



KONTERRA TOWN CENTER

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.

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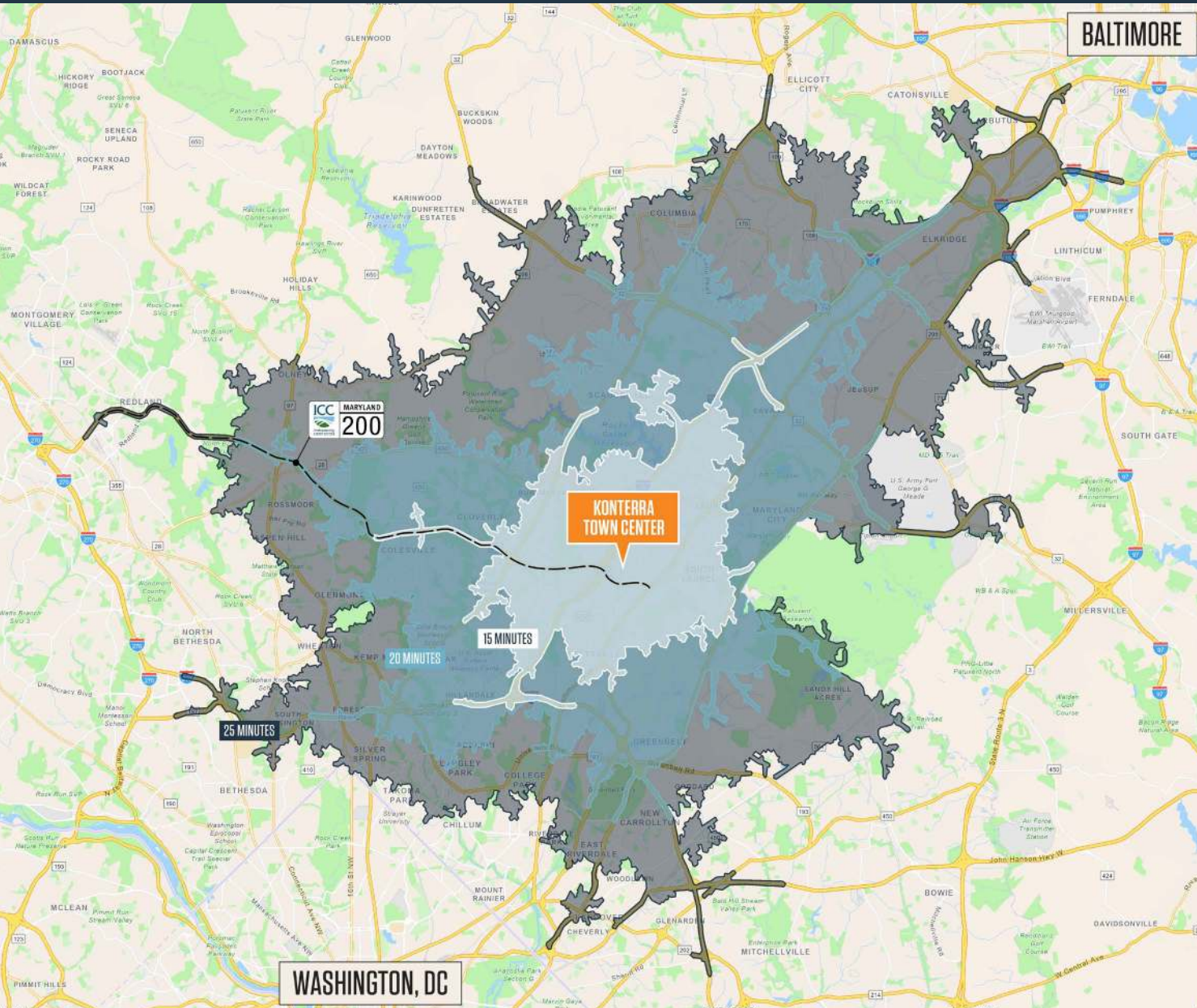
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LOCATION

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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.

