

# ONE MARKET STREET AT THE VILLAGE AT VALLEY FORGE

AN OPPORTUNITY TO DEVELOP  
THE FINEST CONDOMINIUMS IN  
THE SUBURBAN PHILADELPHIA  
MARKET



The Village at Valley Forge is an award winning, new, life-style epicenter, situated in King of Prussia, Pennsylvania. The site consists of over 2,900 residential units, 500,000 square feet of main street retail and restaurants and over 1,000,000 square feet of corporate office and medical space. The projects delivers a walkable, amenity rich environment. An alternative to Center City, it is an engaging live/work/play campus that promotes community connectivity and collaboration and supports what has become an important work-life balance.



# THE VILLAGE AT VALLEY FORGE



KING OF PRUSSIA  
TOWN CENTER

LA FITNESS	ULTA BEAUTY
NORDSTROM	Wegmans
rack	PNC BANK
REI	WSFS
DAVIO'S NORTHERN ITALIAN STEAKHOUSE	SPREAD BAGELRY BROAD OVEN BAGELS
DISTRICT TACO	FOGO DE CHÃO BRAZILIAN STEAKHOUSE
PALADAR LATIN KITCHEN & RUM BAR	honeygrow
b-good real food fast	CITY WORKS
PEARLE VISION	THE FOUNDING FARMERS
xfinity	THE SHADE STORE
MISSION BBQ The American Way	drybar
WILLIAMS-SONOMA	

