

Lower Makefield Township 2015 Business Survey

TOTAL RESPONSES

109

1. What is the general nature of your business?

<u>3</u> Restaurant/Food	<u>2</u> Research/Development	<u>0</u> No Response
<u>13</u> Retail Store	<u>4</u> Life Sciences	
<u>34</u> Medical/Dental	<u>0</u> Technology/Communications	
<u>13</u> Bank/Financial Services	<u>3</u> Personal Services	
<u>17</u> Other Professional Services	<u>20</u> Other	

2. How long have you been located in Lower Makefield Township?

<u>26</u> 0-5 years	<u>38</u> 11-20 years	<u>0</u> No Response
<u>20</u> 6-10 years	<u>25</u> More than 21 years	

3. Where is your business located?

<u>20</u> Restaurant/Food	<u>5</u> Restaurant/Food	<u>6</u> No Response
<u>45</u> Retail Store	<u>11</u> Retail Store	
<u>19</u> Medical/Dental	<u>3</u> Medical/Dental	

4. Do you rent a space for your business?

<u>58</u> Yes	<u>51</u> No	<u>0</u> No Response
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5. Do you consider your rent costs to be:

<u>0</u> Low	<u>38</u> About right	<u>26</u> Expensive	<u>45</u> No Response
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<i>Average cost of square footage:</i>	<u>\$22.82</u>	<i>Total Responses to Square footage</i>
<i>Median cost of square footage:</i>	<u>\$21.00</u>	<u>21</u>

6. Number of employees at your Lower Makefield location(s):

AVERAGE

<u>12</u> Current number of fulltime & part-time employees	<u>7</u> No Response
<u>4</u> Hired in the past 3 years	
<u>4</u> Projected to hire in the next 3 years	
<u>3</u> Staff Reduction in past 3 years	

7. What are your plans for the next three years in Lower Makefield?

<u>82</u> No change	<u>5</u> Relocate	<u>2</u> No Response
<u>13</u> Expand	<u>5</u> Add new products/services	
<u>2</u> Reduce	<u>2</u> Closing business	

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8. Why did you choose Lower Makefield Township to locate your business?

46	Proximity to markets, customer base, suppliers or complimentary businesses	
35	Location in Bucks County and/or the Greater Philadelphia Region	
5	Skilled or educaed workforce	
6	Transportation network (highways, rail, air, etc.)	
9	Cost Factors: building, utilities, etc.)	
26	Quality of life/community appear for employees or self	
21	Other	5 No Response

9. Where do you live?

39	Lower Makefield Township	4 No Response
47	Elsewhere in Bucks County	
7	Pennsylvania	
15	New Jersey	

10. How would you describe the business climate in Lower Makefield Township:

13	Excellent	54	Good	5 No Response
36	Very Good	1	Poor	

11. What are the advantages and disadvantages of being located in Lower Makefield Township?

	Advantage	Disadvantage	Neutral	
Access via highways, roads, and public transportation	88	2	6	13 No Response
Availability of a quality workforce	59	8	29	
Availability and reasonable cost of commercial/business space	42	8	46	
Adequate parking	73	4	19	
Access to banks and professional services	76	1	19	
Access to arts, culture and entertainment	36	8	52	
Access to retail and shopping opportunities	64	5	27	
Access to parks, recreation and open space	54	1	41	
Cost of doing business	37	15	44	
Crime rate	75	1	20	
Infrastructure conditions	60	4	32	
Restaurants, eateries, taverns	58	4	34	
Quality of school system (K-12)	58	1	37	
Overall community appearance	85	1	10	
Variety of Residential housing	66	3	27	
Overall business environment	67	3	26	
Licensing, permitting, regulatory environment	43	20	33	

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12. Would you recommend Lower Makefield Township as a place to locate a business?

88 Yes

5 No

16 No Response

COMMENTS**Lower Makefield Township
2015 Business Survey****1. What is the general nature of your business?**

Oxford Oaks Shopping Center
Level Controls Instrumentation
Real Estate Sales
Wholesaler
Legal
Software/Consulting
Preschool
Church
Church
Apartment Rentals
Gas Station
Recreation
Church and Preschool
Church
Truck Dealership
Insurance
Dry Clean Pick-up Store
Hair Salon
Arts Presenting Organization
Ice Cream Sales
Non-Profit/Non-Business
Retail Office Space

3. Where is your business located?

Freestanding in Shopping Center
Located in synagogue
Apartment Homes
Oxford Oaks Shopping Center

5. Do you consider your rent costs to be:**Cost Per Square Foot**

\$34.00	\$16.00	\$40.00
\$20.00	\$20.00	\$35.00
\$28.00	\$20.00	\$18.50
\$32.00	\$19.25	\$27.00
\$28.00	\$28.00	\$20.00
\$15.00	\$21.00	\$22.00

COMMENTS

**Lower Makefield Township
2015 Business Survey**

6. Number of employees at your Lower Makefield location(s):

<i>Current full & part-time EE</i>	<i>Hired in past 3 years</i>	<i>Project to hired in next 3 years</i>	<i>Staff reduction in past 3 years</i>
7			
17	6	6	3
25	2	5	
3			
20	4		
2			
0			
3			
2			
11			
4			
3			
17	6	15	
5	2		
8	2	1	
6	2		
6	1		3
5			
2			
100	25	10	
10	1		
4	1		
7			
16	10	15	
5	2	2	1
4	1		
60	5		5
3	3	2	
24	1	3	2
4			
3	1	1	1
7			
4			1
6			
13			
13			
25	10		
8			
39	7		0