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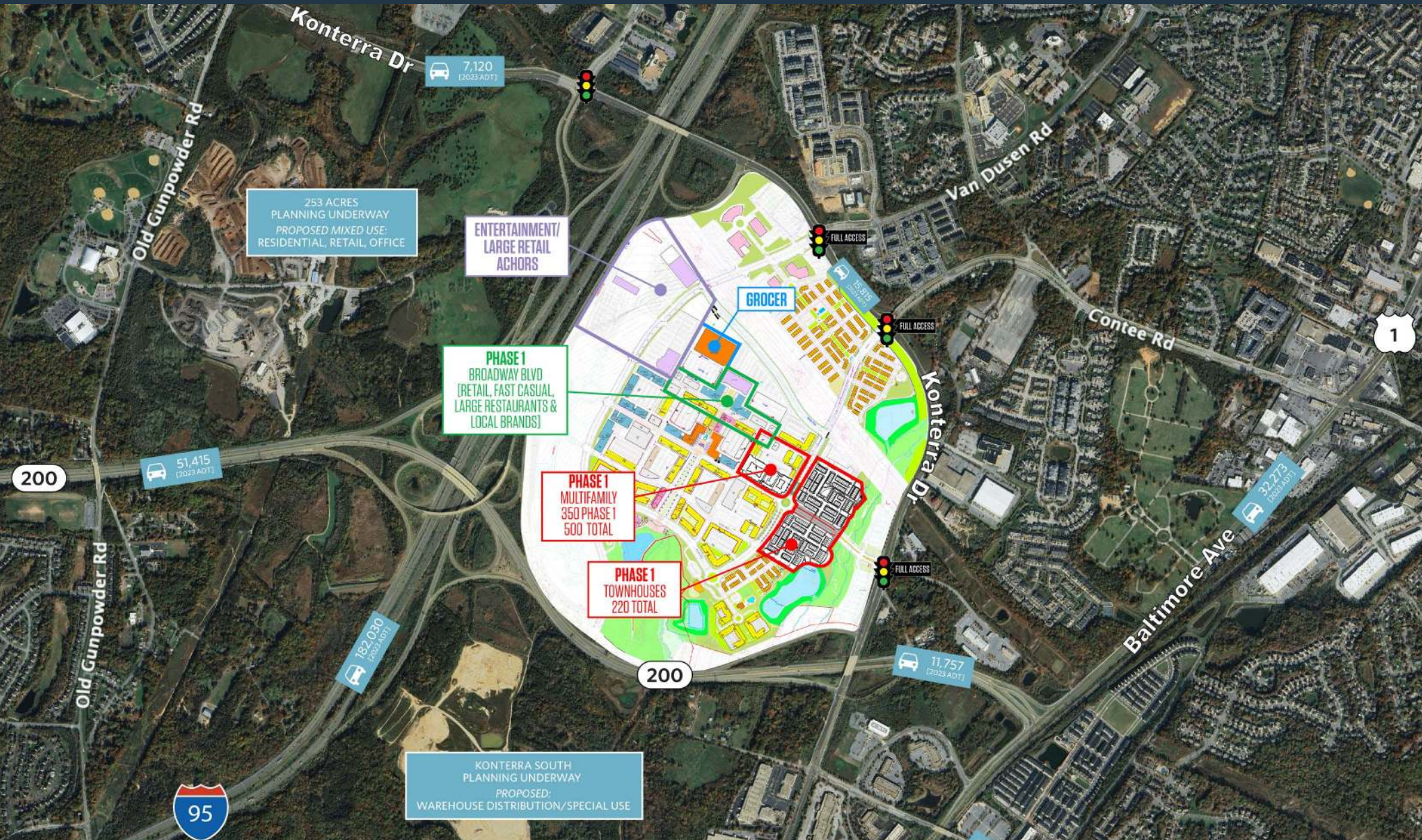
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SITE PLAN

