



2025 Nonresidential Construction

1,460,398

square feet of
nonresidential
development
completed in 2025

Last year, Montgomery County saw the construction of just over 1.4 million square feet of nonresidential development, nearly a 40% increase from the previous year. Institutional and industrial uses comprised the majority of the development (61%), led by major projects like the new Keith Valley Middle School in Horsham and the Delp Drive Warehouse in Towamencin.

Other notable projects completed last year were the Bryn Athyn Church School, the Frances Maguire Healthcare Innovation Center at Gwynedd Mercy University, and the new township building in Upper Dublin.

Nonresidential Square Footage by Land Use, 2019-2025

	2019	2020	2021	2022	2023	2024	2025
Commercial	1,085,612	461,582	572,412	453,282	536,860	400,687	345,582
Industrial	28,501	483,977	280,423	1,200,884	985,599	159,756	411,526
Institutional	178,179	765,059	163,468	1,097,408	23,864	379,420	474,794
Institutional Aging	226,658	174,215	293,711	0	309,788	0	122,539
Municipal	31,768	0	28,055	58,782	49,609	26,364	53,451
Office	231,187	57,582	863,932	40,268	4,250	21,769	29,115
Recreation	4,294	112,969	57,068	4,714	3,200	61,614	18,363
Utilities	0	5,280	0	0	1,776	2,902	5,028
Total	1,786,199	2,060,664	2,259,069	2,855,338	1,914,946	1,052,512	1,460,398

The data above were derived from county tax records available from the Board of Assessment Appeals and includes not only new buildings but additions to existing structures. Instead of using the exact date of the completion of construction, this database assigns a year built value to each property on the date which it was originally assessed. This is typically after the completion of construction and can sometimes be several months to a year later. Therefore, construction completed in 2025 may not appear in the 2025 record set, although it would be accounted for in next year's report. Past years are also updated to account for development not entered into the system at the time of this report.

550,860

average square feet of commercial completed annually since 2019.



Giant Supermarket in Jenkintown.

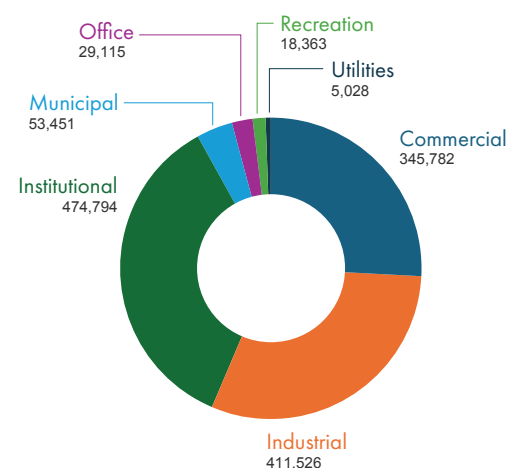
Top Ten Largest Nonresidential Projects in 2025

Rank	Project Name	Municipality	Land Use	Total Square Feet
1	Keith Valley Middle School	Horsham	Institutional	277,874
2	Delp Drive Warehouse	Towamencin	Industrial	266,880
3	Bryn Athyn Church School	Bryn Athyn	Institutional	121,172
4	Extra Space Storage	Horsham	Commercial	106,902
5	Giant Supermarket	Jenkintown	Commercial	102,020
6	Lutheran Community at Telford	Telford	Institutional Aging	85,773
7	Frances Maguire Innovation Center	Lower Gwynedd	Institutional	63,638
8	Lockheed Martin Expansion	Upper Merion	Industrial	55,118
9	National Wall Panels	Upper Hanover	Industrial	54,800
10	New Township Building	Upper Dublin	Municipal	53,451



