

Kennedy Supplee Mansion

National Park Service
U.S. Department of the Interior

Valley Forge National Historical Park
PA



Leasing Opportunity

The Kennedy Supplee Mansion is available for a ten (10) year lease beginning as early as January 2029 following a comprehensive rehabilitation by the National Park Service (NPS). Allowable uses include restaurant, other light commercial use, or office. A Request for Proposals is scheduled to be released in June 2025.

Lease Premises

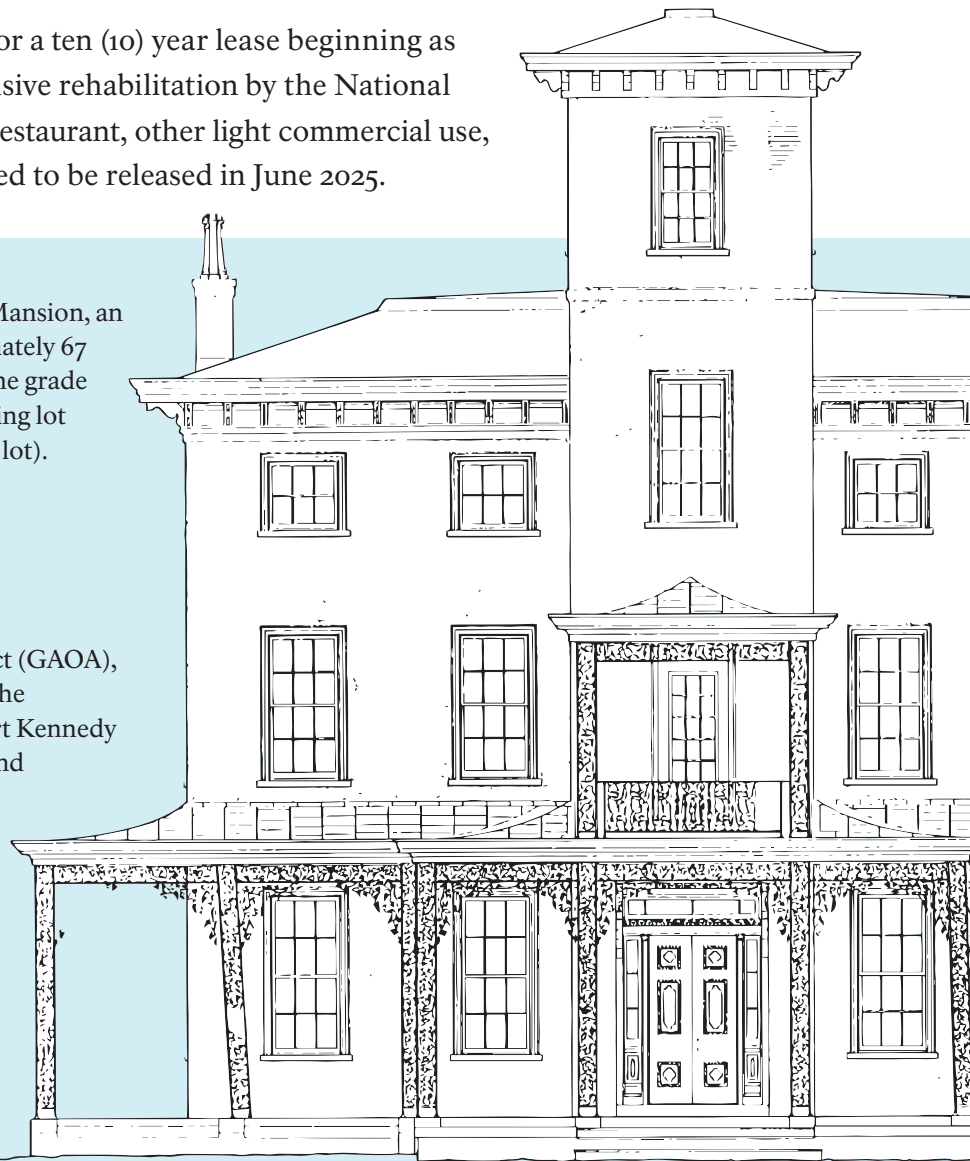
The lease premises includes the Kennedy Supplee Mansion, an associated carriage house and parking for approximately 67 vehicles. Of those 67 spaces, 20 spaces are at the same grade as the mansion, and 47 spaces are in a separate parking lot accessible via steps (formerly used as a valet parking lot).