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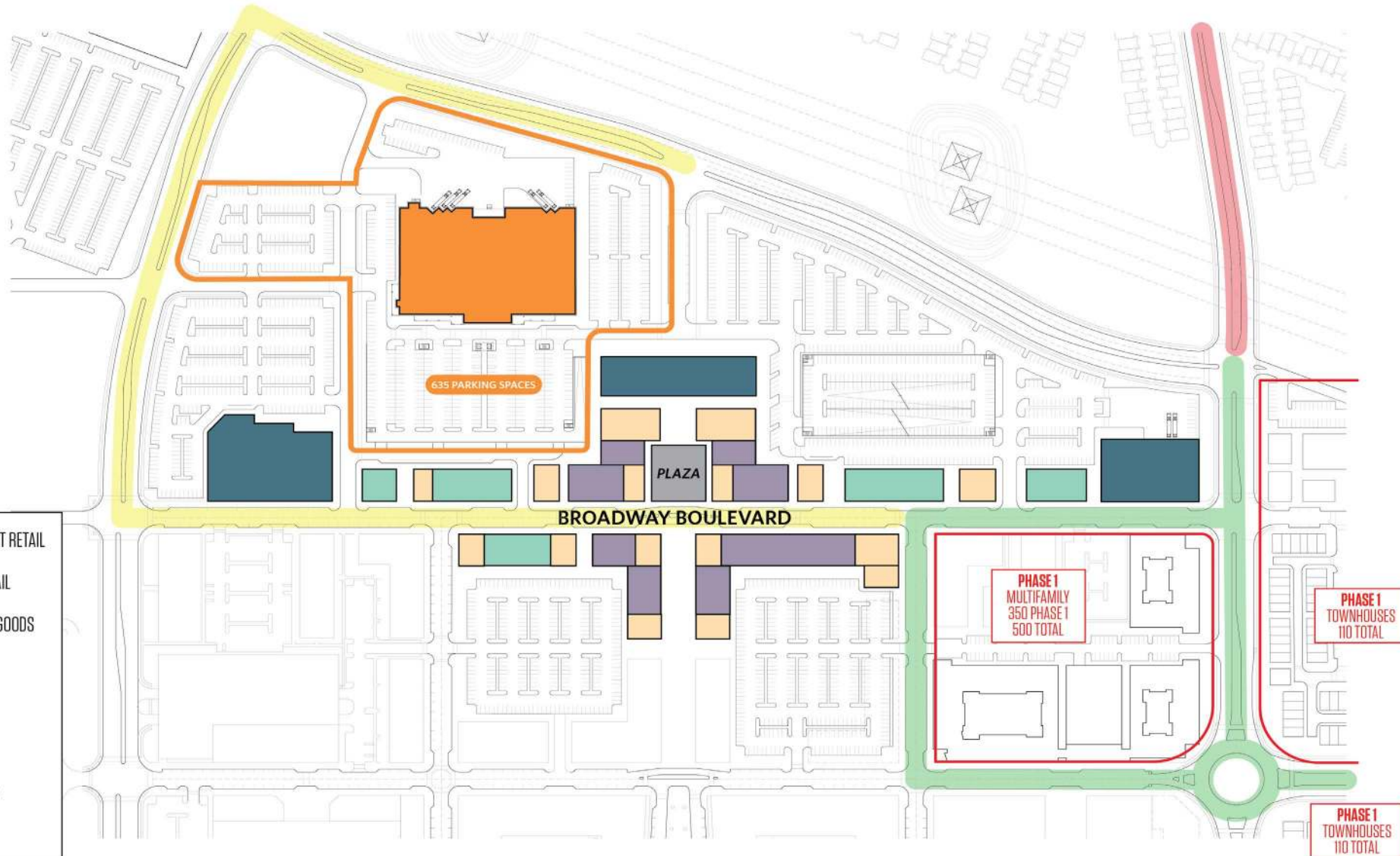
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MERCH PLAN

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KEY	
	ENTERTAINMENT RETAIL
	SPECIALTY RETAIL
	SERVICE/SOFT GOODS
	RESTAURANTS
	GROCERY
	PHASE 1 ROAD
	PHASE 1A ROAD
	PHASE 2 ROAD

