

INVESTING IN LEIRIA

PORTUGAL



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ECONOMY



Leiria is positioned, ever more, as one of the most attractive options for investing, working and living in Portugal. It offers a safe and stable environment and has easy access to a vast road network which puts it at the heart of the country, in a privileged position between the two main metropolitan areas, Lisbon and Oporto.

The quality of life offered at this territory is unique. From natural, cultural and leisure spaces, to excellent services in healthcare, education, equipment and infrastructures, in Leiria you find a dynamic region, focused on offering the best possible conditions to those it welcomes.

Investing in Leiria is choosing a territory that has been growing business and industry wise, and that offers incentives and assistance to the creation, growth and settlement of economic actors.

This is the context in which the Municipality of Leiria appears as an attractive and quality territory for both national and foreign investment.

- 📍 Good network of road infrastructures
- 📍 Surface of the territory: 565,1 Km²
- 📍 Centrality
- 📍 Privileged position at the coastline
- 📍 First big city to the north of Lisbon



Strategic location and accessibilities

National

Being located at the Centre Region, Leiria stands out for its centrality in the country. With an area of 565,1km², it's home to approximately 128,640 inhabitants (preliminary results of the 2021 Census), of which about 65% are in active age (2020).

Divided into 18 Parishes, the Municipality is located relatively close to the main metropolitan areas of Lisbon and Oporto, at 1h40 and 2h00 drive, respectively. At less than one hour travel we can find Coimbra, Tomar and Santarém. It's also closely located to the ports of Figueira da Foz and Aveiro, both relevant to the traffic of cargo (about 60Km and 120Km respectively).

Quality of life

International

Either using the vast highway network that allows an easy link to Spain and Central and Northern Europe, or the international airports of Lisbon and Oporto, global connection to Leiria is also extremely favourable.

The unique position of Portugal between the American, European and African continents favours the entry in the wide free trade area of European Union, facilitating businesses coming from any geography. With its central position in the contry and overall easy access, the region of Leiria also takes a natural benefit from these features.

Furthermore, the Municipality is traditionally very open to others and to the establishment of international liaisons, as shown, for example, in the existance of several friendship and cooperation agreements with cities throughout the world.

Living

Being a young, urban, cultural and cosmopolitan Municipality, in spite of maintaining some rural features, Leiria stands out as an important and ever-expanding centre for industry, trade and services, offering a high quality of life to its inhabitants.

Located by the Atlantic Ocean, it allows the profit from the seaside at the region’s beautiful beaches. Just a few kilometres away there are the mountains with wonderful landscapes and stunning places, many of which can be easily accessed using the existing footpaths. Both can be used all year round, given the region’s mild weather and overall pleasant temperatures.

With an extremely rich cultural and historic patrimony, this territory is the stage for a wide range of year-round cultural events for all audiences. The recognition of this dynamism can be fond, for example, in its designation in 2019 as Unesco Creative City of Music, now being a candidate for European Capital of Culture in 2027.

Promoting physical activity and sports has been a priority axis for the development of the Municipality along the years. Resultant from this fact, there is an excellent network of indoor and outdoor facilities for all kinds of sports, including the country’s first inclusive sport centre. A proof of the success of this strategy is the fact that Leiria has been nominated as European City of Sport for 2022.

Hence, Leiria’s dynamic and innovative features are present in its citizens’ everyday life, much as result of the work done by local associations and by strong civic participation.



Source: 2020, Leiria 2030, CML

In 2021 the Portuguese Association for Consumer Protection conducted a study related to the sense of quality of life, which puts Leiria in second place among the big dimension cities of the country. In that same study, the Municipality of Leiria was considered as the one with best global response to the Covid-19 pandemic.

Education

Leiria has a highly qualified work force, sustained by competent education institutions and which attract national and international students and researchers. The close connection to the locally established companies makes it possible for them to have access to workers with the specialized skills which are necessary, thus increasing their competitiveness.

