GOVERNOR
JOSH SHAPIRO

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Governor Josh Shapiro and Mayor Cherelle L. Parker Secure $370 Million Investment from Burlington Stores Inc. to Relocate Corporate Headquarters to Philadelphia, Bringing 2,000 New Jobs to the Commonwealth

The Commonwealth is investing $30 million to support Burlington Stores' move to Schuylkill Yards in West Philadelphia.

Burlington Stores is one of the fastest growing retailers in America and operated 1,300 stores in 47 states as of August 1, 2026.

Under Governor Josh Shapiro's leadership, Pennsylvania is the only Northeast state with a growing economy and the region's top state for business.

Since taking office, the Shapiro Administration has competed for and won over $43 billion in private-sector investments that are creating nearly 29,000 new jobs and driving economic growth across Pennsylvania.

Philadelphia, PA – Today, **Governor Josh Shapiro, Mayor Cherelle L. Parker,** and **Pennsylvania Department of Community and Economic Development (DCED) Secretary Rick Siger** announced the Commonwealth has secured a **$370 million investment** from Burlington Stores Inc. to relocate its corporate headquarters to Philadelphia. The Commonwealth is investing $30 million in the project, which will **create at least 2,000 new jobs** over the next five years.

The company is purchasing property at 3151 Market Street in West Philadelphia that will serve as Burlington's headquarters.

"Pennsylvania is competing to win — and today, we're delivering a major win for Philadelphia and our Commonwealth," said **Governor Shapiro**. "Burlington is a fast-growing Fortune 500 company and they have committed to invest hundreds of millions of dollars in our economy and create 2,000 new jobs in our Commonwealth as part of the largest headquarters relocation to the city in years. Our economic development strategy makes smart, targeted investments to make choosing Pennsylvania an easy yes for major companies like Burlington, create good-paying jobs in our Commonwealth, and strengthen our communities. It's working — and we're going to keep showing the world that Pennsylvania is open for business."

Governor Shapiro's Economic Development Strategy is a targeted plan designed to help Pennsylvania win and become a national leader in economic development, innovation, and job creation.

"Burlington's decision to make Philadelphia its new corporate headquarters is a powerful vote of confidence in Pennsylvania and our economic future," said **DCED Secretary Siger**. "This $370 million investment will bring 2,000 new jobs to the Commonwealth and strengthen Philadelphia as a national hub for business and innovation. We're making targeted investments, working directly with leading businesses, and giving companies the tools they need to grow and succeed here. The Shapiro Administration is proud to work with Burlington and Philadelphia to make this transformational investment a reality."

Coordinated by the Governor's BusinessPA team, Burlington Stores Inc. received a funding proposal from DCED for a **$20 million Redevelopment Assistance Capital Program (RACP) grant** and a **$10 million Pennsylvania First** grant.

The City of Philadelphia is supporting this investment with incentives including a $7 million forgivable loan and a Job Creation Tax Credit award. SEPTA and the Philadelphia Parking Authority also stepped up to offer deeply discounted commuter savings for new Burlington employees in the City.

"Burlington's decision to make Philadelphia its new corporate home is a powerful vote of confidence in our city and our people. This move will bring up to 2,000 quality jobs to Philadelphia, and another Fortune 500 company is going to call Philadelphia home. These employees will become part of the daily life of our central core and University City, working, shopping, dining and supporting businesses throughout Philadelphia," said **Philadelphia Mayor Cherelle L. Parker**. "Through SEPTA Key Advantage, we're also making it easier for Burlington employees to get to work and experience all our city has to offer. This is a great example of a safer, greener and cleaner Philadelphia, with access to economic opportunity for all."

Burlington Stores Inc. is a nationally recognized off-price retailer and one of the fastest growing retailers in America. The company is proud to give back to the communities it serves, and operated 1,300 stores in 47 states, including more than 43 in the Philadelphia designated market area (DMA), as of August 1, 2026.

