population Concentrations in the Region

No Local Earnings Tax

Economic Development Incentives

State-provided economic development incentive programs, community incentive programs and potential access to low-interest financing programs may be available to developers and businesses.

Accessibility of Officials

Top officials are available and accessible to answer questions and move developments forward.

Affluent Surrounding Neighborhoods

Indian Hill, Terrace Park, Madeira, Mariemont, Newtown and Anderson Township are close to business corridors.

Median Income (2005)

Anderson Township	\$82,078
Village of Indian Hill	\$179,799
Village of Mariemont	\$66,393
Village of Newtown	\$60,737
Village of Terrace Park	\$111,881

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Easy Access

Columbia Parkway, I-71 South and North, Kenwood Shopping Center, Mariemont, Hyde Park/Oakley/Rookwood are easily accessible and within ten minutes from business corridors.

Recreational Facilities

Ohio River riverfront parks, Great American Baseball Park and Paul Brown Football Stadium, U.S. Bank Arena are within ten minutes of Ridge & Highland business corridor.

Little Miami Bike Trail, Little Miami River, Little Miami Golf Course, Avoca Park and Muchmore Park are located adjacent to Wooster Pike business corridor and near Madison Place South (Plainville Road) business area.

Walking Neighborhoods

Most areas are walking neighborhoods with sidewalks to nearby neighborhood businesses and commercial areas.

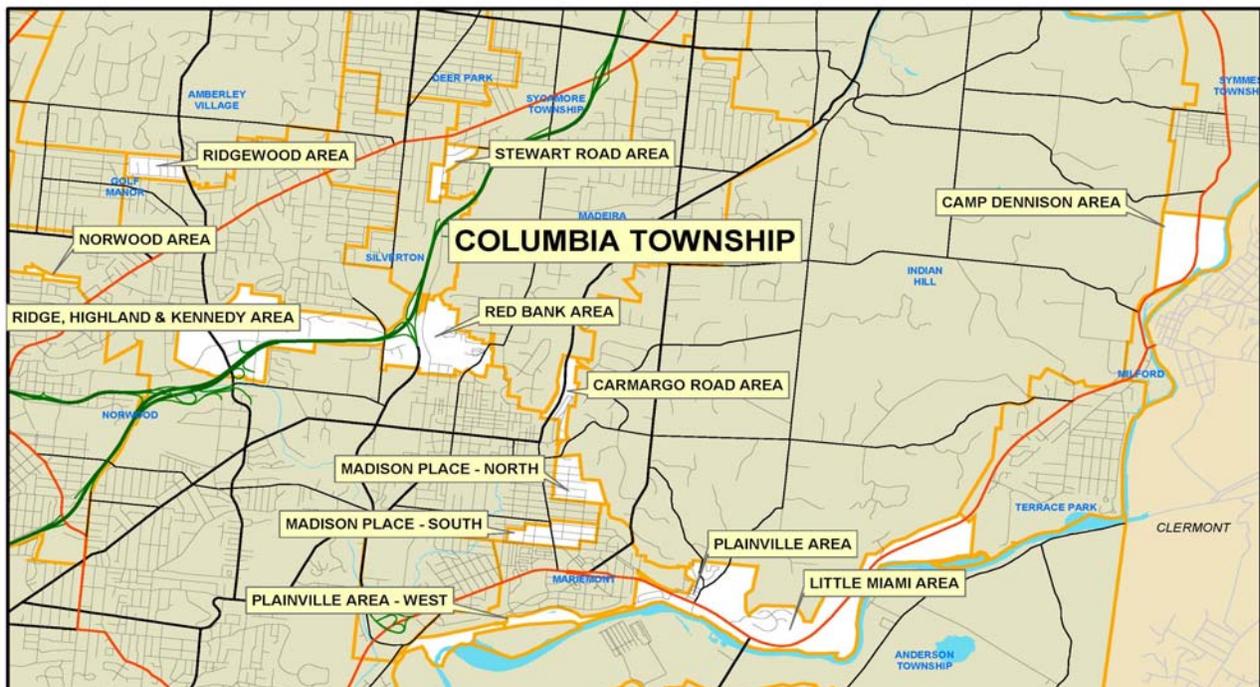
Housing

Great sales prices, great homes for the money are attracting first-time buyers, young professionals, and empty nesters. Average home sales price in 2005: \$174,115.

Excellent Public & Safety Services

Recent surveys indicate over 92% of residents and businesses are either satisfied or very satisfied with the level of services provided by the Township.

Township Map



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Commercial Areas

Ridge & Highland

Ridge & Highland Business Corridor Description

This is a successful commercial corridor due to its location along high traffic thoroughfares, access to Interstate 71 and proximity to a large household and employment base. The area is anchored by regional draws such as Home Depot, Wal-Mart, Biggs and Lowes.