The Polytechnic of Leiria (IPL), a public higher education institution, offers studies in a wide range of fields and promotes a culture of diversity, entrepreneurship and innovation that has already resulted in several awards and distinctions. It integrates the Regional University Network, founded within the European University initiative, thus making it part of a network of cooperation between several European higher education institutions, hence stimulating the production of knowledge at the international level.

IPL also has 15 investigation units, developing its activity in 4 scientific areas: social sciences, engineering and exact sciences, natural and environmental sciences, and life and health sciences, aiming at generating practical and sustained knowledge.

In schoolyear 2021/22, in its 5 campuses, the Polytechnic of Leiria welcomes about 14,000 students, of which approximately 12% are foreign, from about 70 nationalities. These numbers show the relevance of the institution as an educational entity and also as a regional creator of employment opportunities.

Leiria also has a great diversity of educational offer from the kindergarten to the high school levels, both in the private and public sectors.

Health

Leiria offers a good number and variety of healthcare services, either public, as part of the National Health Services, or of private initiative, which has been increasing its presence in the territory in the past years.

Portugal offers a public health network, universally accessible to all, thus achieving a considerable overall individual and social wellbeing, also present in this territory.

Infrastructures and equipment

Roads and railway

The territory of Leiria is provided with a good network of roads and railway, allowing for good accessibility and mobility of goods and people, determinant factors for the investment in this region.

Coming from the south to the north, Leiria is accessible by highways A1 and A8, whereas coming from the north, the options are A1 and A17. At the heart of the city there is the Bus Station of Leiria, that enables local, regional, national and international connections. If railway is the choice, the Western Line is the option, establishing a regional connection from Lisbon to Figueira da Foz.

In the coming years, the development of the railway and the region's desire that the Monte Real Air Base can be open to civil aviation, lead to an even greater potential for the economic growth of Leiria.



ECONOMIC DEVELOPMENT

The economic activity of the region of Leiria presents several differentiating aspects from others in the country, reinforcing its advantage as an investment destination.

The Municipality of Leiria accounts for about 50% of the region's companies, the manufacturing industry being the one that stands out with the highest number of employees (2019).

This sector gives a strong contribution to the regions' GDP, with 43% of the economic activity of these companies being located within the current 34 areas of the territory classified as being able to accommodate industries.

The competitive advantage of these companies is sustained in the solid entrepreneurial culture of the region, which combines innovation with industrial tradition, availability of skilled labour and a strong connection to external markets.

ECONOMIC DEVELOPMENT

Increasing private investment in industry, trade and services



Source: 2020, Leiria 2030, CML

The average medium income of the workers of the industrial sector in the Municipality of Leiria is of €1.159,28 (2018), followed by the services sector €1.053,74 (2018).

In international trade, about 80% of the exports are intra-EU trade, the remaining 20% pertaining to the rest of the world.

Following these traits, there is a strong municipal commitment in accompanying and potentiating the development of the industrial sector as well as that of ICT, offering structurally flexible and technologically equipped spaces, to incentive innovation in the regions' industrial ecosystem.

ECONOMIC DEVELOPMENT

New infrastructures for attracting companies



Source: 2020, Leiria 2030, CML

Monte Redondo Industrial Park

Intervention Area

594,668 m²

Area of the parcels

333,145 m²

No. of parcels

46 un

Average area of the parcels

7,240 m²

ECONOMIC DEVELOPMENT

Leiria Innovation Hub



Business Centre - 18,174 m²

Treasury Services - 3,673 m²

Estimated cost of the intervention - 7,5 M€

Attraction of ICT companies

Source: 2020, Leiria 2030, CML

Startup Leiria



Startup - 1,800 m²

8 Offices for companies
Cowork

Training areas

Acceleration of companies

Attraction of innovation and entrepreneurship



Câmara Municipal de Leiria

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