

Korman Communities and Partners Celebrate New Award-Winning AVE Multifamily Development in Philadelphia

274-unit luxury community developed in partnership with RXR and Chuo Nittochi with on-demand business, wellness, and leisure amenities, high-touch service and personalized lifestyle programming from the award-winning AVE brand breaks ground in Horsham, one of suburban Philadelphia's top-ranked communities

Renderings of the project and images from the event can be found [here](#)



Horsham, PA – May 5, 2026 - AVE, the award-winning residential brand of Philadelphia-based [Korman Communities](#), in partnership with [RXR](#), a leading national real estate owner, operator, and developer; Tokyo-based developer [Chuo-Nittochi Co., Ltd.](#); [Goodman Properties](#), a Philadelphia-based real estate development and management firm; and [CBG Building Company](#), a multifamily builder, today celebrated the groundbreaking of AVE Horsham, a new luxury residential community located in one of suburban Philadelphia's top-ranked communities. The 274-unit property will deliver the signature AVE living experience characterized by high-touch service, thoughtfully designed residences and amenities, and curated lifestyle programming.

AVE Horsham underscores Korman Communities' commitment to the greater Philadelphia region, where the fifth-generation company has been rooted for more than a century. Partners, township council members and community stakeholders gathered today for a groundbreaking at the site, located at 723 Dresher Road, followed by a reception.

“As a Philadelphia-based company, we’re proud to develop exceptional places to live in communities we care about. AVE Horsham reflects our brand mission to Live Better®, bringing an elevated living experience to the greater Philadelphia area where Korman Communities was proudly founded over 100 years ago,” **said Mark Korman, President of Commercial and Development, Korman Communities.** “AVE Horsham is the result of the strength of our successful partnerships as we continue to grow the AVE brand nationwide.”

“AVE Horsham represents an important next step in our continued partnership with Korman Communities and the growth of RXR’s national residential platform,” **said Joseph Graziose, Jr., President, Construction & Development of RXR.** “Together with Korman and Chuo Nittochi, we’re delivering best-in-class living spaces that meet the demand for high-quality housing in this desirable area of Philadelphia as we continue to advance our broader residential strategy.”

“We are particularly proud of the relationships built with our tenants, real estate brokers, township officials, local community and neighborhood groups who have helped pave the way for our successful projects. It’s exciting to break ground and to be able to add AVE Horsham to the list,” **said Goodman Properties President, Adam Goodman.**

“We’re proud to partner with innovative companies like Korman Communities, where we’re building on our strong legacy of collaboration and delivering exceptional solutions for much-needed housing,” **said Dave Brown, Vice President of CBG Building Company.** “With AVE Horsham, we’re delivering 274 units that reflect our shared commitment to excellence and community growth, and look forward to delivering Horsham’s newest and most luxurious living experience.”

Designed to meet the growing demand for high-quality rental housing in suburban Philadelphia, AVE Horsham will feature a mix of studio, one-bedroom, and two-bedroom residences averaging approximately 1,000 square feet.

Residents will have access to 13,000 square feet of indoor amenity space and two landscaped courtyards. Indoors, residents will have access to a robust mix of work and lifestyle amenities, including eight private work pods, meeting rooms, a fireside co-working space and a business lounge with three semi-private workspaces. Social and entertainment offerings will include a golf simulator, billiards and gaming tables, creating a dynamic environment for both productivity and leisure. Additional features include a pet spa with built-in wash basins and direct outdoor access, bike storage, a secure package room, and on-site resident storage. Outdoor spaces will feature a resort-style pool, grilling stations, fire pits, and areas designed for socializing and relaxation.

The project will include infrastructure improvements such as new sidewalks and traffic signal upgrades at Witmer Road and Prudential Road. AVE Horsham offers easy access to Route 611 and the Pennsylvania Turnpike (I-276) and is approximately 35 minutes from downtown Philadelphia. The community, which in past years has been recognized by CNN/Money Magazine as one of the Best Places to Live in America, is also near the Promenade at Upper Dublin and Willow Grove Park Mall, providing residents convenient access to shopping, dining, and entertainment in a highly desirable suburban setting.