Ridge & Highland Demographics	<u>3 Mile Radius</u>	<u>6 Mile Radius</u>	<u>Hamilton County</u>
Ages 18-34	29,316	83,842	182,321
Ages 35-49	27,486	74,772	180,960
1-3 Person Households	47,503	125,290	268,529
Single Parent Households	5,377	15,632	35,289
Ages 15-24 (employment)	15,354	49,908	113,961
Avg. HH Expend. On Eating & Drinking Places	\$3,435	\$3,505	\$3,623
Avg. HH Expenditure on All Retail	\$26,031	\$26,768	\$28,202
Total Expend. On Eating & Drinking Places	\$191,993,870	\$530,444,530	\$1,223,860,430
Total Expend. On All Retail	\$1,455,111,370	\$4,050,678,710	\$9,527,779,310
Total Population	121,274	343,262	812,803
Total Households	55,899	151,324	337,837
Ages: <15	21,472	64,628	165,765
15-17	4,645	14,132	36,373
18-24	10,709	35,776	77,588
25-44	36,862	96,642	222,594
45-59	24,439	69,003	228,864
>59	23,147	63,081	145,113
Households			
1 Person Household	23,178	58,790	114,146
2 Person Household	16,746	45,773	103,457
3 Person Household	7,579	20,727	50,926
Male Single Parent HH w/ Children	926	2,452	6,059
Female Single Parent HH w/ Children	4,451	13,180	29,230

Source 2005 Claritas data

Ridge & Highland Revitalization Areas/Available Properties

The township is continually identifying new office, industrial, retail and residential development opportunities. Contact Mike Lemon at (513) 561-6046 regarding on-going revitalization efforts and information about properties and opportunities that may meet your specific needs.

Ridge & Highland Traffic Counts

Interstate I-71	130,000 ADT
Ridge Road	35,700 ADT
Highland Avenue	24,900 ADT

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Madison Place South (Plainville Road) & Plainville (Wooster Pike) Business Corridors

Madison Place South (Plainville Road) Description:

Commercial uses in the Madison Place South business corridor consist of small retailers and service businesses, some within typical retail buildings and others converted into single-family and even multi-family buildings along Plainville Road. The retail categories tend to serve nearby neighborhoods and a radius of approximately one to two miles. The specific types of retail in the area include home improvement, hardware, auto repair shops, discount general store and hair salons.

Redevelopment initiatives, new zoning regulations and reinvestment by the township in street-scapes and infrastructure, along with economic development incentives, make the area particularly attractive to entrepreneurial development.

Plainville (Wooster Pike) Description

The Plainville Business District area of Columbia Township is located immediately east of the Village of Mariemont along US Route 50, which is a major commuter route that provides access to downtown Cincinnati and to affluent residential areas north, east and south of the business corridor. Large and small retailers are located in both “strip mall” and “stand alone” building style formats. The businesses in the area predominately serve nearby residential neighborhoods and the commuter traffic on US Route 50. Neighborhood retail in the area includes a grocery store, drug store, quick service and sit-down restaurants, gasoline station, hair salons and video rental. Significant redevelopment has occurred in recent years, adding several new upper-scale retailers and services.

Madison Place South and Plainville Traffic Counts

Madison Place South (Plainville Road)	16,200 ADT
Plainville (Wooster Pike)	30,000 ADT

Madison Place South and Plainville Business Districts Demographics

	Madison Place South		Plainville	
	<u>1 Mile</u>	<u>3 Mile</u>	<u>1 Mile</u>	<u>3 Mile</u>
Total Population	10,087	53,991	2,328	29,753
Total Households	4,223	23,771	899	11,355
Age Cohorts				
0-9	1,407	6,830	353	4,218
10-19	1,382	6,759	326	4,592
20-39	2,664	14,392	594	6,232
40-59	2,884	16,015	733	9,740
60+	1,750	9,995	322	4,971

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Household Expenditures in Retail Categories (\$ in Thousands)

	Madison Place South		Plainville	
	<u>1 Mile</u>	<u>3 Mile</u>	<u>1 Mile</u>	<u>3 Mile</u>
Apparel	1,939	2,406	3,093	2,901
Education	912	1,277	1,746	1,627
Entertainment	2,418	3,008	3,848	1,399
Food and Beverages	6,650	7,979	9,967	9,366
Health Care	2,775	3,270	4,026	3,769
Hshld Furnish. & Equip.	1,781	2,262	2,907	2,767
Shelter	8,893	11,062	14,107	13,311
Household Operations	1,489	1,964	2,625	2,473
Miscellaneous Expenses	701	842	1,041	981
Personal Care	619	757	955	898
Reading	151	187	236	222
Tobacco	328	363	432	398
Transportation	9,146	10,971	13,613	12,945
Utilities	3,238	3,810	4,705	4,384
Gifts	1,199	1,603	2,152	2,018
Personal Insurance	471	628	854	798
Contributions	1,646	2,266	3,156	2,920

Taxes (2006 Filing Year)

Income Tax: No Local Income Tax

County Sales Tax: 6.5%

School District Levies:

Mariemont School District

Real Property 86.22 mills
Personal Property 128.84 mills

Cincinnati School District (Ridge FD)

Real Property 76.04 mills
Personal Property 100.11 mills

Mariemont School District (Kenwood FD):

