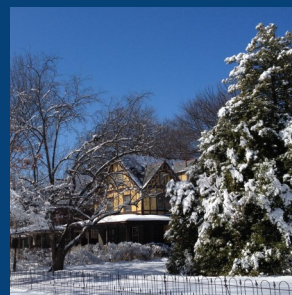


# LANSDOWNE, PA



## Business Recruitment Guide



**LANSDOWNE**  
Economic Development Corporation



# 15 Reasons to Open a Business in Lansdowne

**1** Affordable properties to rent or buy

**2** No wage taxes, business tax, or gross receipts tax

**3** 15-minute train ride to Center City Philadelphia

**4** Diverse, multi-cultural population with an average household income of \$74,844

**5** Walkable downtown outside of Philadelphia with a small-town feel

**6** 2 major hospitals within 1/2 mile

**7** Intersection of two main roads: Baltimore Pike and Lansdowne Ave. with 32,000 vehicles per day

**8** Weekly outdoor farmers market brings 500+ visitors

**9** Annual events such as Arts & Music Festival, Memorial Day 5K Race, holiday parades

**10** More than 20 colleges or universities within a 5-mile radius

**11** Home of the Historic Lansdowne Theater, a 1300-seat music venue currently being renovated

**12** Economic Development organization to assist local businesses

**13** Ample parking with 300+ municipal parking spaces

**14** Multiple, well-maintained historic districts

**15** Educated workforce: 63% have attended college; 1 in 3 have a Bachelor's or better



**LANSDOWNE**  
Economic Development Corporation

# Lansdowne, PA

Just six miles from Center City Philadelphia, the 1.2-square-mile Borough of Lansdowne is home to more than 10,000 residents and approximately 5,000 employees. Located halfway between Philadelphia and Media, the County seat in Delaware County, Pennsylvania, Lansdowne is a historic, walkable, transit-oriented inner-ring suburb with a friendly, small-town feel.

Lansdowne has a long tradition of welcoming businesses of all sizes and types. Its business-friendly, tax-free environment has helped to fill downtown Lansdowne's bustling commercial corridors with small, locally owned retailers as well as several national chain stores. **The Lansdowne Economic Development Corporation (LEDC)** offers business owners support services such as organizing promotional events, social media coverage, and facilitating facade improvement programs.

Complementing Lansdowne's business-friendly environment is a burgeoning arts scene. Located in the heart of the downtown is the **Historic Lansdowne Theater**. When it reopens, it is expected to attract **75,000** visitors annually. The **Lansdowne Arts on the Avenue Festival** showcases performing and visual artists and attracts more than 2,500 visitors. The 75-piece **Lansdowne Symphony Orchestra** is one of the oldest community orchestras in the region. The **Lansdowne Folk Club** is a non-profit organization dedicated to presenting folk, acoustic and blues music. **Art Space Lansdowne** offers studio and gallery space as well as art classes for children and adults. The **20\*20 House** is an arts center offering residencies and gallery shows. Many artists reside in the Borough itself; Lansdowne has nearly twice the statewide average in its percentage of residents who are employed in the arts and entertainment fields.

While Lansdowne is deeply rooted in its rich commercial and industrial history, it is also poised for tremendous growth as its downtown retail corridor continues to evolve. Lansdowne's civic-minded, deeply committed residents and business owners are invested in revitalizing their downtown, and in sustaining a diverse and vibrant community in which to live, work and play.





# LANSDOWNE

## Economic Development Corporation

### We're Your First Stop

Your first stop when exploring opening a small business in Lansdowne should be at the LEDC. We can provide you with a variety of information and resources to help you make an informed decision about opening a business in the Borough ([www.LansdownesFuture.org](http://www.LansdownesFuture.org)).

The Borough of Lansdowne, Pennsylvania welcomes you and your business. We are confident that you will find our town not only beautiful and friendly but supportive of your business needs. We understand that it takes a community to make a business successful, and we want to make your business another success story in Lansdowne.

If you still need more convincing, take a look at our website where you can find our **15 Reasons to open a Business in Lansdowne**. Whether you are new to the business world or a seasoned veteran looking to open a second location, you'll want to read our **Small Business Start Up Guide**. The Guide gives you all the steps necessary to open a business in Lansdowne, as well as contact information for zoning, permits, and more.

