THE PRESERVE
at Stony Creek

EQUITY CRE | BSI DEVELOPMENT | PINNACLE Realty Development Company

THE FUTURE OF MONTGOMERY COUNTY

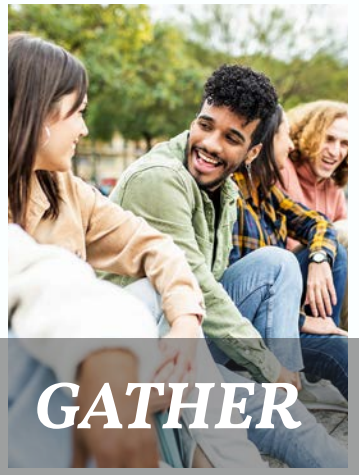
Transforming a historic campus into Montgomery County's premier destination for innovation, community, and sustainable growth.


LIVE


WORK


DINE


SHOP


GATHER


EXPLORE

LEASING & DEVELOPMENT OPPORTUNITY

A NEW CHAPTER BEGINS

The Preserve at Stony Creek reimagines the former Norristown State Hospital as a vibrant, connected destination where people live, work, gather and explore.

More than space to lease.
A place to leave your mark.







ONE COMMUNITY MULTIPLE DEMAND ENGINES

Every component of the plan reinforces the others, generating daily activity from residents, employees, visitors and recreation users.

741

Planned Residences

69,500 SF

Retail, Dining & Services

202,000 SF

Flex / Tech / Offices



THE HEART OF THE COMMUNITY

A DESTINATION DESIGNED FOR LIFE

Morning coffee. Afternoon meetings. Weekend brunch. Evening dining. Community celebrations.

The Preserve is designed to create reasons to visit throughout the day and throughout the week.

- ***Grocery Anchor Opportunity***
- ***Retail Buildings & Pad Sites***
- ***Diverse Lifestyle Amenities***
- ***Built-In Customer Base***



