Schwabach
A heart of gold

Invest in Schwabach
Industry, service, commerce
Dear readers,

What makes Schwabach so attractive as a business location? Obviously its central location and exceptional transport infrastructure in the heart of the European Metropolitan Region of Nuremberg. However, if you want to achieve the greatest possible benefits for your customers, employees and the overall success of your business, there are many other aspects of a location that need to be considered.

Working, manufacturing and living must go hand in hand with a dynamic local economy. This guide shows that Schwabach has a lot to offer as a vibrant business destination. However, we feel nothing can replace a personal visit and meeting: our department of economic and business development is therefore more than happy to support and serve Schwabach’s business community as the main political and administrative interface. Here in Schwabach, it is not only the distances from A to B and from B to C that are short, even the municipal administration is driven by a lean decision making and fast response approach. Schwabach fosters close ties with neighbouring local authorities in Nuremberg, Fürth and Erlangen. Businesses based in the city thus also have access to an array of facilities that address innovations and new technologies. A large range of schools, a hospital and social facilities, as well as an expansive variety of cultural events and many opportunities for leisure activities, also in the surrounding nature, make Schwabach such a friendly and attractive place to live for young and old alike.

We would love to have you join us and become part of our city story!

Peter Reiß   Sascha Spahic
Lord Mayor   City Treasurer
and Deputy Mayor for Economic Affairs

As of: 03/2021
Source: www.statistikdaten.bayern.de
Schwabach is centrally located
At the intersections of important transport routes

Innovative products, market driven services and lively trade shape economic life in an attractive, centuries-old city centre. In the Bavarian State Development Programme, Schwabach is designated as a high-order centre along with the cities of Nuremberg, Fürth and Erlangen (so-called multiple centres). The city is integrated into the network of the European Metropolitan Region of Nuremberg. Schwabach is handily placed on the main west/east and north/south transport routes, which in the past were so important for business and society alike in the city. Its central location also plays a key role today thanks to the city’s superb transport links. Schwabach is a small, modern city that feels like a big city in many ways, offering the best development prospects for the future.

A city of short distances
And quick decisions

It is not only distances that are short in Schwabach. The municipal administration also operates with short communication channels.

Quick decisions: Building applications submitted by businesses are always influenced by urgent deadlines and the need for planning reliability. If required, the city of Schwabach sets up a round table to draw together all those involved, thereby ensuring the expectations and time frame of the project are discussed and agreed as soon as possible. This helps to speed up the application processing time significantly.

Comparatively reasonable:
Rental and property costs

<table>
<thead>
<tr>
<th>City</th>
<th>Nuremberg</th>
<th>Fürth</th>
<th>Erlangen</th>
<th>Schwabach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trade/Commerce rental prices</td>
<td>7.00 - 140.00</td>
<td>6.50 - 40.00</td>
<td>3.60 - 69.00</td>
<td>6.50 - 20.00</td>
</tr>
<tr>
<td>Office rental prices</td>
<td>8.20 - 16.55</td>
<td>5.00 - 12.50</td>
<td>7.50 - 14.50</td>
<td>5.50 - 12.00</td>
</tr>
<tr>
<td>Residential rental prices</td>
<td>7.00 - 1700</td>
<td>5.00 - 13.50</td>
<td>8.50 - 15.70</td>
<td>5.00 - 13.00</td>
</tr>
<tr>
<td>Standard land value for industrial real estate</td>
<td>210.00 - 475.00</td>
<td>140.00 - 350.00</td>
<td>80.00 - 375.00</td>
<td>135.00 - 270.00</td>
</tr>
<tr>
<td>Standard land value for residential real estate</td>
<td>470.00 - 1650.00</td>
<td>420.00 - 980.00</td>
<td>330.00 - 1950.00</td>
<td>325.00 - 665.00</td>
</tr>
</tbody>
</table>

Prices in €/m²

* Corresponds to a growth rate of 21.8% within 5 years (2012 - 2017)

Schwabach is centrally located

The Nuremberg Metropolitan Region – facts:

A strong business location with a population of roughly 3.6 million people. In some 150,000 companies, many of which are SMEs, a significant share of GDP (€147 bn) is generated annually by around 2 million employees*. This makes it one of the 60 strongest economic regions in the world. It involves 11 urban municipalities and 23 administrative districts working together within the metropolitan region with leading firms and figures from the worlds of business, science, culture, sport and administration for the future of the entire region.