If you need to secure financing for your business or you want to learn about the civic and professional organizations in the area that are here to help your business grow, then check out our list of **Resources & Professional Organizations**.

Looking to contact code enforcement? Or one of the utility companies? Look no further than our list of **Important Phone Numbers**. Want to know all about the demographics of the Lansdowne area? Check out the **Lansdowne Statistics & Data** section.

Once your business is open, take advantage of **Increasing Your Online Presence** and Free Ways to Increase Customers.

The LEDC is here to help you. For more information about resources available after your business is open, check out the section "For Existing Businesses." We'll help bring the customers to you, with our weekly farmers markets, annual festivals, community days, 5K race, and more.

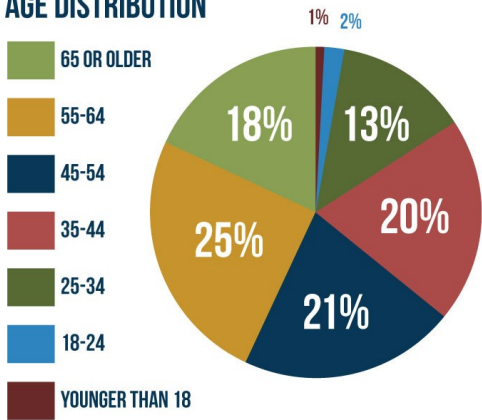
We're here to help. For more business assistance information, contact the LEDC office at **610.745.4063** or email us at [Debbie@LansdownesFuture.org](mailto:Debbie@LansdownesFuture.org).

[www.LansdownesFuture.org/starting-business](http://www.LansdownesFuture.org/starting-business)