COMMENTS

**Lower Makefield Township
2015 Business Survey**

<i>Current full & part-time EE</i>	<i>Hired in past 3 years</i>	<i>Project to hired in next 3 years</i>	<i>Staff reduction in past 3 years</i>
15	6	3	
31	7		
179			
4	1	1	
2			
3	1		1
2	2	2	
3			2
9	1		
3	1		
4			
8			
11			
2			
5	5	3	
3		1	
2		1	1
20			
4		1	
9	3	3	3
3			
5	1		
4	2	1	1
9	2		
4			
3			
1			
4	2	2	
5			
1			
14	2		1
3			
50	10	10	2
4			
25	2	2	
6	1	1	
4	1		1
54	12	10	10
5	2		
12	4		4

COMMENTS**Lower Makefield Township
2015 Business Survey**

<i>Current full & part-time EE</i>	<i>Hired in past 3 years</i>	<i>Project to hired in next 3 years</i>	<i>Staff reduction in past 3 years</i>
1	1	3	
3			
6	2	2	
2	2		
8	10	10	4
50	10		10
4			
12			
2			
13			
15	1	4	
3	1		
24			
0			
0			
3			
10			
4			
7	2		
13			8
6	1	2	
3			
20	5		

COMMENTS

**Lower Makefield Township
2015 Business Survey**

8. Why did you choose Lower Makefield Township to locate your business?

Shopping center purchase in 1997
Best for our footprint
Proximity to St. Mary Medical Center
Proximity to corporate
Combined two offices - median location
Location of synagogue
Makefield Highlands Golf Club
Close to first location in Lower Morrisville
We have had our practice in Yardley/Lower Makefield since 1968
Decision was made over 65 years ago by others.
Owned property
Always lived here
Where State Farm had opening
Close to home
Close to home and school
Live in Lower Makefield
Program sponsored by Lower Makefield Township
Purchased existing business in 2005
No earned income tax
Amount of new home construction
Proximity to owners' house
Proximity to owners' house

9. Where do you live?

Elsewhere in Bucks

Bensalem Township
Buckingham Township
Central Bucks Area
Churchville
Falls Township and Newtown Township
Feasterville/Trevose
Holland
Langhorne Borough (4)
Levittown

Middletown Township (4)
New Hope Borough (2)
Newtown Borough/Township (13)
Northampton Township (2)
Solebury Township (3)
Upper Makefield Township (3)
Warminster Township
Warrington Township
Yardley Borough (2)

Elsewhere

Cheltenham
Delaware Township
Lambertville
Mercer County (3)

Mercer County
Montgomery County
Most in PA and NJ
Philadelphia

Point Pleasant
Princeton (2)
Trenton

COMMENTS**Lower Makefield Township
2015 Business Survey****10. How would you describe the business climate in Lower Makefield Township:**

Police are outstanding, but the sign regulations are complicated.
Glad that the HARB board was revamped.
Permitting and building processes and costs are horrible.
It took way too long to repave Township Line Road.
The Township can do better supporting business.
Real estate taxes on commercial building are too high.

12. Would you recommend Lower Makefield Township as a place to locate a business?

High quality of life in township.
Appreciate no EIT on employees.
Depends on the business.
High taxes.
Annual inspection for double check valve is not appropriate for our business yet we have to pay for that. Inspectors for our original CO were not up to speed on the code and were inflexible.
Cost is the only disadvantage.
Excellent professional services and home care agencies, hospitals, physical therapy facilities.
We are a new business (open only 5 months); still learning the area and people.
Signage rules are complicated.
Neutral.
Great place for retail and consumer businesses due to high population of mid- to upper-income demographics.
We are pleased with our clientele as they also come from surrounding areas.
The permitting process was slow when we initially came in, but over time I got to know the staff in the zoning department and that proved to be a positive experience overall.
Great community atmosphere. Overall sense of community, friendliness and pride in Lower Makefield and surrounding township.
Need more upscale retail/restaurants.
Lower Makefield is a customer friendly area, roads are well maintained, and personal safety is not an issue.
Great place to live and work, but licensing and permitting is horrible.
Good customer base. Good demographics.
Very close to pharmacy/Biotech clients.
We are Bucks County Performing Arts Center and have offices in Emergency Building.
Safe Area, access to I-95, Route 1, and Turnpike.
Will move office out of Lower Makefield if earned income tax is enacted. We left Langhorne for this reason.
Lower property tax.
Healthy, beautiful location. High taxes and difficult township to deal with (permits and variances).
No more or less than any other location.
No more or less than any other location.

COMMENTS

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Possibly if cost per square foot came down; it is too high for start-ups and for "mom and pop" businesses trying to make a living. The big companies will not move here due to location and lack of food/lodging options within walking distance to office spaces for guests. Food options are challenged with coming to complexes due to lack of tenants. It's a cycle, but could be easily turned around with the right price point and marketing.