

# From Industrial Town to River Town: The Transformation of Conshohocken's Riverfront



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***Once lined with vacant lots and defunct factories, Conshohocken's riverfront is now one of the most exciting places to live in the Philadelphia suburbs.***

If you haven't driven down Washington Street in Conshohocken lately, you might not recognize it. What was recently a stretch of overgrown lots and vacant buildings is now a vibrant residential corridor along the Schuylkill River. It's not just a single project driving the change; it's a wave of development reshaping the entire riverfront and turning this former industrial town into one of the hottest addresses in Montgomery County.

## River Place: Townhomes That Started It All

At the center of the riverfront's revival is [River Place](#), a 62-unit townhouse community developed by **Progressive New Homes**. Led by founder and president Sarah Peck, who brings more than 30 years of development experience, River Place is transforming a neglected stretch of Washington Street into a walkable, riverfront neighborhood.

What makes River Place stand out is that it's one of the few *for-sale* new construction communities in a town dominated by rental apartments. Conshohocken has added nearly 1,000 new housing units since 2020, but most of that inventory has been apartments. River Place offers the chance to own a brand-new home directly overlooking the Schuylkill River. The 5 minute walk to the Spring Mill train station makes commuting to center city a 25 minute, hassle-free breeze.

Progressive New Homes was the first developer to take the leap on a corridor that others had overlooked, and the bet is paying off. Since River Place started, other developers have followed suit and Washington Street is visibly improving.

## Washington Place: Pulte Brings Riverfront Condos

Just up Washington Street, **Pulte Homes** is delivering **Washington Place**, the only new-construction condominium community in Conshohocken. Part of a larger 481-unit joint development at 401/433 Washington Street, these one and two-bedroom condos start in the low \$400,000s and come with covered parking, a riverfront promenade, fitness center, pool, and walking distance to the SEPTA station. For buyers who want low-maintenance living with river views and an easy train ride to Center City, it checks every box.

# The Cavanaugh Family Boathouse: Villanova Arrives on the River

**Villanova University** is building the **Cavanaugh Family Boathouse** at 601 Washington Street, a state-of-the-art facility for its Division I women's rowing program and men's club team. Villanova acquired the 9.8-acre property for \$11.5 million and broke ground in spring 2025, with a projected opening in spring 2026. The boathouse brings institutional investment and a sense of permanence to the riverfront that goes beyond any single residential project.

## New Townhomes Planned for the Former David's Bridal Site

Adjacent to River Place on the east is the vacant David's Bridal building complex. The site is being redeveloped by High Top Development out of Philadelphia into 46 new construction townhomes. The plan includes an extension of the river front trail and a kayak boat launch available to the public. The project has received preliminary plan approval and is now in for final approval with construction likely to start this summer.

## More Development on the Horizon

**SEPTA and Alterra Property Group** have plans for a 300-unit residential building adjacent to the Conshohocken rail station with café space and direct riverfront access. **Morgan Properties** recently received zoning approval for two additional office buildings on the waterfront. The riverfront is filling in with a healthy mix of residential, commercial, and institutional uses.

On the east side of River Place, north of the train tracks and across from the Spring Mill apartments, the Wilmington-based Buccini Pollin Group is planning a \$50 million, five-story [mixed-use development](#), adding apartments and retail to the area. The proposed development would feature 115 apartments and 5,400 square feet of retail space, replacing part of the parking lot that now serves Buccini Pollin's Quaker Park office and lab building near Spring Mill [SEPTA](#) Station. The company hopes to secure the approvals and begin construction in the second half of next year.

## Why Conshohocken? Why Now?

It's no accident that developers and buyers are converging here at the same time. Conshohocken sits at the junction of I-76 and I-476 with a SEPTA station that puts Center City just 25 minutes away. The Schuylkill River Trail connects Conshohocken to Manayunk, Fairmount Park, and beyond. Fayette Street has evolved into one of Montgomery County's top dining destinations with 30-plus restaurants and the recently opened Hotel West & Main. Despite a population boom of roughly 30 percent in recent years, Conshohocken has held onto its small-town character, with traditions like the Soap Box Derby and one of the country's oldest St. Patrick's Day parades still anchoring the community.

## A Riverfront Reimagined

What's happening along Washington Street is more than a building boom. It's a reimagining of what this part of town can be. Where there were once vacant buildings, there are now townhomes, condos, a world-class boathouse, and plans for hundreds more residences. The river is no longer a backdrop to industry. It's becoming the centerpiece of a lifestyle.

For buyers and renters, the message is clear: the Conshohocken riverfront is no longer a place with potential. It's a place where the potential is being realized, block by block, in real time.