

A photograph of a modern, multi-story building with large glass windows and a light-colored facade. In the foreground, there is a paved area, some green shrubs, and a tree with bright green leaves. The scene is brightly lit, suggesting daytime.

Welcome to
a thoughtfully
grown community.

Konterra

RETAIL LEASING BY **klnb**



OVERVIEW

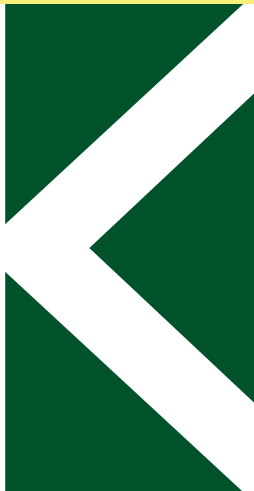
Konterra is a mixed-use town center destination located on both the east and west sides of I-95, just four miles north of the Capitol Beltway (I-495) in the vibrant D.C./Baltimore corridor.

KONTERRA DRIVE AND I-95, LAUREL, MD 20707, PRINCE GEORGE'S COUNTY

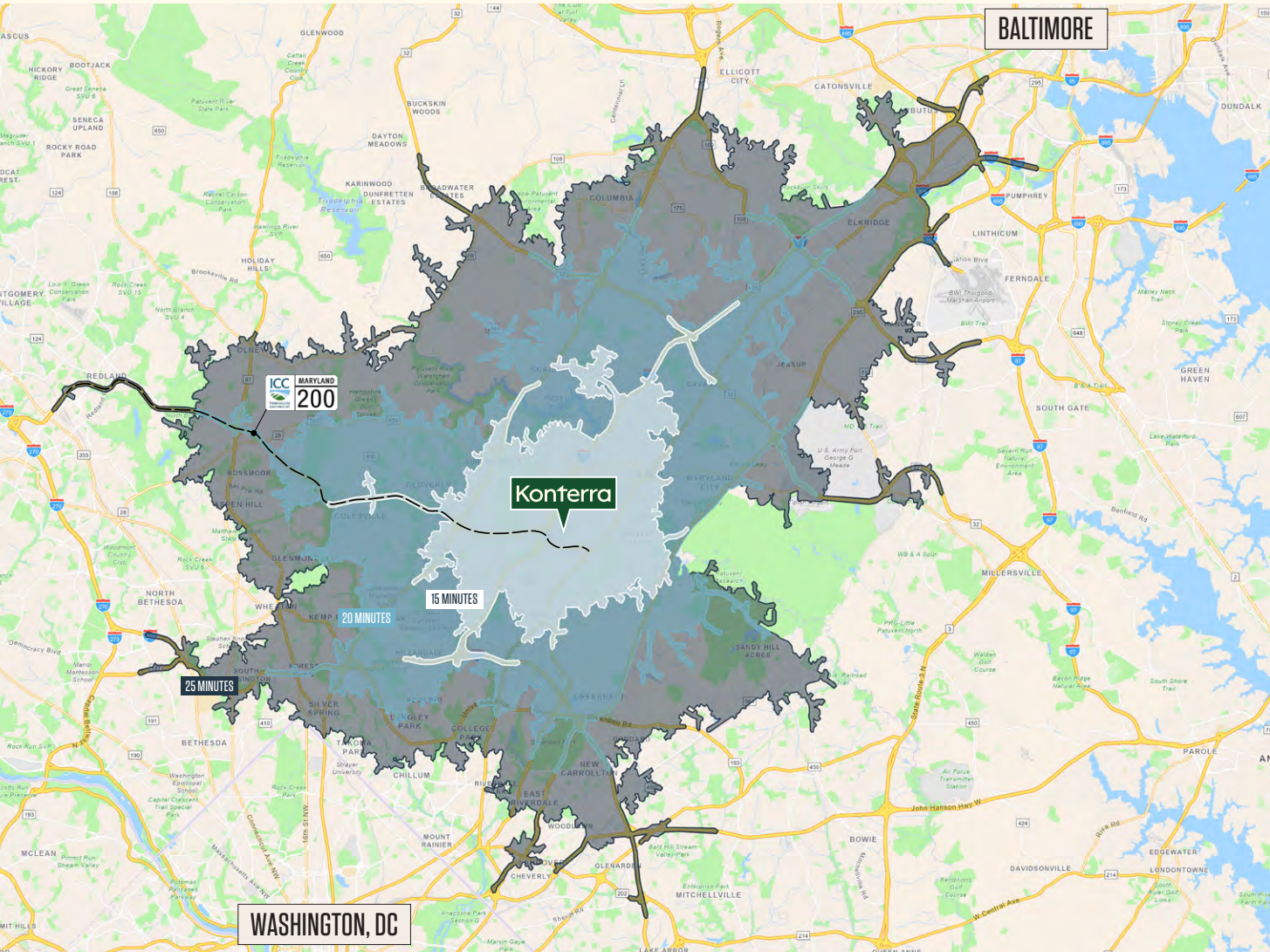
Retail For Lease.

