MONTGOMERY COUNTY, PA
PLANNING COMMISSION

3rd QTR, 2026

QUARTERLY CONSTRUCTION REPORT



The Kenrick apartments in Norristown

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 2026, 173,741 square feet of nonresidential development was completed in Montgomery County. All information provided is as accurate as possible as of September 30, 2026.

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DVRPC PITCHES ECONOMIC PLAYBOOK IN THE POST-PANDEMIC ERA

To better understand economic shifts occurring throughout the Philadelphia region in the post-pandemic era, the Delaware Valley Regional Planning Commission (DVRPC) analyzed industry and employment patterns in each of the region's counties. The result was a place-based economic 'playbook' tailored to each county and organized around three themes—People, Place, and Production. Below are some notable trends outlined in Montgomery County's report, **Macroeconomic Forces Impacting Montgomery: A Place-Based Economic Playbook**:

- The share of residents working remotely has more than doubled since 2020, from 10.3% to 21.4% in 2022.
- A growing share of the county's workforce commutes from outside the county, with the percent of those travelling more than 50 miles nearly doubling between 2002 and 2022.
- The Health Care and Social Assistance sector saw the greatest net growth between 2019 and 2023, and is projected to grow by 10% by 2033.
- The county accounts for 43% of the regional employment in Chemical Manufacturing, which is one of the region's strongest industries.

In addition to regional and county level trends, the playbook incorporates strategies within the People, Place, and Production framework to address industry and workforce challenges. The playbook can be accessed **here**.

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.

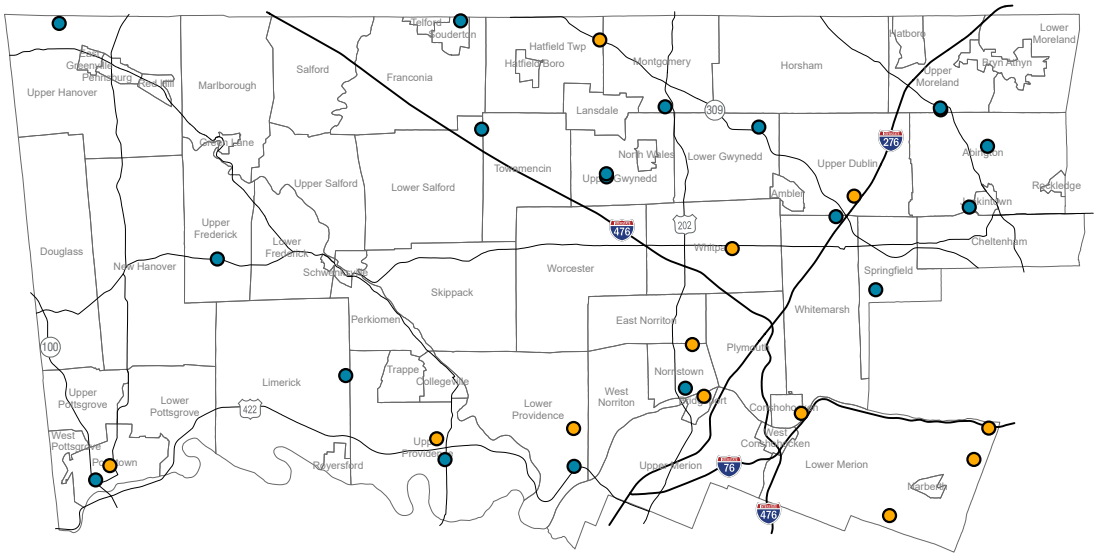
RESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	UNIT TYPE(S)	UNIT TOTAL(S)	CONSTRUCTION PHASE
Norristown	Arbor Place/the Kenrick Apartments	250 E. Johnson Highway, Norristown, PA	SFA/MF	125/192	Construction
Conshohocken	401 and 433 Washington Street	401-433 Washington Street, Conshohocken, PA	MF	481	Construction
Hatfield Twp	Link at Colmar (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 Providence	Shannondell at Valley Forge Phase III*	10000 Shannondell Dr, Audubon, PA	MF	500	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
Upper Moreland	Willow Grove Shopping Center Redevelopment Phase III**	122 Park Ave, Willow Grove, PA	MF	261	Construction
Upper Providence	Parkside Providence Town Cente (Buildings C-E)	1001 Arborview Blvd, Collegeville, PA	MF	419	Construction
Whitpain	Shoshanna's Way*	953 Penllyn Blue Bell Pike, Blue Bell, PA	MF	56	Land Prep
Lower Merion	The Piazza at Ardmore**	100 W. Lancaster Avenue, Ardmore PA	MF	270	Construction
Bridgeport	River Pointe (Bridgeview)**	55 E Front Street, Bridgeport, PA	SFA/MF	348/262	Holding (MF)

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

NONRESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	NONRESIDENTIAL TYPE	TOTAL SQ. FT.	CONSTRUCTION PHASE
Abington	PSU Abington - Academic Building	1600 Woodland Lane, Abington, PA	Institutional	85,554	Complete
Lower Providence	Encompass Health Rehabilitation Hospital (Phase 1)	2660 Audubon Road, Audubon, PA	Institutional	56,187	Complete
Springfield	Mount Saint Joseph's Academy Expansion	120 W. Wissahickon Ave, Flourtown, PA	Institutional	32,000	Complete
Abington	SPS Technologies	1900 Kenmore Avenue, Glenside, PA	Industrial	348,734	Construction
Limerick	Sprouts Farmers Market	36 W. Ridge Pike, Royersford, PA	Commercial	35,256	Construction
Lower Gwynedd	Johnson & Johnson CEAS Lab Building	1400 McKean Rd, Spring House, PA	Industrial	91,955	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
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 Gwynedd	Merck Advance Bioanalytical Facility	770 Sumneytown Pike, West Point PA	Industrial	120,000	Construction
Upper Hanover	Kraussdale Rd Industrial Warehouse	2300 Warner School Rd, East Greenville, PA	Industrial	249,760	Construction
Upper Moreland	Willow Grove Shopping Center Redevelopment Phase III	122 Park Ave, Willow Grove, PA	Commercial	34,650	Construction
Whitemarsh	BMW of Fort Washington Expansion	510 Pennsylvania Ave, Fort Washington, PA	Commercial	69,182	Construction
Upper Providence	District at Black Rock	1201 S. Collegeville Rd, Collegeville, PA	Commercial	148,430	Land Prep
Souderton	Towne Gate Commons at Souderton	623 E Broad Street, Souderton, PA	Commercial	74,990	Holding



173,741
NonRes SF Completed ✓

Development Type

- Residential
- Nonresidential

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