“We are very excited to be relocating our corporate headquarters to Philadelphia,” said **Michael O’Sullivan, CEO of Burlington Stores**. “We are one of the fastest growing retailers in America, and as we evaluated different options for our new corporate home, we were strongly attracted to the energy, talent, and infrastructure that Philadelphia has to offer. Add to that, we found the vision and priorities articulated by the Mayor and the Governor extremely compelling — fiscal health, education and training, and economic opportunity for all. We look forward to supporting and being part of that vision."

Burlington’s new corporate headquarters will be located in Schuylkill Yards, a development by Brandywine Realty Trust.

“Today’s announcement reinforces what we have long believed: the future of business is built in places that bring people, ideas, and opportunity together. We’re thrilled to welcome Burlington to Schuylkill Yards, joining a growing community of innovators, entrepreneurs, and industry leaders helping shape Philadelphia's future,” said **Jerry Sweeney, CEO and Trustee of Brandywine Realty Trust**. “Their investment validates our vision for Schuylkill Yards as a place where companies can access world-class talent, foster collaboration, and accelerate growth.”

Shapiro Administration’s Progress to Grow Pennsylvania’s Workforce and Strengthen the Economy

From day one, **Governor Shapiro** has been laser-focused on delivering results for the people of Pennsylvania — and it’s working.

In every corner of the Commonwealth, businesses are expanding and creating real opportunities for Pennsylvanians — from Gerard Daniel in York County, Brunk Industries in Armstrong County, GE Vernova in Allegheny and Westmoreland Counties, The Wenger Group in Adams County, CCL Container in Mercer County, Mitsubishi Chemical Advanced Materials in Berks County, Ezeflow in Lawrence County, Nokia in Lehigh County, Kurt J. Lesker in Allegheny and Centre Counties, Vylor in Delaware County, Bonduelle in Philadelphia, Mondi Bags in Allegheny County, WebFX in Harrisburg, Premier Brands of America in Lackawanna County, John Brothers Holdings in Union County, TerraPower Isotopes in Philadelphia, Schreiber Foods in Cumberland County, Berwick Industries in Columbia County, Johnson & Johnson in Montgomery County, Eli Lilly in Lehigh County, Eurofins in Lancaster County, Calgon Carbon Corporation in Pittsburgh, DrinkPAK in Philadelphia, Farm Plast in Lycoming County, US Durum in Dauphin County, First Quality in Mifflin County, Eos in Allegheny County, Nichols Portland in Elk County, Imperial Systems in Mercer County, Qualex in Venango County, and Tate in York County.

Pennsylvania’s Business Climate and Growing Economy Is Earning National Recognition

Since taking office, **Governor Shapiro** has made Pennsylvania more competitive — attracting **over $43 billion** in private-sector investment while creating **nearly 29,000 good-paying jobs**across the Commonwealth and earning national recognition.

- Pennsylvania is the only state in the Northeast with a growing economy, based on analysis done by Moody's Analytics Chief Economist Mark Zandi.
- The Commonwealth was recently ranked the top state for business in the Northeast by CNBC in its Top States for Business in America rankings — the highest Pennsylvania has been ranked in 15 years.
- Last year, according to a new analysis of data from the U.S. Bureau of Labor Statistics, the Commonwealth ranked third in the nation for job growth.
- Area Development ranked Pennsylvania among the top 20 "Best States for Business"— the only Northeastern state to make the list — and placed the Commonwealth in the top 10 for "Site Readiness Programs."
- *Site Selection Magazine* named Pennsylvania one of the top business climates in the nation.
- Data from the U.S. Bureau of Labor Statistics shows that Pennsylvania ranks among the top states in the nation for five-year new business survival.

The Governor's 2026-27 budget builds on this momentum by investing in long-term economic growth and ensuring communities across the Commonwealth can compete and win. Secured in the new budget, **Pennsylvania's Innovate in PA 2.0** program will disperse **$125 million** for promising startups, fund clinical trials for the life sciences, and enhance the Commonwealth's innovation network to help these companies succeed.

Learn more about the Shapiro Administration's efforts to support Pennsylvania's workers and businesses and spur the economy, to build a stronger, more competitive economy for all Pennsylvanians.

Read more about Governor Shapiro's 2026-27 budget, view the Governor's remarks as prepared here, or watch the Governor's delivered remarks here.