- Join entertainment and restaurants for the first phase of this highly anticipated regional mixed-use shopping, entertainment, residential and business district.
- Located on both the east and west sides of I-95, just four miles North of the Capital Beltway [I-495] in the vibrant D.C./Baltimore corridor - with excellent access and visibility MD 200 [Inter-County Connector].
- First phase will include major entertainment uses and 1.5 million SF of retail with office and residential uses above.

Konterra



All roads lead to Konterra.



Demographics | 2024:

	15-MIN	20-MIN	25-MIN
Population	138,484	372,267	858,916
Daytime Population	121,040	335,137	842,454
Households	50,132	132,806	306,952
Average HH Income	\$134,035	\$145,873	\$150,254

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

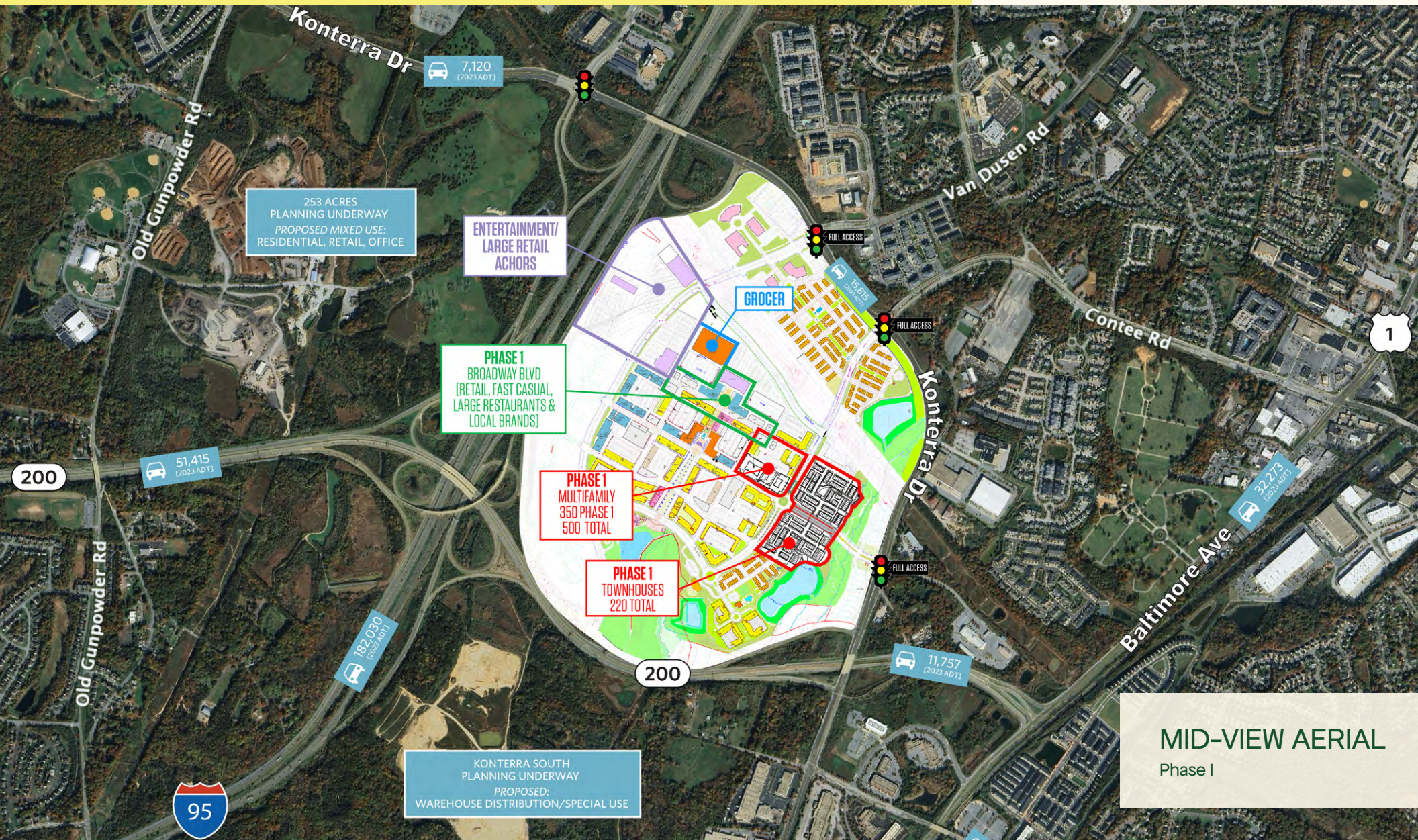
Traffic counts | 2023:

Konterra Drive	15,815 ADT
I-95	189,115 ADT
MD-200	51,415 ADT

Intercounty Connector | MD 200

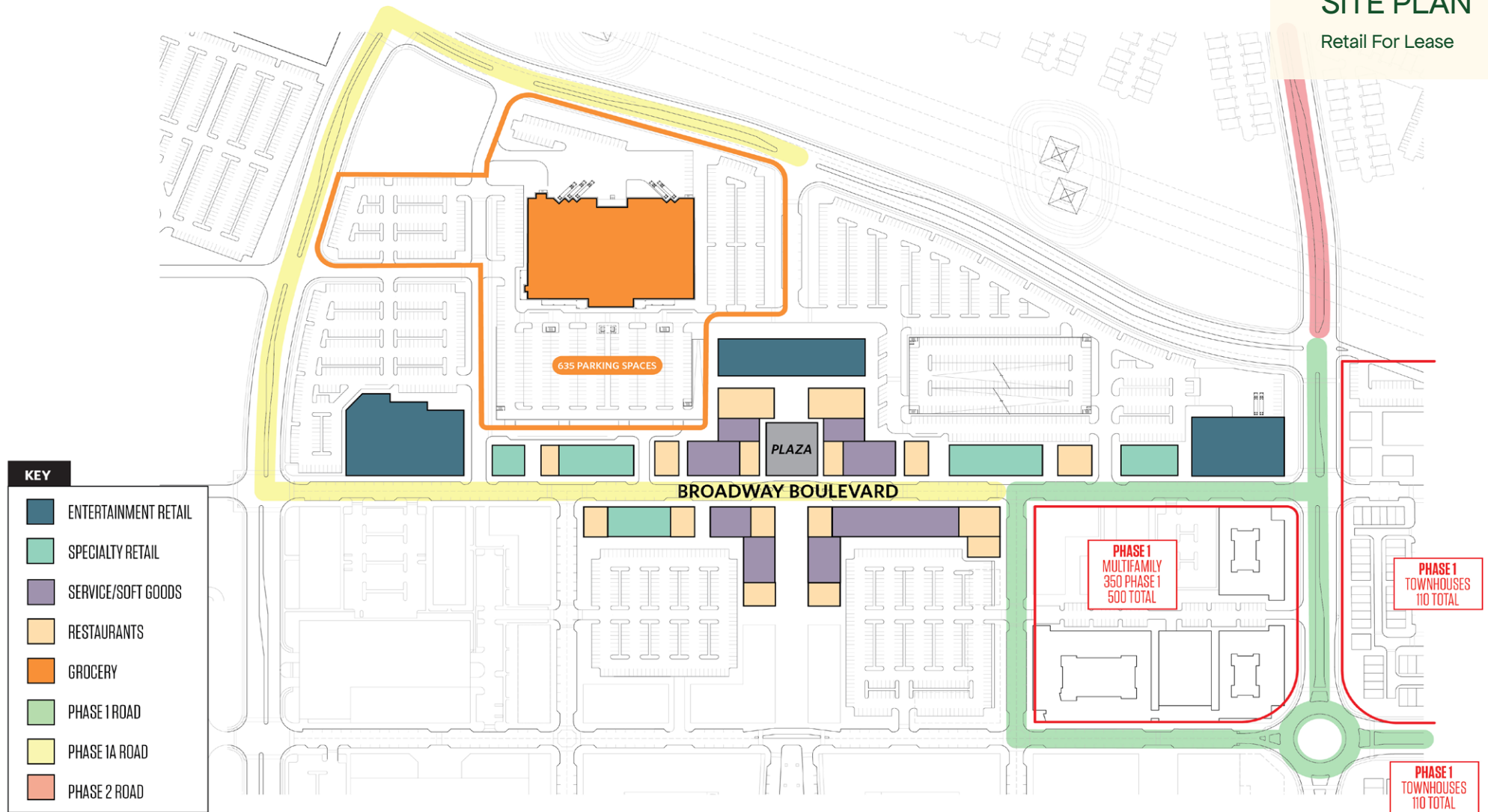
Linking the I-270 and I-95 corridors with an interchange at the Konterra Town Center. MD 200 provides regional access between the High Technology Corridor to the West and the dynamic Baltimore Washington Corridor to the East.

