Montgomery County, PA
3rd QTR, 2025

# the QUARTERLY CONSTRUCTION REPORT

## WELCOMING FRESH TALENT TO MONTGOMERY COUNTY COMMERCE DEPARTMENT

The Montgomery County Commerce Department team is growing! Meet the three newest members of the Commerce Department who will play key roles in driving growth, innovation, and community impact throughout the County.



**Mark Pateman**
*Deputy Director of Economic Development*
Email Mark

Mark brings over 25 years of experience across commercial real estate, law, and financial services. He's a licensed attorney in New York and Florida, a Florida Broker, a Pennsylvania real estate licensee, and a seasoned leader who has built teams and guided organizations through major growth and change.

With deep knowledge in commercial real estate, proptech, and capital markets, Mark has led brokerage, title, and property management operations, advised on urban redevelopment and resiliency policy, and supported early-stage tech companies with enterprise sales strategies.

As Deputy Director, Mark will leverage his extensive background in business, law, and urban planning to help Montgomery County businesses navigate growth, redevelopment, and innovation opportunities. His core focus will be on business retention, expansion, and acquisition.

**Fun Facts:** A dual UK/US citizen, Mark is a volunteer firefighter with Conshohocken Fire Company #2, a certified FORA travel advisor, lifelong Tottenham Hotspur supporter, and Tolkien fan who also loves old maps, motorcycles, and aviation.



**Shantall Polanco**
*Program Administrator*
Email Shantall

Shantall Polanco brings a dynamic blend of real estate and banking expertise to the Commerce Department. She joined the team from *Impact Services*, a Community Development Financial Institution (CDFI) serving the Kensington area of Philadelphia. Prior to that, she managed over 2,000 accounts as a property manager with *Lindy Communities*, gaining deep operational experience in property and client management.

Shantall specializes in program management and strategic planning. She is highly skilled in client relationship building and provides technical assistance to businesses across various sectors.

Shantall is driving several key initiatives to strengthen Montgomery County's business community. She's launching Norristown Restaurant Week, leading the Norristown Facade Program, and designing a new loan product to support business corridors and real estate development.

**Fun Facts:** Shantall is fluent in Spanish and is a proud fur mom to Lulu, her lovable cavapoo.



**Omar Rafeh**
*Business Assistance Coordinator*
Email Omar

Omar joins us from ACLAMO and brings valuable experience as a former tech business owner. His passion for empowering local communities led him to focus on supporting businesses in Montgomery County.

With a background in Business Psychology, Omar brings expertise in streamlining business operations, driving strategic planning, and fostering community engagement.

In his role, Omar will be helping local businesses grow and thrive by providing tailored support, resources, and guidance across Montgomery County.

**Fun Facts:** Omar is a lifelong tech enthusiast and enjoys exploring innovative ways to use technology to solve everyday business challenges.

*The Quarterly Construction Report is a joint product of the Montgomery County Planning Commission (MCPC) and the Montgomery County Commerce Department (MCCD). It serves as an inventory of prominent construction developments taking place across the county – both nonresidential and residential multifamily. For inclusion in this report, a development must have at least 50 multifamily housing units and/or 30,000 square feet of new nonresidential area. In the third quarter of 2025, 50 multifamily units and 348,140 square feet of nonresidential development were completed in Montgomery County. All information provided is as accurate as possible as of September 30, 2025.*


MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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MONTGOMERY COUNTY
COMMERCE DEPARTMENT
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## RESIDENTIAL