The Nuremberg Metropolitan Region is polycentric. Within this region, the conurbation of Nuremberg, Fürth, Erlangen and Schwabach acts as the key economic and transport hub. But equally important are the success stories of economic, scientific and cultural development in the other cities, towns and districts.
Schwabach is characterised by its versatile and diverse economic structure, which is shaped by various SMEs. Of the over 4,000 companies based in Schwabach, roughly three dozen employ 100 or more people. Schwabach’s largest business, RIBE – Richard Bergner Holding GmbH & Co. KG – a leading developer and manufacturer of mechanical fastening elements, technical springs and electrical fittings, employs more than 1,350 people worldwide. Most of the companies employ less than 25 people and therefore form the foundations of the small business economic landscape. This structure has also proved to be robust in times of economic slowdown and is certainly a major reason for the city’s healthy economy and low unemployment figures.

Even in the screw, spring and needle manufacturing sector, which is traditionally closely associated with the automotive industry, businesses have managed to diversify their production activities and transform themselves into system and component providers.

Yet another strength lies in the fact that over time many companies have shifted to specialising in niche areas. As a result, individual companies have become market leaders in their respective fields; for example Maschinenfabrik Niehoff, which is now one of the world’s leading suppliers of wire drawing machines.

Interestingly, despite exploring several alternative locations, the entrepreneurial Kapp family decided to settle in Schwabach for good reasons: “We needed more space due to the growth of Sontheimer Elektroschaltgeräte GmbH. Thanks to the exemplary, unbureaucratic support from the municipal administration, we found an attractive location in Wendelsteiner Strasse. We are well equipped for the future in Schwabach thanks to the further expansion opportunities.”

"The political culture of social responsibility fostered in the city of Schwabach helped promote the foundation and development of AWO Kreisverband Mittelfranken-Süd e.V. enormously. We employ almost 1,800 people at Bavaria’s second largest regional chapter of the workers’ welfare association and are happy to also have our administrative head office here in Schwabach," Rainer Mosandl, Managing Director of AWO Kreisverband Mittelfranken-Süd e.V.

Schwabach has a high density of craft businesses, which are constantly expanding their core capabilities through their innovative offerings. Services in the social services and health care sector have been growing rapidly over the last few years. Many other self-employed professionals, such as doctors, architects and lawyers, also have a strong presence in the city.

Demand due to central position
An excellent location for services

Schwabach’s close ties with neighbouring local authorities in Nuremberg, Fürth and Erlangen and its proximity to municipalities further south ensure it is as an ideal market for services.

Schwabach businesses in the service sector have been expanding year on year. The number of people employed by these firms is growing, as is their economic importance for the city. Moreover, Schwabach has a high density of craft businesses, which are constantly expanding their core capabilities through their innovative offerings. Services in the social services and health care sector have been growing rapidly over the last few years. Many other self-employed professionals, such as doctors, architects and lawyers, also have a strong presence in the city.
Always a great city for shopping
With a rich heritage

The old town offers a good selection of small shops run by high-class retailers. Well-known high street chains also maintain branches in Schwabach’s city centre. Customers appreciate competent advice, good parking facilities close to the city centre and shopping in a quaint old town that has been lovingly restored, while retaining its centuries-old history. Numerous specialist shops attract people not only from the city but also from the surrounding areas. Retail outlets, including leading hardware and DIY stores, on the outskirts of the city further lift the quality of the overall offering. The diverse range of products available at the ORO Center, in particular, helps keep the purchasing power from the surrounding area in Schwabach.