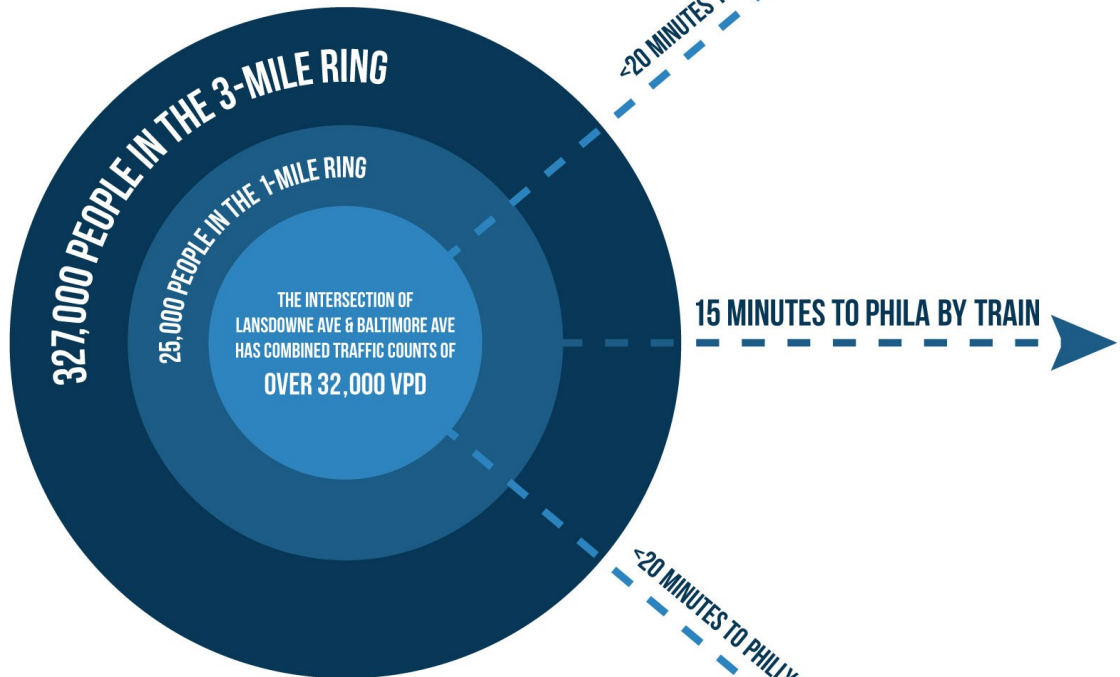


# Demographics

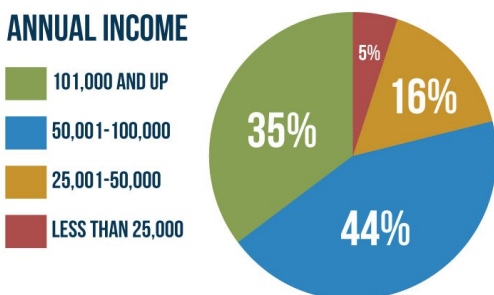
## AGE DISTRIBUTION



## HIGHEST DEGREE ACHIEVED (AGE 25+)



## ANNUAL INCOME



# History

Lansdowne Borough has a rich industrial and commercial history. One hundred years before it was incorporated as a separate entity from Upper Darby, the area which is now Lansdowne Borough was historically home to various industries. Textile, paper, cotton and dye mills were operated along Darby Creek.

By the mid-19th century, a single rail track ran through the town. Big changes followed the construction of a second track in the 1880s by the Pennsylvania Railroad (PRR). The freight line brought silk, tin work, roofing, piping and steel mill trades to the area.

In addition to its rich industrial base, the area became known for its small but elegant hotels and guesthouses including The Evergreen Lodge, Hartel's Guest House and The Windermere. The floral trade also blossomed with the well-known Pennock family, William Leonard and August Valentine Doemling all operating floral businesses here.