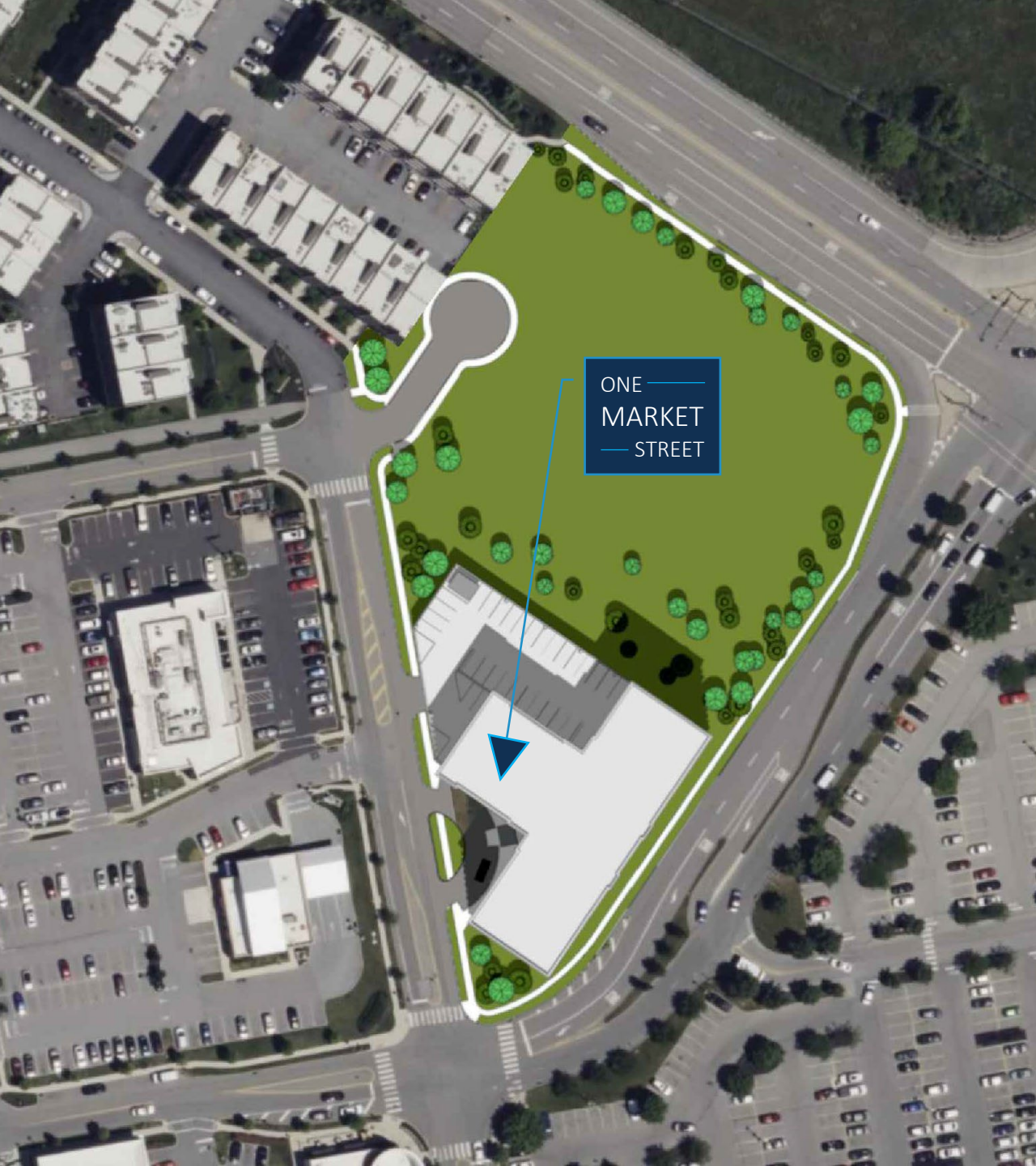
# THE VILLAGE AT VALLEY FORGE

RESIDENTIAL	1	The Brownstones	132 Stacked Townhomes
	2	The Smith	320 Apartment homes
	3	AVE	276 Flexible Stay Apartments
	4	575 South	60 Condominium Flats
	5	Omnia	339 Apartments Homes
	6	Cirro	339 Apartments Homes
	7	The Point at King of Prussia	390 Apartments Homes
	8	Indigo 301	363 Apartments Homes
	9	Canvas	232 Active Adult Apartments Homes
	10	Anthology of King of Prussia	192 Senior Living Residential Units
	11	The George Apartments	200 Apartment Homes
MEDICAL	12	The Main Line Health Women's Specialty Center	100,000 SF Medical Office Building
	13	Children's Hospital of Philadelphia Specialty Care and Surgery Center	325,000 SF Full Service Pediatric Hospital
RETAIL	14	King of Prussia Town Center	268,100 SF Main Street Retail
	15	Wegmans	155,000 SF Grocery Store
DEVELOPMENT SITES	16	Overlook at Town Center	142 Stacked Townhomes   Under Construction
	17	Medial Office Building	40,000 SF in Development
OTHER	18	Cubsmart, Fire/EMS Station	100,000 SF Self-Storage Facility, Municipal Facility

ARGUABLY  
THE BEST  
DEVELOPMENT  
SITE IN THE  
PHILADELPHIA  
REGION



ONE  
MARKET  
STREET



## THE LAST REMAINING RESIDENTIAL DEVELOPMENT SITE AT THE VILLAGE AT VALLEY FORGE

One Market Street is a 1.24 acre development parcel fully entitled for up to 107 residential units, structured parking and no FAR limitations.

The site sits at the confluence of the regions four major highways, has exceptional access and site visibility, and is connected by sidewalks to all that the Village at Valley Forge has to offer. All internal roads, utilities, sanitary sewer and a sophisticated stormwater management system are in place and functioning.