Successful companies
Some examples from the city of gold beaters

RIBE Richard Bergner Holding GmbH & Co. KG – mechanical fastening elements, technical springs and electrical fittings
Apollo Optik Holding GmbH & Co. KG – spectacle frames, quality lenses, contact lenses, other optics items, corporate headquarters in Schwabach
Maschinenfabrik NIEHOFF GmbH & Co. KG – supplier of machines for the wire and cable industry
Autohaus Feser – car dealership for VW, Audi, Skoda and Seat
Dr. Klaus Karg KG – manufacturer of high quality crispbreads, snacks and crackers
Heidolph Instruments GmbH & Co. KG – laboratory instruments
Monolith Fleisch- und Teigwaren GmbH – producer of sausages and pasta specialties
Sontheimer Elektro- und Geräte GmbH – cam switches, emergency stop switches
BREMA-Werk GmbH & Co. KG – manufacturer of springs, stamped parts and bent wire parts
Mister*Lady GmbH – fashion company with 280 branches, corporate headquarters and central logistics in Schwabach
Monnert GmbH & Co. KG – humidity and climate chambers, water and oil baths for industrial materials and component testing, constant climate chambers, hot air sterilisers
Johann Leupold GmbH & Co. KG – folding boxes, displays, multimedia, special packaging designs
Schmauser Precision GmbH – industrial needles, precision parts
Schirmer Galvanotechnik GmbH – surface finishing, electroplating of metal parts with high corrosion and wear protection
Sasse Elektronik GmbH – keys and switches, equipment for the measuring and control industry
LK Metalwaren – warm air and ventilation systems, water treatment systems and waste water technology, sound insulating technology and machine housings
Staedtler + Uhlig KG – steel needles, hackle strips, hackle bars, perforation rollers, comb bodies for the textile industry
Mazureczak GmbH – thermal processes
Schmuckzeit Europe GmbH – individual jewellry designs
Lämmermann Systeme GmbH & Co. KG – insect repellent systems

Shopping in Schwabach’s multi-award winning historical old town:
A shopping tour becomes a real experience thanks to a fantastic array of shops offering everything you need. Personal advice combined with the pleasure of casually strolling around an exceptionally beautiful city attracts shoppers from near and far.

Purchasing power per inhabitant: €25,994
Unemployment rate: 3.5%
Trade tax rate of assessment: 390%

Average purchasing power per inhabitant and year, comparative figures: Ansbach € 23,711, Erlangen € 27,344, Fürth € 24,996, Nürnberg € 24,312 (as of: 2020)
Average unemployment rate for Germany: 5.4%, Bavaria: 3.2% (as of: 09/2021) · Source: German Federal Employment Agency
Trade tax rate of assessment in Central Franconia by comparison (selection): Nuremberg 467%, Fürth 440%, Erlangen 440%, Ansbach 380% (as of: 2020)
Schwabach
Economic data

Population according to age groups

- 0 - 6 years: 21.75%
- 6 - 15 years: 5.91%
- 15 - 18 years: 8.30%
- 18 - 25 years: 2.74%
- 25 - 30 years: 7.08%
- 30 - 40 years: 5.50%
- 40 - 50 years: 12.48%
- 50 - 65 years: 23.72%
- 65 years and older: 21.75%

As of: 31 December 2020
Source: Bavarian State Office of Statistics and Data Processing

Facts and figures
Interesting facts worth knowing

Population (as of: 03/2021) 41,054
Population trend (since 12/2011) + 6.33%
Percentage of foreign-born residents (as of: 12/2020) 13.8%
Employees subject to social security contributions (as of: 30 June 2020) 16,538
Purchasing power index (as of: 2020) National = 100.0
Purchasing power per inhabitant (as of: 2020) € 25,994
Trade tax revenue (as of: 2020) € 29.27 Mio.
Trade tax revenue per capita (as of: 2020) € 542.47
Trade tax rate of assessment 390%
Property tax rate of assessment (B) (as of: 2021) 450%
Unemployment rate (as of: 09/2021) 3.5%
Area within city borders 40.82 km²

Extensive educational opportunities
Schools, vocational training, further education

Schwabach has an extensive and particularly family-friendly range of schools: seven primary and secondary general schools, centres for children and young people with special needs, a special school for children with speech and language impairments, an intermediate secondary school, a business and special upper secondary school (FOS specialising in: economics and administration as well as social studies), a grammar school specialising in science/technology/languages and a grammar school for the arts – total number of students for the academic year 2021/2022: 5,737 students, distributed over 251 classes.
Further, there is a comprehensive range of courses available at the Schwabach adult education centre, the municipal centre for education and further education, a city music school and 27 kindergartens and child day care facilities, of which roughly half also provide crèche places for children aged one to three years.
The city hospital affiliated school for nursing professions is one of the largest vocational training facilities in Schwabach.
Schwabach is the north Bavarian location for an Academy of Health and Food Safety run by the Bavarian State Office for Health and Food Safety that welcomes over 6,000 course participants each year.