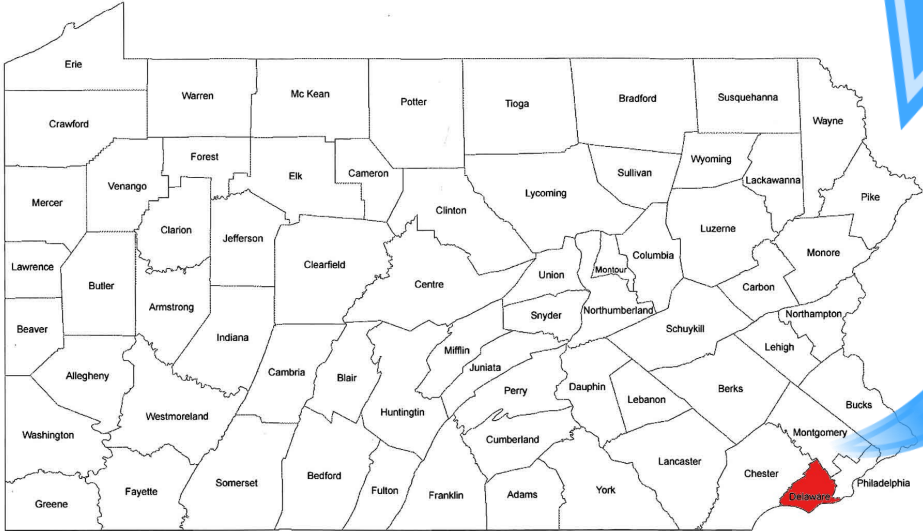
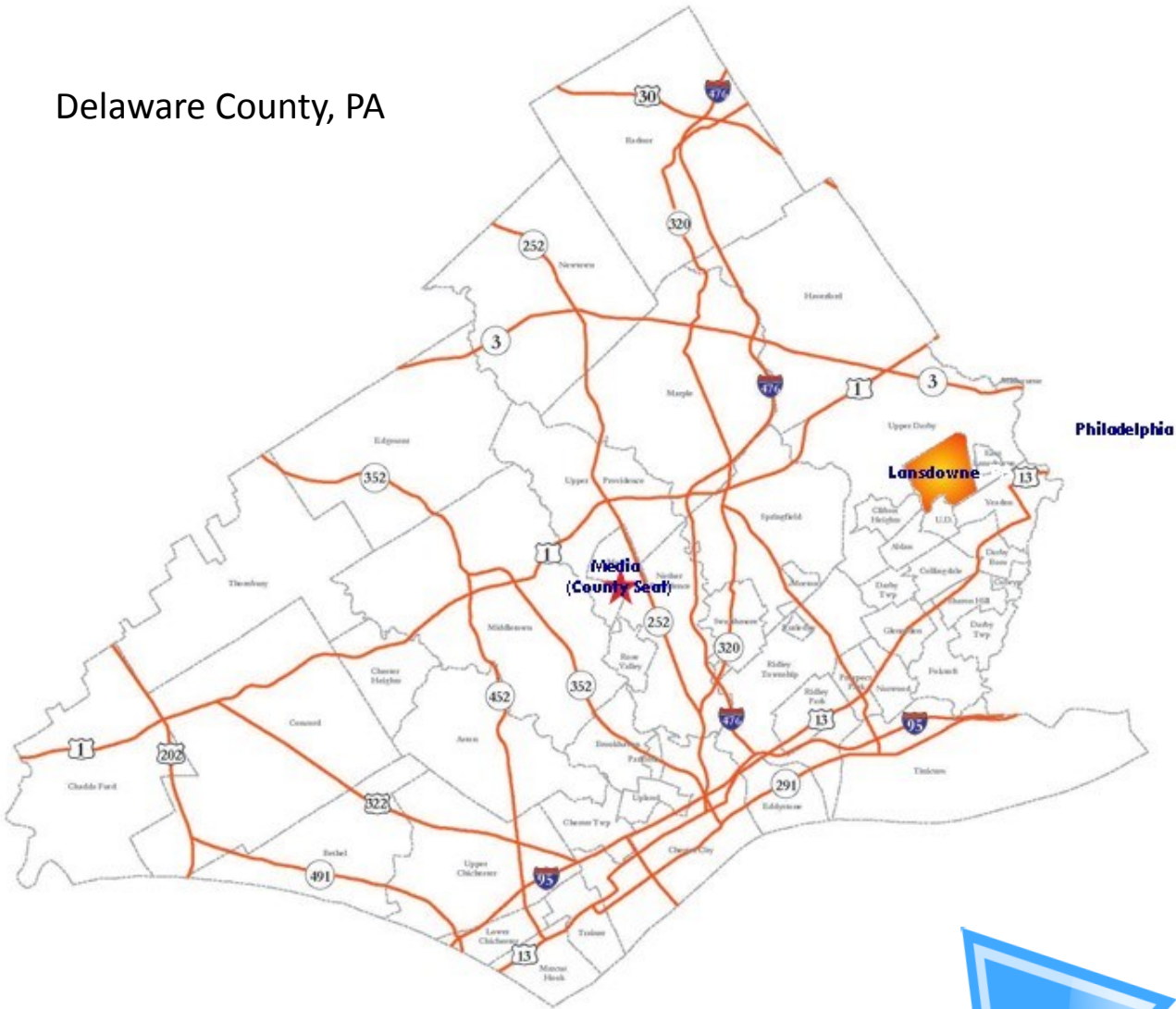
The expanded rail accessibility soon attracted real estate developers. The farmers of the largely agricultural Upper Darby were not particularly interested. Eager to take advantage of new opportunity, leaders of the local business community petitioned the Commonwealth of Pennsylvania and in June of 1893 they were granted permission to incorporate the Borough of Lansdowne.

The PRR enabled daily commuting between Lansdowne and Center City Philadelphia. A trolley line along Baltimore Avenue, constructed at the turn of the 20th century, provided easy convenient travel among the many communities between Media and Philadelphia.

With a superior transportation system, Lansdowne (situated just six miles from Philadelphia's City Hall) became a haven for middle- and upper-middle-class families wanting a suburban lifestyle. Between 1890 and 1910, residential development throughout the Borough boomed. Lansdowne has one of the largest concentrations of Victorian-era homes in the Commonwealth of Pennsylvania. There are two neighborhoods, featuring 172 homes, listed on the National Register of Historic Places. Victorian mansions grace the town's streets and provide much of the charm that makes Lansdowne so unique.