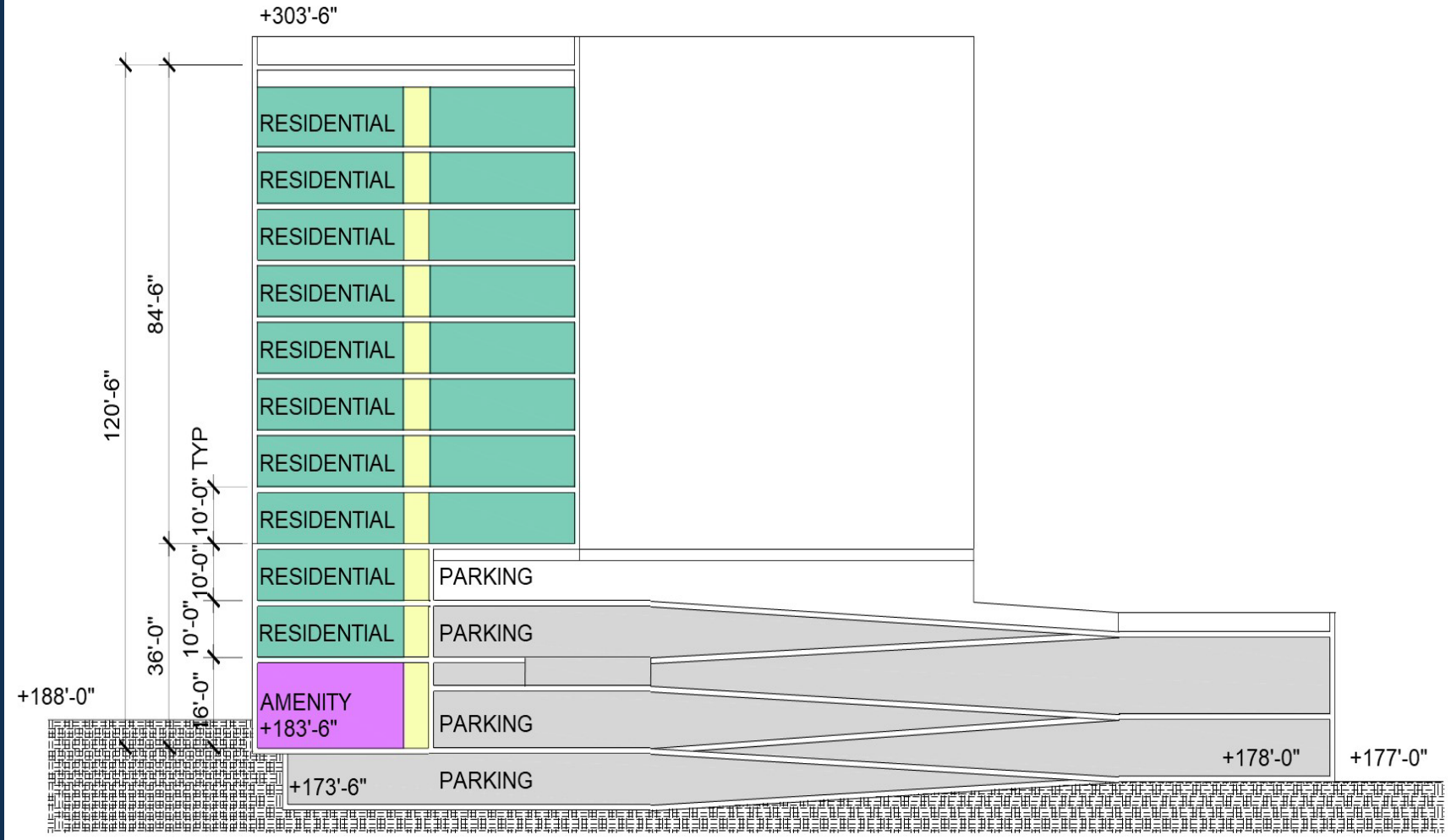
Site work can commence immediately.

# DEVELOPMENT OPPORTUNITY

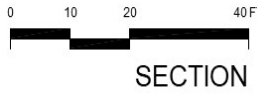
1.24 Acres | 107 Units

The unique, site-specific, land development ordinance at the Village at Valley Forge provides for exceptional design flexibility. The provided graphic is meant to illustrate one of many possible residential configurations.

RESIDENTIAL: 11 TOTAL, 8 FULL LEVELS OVER 3 PARTIAL LEVELS,  
107 UNITS, 164,685 GSF TOTAL



PARKING: 3.5 LEVELS = 177 CARS, 4 ON GRADE 181 TOTAL  
68,079 SF, 385 SF/CAR



# CONTACT US

For more information, please reach out to:

**Dennis Maloomian**  
President | Realen Properties  
215 251 5000  
[dennism@realen.com](mailto:dennism@realen.com)