AVE Horsham is a celebration of the continued expansion of the AVE brand, which opened four successful locations last year: Paradise Valley, AZ; White Plains, NY; Santa Clara, CA; and the Philadelphia Navy Yard, two in partnership with RXR. AVE Paradise Valley in Phoenix, featuring 400 resort-style units and more than 36,000 square feet of amenities, was the first residential project to open within the vibrant mixed-use development at the former site of the Paradise Valley Mall. AVE Hamilton Green, 477 apartments located north of New York City in White Plains, NY, includes 55,000 square feet

of open space and 26,000 square feet of commercial and entertainment retail space, all within commuting distance to Manhattan. And just last month, the firms celebrated the groundbreaking of AVE Station House, a 301-unit luxury development in Denver's RiNo Arts District.

Voted the top-ranked property management company in the U.S. for renter satisfaction in its tier for four consecutive years, according to the [Kingsley Index](#), Korman Communities currently operates 20 AVE residential buildings nationally.

For more information, visit <https://www.aveliving.com/locations/suburban-philadelphia/horsham>.

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About AVE and Korman Communities

Korman Communities is a fully integrated, fifth-generation, 100-year-old real estate investment and property management company with nearly 40 properties across the United States and London. AVE specializes in elevated apartment living for discerning renters and individuals seeking a flexible living solution for business or personal lifestyle. AVE conveniently offers traditional unfurnished apartments along with fully furnished apartments with flexible lease options. Each community features a dedicated service team and unparalleled business, wellness, and entertainment amenities such as flex workspaces with gigabit Wi-Fi; resort pools; firepit lounges; 24-hour, state-of-the-art fitness centers; wellness classes; bike share; tranquility gardens; pet spas and parks; media theaters; and outdoor gaming and recreation. Ranked the No. 1 property management company in the U.S. based on renter satisfaction the past four consecutive years, AVE provides comfort and seamless living for those who want to LIVE BETTER®. www.aveliving.com.

About RXR

RXR is an innovative real estate investment manager, operator, developer, and place-maker committed to applying a customer and community-centered approach to acquiring, operating, and building properties and to providing services and products that create enduring value for all stakeholders. Headquartered in New York with a nationally-scaled platform, RXR is an approximately 440 person, vertically integrated investment manager with expertise in a wide array of value creation activities, including acquisitions, asset and portfolio management, property operations, development, construction, leasing, and technological innovation. RXR is an active investor in real estate credit, rental housing, commercial property, and property technology through value-added and opportunistic investment strategies. The RXR platform manages 109 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.4 billion, comprising approximately 32.1 million square feet of commercial properties, a multi-family residential portfolio of approximately 9,600 units under operation or development, and control of development rights for an additional approximately 3,000 multi-family and for sale units as of March 31, 2025. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.

About CBG Building Company

CBG Building Company is one of the most experienced, and respected, multifamily builders in the country. Since 1993, CBG has carried forward a 100+-year legacy of innovation, quality, and collaboration to deliver award-winning communities from coast to coast. CBG's professional construction team builds 5,000 homes each year across a diverse portfolio of geographic areas and product types, including P3, luxury, mixed-use, and campus housing, as well as affordable, military, and senior living communities. We draw on the knowledge gained through building more than 128,000 housing units to

provide unsurpassed experience, safety, and service to our clients. For more information, visit www.cbgbuildingcompany.com.

About Goodman Properties

Goodman Properties is a Family Office specializing in Real Estate Development and Asset Management. Over the past 40+ years Goodman Properties has become one of Delaware Valley's leading commercial developers owning and developing more than 300 properties in 22 states comprising over 6 million square feet. While the company's original focus was on 'Main and Main' corners and small strip centers, Goodman Properties has evolved to become a developer of specialty stores, premier regional shopping centers, industrial buildings, medical office buildings and residential communities. Goodman Properties manages tenants ranging from the local 'Mom and Pop' shops to national companies such as Target, Costco, Wal-Mart, Sam's Club, Amazon, Lowe's, Giant Foods, ALDI, Shoprite and many more.