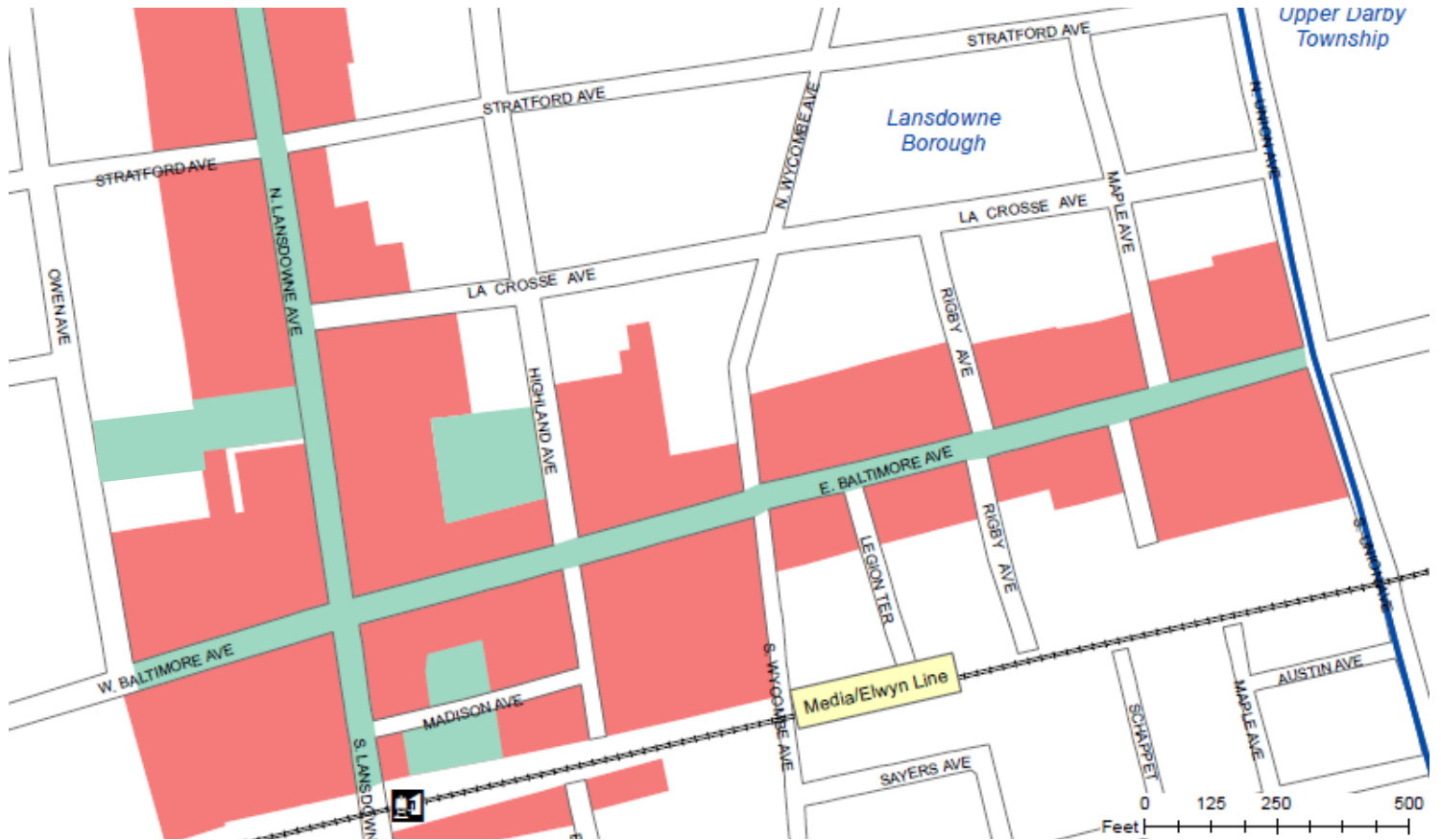
The area's best architects, including renowned Philadelphia architect Frank Furness, teamed with local builders to construct some of their grandest designs in Lansdowne. Casper Pennock built one of the first commercial buildings to house the National Bank of Lansdowne. This beautiful stone building with turret roof and a large street clock is situated on the corner of Lansdowne Avenue, less than one block from the historic Lansdowne train station, also designed by Frank Furness. Residents and visitors alike, entering by commuter rail, are greeted with a taste of Lansdowne's outstanding history and unmatched sense of community.