Owner

National Park Service (NPS)

Kennedy Supplee Rehabilitation Scope

With funding from the Great American Outdoors Act (GAOA), the National Park Service plans to fully rehabilitate the Kennedy Supplee Mansion and the surrounding Port Kennedy area. The mansion itself will receive a full exterior and interior rehabilitation, including all new building systems. Due to the historic nature of the mansion and its surroundings, the character defining features of the building and surrounding landscape must be maintained. Within the mansion, the primary character defining features include the current floor plan and all plaster & woodwork. The associated carriage house will also be rehabilitated. Utilities will be upgraded as necessary. Driveways, parking lots and the surrounding landscape will also be improved.



Great American Outdoors Act (GAOA)

Supported by revenue from energy development, GAOA funding is providing up to \$1.3 billion per year for five years to the National Park Service (NPS) to make significant enhancements in national parks to ensure their preservation and provide opportunities for recreation, education, and enjoyment for current and future visitors. Valley Forge is slated to receive \$32.5 million to rehabilitate buildings for adaptive re-use leases and demolish obsolete structures throughout the park.

For additional information, to request a building tour, or to receive updates on the Kennedy Supplee Request for Proposals, please contact:

Valley Forge National Historical Park
vafo_leasing@nps.gov



Scan the QR code to review leasing information and floor layouts online.

https://go.nps.gov/ks_leasing



Kennedy Supplee Planned Rehabilitation and Leasing Timeline:

JUN 2025

- NPS releases Kennedy Supplee (KS) Lease Request for Proposals (RFP)
- NPS awards Preliminary Design (PD) / Schematic Design (SD)

AUG 2025

- NPS selects RFP proposal and enters into exclusive negotiating period with selected entity
- Selected entity provides input into NPS design process

OCT 2025

- NPS completes PD

APR 2026

- NPS completes SD
- NPS Investment Review Board project presentation (NPS go/no go decision)
- NPS contracts for Fair Market Rental Value (FMRV) appraisal based on SD

JUN 2026

- NPS awards Design Development (DD) and Construction Drawings (CD)

APR 2027

- NPS and selected entity finalize KS Lease terms including FMRV

MAY 2027

- Selected entity makes KS lease go/no go decision
 - If go, selected entity executes KS Lease with term beginning when NPS construction ends
 - If no go, NPS may select another entity from the initial RFP, or issue another RFP

JUN 2027

- NPS completes CD
- Selected entity begins developing its plans for tenant fit-out

SEP 2027

- NPS awards construction contract (provided there is sufficient funding)

DEC 2027

- NPS starts construction

MAR 2028

- NPS approves selected entity's plans for tenant fit-out

DEC 2028

- NPS completes construction

JAN 2029

- NPS executes KS Lease and Lease term begins
- NPS issues building permit based on approved plans for tenant fit-out
- Lessee begins tenant fit-out

Building History

Constructed in 1852, the Kennedy Supplee Mansion is a Victorian mansion in the Italianate-Italian style villa featuring Egyptian Revival interior decorations. It is listed on the National Register of Historic Places.

Recent Operating History

In 1986, Kennedy Supplee Associates LP (KSA) signed a 55-year lease with the National Park Service, restored the building, and operated it as the Kennedy Supplee Mansion Restaurant. Following the 1987 renovation by KSA, the restaurant operated with approximately 1,100 square feet of dining space located on the first and approximately 2,200 square feet of dining and bar space on the second floor. The third floor was largely given over to HVAC equipment, but it also contained an office and liquor cage. Sections of the basement were used for cold storage and dry storage. See separate attachment for floor plans. The company entered Chapter 11 bankruptcy in 2005. The mansion has been vacant since 2006.

Location

1050 Old Valley Forge Road, King of Prussia, PA 19406 is located in Upper Merion Township at the eastern edge of Valley Forge National Historical Park off of Pennsylvania State Route 23. The mansion is adjacent to and visible from U.S. Route 422 and is close to the commercial center of King of Prussia, Pennsylvania.