A perfect balance of Suburban & Urban Amenities in an ideal location.



SITE PLAN

Retail For Lease



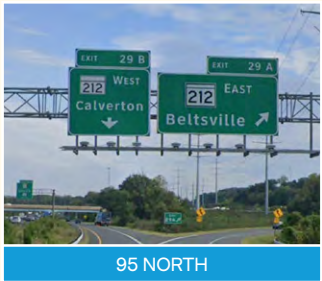
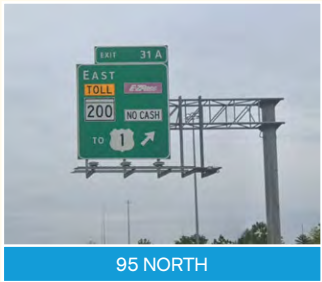
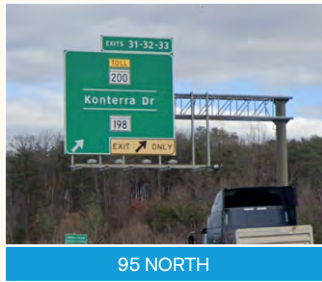
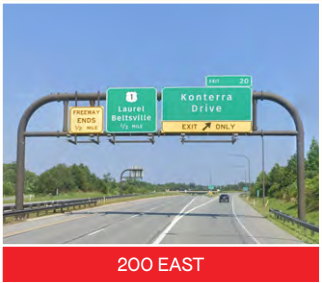
A new destination, decades in the making.

KONTERRA

High-visibility retail in a growing, affluent market along the Baltimore-Washington corridor.

HIGHWAY ACCESS POINTS

Estimated 30 minutes from Washington, DC
& Baltimore.



Access Konterra with ease.

Thoughtfully growing a place
to live, work, and play.





The Urban Village redefined.



High End Living & Mixed-Use Density to truly flourish.

RESIDENTIAL RENDERING

A new community set among the surrounding natural landscape.



For More Information, Please Contact Us.

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