Delaware County, PA





# Central Business District Parking Map



 Municipal/surface parking

**Public Parking: approx. 250 spaces**

**Meter rate 2016: 25¢ per hour**

**SEPTA Train to Center City: Media/Elwyn Line**

**SEPTA Bus Routes 109 & 113**



# Historic Architectural Review Board (HARB)

Lansdowne Borough residents and business owners are extremely proud of the historic districts in the borough and want to make every effort to preserve the unique architectural qualities while making it possible to conduct business in the 21st century.

The Historic Architectural Review Board (HARB) and Borough Council must approve (by issuance of a Certificate of Appropriateness) all changes and modifications to the exteriors of buildings and structures that are visible from a public street or way in the Borough's Historic Central Business District. In determining the recommendations to be made to the Borough Council, the HARB shall consider only those matters that are pertinent to the preservation of the historical and/or architectural aspect and nature of the building or structure site, area or district certified to have historical significance. The HARB bases their decisions on compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.



# Contact Info

## **Lansdowne Economic Development Corp. (LEDC)**

23 S. Lansdowne Ave.  
Lansdowne, PA 19050  
610.745.4063

[www.LansdownesFuture.org](http://www.LansdownesFuture.org)  
[info@LansdownesFuture.org](mailto:info@LansdownesFuture.org)

## **Lansdowne Borough Hall**

12 E. Baltimore Avenue  
(610) 623-7300

[www.LansdowneBorough.com](http://www.LansdowneBorough.com)

## **Lansdowne Business & Professionals Assoc.**

**(LBPA)** [www.shoplansdowne.com](http://www.shoplansdowne.com)

## **Delaware County Chamber of Commerce**

1001 Baltimore Pike, Ste. 9LL  
Springfield, PA 19064

610.565.3677

[info@delcochamber.org](mailto:info@delcochamber.org)

## **Delaware County's Brandywine Convention & Visitor's Bureau**

1501 North Providence Road  
Media, PA 19063

800.343.3983

[www.brandywinecvb.org](http://www.brandywinecvb.org)

## **Small Business Development Center (SBDC)**

Widener University  
1350 Edgmont Avenue  
University Technology Park  
Building 2, Suite 1300  
Chester, PA 19013  
610.619.8490

## **Code Enforcement & Permits**

Michael Jozwiak – BCO and Zoning Officer  
(610) 623-7300 ext. 232  
[JozwiakM@borough.lansdowne.pa.us](mailto:JozwiakM@borough.lansdowne.pa.us)

## **Building Inspections**

John Gould  
(610) 623-7300 ext. 212  
[GouldJ@borough.lansdowne.pa.us](mailto:GouldJ@borough.lansdowne.pa.us)

## **Non-Emergency Police Assistance**

(610) 623-0700

## **Overnight Parking Permits**

(610) 623-7677

## **Parks & Recreation Department**

(610) 284-1493

## **Lansdowne Public Library**

(610) 623-0239

## **Lansdowne Fire Co.**

(610) 623-1332

## **UTILITIES**

PECO Energy (800) 494-4000

RCN Internet/Television (800) 746-4726

Comcast (800) XFINITY

Aqua (Water Company) (610) 527-8000

Trash/Sanitation Dept. (610) 622-6318

## **SMALL BUSINESS LOANS**

### **WSFS Bank**

SBA Loans  
9 E Baltimore Ave.  
Lansdowne, PA 19050  
610.359.6945

### **Citizens Bank**

Business Banking  
800.787.0144  
[www.CitizensBank.com/SmallBusiness](http://www.CitizensBank.com/SmallBusiness)

### **Entrepreneur Works**

111 S Independence Mall East  
Suite 528  
The Bourse Building  
Philadelphia, PA 19106  
215.545.3100  
[www.myentrepreneurworks.org](http://www.myentrepreneurworks.org)

### **Entrepreneur Works – Delaware County**

1350 Edgmont Avenue, Suite 1300  
Chester, PA 19013  
610.499.7528  
[www.myentrepreneurworks.org](http://www.myentrepreneurworks.org)



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