MONTGOMERY COUNTY, PA
PLANNING COMMISSION

1st QTR, 2026

QUARTERLY CONSTRUCTION REPORT



The newly constructed Jordan Residences in Lower Merion Township.

A NEW PROGRAM TO HELP HISTORIC MAIN STREETS THRIVE

The Commerce Department is developing an initiative to reinvigorate historic main streets and commercial corridors experiencing retail vacancies or underperformance. The new program, called THRIVE - Targeted Help for Retail Innovation and Vitality Enhancement, is a multi-phase study that will help municipalities attract and retain businesses along their main street corridors.

The study will start with a market analysis to analyze the demographics and consumer habits of a given area. In subsequent phases, the Commerce Department will assess existing conditions along the corridor and engage the wider community to learn about their preferences for a thriving main street. The result will be a tenant prospect list and a recruitment toolkit that provides municipalities with an inclusive path towards revitalization.

Commerce is excited about this new initiative, which is still in the testing phase but has already generated significant interest from municipalities around the county. Staff plans to roll the program out later this year.

Questions about THRIVE should be directed to Mark Pateman, Deputy Director for Economic Development at mark.pateman@montgomerycountypa.gov or 610-278-3558.

FROM THE COMMERCE DEPARTMENT... INTEREST RATES

- PIDA (Pennsylvania Industrial Development Authority) loan guidelines are fixed interest rates for the full term of the loan (up to 15 years), set at the current 10-year treasury yield + 100 basis points.
- MontcoForward loans are dependent upon the loan's terms and purpose and determined on a project-by-project basis. Borrowers can anticipate a fixed rate at least 1% lower than PIDA at current rates based on underwriting review. Updated grant guidelines are available **here.**
- For the latest information on PIDA, MontcoForward, and other economic development financing programs through the Montgomery County Commerce Department and its constituent entities, visit **our website** and complete a Commerce Assistance Request Form.

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 first quarter of 2026, 178 multifamily units were completed in Montgomery County. All information provided is as accurate as possible as of March 31, 2026.

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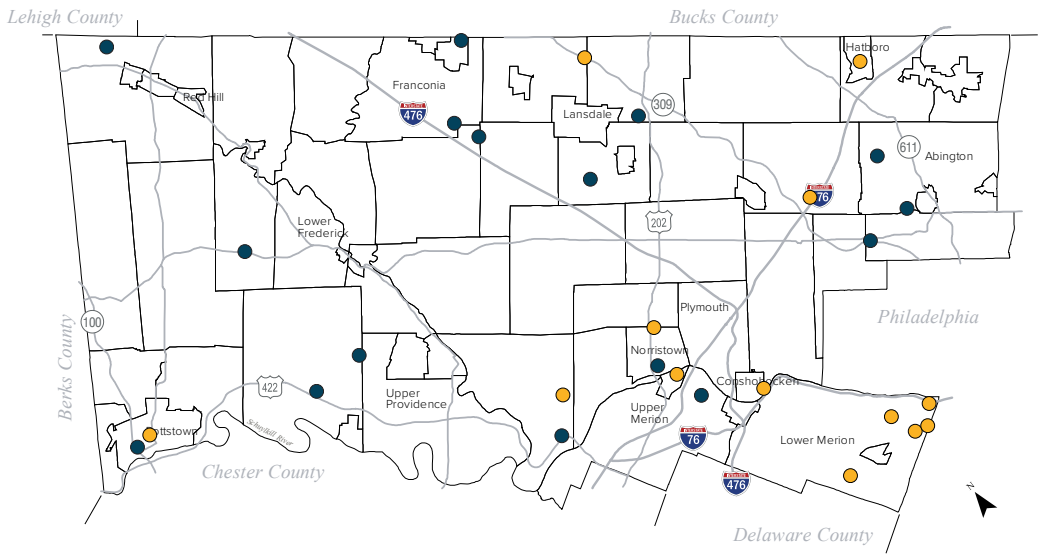
RESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	UNIT TYPE(S)	UNIT TOTAL(S)	CONSTRUCTION PHASE
Lower Merion	The Jordan Residences	21-25 Rock Hill Road, Bala Cynwyd, PA	MF	57	Complete
Lower Merion	Coulter Place**	119 Coulter Avenue, Ardmore, PA	MF	121	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
Hatboro	The Station at Hatboro	21-23, 37 N. York Rd, Hatboro, PA	MF	102	Construction
Hatfield Twp	Arbors 2	83 Bethlehem Pike, Colmar, PA	MF	50	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	The Blayr (Bala East End)**	121 E. City Avenue, Bala Cynwyd, PA	MF	217	Construction
Lower Providence	Shannondell at Valley Forge Phase III*	10000 Shannondell Dr, Audubon, PA	MF	500	Construction
Norristown	The Kenrick (Arbor Place)	250 E. Johnson Highway, Norristown, PA	SFA/MF	125/192	Construction
Pottstown	276-284 N. Hanover Street***	276-284 N. Hanover Street, Pottstown, PA	MF	85	Construction
Upper Dublin	Luxor Lifestyle Upper Dublin	525 Virginia Dr, Fort Washington PA	MF	237	Construction

*Age Restricted **Mixed-Use Development *** Adaptive Reuse Project

NONRESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	NONRESIDENTIAL TYPE	TOTAL SQ. FT.	CONSTRUCTION PHASE
Abington	1900 Kenmore Ave - SPS Technologies	1900 Kenmore Avenue, Glenside, PA	Industrial	348,734	Construction
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
Limerick	387 Linfield LLC Self Storage	387 W. Linfield Trappe Rd, Limerick, PA	Industrial	59,750	Construction
Limerick	Sprouts Farmers Market	36 W. Ridge Pike, Royersford, PA	Commercial	35,256	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
Montgomery	Penn Medicine--Ambulatory Health Center	200 Dekalb Pike, North Wales, PA	Institutional	150,000	Construction
Norristown	Montco Justice Center	425 Swede Street, Norristown	Institutional	325,000	Construction
Pottstown	Stack Storage	120-140 Shoemaker Rd, Pottstown, PA	Industrial	106,800	Construction
Souderton	Towne Gate Commons at Souderton	623 E Broad Street, Souderton, PA	Commercial	74,990	Construction
Upper Frederick	3 Dog Garage	3045 Big Road, Zieglerville, PA	Commercial	36,026	Construction
Upper Gwynedd	Merck B41 MRL Facility	770 Sumneytown Pike, West Point PA	Industrial	40,300	Construction
Upper Merion	529 Hertzog Blvd (formerly EQT Exeter Warehouse)	555 Flint Hill Rd, King of Prussia, PA	Industrial	112,500	Construction
Upper Hanover	Kraussdale Rd Industrial Warehouse	2300 Warner School Rd, East Greenville, PA	Industrial	249,760	Land Prep



178
MF Units Completed ✓

Development Type

- Residential
- Nonresidential

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