Frances Maguire Healthcare Innovation Center at Gwynedd Mercy University

Total Square Footage by Land Use Category



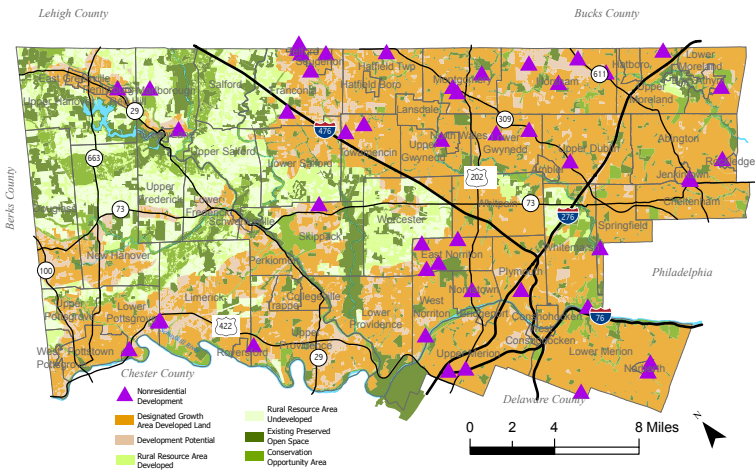
Consistency with the County Comprehensive Plan

The Planning Commission tracks where new construction is located in relation to the county's Development Potential map, which is part of our adopted county comprehensive plan. The map classifies all land within the county according to one

of three broad categories, Growth Areas, Rural Resource Areas, and Open Space Preservation Areas.

The overwhelming majority of nonresidential development occurred in Growth Areas. The only development occurring within Existing Preserved Open Space was the new Plant Science Lab at the Morris Arboretum.

Growth and Preservation Areas, 2025



Delp Drive Warehouse in Towamencin

Square Footage by Development Potential Map Categories

Category	Commercial	Industrial	Institutional	Instintional Aging	Municipal	Office	Recreation	Utility	Sum of Square Footage	Percentage
Growth Areas - Developed Land	325,362	89,846	472,994	122,539	53,451	29,115	18,363	4,884	1,116,554	76%
Growth Areas - Developable Land	10,200	321,680	0	0	0	0	0	144	332,024	23%
Rural Resources Areas - Developed Land	3,200	0	0	0	0	0	0	0	3,200	<1%
Rural Resources Areas - Developable Land	6,820	0	0	0	0	0	0	0	6,820	<1%
Existing Preserved Open Space	0	0	1,800	0	0	0	0	0	1,800	<1%
Conservation Opportunity Areas	0	0	0	0	0	0	0	0	0	0%

LAND USES BY MUNICIPALITY (SQ FT)