Ø persons per household 2.03

Average household size, 41,056 people in 20,186 households (as of: 30 December 2020)
Living in the city of gold beaters
Great emphasis is placed on culture in Schwabach

Schwabach is not only characterised by its successful economic track record. The qualities shaped by the culture and lifestyle of the city’s residents are just as important. The following event schedule underlines the variety and vibrancy of life in Schwabach. The city of Schwabach promotes a number of cultural events. The commitment of the local residents is crucial to the excellent quality of life here in the city. The much-lauded “Franconian” lifestyle – with delicious food and drink, endearing traditions and the knowledge that there is a time for everything – also spreads to newcomers in Schwabach.

Schwabach throughout the year
Dates for cultural events

<table>
<thead>
<tr>
<th>February/March</th>
<th>Carnival parade on Shrove Tuesday</th>
</tr>
</thead>
<tbody>
<tr>
<td>March/April</td>
<td>“Eggs from around the world” Easter exhibition in the city museum</td>
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<tr>
<td>April/May</td>
<td>Schwabach children’s parish fair with an extensive interactive programme</td>
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<tr>
<td></td>
<td>Car show and Sunday shopping</td>
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<tr>
<td>June</td>
<td>Schwabach innkeepers’ festival</td>
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<td></td>
<td>Children’s market</td>
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<tr>
<td>July</td>
<td>Associations day on the market square</td>
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<td></td>
<td>Open air Schwabach art show in the city park</td>
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<td></td>
<td>Greek summer night in the city park</td>
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<tr>
<td></td>
<td>Swing &amp; pop open air concert in the city park</td>
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<tr>
<td></td>
<td>Schwabach fair with Sunday shopping</td>
</tr>
<tr>
<td>August</td>
<td>Held in alternating years: gold beating night, ORTUNG (art festival)</td>
</tr>
<tr>
<td>September</td>
<td>Schwabach parish fair and Sunday shopping</td>
</tr>
<tr>
<td>September/October</td>
<td>Regional market</td>
</tr>
<tr>
<td>October</td>
<td>RIBE city run</td>
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<tr>
<td>November</td>
<td>“Schwabach trempelt” (flea market) and Sunday shopping</td>
</tr>
<tr>
<td>December</td>
<td>LesArt (literature festival), “Schwabach glänzt” (start of advent)</td>
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<tr>
<td></td>
<td>Christmas market on the 2nd and 3rd weekend of advent</td>
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Credits
Publisher: City of Schwabach, Department for Economical and Financial Affairs
Editorial team: Kim Westenhöfer · Layout, design: Herr Wendisch Kommunikation, Schwabach · Photos: Oliver Heinl, Kim Westenhöfer, Manuel Mauer, Gill E. Svedek, Sabine Schirmer, Stephan Spangenberg, Heidolph Instruments GmbH, Karin Vogel, Boris Wendisch · Translation: Ashley Marc Stapp, transcultura sprachenservice, Schwabach · Printing: Druckerei Millizer, Schwabach · As of: December 2021

Quote from the Prognos Familienatlas, criteria for classification (among others): “… a well functioning labour market, low unemployment among young people, high trainee density, high level of safety.”
Schwabach
Location, contacts

www.schwabach.de

Transport links:
By car, train, ship or plane

- **Car:** Two junctions to A6 motorway (Nuremberg-Heilbronn), close to Nuremberg-South/East (A9 Nuremberg-Munich) motorway junction
- **Train:** Deutsche Bahn, main route Munich-Nuremberg
- **Regional train:** Regional R6 line (Nuremberg-Roth), S2 (Roth-Altdorf)
- **Nuremberg port:** On the Rhine-Main-Danube canal, approx. 12 km away
- **Nuremberg airport:** Approx. 25 km away

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