Real Property 94.87 mills
Personal Property 137.84 mills

Cincinnati School District (Silverton FD):

Real Property 73.27 mills
Personal Property 98.54 mills

Mariemont School District (Little Miami FD):

Real Property 91.32 mills
Personal Property 37.84 mills

Indian Hill School District (Kenwood FD):

Real Property 63.44 mills
Personal Property 93.79 mills

Cincinnati School District (Kenwood FD):

Real Property 79.92 mills
Personal Property 104.34 mills

Indian Hill School District (Little Miami FD):

Real Property 59.89 mills
Personal Property 93.79 mills

Cincinnati School District (Madison Place FD):

Real Property 77.58 mills
Personal Property 104.14 mills

Indian Hill School Dist. (Madison Place FD):

Real Property 61.10 mills
Personal Property 93.59 mills

Tax Incentives and Financing Programs

SBA 504 Loan Program

Provides loans for business expansion purposes, including land and building acquisition, expansion or renovation, and equipment purchases. Program can provide up to 40% of total eligible costs at a long-term fixed interest rate in partnership with private financing. For more information, contact Horizon Certified Development Company at (513) 631-8292.

Ohio 166 Program

Provides loans for business expansion purposes, including land and building acquisition, expansion or renovation, and equipment purchases. Program can provide up to 40% of total eligible costs as a below-market, fixed interest rate. For more information, please contact Horizon Certified Development Company at (513) 631-8292.

Ohio Investment in Training Program

Provides financial assistance and technical resources for customizing training involving employees of new and expanding Ohio businesses. Businesses can receive up to 50 percent reimbursement to fund instructional costs, materials and training-related activities. For more information, contact the Ohio Department of Development at (800) 848-1300.

Enterprise Zone

Provides real and personal property tax incentives for industrial businesses that expand or locate in Columbia Township. Businesses can receive up to 60% exemption for up to 10 years on real property improvements and new tangible personal property. Retail and service projects are not eligible for the program. For more information, contact Hamilton County Development Company at (513) 631-8292.

Job Creation Tax Credit Program

Provides commercial activity tax or state income tax credit for businesses that expand or locate in Columbia Township. Businesses must create at least 25 net new full-time positions and pay a minimum of 150% of federal minimum

wage. In special circumstances, a business could create as few as 10 new full-time positions paying at least 400% of the federal minimum wage. For more information, contact the Ohio Department of Development at (800) 848-1300.

Community Reinvestment Area

Provides real property tax incentives for homeowners and commercial and industrial facilities that undergo significant renovation or construct new homes/businesses in designated areas of Columbia Township. Community Reinvestment Areas are located along Wooster Pike and Ridge and Highland. Homeowners can receive a 75% abatement for 10 years on real property improvements; construction of new single-family homes and existing multi-family residential property is eligible for 50% abatement for 10 years; and new and existing businesses can be considered for a 50% abatement for 12 to 15 years. For more information, contact Columbia Township at (513) 561-6046.

HIP

The Hamilton County Home Improvement Program (HIP) is an initiative of the Hamilton County Commissioners and the Hamilton County Treasurer. The "HIP" loan allows homeowners in Hamilton County communities to borrow money to repair or remodel their homes or rental property at interest rates 3% below the lowest rate a bank would normally offer. For details contact Patrick Hanrahan, "HIP" Coordinator, Hamilton County Department of Community Development (513) 946-8234.

SPI District

A Special Public Interest (SPI) district is a zoning tool contained in the Hamilton County Zoning Resolution that can be used to refine existing zoning regulations and to give local jurisdictions the ability to create standards that address issues or desires for the future of specific areas of the community. More information can be obtained from the Hamilton County Planning Commission at (513) 946-4500.

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Contact Numbers

Administration & Maintenance.....	513-561-6046
Deer Park-Silverton Joint Fire Dept.....	513-791-2500
Golf Manor Fire Dept.....	513-531-2022
Hamilton County Sheriff's Dept.....	513-825-1500
Little Miami Joint Fire & Rescue Dept.....	513-271-3636

Hamilton County

Auditor.....	513-946-4000	www.hamiltoncountyAuditor.org
Building Inspections.....	513-946-4550	www.hamilton-co.org/hcbi
Engineer.....	513-946-4250	www.hamilton-co.org/engineer
Hamilton County Development Company.....	513-631-8292	www.hcdc.com
Metropolitan Sewer District.....	513-244-5500	www.msdc.org
Planning & Zoning.....	513-946-4500	www.hamilton-co.org/hcrpc
Public Works.....	513-244-5500	www.hamilton-co.org/pubworks

State of Ohio

Department of Development.....	800-848-1300	www.odod.state.oh.us
Environmental Protection Agency.....	614-644-3020	www.epa.state.oh.us
Ohio Labor Market Information.....	614-752-9494	www.lmi.state.oh.us
Taxation.....	614-466-0093	www.tax.ohio.gov

For additional information regarding Columbia Township, visit our web site at www.columbiatownship.org.