MUNICIPALITY	COMMERCIAL	INDUSTRIAL	INSTITUTIONAL AGING	INSTITUTIONAL	MUNICIPAL	OFFICE	RECREATION	UTILITY	TOTAL
Abington	2,278	0	0	0	0	0	0	0	2,278
Ambler	0	0	0	0	0	0	0	0	0
Bridgeport	0	0	0	0	0	0	0	0	0
Bryn Athyn	0	0	0	121,172	0	0	0	0	121,172
Cheltenham	0	0	0	0	0	0	0	0	0
Collegeville	0	0	0	0	0	0	0	0	0
Conshohocken	0	0	0	0	0	0	0	0	0
Douglass	0	0	0	0	0	0	0	0	0
East Greenville	0	0	0	0	0	0	0	0	0
East Norriton	2,016	1,428	0	0	0	29,115	0	0	32,559
Franconia	3,200	0	36,766	0	0	0	0	0	39,966
Green Lane	0	0	0	0	0	0	0	0	0
Hatboro	0	0	0	0	0	0	0	0	0
Hatfield Borough	0	0	0	0	0	0	0	0	0
Hatfield Township	10,000	0	0	0	0	0	0	0	10,000
Horsham	106,902	0	0	277,874	0	0	8,080	0	392,856
Jenkintown	104,890	0	0	0	0	0	0	0	104,890
Lansdale	0	0	0	0	0	0	0	0	0
Limerick	6,396	0	0	0	0	0	0	0	6,396
Lower Frederick	0	0	0	0	0	0	0	0	0
Lower Gwynedd	0	0	0	63,638	0	0	0	0	63,638
Lower Merion	6,736	0	0	0	0	0	0	2,240	8,976
Lower Moreland	0	0	0	0	0	0	0	0	0
Lower Pottsgrove	12,062	0	0	0	0	0	0	0	12,062
Lower Providence	0	0	0	0	0	0	0	0	0
Lower Salford	0	0	0	0	0	0	0	0	0
Marlborough	17,020	0	0	0	0	0	0	0	17,020
Montgomery	6,373	0	0	0	0	0	10,283	0	16,656
Narberth	25,800	0	0	0	0	0	0	0	25,800
New Hanover	0	0	0	0	0	0	0	0	0
Norristown	3,200	0	0	0	0	0	0	144	3,344
North Wales	0	0	0	0	0	0	0	0	0
Pennsburg	0	0	0	0	0	0	0	0	0
Perkiomen	0	0	0	0	0	0	0	1,924	1,924
Plymouth	13,048	0	0	0	0	0	0	0	13,048
Pottstown	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	0	0	0	0
Rockledge	0	0	0	0	0	0	0	0	0
Royersford	0	0	0	0	0	0	0	0	0
Salford	0	0	0	0	0	0	0	0	0
Schwenksville	0	0	0	0	0	0	0	0	0
Skippack	2,294	0	0	0	0	0	0	0	2,294
Souderton	2,220	0	0	0	0	0	0	0	2,220
Springfield	0	0	0	1,800	0	0	0	0	1,800
Telford	0	0	85,773	0	0	0	0	0	85,773
Towamencin	6,470	266,880	0	0	0	0	0	0	273,350
Trappe	0	0	0	0	0	0	0	0	0
Upper Dublin	0	0	0	0	53,451	0	0	0	53,451
Upper Frederick	0	0	0	0	0	0	0	0	0
Upper Gwynedd	0	21,300	0	0	0	0	0	0	21,300
Upper Hanover	0	54,800	0	0	0	0	0	0	54,800
Upper Merion	9,975	55,118	0	0	0	0	0	0	65,093
Upper Moreland	4,702	0	0	0	0	0	0	0	4,702
Upper Pottsgrove	0	0	0	0	0	0	0	0	0
Upper Providence	0	0	0	6,510	0	0	0	0	6,510
Upper Salford	0	0	0	0	0	0	0	0	0
West Conshohocken	0	0	0	0	0	0	0	0	0
West Norriton	0	12,000	0	0	0	0	0	0	12,000
West Pottsgrove	0	0	0	0	0	0	0	0	0
Whitemarsh	0	0	0	3,800	0	0	0	0	3,800
Whitpain	0	0	0	0	0	0	0	720	720
Worcester	0	0	0	0	0	0	0	0	0
Totals	345,582	411,526	122,539	474,794	53,451	29,115	18,363	5,028	1,460,398

Glossary

Commercial

This includes all forms of retail development like banks, restaurants, clothing stores, hardware stores, and drug stores. It also includes personal services, hotels, mini-storage facilities, health spas, and fitness centers.

Industrial

This includes all forms of light and heavy manufacturing. It also includes warehouses and flex space.

Institutional

This includes churches, hospitals, schools, and universities. Some fee for service recreational uses like the YMCA are considered an institutional land use.

Institutional Aging

This includes skilled nursing facilities with inpatient care, assisted living facilities, and senior centers. In a continuing care facility, independent living suites would not be considered nonresidential development, but any skilled nursing facility, doctor's office, community center, dining hall, or assisted living suite would.

Municipal

This includes any land development carried out by a municipal government. The construction of police stations, fire houses, municipal libraries, communication facilities, and warehouses on municipal property are considered a municipal land use.

Office

This includes all sizes of offices. It also includes research and development facilities.

Recreation

This includes facilities associated with outdoor recreational uses such as golf courses, camps, swim clubs, mini-golf courses, soccer clubs, etc. It also includes community centers within residential developments.

Square Feet

This is the total amount of net leasable floor space in a building, not necessarily the gross building area, which may include common areas or facilities.

Transportation

This includes train stations, airports, and other facilities associated with the movement of goods or people.

Utilities

This includes any land development involving the construction of public or private utilities. Utility construction incidental to nonresidential or residential construction is not included in this figure unless a separate building or other type of facility is constructed. Cell phone towers are also included in this land use.