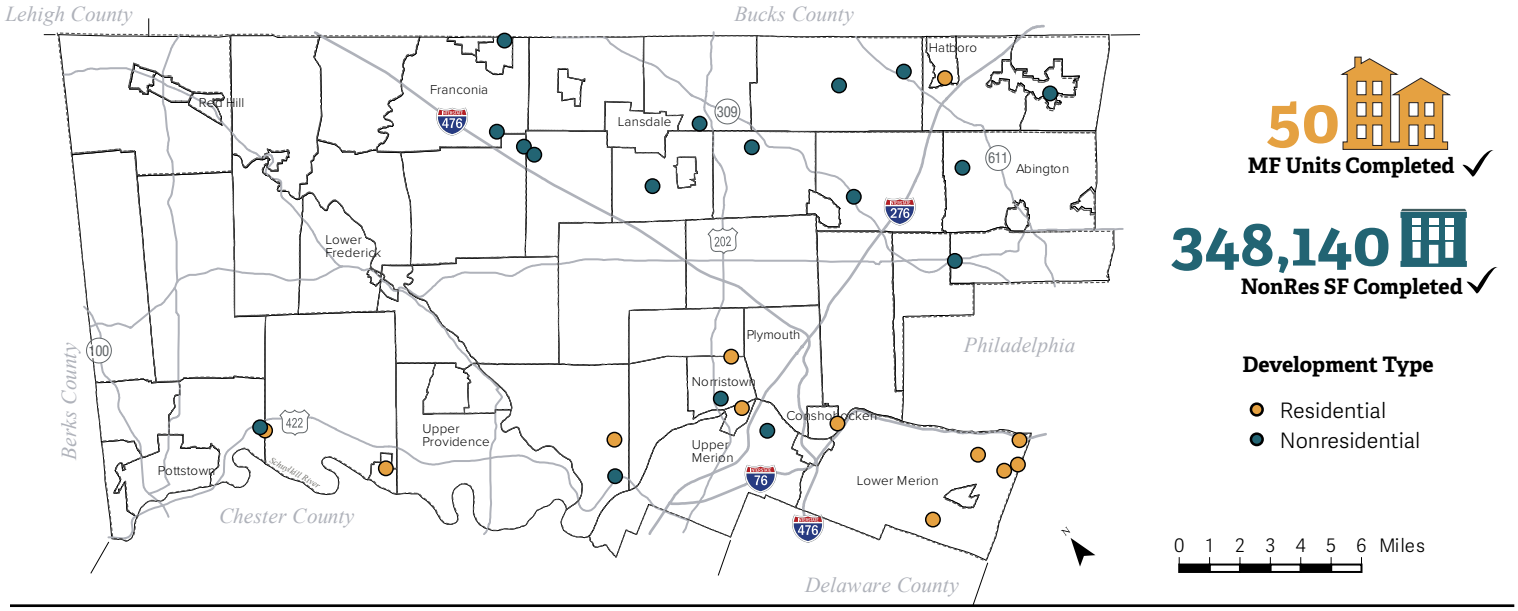
| MUNICIPALITY | PROJECT NAME | LOCATION | UNIT TYPE(S) | UNIT TOTAL(S) | CONSTRUCTION PHASE |
|---|---|---|---|---|---|
| Hatboro | Victorian Village II* | 420 S York Road, Hatboro, PA | MF | 52 | Complete |
| Bridgeport | River Pointe (Bridgeview)** | 55 E Front Street, Bridgeport, PA | SFA/MF | 348/262 | Construction |
| Conshohocken | 401 and 433 Washington Street | 401-433 Washington Street, Conshohocken, PA | MF | 481 | Construction |
| Lower Merion | 21-25 Rock Hill Rd | 21-25 Rock Hill Road, Bala Cynwyd, PA | MF | 57 | Construction |
| Lower Merion | 111 Presidential Blvd. | 111 Presidential Boulevard, Bala Cynwyd, PA | MF | 425 | Construction |
| Lower Merion | 206-216 Bala Ave | 206-216 Bala Ave, Bala Cynwyd, PA | MF | 86 | Construction |
| Lower Merion | Bala East End | 121 E. City Avenue, Bala Cynwyd, PA | MF | 217 | Construction |
| Lower Merion | Coulter Place** | 119 Coulter Avenue, Ardmore, PA | MF | 131 | Construction |
| Lower Providence | Shannondell at Valley Forge Phase III* | 100000 Shannondell Dr, Audubon, PA | MF | 500 | Construction |
| Norristown | Arbor Place | 250 E. Johnson Highway, Norristown, PA | SFA/MF | 125/192 | Construction |
| Royersford | 610 Main Street | 600-634 Main Street, Royersford, PA | MF | 78 | Construction |
| Lower Pottsgrove | Sanatoga Land Holdings, LLP | 147 Evergreen Road, Pottstown, PA | MF | 200 | Holding |

*Age Restricted **Mixed-Use Development

## NONRESIDENTIAL

| MUNICIPALITY | PROJECT NAME | LOCATION | NONRESIDENTIAL TYPE | TOTAL SQ. FT. | CONSTRUCTION PHASE |
|---|---|---|---|---|---|
| Bryn Athyn | Bryn Athyn Church School | 600 Tomlinson Road, Bryn Athyn, PA | Institutional | 121,144 | Complete |
| Horsham | Keith Valley Middle School | 229 Meetinghouse Road, Horsham, PA | Institutional | 157,315 | Complete |
| Lower Gwynedd | Frances MaGuire Innovation Center at Gwynedd Mercy University | 1400 Evans Road, Ambler, PA | Institutional | 70,181 | Complete |
| Abington | Academic Building--PSU Abington | 1600 Woodland Lane, Abington, PA | Institutional | 85,554 | Construction |
| Cheltenham | Westminster Theological Seminary Expansion | 2960 Church Road, Glenside, PA | Institutional | 33,130 | Construction |
| Franconia | 205 Commerce Center | 205 Schoolhouse Rd, Souderton, PA | Industrial | 176,000 | Construction |
| Horsham | 901 Horsham Rd | 901 Horsham Rd, Horsham, PA | Industrial | 104,071 | Construction |
| Lower Providence | Encompass Health Rehabilitation Hospital | 2660 Audubon Road, Audubon, PA | Institutional | 77,517 | Construction |
| Lower Salford | Almac North American HQ Expansion | 25 Fretz Road, Souderton, PA | Industrial | 115,000 | Construction |
| Norristown | Montco Justice Center | 425 Swede Street, Norristown | Institutional | 325,000 | Construction |
| Souderton | Towne Gate Commons at Souderton | 623 E Broad Street, Souderton, PA | Commercial | 74,990 | Construction |
| Towamencin | Delp Drive Industrial Building | 1600 Delp Drive, Harleysville, PA | Industrial | 267,648 | Construction |
| Upper Dublin | Municipal Building | 801 Loch Alsh Avenue, Fort Washington, PA | Institutional | 53,000 | Construction |
| Upper Gwynedd | Merck B41 MRL Facility | 770 Sumneytown Pike, West Point PA | Industrial | 40,300 | Construction |
| Upper Merion | EQT Exeter Warehouse | 555 Flint Hill Rd, King of Prussia, PA | Industrial | 112,500 | Construction |
| Montgomery | Penn Medicine--Ambulatory Health Center | 200 Dekalb Pike, North Wales, PA | Institutional | 150,000 | Land Preparation |
| Lower Pottsgrove | Sanatoga Land Holdings, LLP | 147 Evergreen Road, Pottstown, PA | Commercial | 119,018 | Holding |

**Mixed-Use Development




Please contact David Greenberg, *Senior County Planner* with any questions regarding this report.