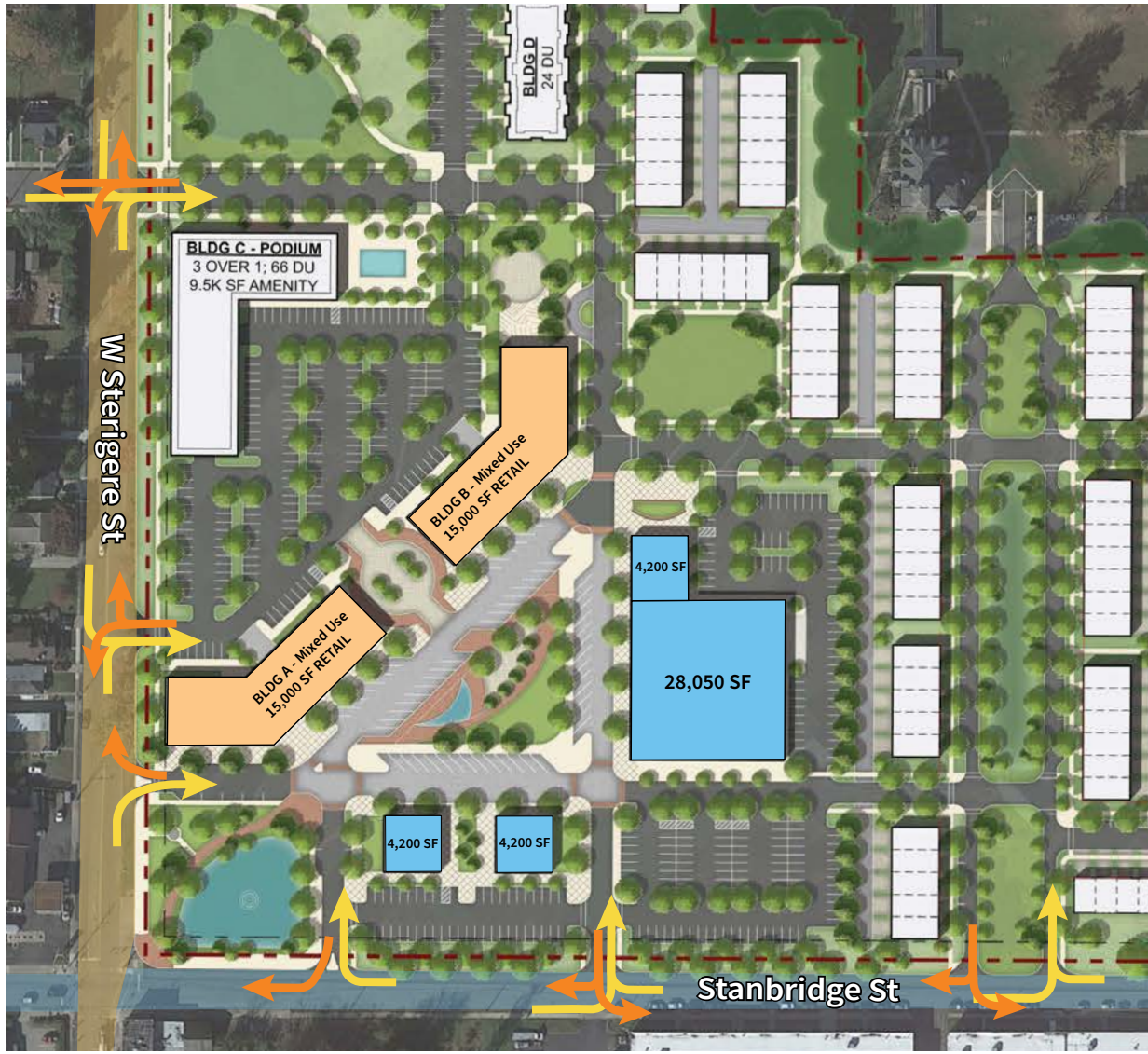
RETAIL AT THE HEART OF COMMUNITY

A premier mixed-use development featuring multiple avenues for participation, from standalone retail opportunities to significant development components.

±69,500 SF

Retail, Dining & Services

- *Mixed-use*
- *Dedicated Retail*



BUILT-IN DAYTIME POPULATION

The employment district expands the audience beyond residents and visitors, generating weekday activity and supporting restaurants, services and convenience retail.

±202,000 SF

Flex / Tech / Offices





MARKET + DEMOGRAPHICS



WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
18,276 POPULATION	98,662 POPULATION	194,719 POPULATION
6,843 HOUSEHOLDS	38,670 HOUSEHOLDS	80,643 HOUSEHOLDS
$89,020 AVG HHI	$122,257 AVG HHI	$148,959 AVG HHI
35.3 MEDIAN AGE	38.6 MEDIAN AGE	39.5 MEDIAN AGE
12,524 DAYTIME POPULATION	72,265 DAYTIME POPULATION	230,333 DAYTIME POPULATION

Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online('26)

A PLATFORM FOR LASTING VALUE

A major mixed-use destination with multiple paths for participation, from individual retail suites and pads to larger development components.

Built-In Demand

Residents, employees, recreation users and regional visitors

Flexible Entry Points

Leasing, build-to-suit, development and partnership opportunities.

Experience-Led Plan

A walkable setting built around gathering, dining and discovery.



DEVELOPER

LEAD DEVELOPER

BSI DEVELOPMENT

PINNACLE
Realty Development Company

BSI Development brings more than two decades of experience creating high-quality projects that drive community growth and long-term value. Backed by the expertise of BSI Construction, LLC, the firm leverages a fully integrated approach spanning pre-construction planning, site development, and construction management to deliver successful commercial, industrial, retail, and mixed-use developments throughout the Greater Philadelphia region.

Partnering with BSI is Pinnacle Realty Development Company, founded by David Perlman and Anthony Maras to acquire and transform properties, particularly in underserved and emerging communities. Their portfolio includes notable projects such as the 407-unit redevelopment at 650 Fairmount in Philadelphia, the adaptive reuse of The Heid Building, the 600,000-square-foot automated storage facility in Middletown, Delaware, and the 618-unit River Pointe community in Bridgeport, Pennsylvania. Together, BSI Development and Pinnacle Realty Development Company share a commitment to thoughtful development, quality execution, and lasting community impact.











THE PRESERVE

at Stony Creek

preserveatstonycreek.com

For leasing inquiries, please contact

Equity CRE | Plymouth Meeting, PA | Philadelphia, PA | T: 610.645.7700 | www.equitycre.com

STEVE JEFFRIES
sjeffries@equitycre.com
DIRECT 484.531.2250

NICK QUINN
nquinn@equitycre.com
DIRECT 484.344.1511

DAVID GOODMAN
dgoodman@equitycre.com
DIRECT 484.417.2219

EQUITY CRE

BSI DEVELOPMENT

PINNACLE Realty Development Company

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