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MARKET

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ACCESS

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95 SOUTH



95 NORTH



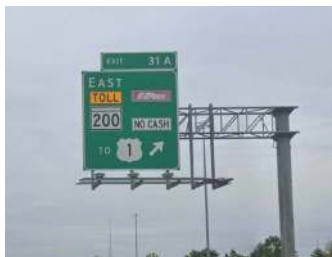
200 EAST



200 EAST



95 NORTH



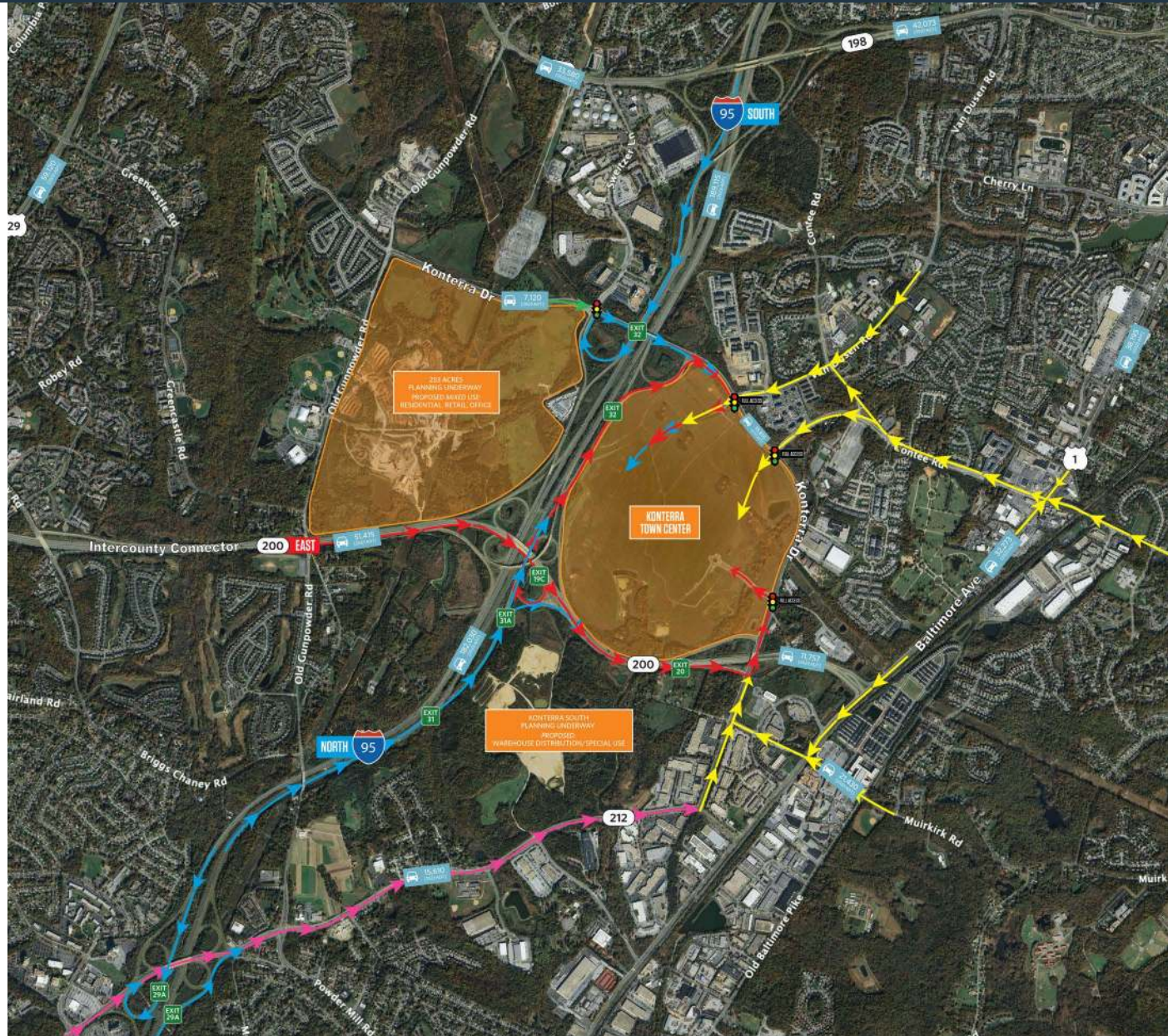
95 NORTH



95 SOUTH



95 NORTH



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RENDERINGS

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FOR MORE INFORMATION, PLEASE CONTACT:

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